

By-law 2018-162Z

**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 classifications of the following lands from "RU", Rural and "A", Agricultural to "R1-4", Low Density Residential One, "RU(91)", Rural Special and "RU(92)", Rural Special.

(2) From "RU", Rural and "A", Agricultural to "RU(91)", Rural Special:

(3) Property Description: Part of PIN 73500-0585
Parts 1 and 3, Plan 53R-21029
Part of Lot 10, Concession 6
Township of Blezard, City of Greater Sudbury

(4) From "A", Agricultural to "RU(92)", Rural Special:

(5) Property Description: Part of PIN 73500-0585
Part 2, Plan 53R-21029
Part of Lot 10, Concession 6
Township of Blezard, City of Greater Sudbury

(6) From "A", Agricultural to "R1-4", Low Density Residential One:

(7) Property Description: Part of PIN 73500-0585
Part 3, Plan 53R-20436
Part of Lot 10, Concession 6
Township of Blezard, City of Greater Sudbury

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

**(mmmm) RU(91) (Reduced lot frontage on Martin Road)
Blezard Maps 1, 3 & 4**

Notwithstanding any other provision hereof to the contrary, within any area designated RU(91) on the *Zone Maps*, all provisions of this by-law applicable to the "RU", Rural zone shall apply subject to the following modifications:

- (i) Martin Road shall be deemed to be the *front lot line*;
- (ii) The minimum *lot frontage* shall be 60 metres; and,
- (iii) The location of *existing buildings and structures* shall be permitted.

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

**(nnnn) RU(92) (Reduced lot frontage on Peter Street)
Bleazard Maps 1, 3 & 4**

Notwithstanding any other provision hereof to the contrary, within any area designated RU(92) on the *Zone Maps*, all provisions of this by-law applicable to the "RU", Rural zone shall apply subject to the following modifications:

- (i) Notwithstanding Section 4.23 (b), the minimum *lot frontage* shall be 36 metres as measured at the *front lot line* on Peter Street.

4. 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:

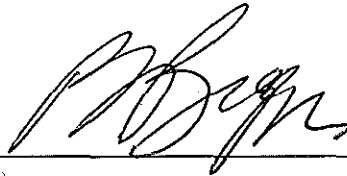
- (a) a Notice of Appeal;
- (b) an explanation of how the by-law is inconsistent with a policy statement issued under subsection 3(1) of the *Planning Act*, fails to conform with or conflicts with a provincial plan or fails to conform with an applicable official plan; and
- (c) the fee prescribed under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

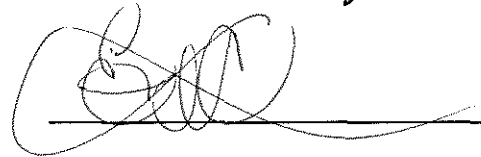
If these materials have been received within that time, this By-law shall not come into force until all appeals have been withdrawn or finally disposed of and except for those parts repealed or amended, and in such case it shall be deemed to have come into force on the day it was passed.

