

By-law 2018-117Z

**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 changing the zoning classification of the following lands from "RU", Rural to "RU(90)" Rural (Special):

- (2) Property Description: PIN 73336-0160
Part 1, Plan 53R-14199
Part 1, Plan 53R-10917
Part of Lot 10, Concession 1
Township of Fairbank, City of Greater Sudbury

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

**(VIII) (RAIL CAR)
Fairbank Township Map 2**

Notwithstanding any other provision hereof to the contrary, within any area designated RU(90) on the *Zone Maps*, all provisions of this By-law applicable to RU *zones* shall apply subject to the following modifications:

- (i) In addition to the *uses* permitted in the RU Zone, one rail car shall be permitted as an *accessory building* for storage purposes;
- (ii) The following minimum *setbacks* shall apply to the rail car:

Front lot line - 40 metres;
Side lot lines – 20 metres;
High watermark of Fairbank Lake – 25 metres.

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.

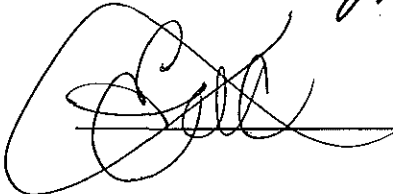
If these materials have been received within that time, this By-law shall not come into force until all appeals have been withdrawn or finally disposed of and except for those parts repealed or amended, and in such case it shall be deemed to have come into force on the day it was passed.

- 4. This By-law is in conformity with the City of Greater Sudbury Official Plan as amended.

Read and Passed in Open Council this 12th day of June, 2018



Mayor



Clerk

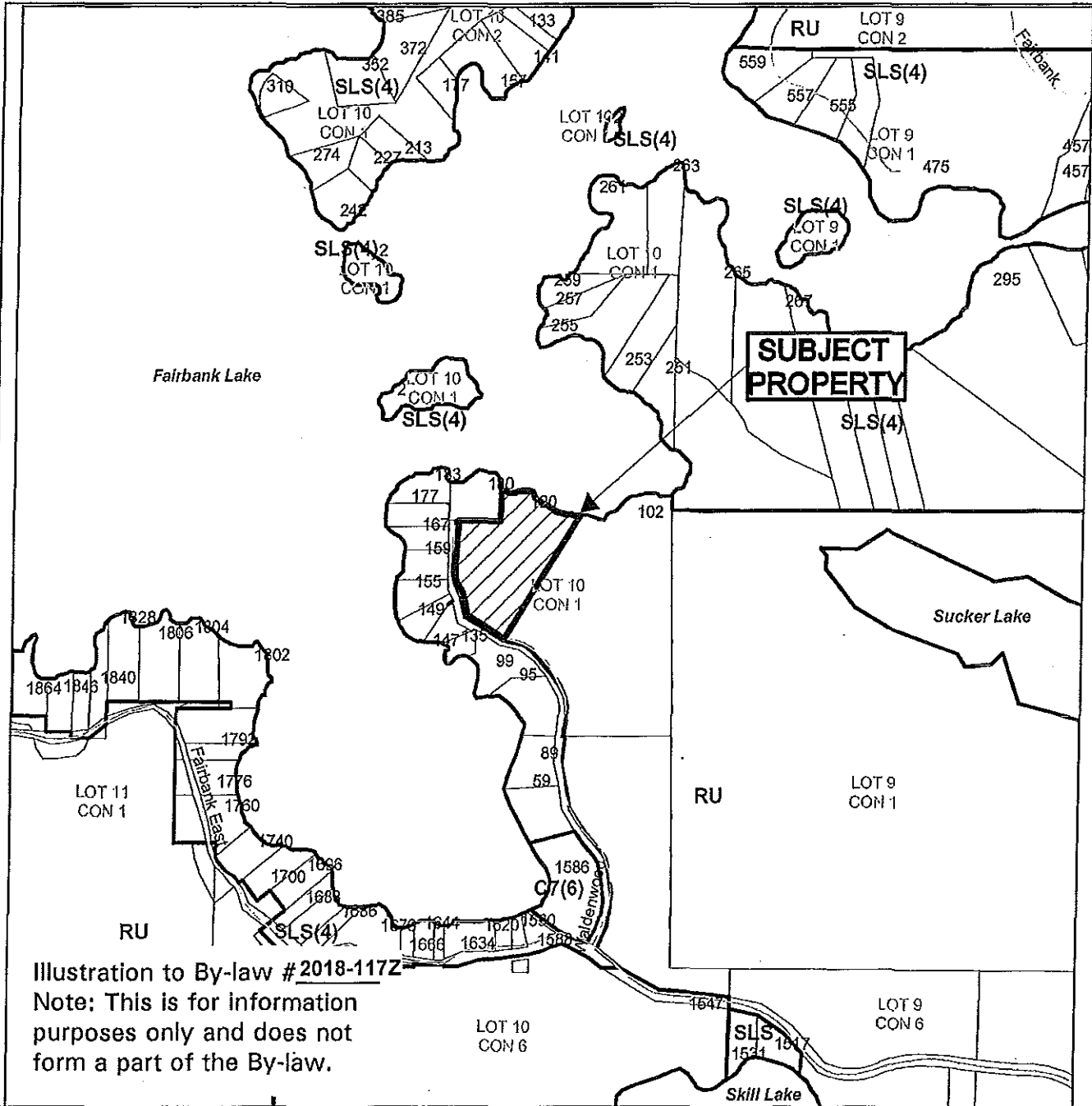
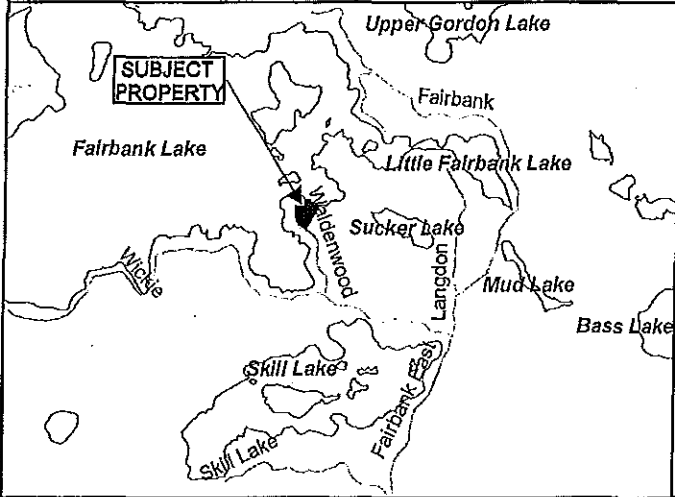



Illustration to By-law # 2018-117Z
 Note: This is for information purposes only and does not form a part of the By-law.



**Growth and Infrastructure
 Department**

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Subject Property being PIN 73366-0160,
 Pcl. 28447, Part 1, Plan 53R-14199,
 Part 1, Plan 53R-10917, Lot 10, Concession 1,
 Township of Fairbank, 120 Waldenwood Road,
 Whitefish, City of Greater Sudbury

NTS 751-8/17-8
 Sketch 1 Date: 2018 05 28