

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:

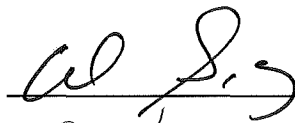
(i) a Notice of Appeal setting out the objection to the By-law,
(ii) reasons in support of the objection, and
(iii) the fee prescribed under the *Ontario Municipal Board Act*,
within 20 days of the giving of notice of passage of the By-law by the City Clerk.

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.

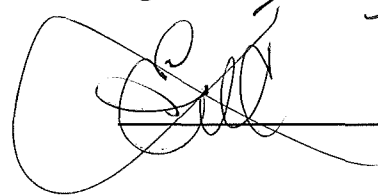
If these materials have been received within that time, this By-law shall not come into force until the appeal has been disposed of by the Ontario Municipal Board.

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



Deputy Mayor



Clerk

