

**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*,

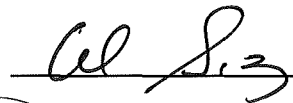
within 20 days of the giving of notice of passage of the By-law by the City Clerk.

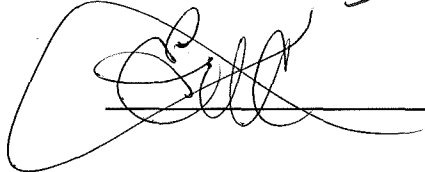
If these materials and fees have not been filed with the City Clerk within this period, this By-law shall be deemed to have come into force on the day it was passed.

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

  
\_\_\_\_\_  
Deputy Mayor

  
\_\_\_\_\_  
Clerk

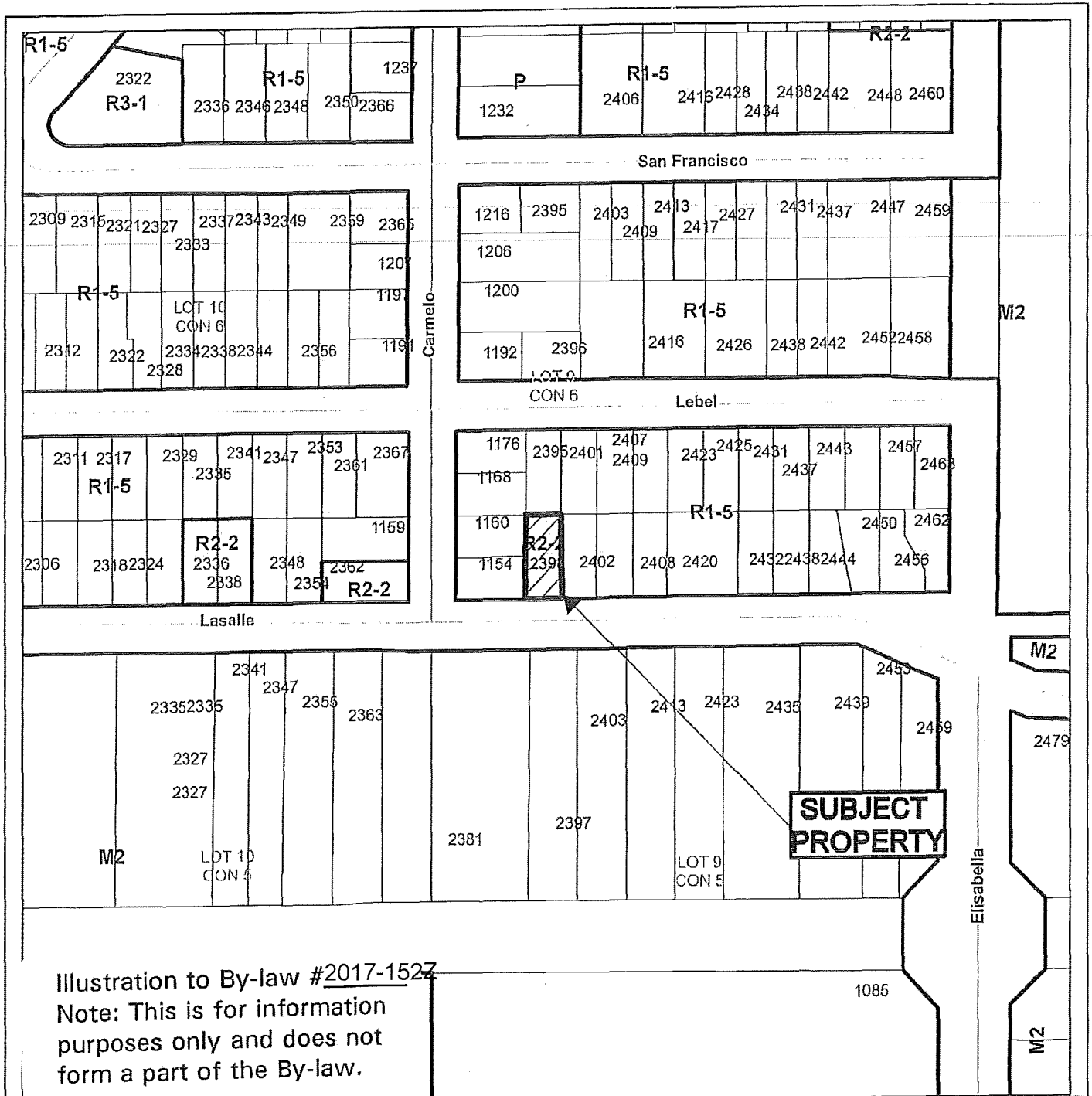
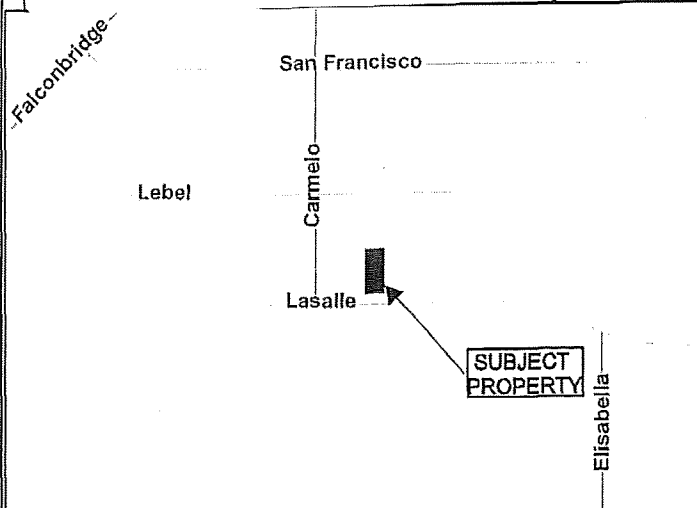


Illustration to By-law #2017-1527  
 Note: This is for information purposes only and does not form a part of the By-law.



**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  
 Sketch 1

751-6/17-8  
 Date: 2017 04 21