

**By-law 2020-48Z**

**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 "I", Institutional to "M2(19)", Light Industrial Special;

- (2) Property Description: PINs 73470-0231 and 73470-0288  
Parcels 35220 and 26911 SES  
Part 1, Plan SR-551  
Parts 1 & 2, Plan SR-2355  
Part of Lot 1, Concession 2  
Township of Dill, City of Greater Sudbury

2. That the following paragraph be added to Part 11, Section 3, Subsection (3):

**(s) M2(19) (Contractor's yard)**  
**Dill Township Map 2**

Notwithstanding any other provision hereof to the contrary, within any area designated M2(19) on the *Zone Maps*, all provisions of this by-law applicable to the "M2", Light Industrial zone shall apply subject to the following modifications:

- (i) The only permitted *uses* on the portion of the property described as Parcel 26911 S.E.S., Part 1, Plan SR-551, Part 2, Plan SR-2355 in Lot 1, Concession 2, Township of Dill, shall be a *contractor's yard, commercial self-storage, service trade, warehouse* and related *accessory uses*;
- (ii) *Outdoor storage* shall be permitted subject to the provisions of Section 4.28, except no *outdoor storage* shall be permitted within 50 metres of the southerly *interior side lot line abutting* Part 2, Plan 53R-17031;
- (iii) The existing natural vegetative buffer shall be maintained as follows:
  - (a) 60 metres from the easterly limit of Part 1, Plan SR-2355;
- (iv) The location of the *existing building* shall be permitted; and,

- (v) That the *uses* permitted on the portion of the property described as Part 1, Plan SR-2355 in Lot 1, Concession 2, Township of Dill shall be restricted to the *uses* permitted in the "RU", Rural *zone* and the Rural *zone* standards shall apply to those lands.

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:

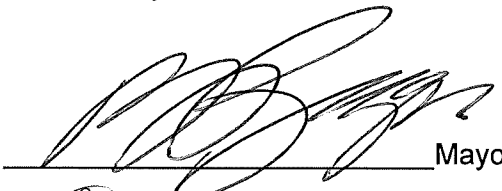
- (a) a Notice of Appeal;
- (b) an explanation of how the by-law is inconsistent with a policy statement issued under subsection 3(1) of the *Planning Act*, fails to conform with or conflicts with a provincial plan or fails to conform with an applicable official plan; and
- (c) the fee prescribed under 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.

