

**By-law 2020-155Z**

**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 described lands from "RU", Rural to "RU(94)", Rural Special.

(2) Property Description: PINs 73382-0001, 73382-0018 and 73380-0010  
Parcels 10086 & 11696  
Parts 8 to 24, Plan 53R-21361  
Part of Lot 1, Concession 1, Township of Dennison  
Part of Lot 12, Concession 1, Township of Graham  
City of Greater Sudbury

2. That the following paragraph be added to Part 11, Section 4, Subsection (2):

**(pppp) RU(94) (SEASONAL DWELLINGS & FOUR RURAL WATERFRONT LOTS)**  
Denison Township Map 2, Graham Township Map 2 & Louise  
Township Map 1

Notwithstanding any other provision hereof to the contrary, within any area designated RU(94) on the *Zone Maps*, all provisions of this By-law applicable to RU Zones shall apply subject to the following modifications:

- (i) That the only permitted *use* on a *waterfront lot* shall be one *seasonal dwelling* along with related *accessory uses*; and
- (ii) The four *waterfront lots* being comprised of Parts 8 to 24, Plan 53R-21361 shall be considered to be four *legal existing waterfront lots*, where *lot frontage* on a *public road* is not *required* in order to erect a *building* provided that the *lot* has *water access* or has access to a *public road* via a *private road*.

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 6<sup>th</sup> day of October, 2020

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk

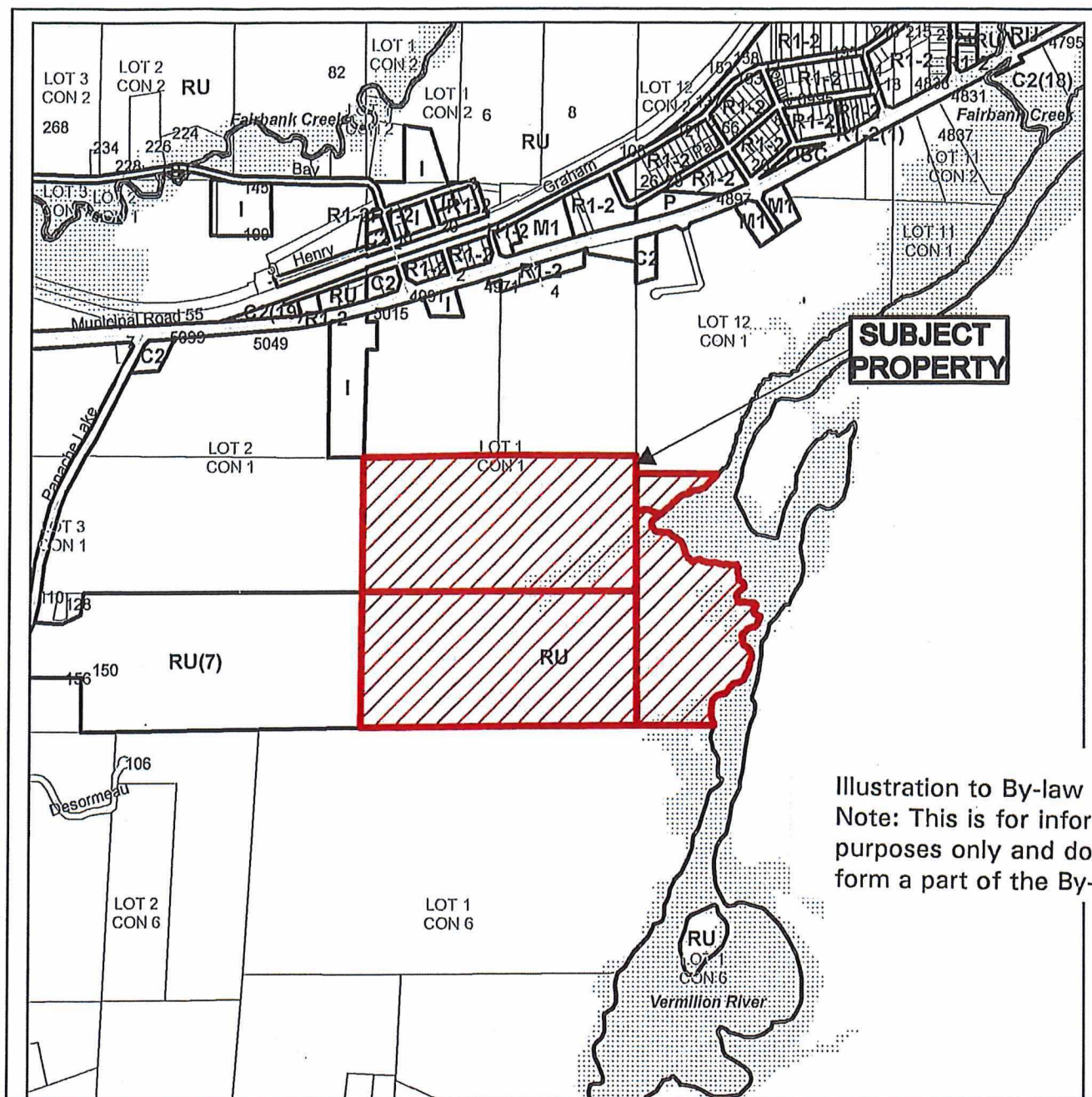
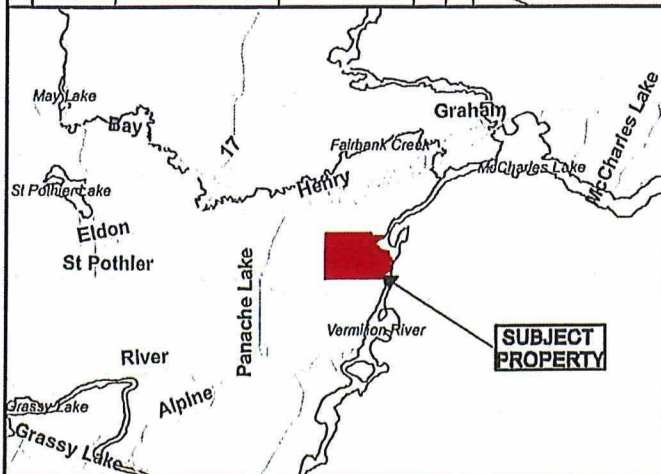


Illustration to By-law #2020-155Z  
 Note: This is for information purposes only and does not form a part of the By-law.



## Growth and Infrastructure Department



Subject Property being PINs 73382-0001 & 73382-0018, Pcls 10086 & 11696, Lot 1, Concession 1, Township of Denison, PIN 73380-0010, Pcl 728, Lot 12, Concession 1, Township of Graham, Municipal Road 55, Whitefish, City of Greater Sudbury

NTS  
 Sketch 1

751-8/18-2  
 Date: 2018 11 26