By-law 2017-153Z

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(60)”, Medium Density Residential Special.

(2) Property Description: PIN 73504-2745 (LT)
Part 1, Plan 53R-18032
Part of Lot 6, Concession 2
Township of Hanmer, City of Greater Sudbury

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

(hhh) R3(60) (Dwelling with maximum four units)
Hanmer Township Map 5

Notwithstanding any other provision hereof to the contrary, within any area designated R3(60) 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 shall be permitted;

ii) The maximum building height shall be one storey; and,

iii) A minimum privacy yard of 3 metres shall be permitted in the easterly interior side yard.

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 #2017-153Z
Note: This is for information purposes only and does not form a part of the By-law.

Subject Property being PIN 73504-2745,
Part 1, Plan 53R-18032,
Lot 6, Con 2, Twp of Hanmer
Alexandre Street, Val Therese,
City of Greater Sudbury

NTS 751-7/17-3
Sketch 1
Date: 2017 05 05