

By-law 2017-151Z

**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 "R3(40)", Medium Density Residential Special to "R3(62)", Medium Density Residential Special.

(2) Property Description: Part of PIN 02133-0111 (LT)
Parts 1 and 2, Plan 53R-20727
Part of Lot 5, Concession 4
Township of McKim, City of Greater Sudbury

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

**(jjj) R3(62) (Multiple residential 4 dwelling units)
McKim Township Map Lot 5, Con 4**

Notwithstanding any other provision hereof to the contrary, within any area designated R3(62) 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) Bond Street is deemed to be the *front lot line*;
- iii) The maximum *front yard setback* shall be the *established building line* on Bond Street;
- iv) A landscaped area equivalent to the maximum *front yard setback* shall be provided *abutting* Bond Street;
- v) The *parking area* shall be located in the *rear yard*;
- vi) A minimum one (1) *parking space* per unit shall be permitted; and,
- vii) *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.

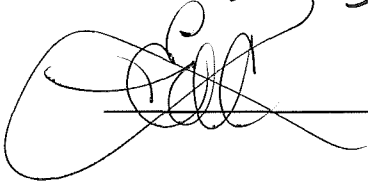
If these materials have been received within that time, this By-law shall not come into force until the appeal has been disposed of by the Ontario Municipal Board.

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



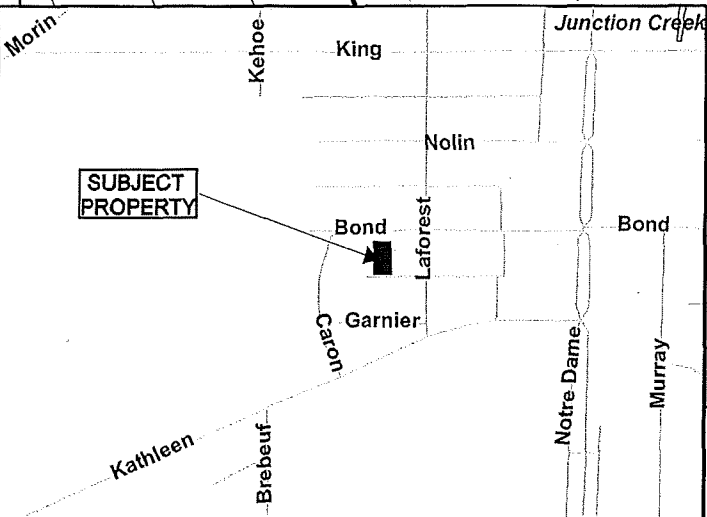
Deputy Mayor



Clerk



Illustration to By-law #2017-151Z
 Note: This is for information purposes only and does not form a part of the By-law.



Growth and Infrastructure Department

Subject Property being part of PIN 02133-0111, part of Lot 36, Plan 85S, Parts 1 & 2, Plan 53R-20727, Lot 5, Con. 4, Twp. of McKim, 427 - 433 Laforest Avenue, Sudbury, City of Greater Sudbury

NTS
 Sketch 1

751-6/15-28
 Date: 2017 07 28