

## **By-law 2020-166Z**

### **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 "C4(5)", Office Commercial Special, to an amended "C4(5)", Office Commercial Special.

(2) Property Description: PIN 02135-0227  
Part of Lots 41 & 42, Plan M-3-S  
Part of Lot 6, Concession 4  
Township of McKim, City of Greater Sudbury

2. That the current "C4(5)", Office Commercial Special zone in Part 11, Section 2, Subsection (4) be deleted and replaced with the following paragraph:

**(e) C4(5) (MARTIAL ARTS AND BUSINESS OFFICE)**  
**McKim Township Maps Lot 6, Con 4; Lot 6, Con 5**

Notwithstanding any other provision hereof to the contrary, within any area designated C4(5) on the *Zone Maps*, all provisions of this By-law applicable to C4 Zones shall apply subject to the following modifications:

- (i) In addition to the *uses* permitted in a C4 Zone, a martial arts school and one *dwelling unit* shall be permitted.
- (ii) Three *parking spaces* shall be provided for the martial arts school and *dwelling unit*.
- (iii) Three *parking spaces* and no *loading space* shall be provided for a *business office*.
- (iv) The *existing building*, as located on September 9, 2020, is permitted.
- (v) A *drive-through service facility* shall not be permitted.

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 10<sup>th</sup> day of November, 2020

  
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Mayor

  
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Clerk

