

**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.

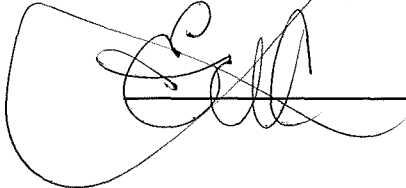
If these materials and fees have not been filed with the City Clerk within this period, this By-law shall be deemed to have come into force on the day it was passed.

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

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

  
\_\_\_\_\_  
Clerk

**SUBJECT PROPERTY**

R1-5

OSC

R1-5

Jeanne D'Arc

R1-5

LOT 6  
CON 2

Alexandre

Guimond

R1-5

R1-5

R2-2

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**

**Growth and Development Department**



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  
 Sketch 1

751-7/17-3  
 Date: 2017 05 05

