

**By-law 2018-138Z**

**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, Schedule "A" attached thereto, be and the same is hereby amended by changing the zoning classification of the following lands from "C2", General Commercial to "C2(112)", General Commercial Special.

- (2) Property Description: PINs 73495-0352 and 73495-0296  
Parcels 4555 SES & 5906 SES  
Part of Lot 12, Plan M-50  
Lot 5, Concession 2  
Township of Garson, City of Greater Sudbury

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

**(gggg) C2(112) (MULTIPLE DWELLINGS)  
Garson Township Maps 2 and 4**

Notwithstanding any other provision hereof to the contrary, within any area designated C2(112) on the *Zone Maps*, all provisions of this By-law applicable to C2 Zones shall apply subject to the following modifications:

- (i) That the *lot* described legally as PIN 73495-0352, Parcel 4555, Lot 12, Plan M-50, Lot 5, Concession 2, Township of Garson contain the following site-specific provisions:
- (a) The only permitted *use* shall be a *multiple dwelling* containing a maximum of four *dwelling units*;
  - (a) That the minimum *lot area required* shall be 617 m<sup>2</sup>;
  - (b) That the minimum *lot frontage required* shall be 21 m;
  - (c) That a minimum *front yard setback* of 2.8 m. be permitted; and,
  - (d) That a maximum *residential density* of 65 *dwelling units* per hectare be permitted.

- (ii) That the *lot* described legally as PIN 73495-0296, Parcel 5906, Lot 12, Plan M-50, Lot 5, Concession 2, Township of Garson contain the following site-specific provisions:
- (a) The only permitted *use* shall be a *multiple dwelling* containing a maximum of four *dwelling units*;
  - (b) That the minimum *lot area required* shall be 443 m<sup>2</sup>;
  - (c) That the minimum *lot frontage required* shall be 12 m;
  - (d) That a minimum *front yard setback* of 2 m be permitted;
  - (e) That the minimum number of *required parking spaces* for the *multiple dwelling* be *five parking spaces*; and,
  - (f) That a maximum *residential density* of 91 *dwelling units* per hectare 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*.

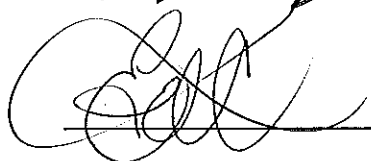
If these materials and fees have not been filed with the City Clerk within this period, this By-law shall be deemed to have come into force on the day it was passed.

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 July, 2018.

  
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Mayor

  
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Clerk