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

Read and Passed in Open Council this 14th day of August, 2018



Mayor



Clerk

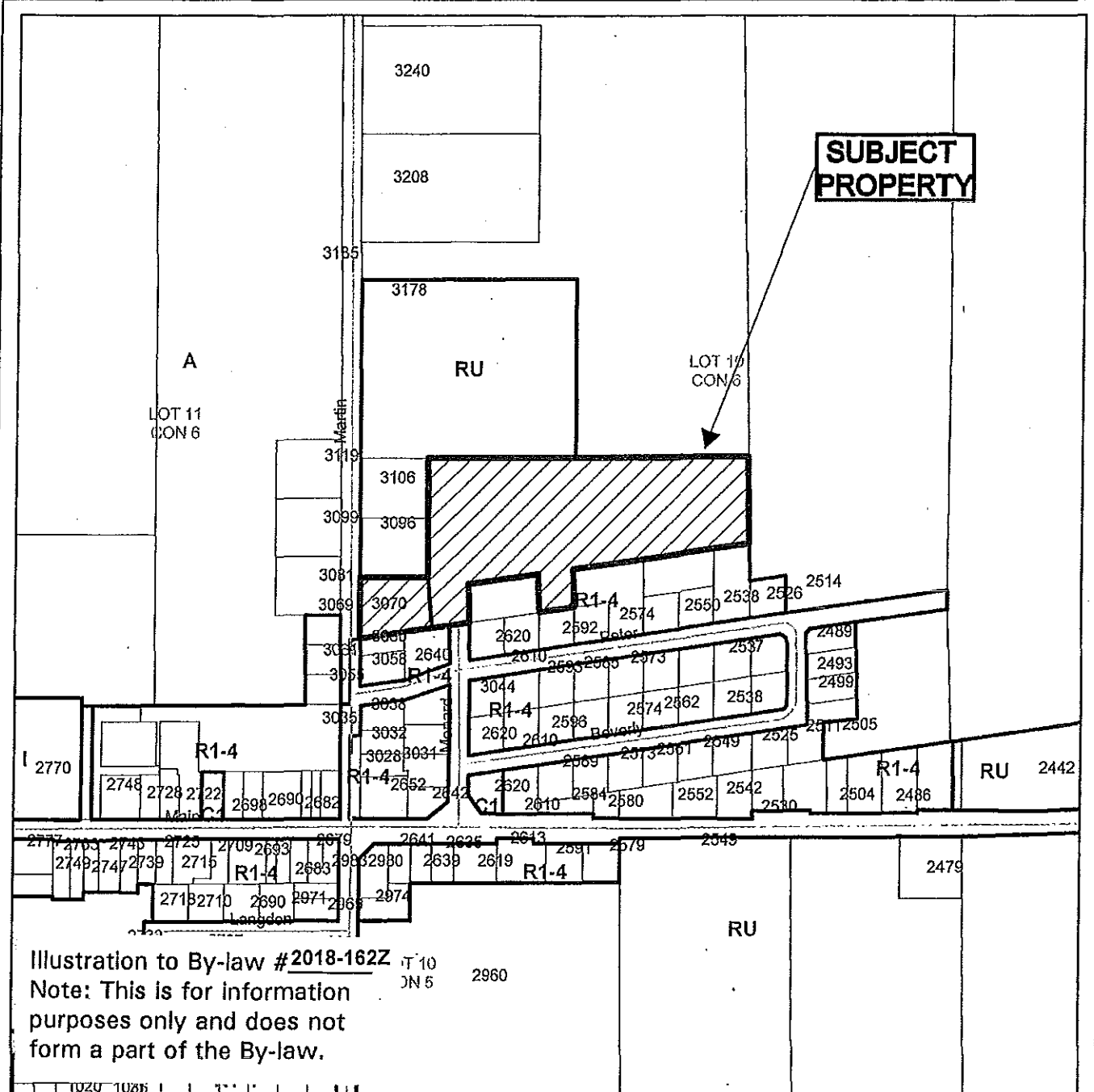
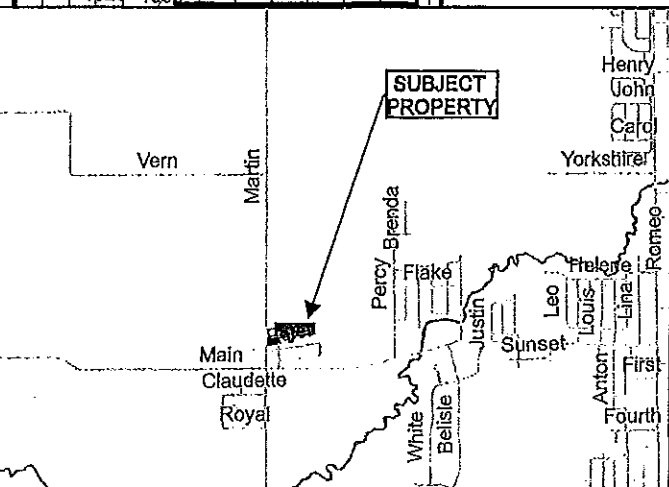


Illustration to By-law #2018-162Z
 Note: This is for information purposes only and does not form a part of the By-law.



Growth and Infrastructure Department



Subject Property being Pt of PIN 73500-0585, Pt of Parcel 16669, part of Part 6, Plan 53R-19489, Part 3, Plan 53R-20436, Lot 10, Con 6, Twp of Blezard, 3070 Martin Road, Blezard Valley, City of Greater Sudbury

NTS
 Sketch 1

751-7/18-1 & 701-7/18-1
 Date: 2018 02 15