By-law 2017-152Z

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 “R2-2”, Low Density Residential Two to “R2-2(31)”, Low Density Residential Two Special.

(2) Property Description: PIN 73564-0012 (LT) Parcel 49517 SES Part of Lot 69, Plan M-255 Parts 1 and 3, Plan 53R-13171 Part of Lot 9, Concession 6 Township of Neelon, City of Greater Sudbury

2. That the following paragraph be added to Part 11, Section 1, Subsection (8):

   (ee) R2-2(31) (FOUR DWELLING UNIT MULTIPLE DWELLING) Neelon Township Maps Lot 9, Concession 6 & Lot 10, Concession 6

   Notwithstanding any other provision hereof to the contrary, within any area designated R2-2(31) on the Zone Maps, all provisions of this By-law applicable to R2-2 Zones shall apply subject to the following modifications:

   (i) In addition to the uses permitted in an R2-2 zone, a multiple dwelling containing a maximum of four dwelling units shall be permitted;

   (ii) That a minimum of one parking space per dwelling unit shall be provided for the multiple dwelling and all required parking spaces shall be located in the rear yard; and,

   (iii) That one of the required parking spaces for the multiple dwelling may be located inside the existing detached private garage with the parking space having a minimum width of 2.6 metres and a minimum length of 5.4 metres.
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 #2017-1527
Note: This is for information purposes only and does not form a part of the By-law.

Growth and Development Department

Subject Property being PIN 73564-0012, Pcl. 49517 SES, Lot 69, Plan M-255, Parts 1 & 3, Plan 53R-13171, Lot 9, Con. 6, Twp. of Neelon, 2398 Lasalle Boulevard, Sudbury, City of Greater Sudbury

NTS 751-6/17-8
Sketch 1 Date: 2017 04 21