

Moved By Councillor Sizer No. PL2020- 55

Seconded By Councillor Landry-Altmann Date Monday, June 8, 2020

THAT the City of Greater Sudbury approves the application by Chemy Development Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from "C2", General Commercial to "R3 Special", Medium Density Residential Special on lands described as Part of PIN 73349-2060, Part of Parts 2 & 3, Plan 53R-18073 in Lot 1, Concession 3, Township of Balfour, as outlined in the report entitled "Chemy Development Inc.", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 8, 2020, subject to the following conditions:

1. That prior to the adoption of the amending by-law, the owner shall provide the Development Approvals Section with a final plan of survey in order to enact the amending by-law;
2. That the amending by-law include the following site-specific provisions to be applied to row dwellings:
  - i) The minimum front yard setback shall be 14 metres;
  - ii) A maximum two (2) metre-high opaque wall or opaque fence shall be permitted within the required front yard;
  - iii) The minimum rear yard setback shall be six (6) metres;
  - iv) The minimum privacy yard depth shall be six (6) metres;
  - v) A minimum 1.8 metre court shall be required between buildings;
  - vi) No minimum difference in setbacks shall be required for adjacent groups of row dwellings;
  - vii) Planting strips shall be provided subject to the provisions of Section 4.15, with the following exceptions:
    - (a) Where a planting strip along the westerly interior side lot line contains an opaque wall or opaque fence having a height of 1.5 metres or more, the width of the required planting strip may be reduced to 1.5 metres;

(b) Where a planting strip along the easterly interior side lot line abutting PIN 73349-1207 contains an opaque wall or opaque fence having a height of 1.5 metres or more, the width of the required planting strip may be reduced to 1.2 metres.

3. Conditional approval shall lapse on June 23, 2022 unless Condition 1 above has been met or an extension has been granted by Council.

YEAS:  
McClusland  
Kirwan  
Sizer  
Landry-Altman  
Cormier

CARRIED  
Monday, June 8, 2020  
  
Councillor Cormier, Chair  
*Committee Resolutions are not ratified  
until approved by City Council.*