

# NEW COMPREHENSIVE ZONING BY-LAW for the City of Greater Sudbury

Newsletter #1 - January 2010

The City of Greater Sudbury is preparing a new Comprehensive Zoning By-law. This new document will replace the existing eight Zoning By-laws in effect across the City. The new Zoning By-law will implement the City of Greater Sudbury Official Plan, which was adopted by Council in June 2006 and approved by the Ministry of Municipal Affairs and Housing in March 2007. The new Zoning By-law will also address a number of zoning issues that have emerged in recent years.

## What Is A Zoning By-Law?

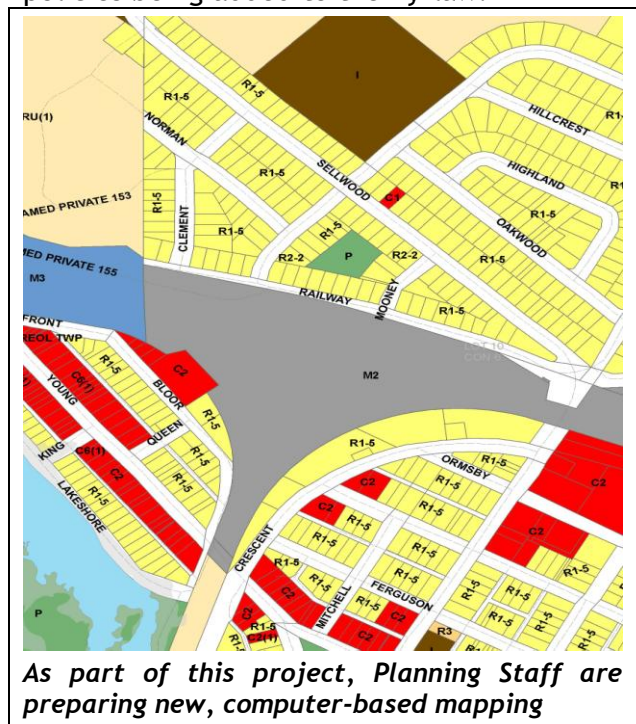
A Zoning By-law controls the use of land in your community. It states exactly how land may be used, what types of buildings and structures are permitted. Zoning By-laws also regulate, lot sizes and dimensions, parking requirements, building heights, lot coverage and setbacks from the street.

A Zoning By-law implements the City's Official Plan policies by dividing the City into different zones. The By-law specifies the permitted uses and the required standards for development in each zone.

## Why is this Necessary?

In the 1980s, the Regional Municipality of Sudbury enacted five similar Zoning By-laws. These By-laws covered Capreol, Nickel Centre, Onaping Falls, Rayside-Balfour, Valley East and Walden. In 1995, the City of Sudbury enacted a new Zoning By-law for the (former) City of Sudbury. When the City of Greater Sudbury was created in 2001, two additional Zoning By-laws were enacted that covered lands that had not previously been part of the Regional Municipality.

These By-laws contain different definitions, general provisions and zone regulations that result in different rules for similar land uses in different parts of the City. It is also cumbersome and complicated for staff and for citizens to use eight By-laws. Over 800 individual amendments to the By-laws have been approved, resulting in several special policies being added to the By-law.



By-law. In most cases, the zoning regulations on properties will be very similar to what currently exists. This update eliminates duplication, resolves inconsistencies between the eight By-laws and shortens the length of the document.

### The Issues Being Reviewed

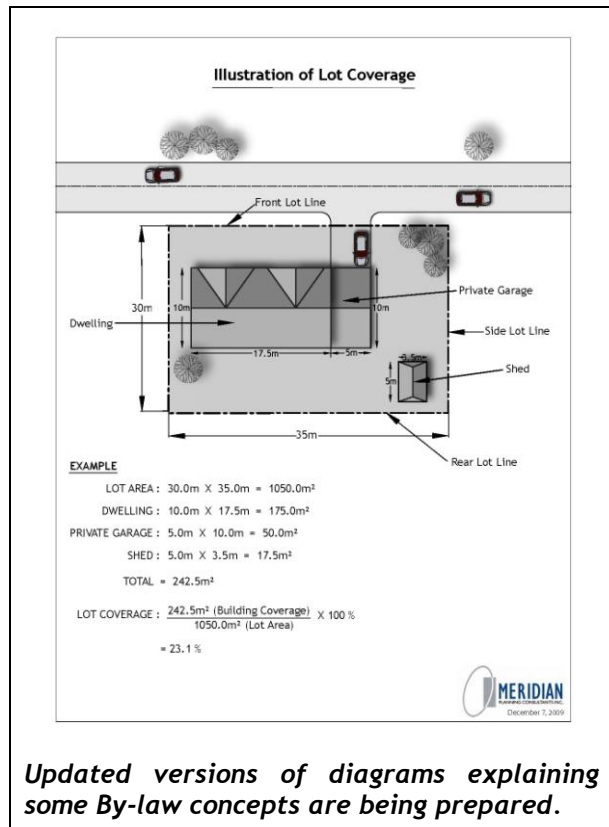
Some of the key issues that are being addressed as part of this project include:

- By-law format and structure;
- Permitted uses in all zones;
- Updated parking space requirements;
- Updated General provisions including drive-throughs, accessory buildings, wellhead protection areas, landscaping; and,
- New zone mapping covering the entire City.

### Where can I Review the Draft By-law?

The new draft of the Zoning By-law is available online. The text and maps are available at the City's website at [www.greatersudbury.ca/zoning](http://www.greatersudbury.ca/zoning). Copies of the draft by-law and zone maps are also available for reference at all Citizen Services Centres and City public libraries during their normal hours of operation.

The By-law will also be available for review at a series of Open Houses on the dates and locations noted below. They are scheduled across all areas of the City, and Planning Department Staff will be available to answer your questions:



DATE	TIME	LOCATION
February 1	3 p.m. - 8 p.m.	Howard Armstrong Centre, 4040 Elmview Drive, Hanmer
February 2	3 p.m. - 8 p.m.	Garson Community Centre, 100 Church Street, Garson
February 3	3 p.m.- 8 p.m.	Countryside Arena, Gallery, 235 Countryside Drive, Sudbury
February 4	3 p.m.- 8 p.m.	Lionel Lalonde Centre, 239 Montee Principale, Azilda
February 8	10 a.m. - 8 p.m.	Tom Davies Square, 200 Brady Street, Sudbury
February 9	3 p.m.- 8 p.m.	Dowling Leisure Centre, 79 Main Street, Dowling
February 16	3 p.m.- 8 p.m.	T.M. Davies Community Centre, 325 Anderson Drive, Lively
February 18	10 a.m.- 8 p.m.*	Tom Davies Square, 200 Brady Street, Sudbury *Presentation at 6 p.m. only on February 18

### We Would Like Your Input!

If you are interested in the Zoning By-law Review and would like further information or would like to provide us with your comments, please visit the project website at [www.greatersudbury.ca/zoning](http://www.greatersudbury.ca/zoning)

Planning Services Staff will review all comments received. An updated draft of the Zoning By-law will then be prepared for the required Public Meeting under the *Planning Act*.