

**By-law 2018-158Z**

**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** 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 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 changing the zoning classification of the following lands from "R1-5", Low Density Residential One to "R3(66)", Medium Density Residential Special.

(2) Property Description: Part of PINs 73576-0180 and 73576-0430  
Lots 91 to 96, Plan M-1003  
Lot 10, Concession 3  
Township of Neelon, City of Greater Sudbury

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

**(nnn) R3(66) (Street townhouse dwellings)**

**Neelon Township Maps Lot 10, Con 3; Lot 11, Con 3**

Notwithstanding any other provision hereof to the contrary, within any area designated R3(66) 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) The only permitted *uses* shall be *single detached dwellings, semi-detached dwellings, street townhouse dwellings* and related *accessory uses*;
- (ii) The maximum *lot coverage* for *street townhouse dwellings* shall be 45%; and,
- (iii) In lieu of a *planting strip*, a minimum 1.8-metre high opaque *fence* shall be provided along the easterly *interior side lot line* of Lot 96, Plan M-1003 from the *rear lot line* to the *front building line*.

3 The applicant, a person or public body who, before the by-law was passed, made oral submissions at a public meeting or written submissions to the council, or the Minister may appeal the passage of this By-law to the Local Planning Appeal Tribunal by filing with the City Clerk, within 20 days of the giving of notice of passage of the By-law by the City Clerk:

- (a) a Notice of Appeal;

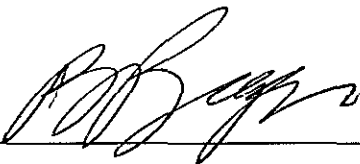
- (b) an explanation of how the by-law is inconsistent with a policy statement issued under subsection 3(1) of the *Planning Act*, fails to conform with or conflicts with a provincial plan or fails to conform with an applicable official plan; and
- (c) the fee prescribed under the *Local Planning Appeal Tribunal Act, 2017*.

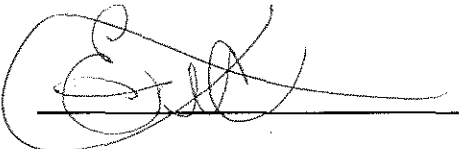
If these materials and fees have not been filed with the City Clerk within this period, this By-law shall be deemed to have come into force on the day it was passed.

If these materials have been received within that time, this By-law shall not come into force until all appeals have been withdrawn or finally disposed of and except for those parts repealed or amended, and in such case it shall be deemed to have come into force on the day it was passed.

- 4. This By-law is in conformity with the City of Greater Sudbury Official Plan as amended.

**Read and Passed in Open Council this 14<sup>th</sup> day of August, 2018**

  
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Mayor

  
\_\_\_\_\_  
Clerk

