

**Staff Report: Proposed Zoning By-law Amendments for Commercial Vehicle Parking**  
**December 23, 2020**  
**Planning Services Division**

**Background**

On September 11, 2018 Council passed resolution CC2018-249 (the Resolution) which directed staff to initiate the process to amend Zoning By-law 2010-100Z to permit one commercial tow truck exceeding a registered gross weight of 4,500 kilograms and height of 2.2 metres per dwelling unit on any residential lot within the Agricultural and Rural Zones (see Reference 1).

The intent of the resolution is to address tow truck response times to emergency situations. Town truck response times to accident scenes or traffic tie-ups can be hampered by on-call or on-duty tow truck drivers having to drive to the shop or parking area from his/her home to pick up the necessary tow truck before proceeding to the scene.

On December 15, 2020, Council endorsed Planning Committee Resolution PL 2020-162, through resolution CC2020-304 which directed staff to initiate an amendment to the Zoning By-law to permit the parking of commercial vehicles in the form of tow trucks on 'A' and 'RU' zoned lots. This report and draft by-law address the resolution.

**Overview of Changes**

Where the parking of commercial vehicles is permitted within rural areas, generally a restriction is placed on the number permitted. It is recommended that a maximum of one tow truck, exceeding a registered gross vehicle weight of 4,500 kilograms and exceeding the height of 2.2 metres is permitted to be parked within the Agricultural (A) and Rural (RU) Zones.

**Provincial Policy Statement (PPS)**

Municipalities in the Province of Ontario are required under Section 3 of the *Planning Act* to ensure that decisions affecting planning matters are consistent with the Provincial Policy Statement.

The proposed amendment does not conflict with the Provincial Policy Statement, 2020.

## **Growth Plan for Northern Ontario (GPNO)**

Municipalities in the Province of Ontario are required under Section 3 of the Planning Act to ensure that decisions affecting planning matters conform with the Growth Plan for Northern Ontario.

There is no conflict with the 2011 Growth Plan.

## **Official Plan for the City of Greater Sudbury**

The intent of the rural area designation is to accommodate a variety of land uses that are appropriate for a rural location, especially those that provide rural economic benefits that are balanced with the protection of the natural environment and the agricultural resource based.

The proposed amendment respects the rural area designation.

## **Summary and Recommendation**

Tow trucks provide support to essential services within our community. The geography of our City presents challenges with respect to the provision of timely service balanced with the protection of the character of residential neighbourhoods. The proposed amendment would provide additional options for the parking of commercial vehicles in the form of tow trucks, within the Rural (RU) and Agricultural (A) Zones and represents a step towards enabling more efficient response times. Further, the proposed amendment would be consistent with Council's strategic objective of Business Attraction, Development and Retention. It is recommended that the zoning by-law amendment (Attached to this report as Appendix A) be approved.

## **References**

1. City of Greater Sudbury. Council Resolution CC2018-249.  
<https://agendasonline.greatersudbury.ca/index.cfm?pg=agenda&action=navigator&id=1246&itemid=rec>
2. City of Greater Sudbury Zoning By-law 2010-100Z.  
<https://www.greatersudbury.ca/do-business/zoning/zoning-by-law-2010-100z/#PART%205:%20%20%20PARKING%20AND%20LOADING%20PROVISIONS>