By-law 2017-150Z

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 the 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 the 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 “R1-5”, Low Density Residential One to “R3(61)”, Medium Density Residential Special.

(2) Property Description: PIN 73571-0136 (LT)
Part of Parcel 15927 SES
Part 2, Plan SR-3041
Part of Lot 12, Concession 5
Township of Neelon, City of Greater Sudbury

2. That the following paragraph be added to Part 11, Section 1, Subsection (10):

(iii) R3(61) (Fourplex with parking relief)
Neelon Township Map Lot 12, Con 5

Notwithstanding any other provision hereof to the contrary, within any area designated R3(61) on the Zone Maps, all provisions of this by-law applicable to the “R3”, Medium Density Residential zone shall apply subject to the following modifications:

(i) A maximum of four (4) dwelling units within the existing building shall be permitted;
(ii) Required parking shall be permitted to encroach into the required front and corner side yards;
(iii) One (1) required parking space shall be permitted within the required corner side yard;
(iv) The location of the existing dwelling shall be permitted; and,
(v) Planting strips shall not be required.

3. Any person or public body may appeal the passage of this By-law to the Ontario Municipal Board by filing with the City Clerk:
(i) a Notice of Appeal setting out the objection to the By-law,
(ii) reasons in support of the objection, and
(iii) the fee prescribed under the *Ontario Municipal Board Act*,
within 20 days of the giving of notice of passage of the By-law by the City Clerk.

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 the appeal has been disposed of by the Ontario Municipal Board.

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

**Read and Passed in Open Council** this 22nd day of August, 2017
Illustration to By-law #2017-150Z
Note: This is for information purposes only and does not form a part of the By-law.

Subject Property being PIN 73571-0136, part of Pcl. 15927, Part 2, Plan SR 3041, Lot 12, Con. 5, Twp. of Neelon, 897 Westmount Avenue, Sudbury, City of Greater Sudbury

Growth and Development Department

NTS 751-6/13-46
Sketch 1 Date: 2013 12 11