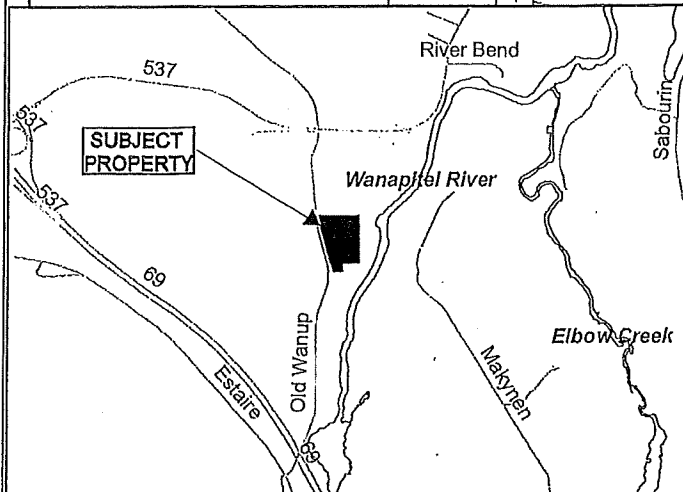
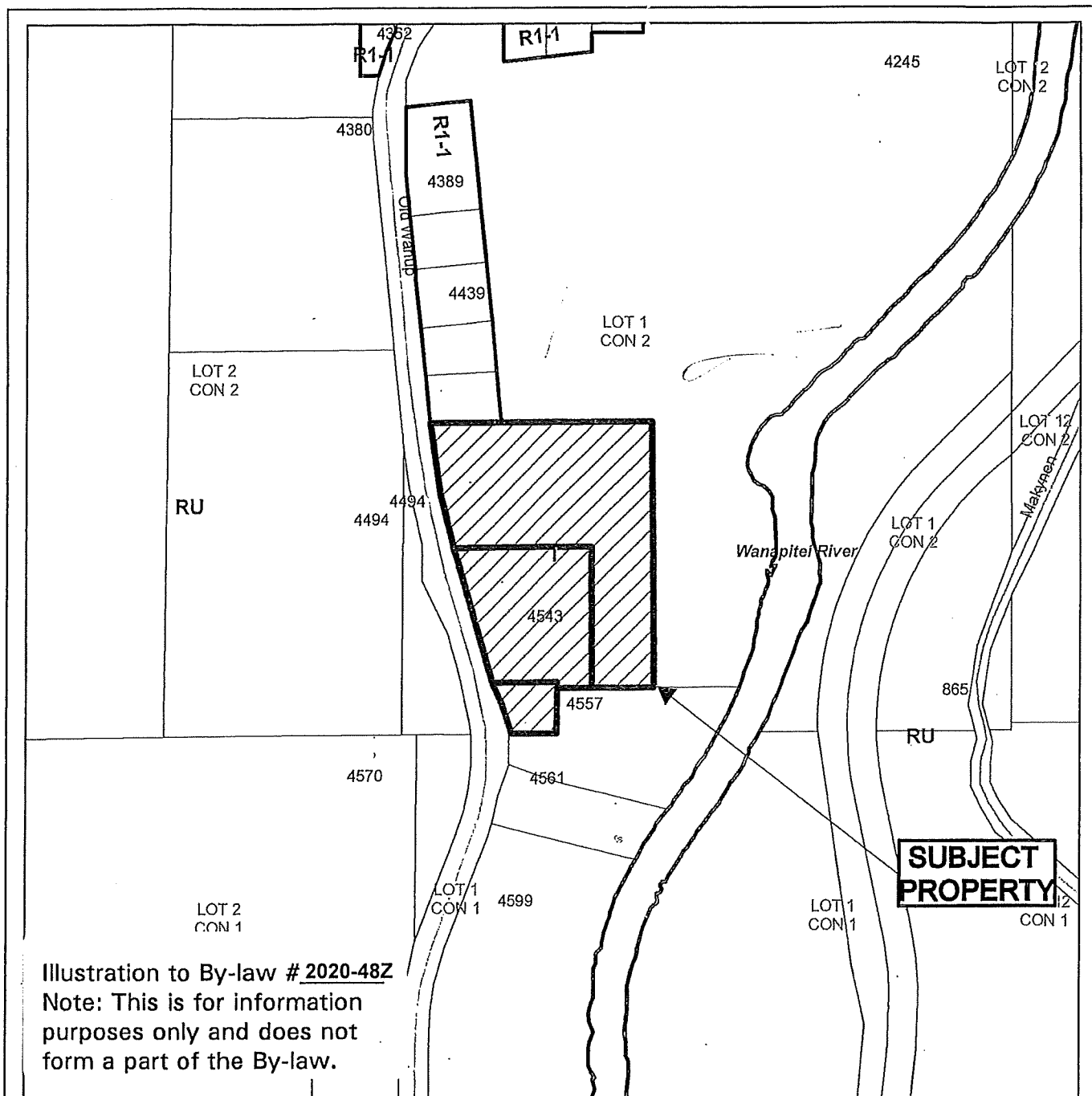
If these materials have been received within that time, this By-law shall not come into force until all appeals have been withdrawn or finally disposed of and except for those parts repealed or amended, and in such case it shall be deemed to have come into force on the day it was passed.

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

**Read and Passed in Open Council** this 18<sup>th</sup> day of February, 2020

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk



## Growth and Infrastructure Department



Subject Property being PINs 73470-0231 & 73470-0288, Pcls 35220 & 26911, Part 1, Plan SR-551, Parts 1 & 2, Plan SR-2355, Lot 1, Con. 2, Twp. of Dill, 4543 Old Wanup Road, Wanup, City of Greater Sudbury

NTS  
Sketch 1

751-9/17-2  
Date: 2017 10 03