

By-law 2021-28Z

**A By-law of the City of Greater Sudbury to Amend By-law 2010-100Z
Being the Comprehensive Zoning By-law for the City of Greater Sudbury**

Whereas Council of the City of Greater Sudbury deems it desirable to amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury;

Now therefore Council of the City of Greater Sudbury hereby enacts as follows:

1.-(1) That By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, and Schedule "A" attached thereto, be and the same is hereby amended by changing the zoning classification of the following legally described lands from "C3(20)", Limited General Commercial Special to an amended "C3(20)", Limited General Commercial Special.

(2) Property Description: Part PIN 02123-0433
Part 1, Plan 53R-4474
Part 1, Plan 53R-6951
Parts 1 to 3, Plan 53R-16350
Part of Lot 3, Concession 5
Township of McKim, City of Greater Sudbury

2. That Part 11, Section 2, Subsection (3), Paragraph (t) be amended as follows:

(a) by deleting Clause (i) and replacing it with:

"(i) The only permitted *uses* shall be as follows:

(a) *business offices and professional offices;*

(b) *medical offices;*

(c) *retail store;*

(d) *personal service shop;* and,

(e) *two accessory dwelling units.*"; and

(b) by adding the following at the end of Clause (v), Sub-Clause (c):

"- *accessory dwelling units – no parking spaces required.*"

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these materials have been received within that time, this By-law shall not come into force until all appeals have been withdrawn or finally disposed of and except for those parts repealed or amended, and in such case it shall be deemed to have come into force on the day it was passed.

4. 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 February, 2021



Mayor



Clerk

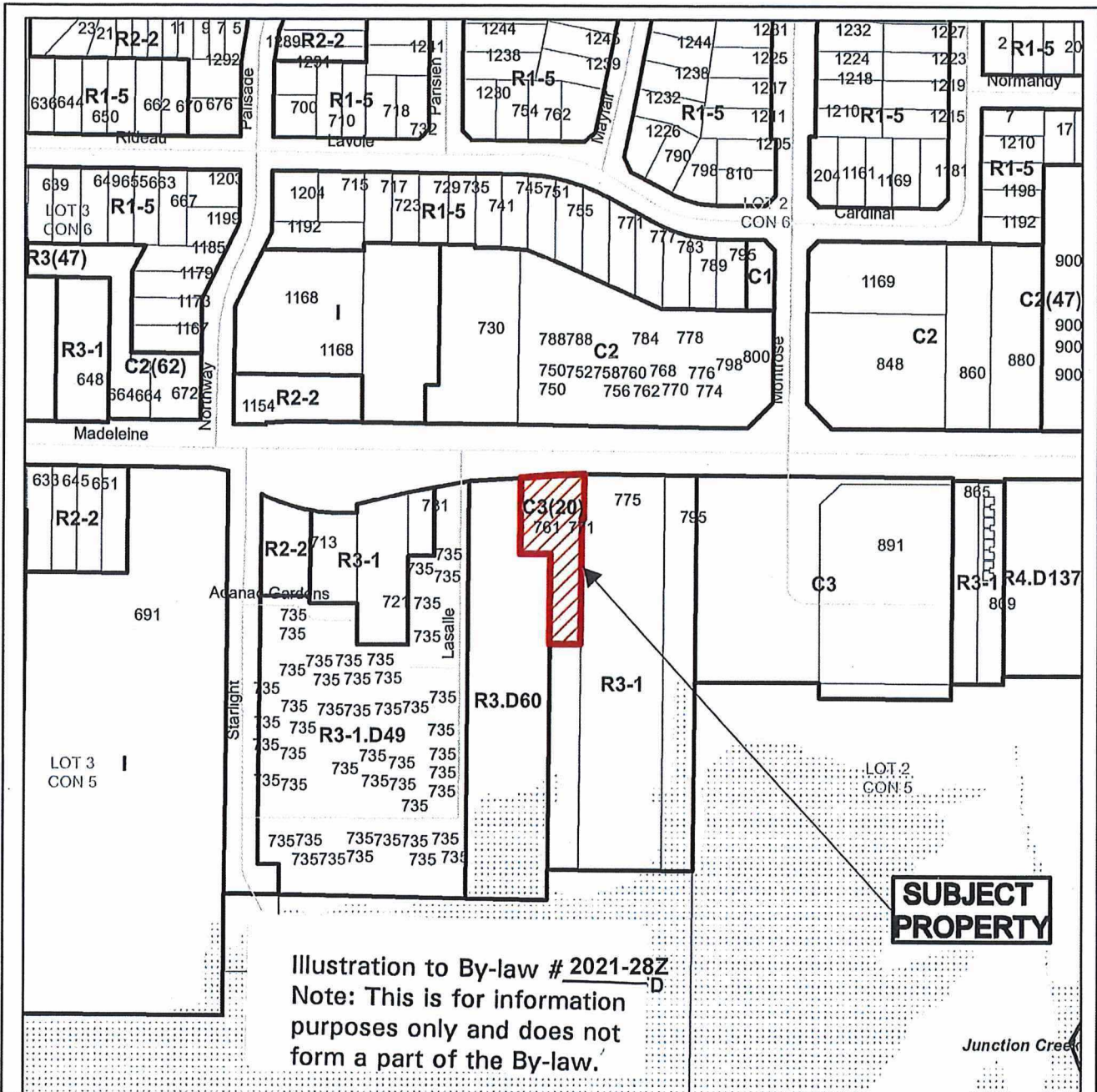
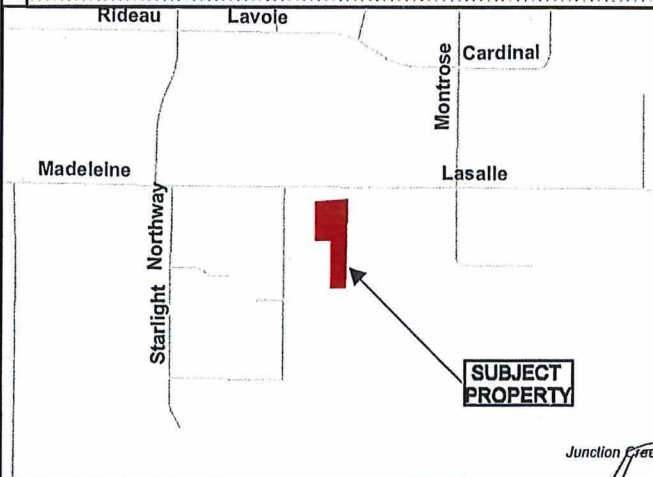


Illustration to By-law # 2021-28Z-D
 Note: This is for information purposes only and does not form a part of the By-law.

SUBJECT PROPERTY



Growth and Infrastructure Department

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Subject Property being part of PIN 02123-0433, Part 1, Plan 53R-4474, Part 1, Plan 53R-6951, Parts 1 - 3, Plan 53R-16350
 Lot 3, Concession 5, Township of McKim,
 761 Lasalle Boulevard, Sudbury,
 City of Greater Sudbury

NTS 751-6/20-20
 Sketch 1 Date: 2020 11 02