

Notwithstanding any other provision hereof to the contrary, within any area designated R3(72) on the *Zone Maps*, all provisions of this by-law applicable to the "R3", Medium Density Residential zone shall apply subject to the following modifications:

- (i) The only permitted *uses* shall be *row dwellings* with a maximum eighty (80) *dwelling units*, related *accessory uses* including common *amenity areas*, and any *use* permitted in all *Zones* under Section 4.40 of Part 4.

5. That the following paragraph be added to Part 11, Section 5, Subsection (4):

- (g) **OSP(7) (Outdoor recreation area accessory to row dwellings)**
Hanmer Township Map 8

Notwithstanding any other provision hereof to the contrary, within any area designated OSP(7) on the *Zone Maps*, all provisions of this by-law applicable to the "OSP", Open Space Private zone shall apply subject to the following modifications:

- (1) A *gazebo* and *pavilion* shall be permitted as *accessory uses* to an *outdoor recreation area*;
- (2) For the purposes of Part 11, Section 5, Subsection (4), Paragraph (g), a *pavilion* shall be defined as a light *building* in an *outdoor recreation area* used as shelter or for private entertainment.

6. All provisions of this by-law applicable to the "C2", General Commercial Zone shall apply to those lands being rezoned to C2.

7. The applicant, a person or public body who, before the by-law was passed, made oral submissions at a public meeting or written submissions to the council, or the Minister may appeal the passage of this By-law to the Local Planning Appeal Tribunal by filing with the City Clerk, within 20 days of the giving of notice of passage of the By-law by the City Clerk:

- (a) a Notice of Appeal;
- (b) an explanation of how the by-law is inconsistent with a policy statement issued under subsection 3(1) of the *Planning Act*, fails to conform with or conflicts with a provincial plan or fails to conform with an applicable official plan; and
- (c) the fee prescribed under the *Local Planning Appeal Tribunal Act, 2017*.

If these materials and fees have not been filed with the City Clerk within this period, this By-law shall be deemed to have come into force on the day it was passed.


If these materials have been received within that time, this By-law shall not come into force until all appeals have been withdrawn or finally disposed of and except for those parts repealed or amended, and in such case it shall be deemed to have come into force on the day it was passed.

8. This By-law is in conformity with the City of Greater Sudbury Official Plan as amended.

Read and Passed in Open Council this 23rd day of March, 2021



Mayor



Clerk

