

By-law 2021-21Z

**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 lands from "H14C2(80)", Holding General Commercial Special to a revised "C2(80)", General Commercial Special.

(2) Property Description: PIN 73573-0006(LT)
Parcel 53669 SES
Parts 1, 3 & 4, Plan 53R-15217
In Lot 12, Concession 4
Township of Neelon, City of Greater Sudbury

2. That Clause (i) of Part 11, Section 2, Subsection (2), Paragraph (aaaa) pertaining to the C2(80) special zoning be deleted and replaced with the following Clause:

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

art gallery;
commercial recreation centre,
commercial school;
custom print or copy shop;
institutional use;
office;
personal service shop;
pet grooming establishment;
pharmacy;
residential uses as permitted under Table 7.1;
restaurant;
retail store;
scientific or medical laboratory;

veterinary clinic;
related accessory uses; and,
any *use* permitted in all *Zones* under Section 4.40 of Part 4.

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.

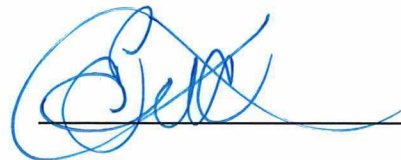
If these materials have been received within that time, this By-law shall not come into force until all appeals have been withdrawn or finally disposed of and except for those parts repealed or amended, and in such case it shall be deemed to have come into force on the day it was passed.

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

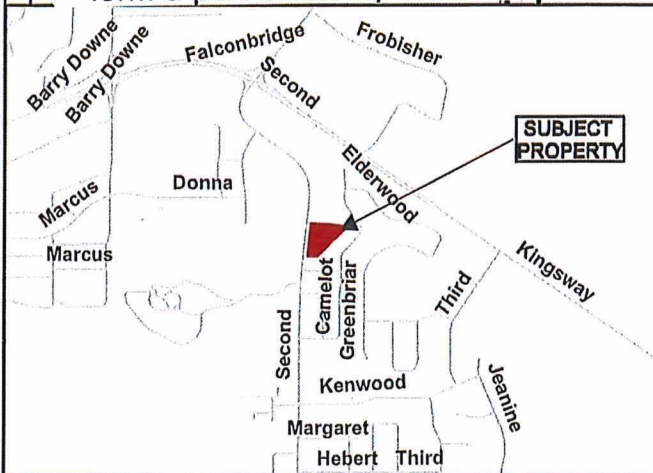
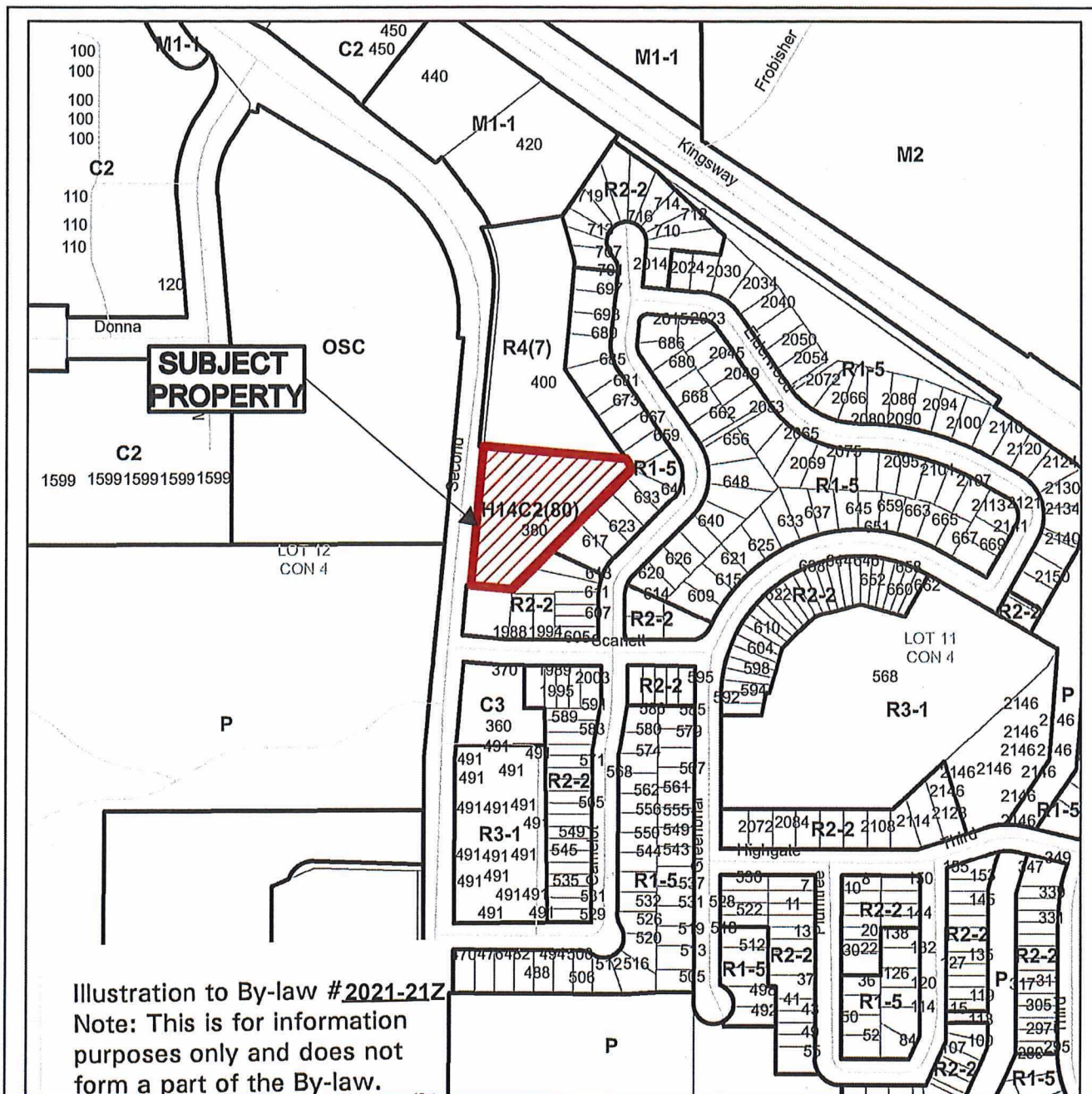
Read and Passed in Open Council this 9th day of February, 2021



Mayor



Clerk



Growth and Infrastructure Department

Subject Property being PIN 73573-0006.
 Pcl 53669, Parts 1,3 & 4, Plan 53R-15217,
 Lot 12, Concession 4,
 Township of Neelon, 380 Second Avenue,
 Sudbury, City of Greater Sudbury

NTS
Sketch 1
751-6/20-14
Date: 2020 08 17