

By-law 2020-135Z

**A By-law of the City of Greater Sudbury to Amend By-law 2020-105Z
being 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 2020-105Z being 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;

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

1. By-law 2020-105Z being 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 is hereby amended by repealing Section 2 and enacting, in its place and stead, the following Section 2;

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

(IIII) C2(117) (MIXED USE COMMERCIAL & RESIDENTIAL)
**McKim Township Map Lot 1, Concession 4 &
Neelon Map Lot 12, Concession 4**


Notwithstanding any other provision hereof to the contrary, within any area designated C2(117) on the *Zone Maps*, all provisions of this By-law applicable to C2 Zones shall apply subject to the following modifications:

- (i) That all *uses* in the C2 Zone shall be *permitted*, except for the following *uses* that shall not be *permitted*:
 - (a) *animal shelter,*
 - (b) *automotive leasing establishment,*
 - (c) *automotive lube shop,*
 - (d) *car wash,*
 - (e) *dry cleaning establishment,*
 - (f) *funeral home,*
 - (g) *mobile home dealership,*
 - (h) *modular home dealership,*

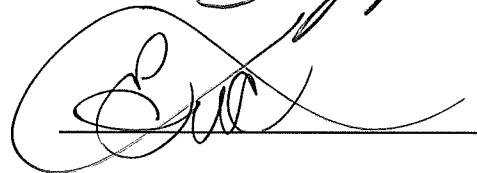
- (i) *service trade; and,*
- (j) *taxi stand.*
- (ii) *That a retirement home having a maximum of 160 guest rooms shall also be permitted subject to the following development standards:*
 - (a) *Minimum Required Front Yard – 10 metres;*
 - (b) *Minimum Required Interior Side Yard – 10 metres, plus an additional 1 metre for each storey directly adjacent to such yard in excess of five storeys above finished grade;*
 - (c) *Maximum Building Height – 20 metres; and,*
 - (d) *Minimum Landscaped Open Space – 30%. “*

2. This By-law shall come into full force and effect upon passage.

Read and Passed in Open Council this 12th day of August, 2020



Mayor



Clerk