

## By-law 2016-181Z

### 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 "FD", Future Development to "R3-1(25)", Medium Density Residential Special.

- (2) Property Description: Part of PINs 73595-0051 and 73595-0532 (LT)  
Parts 1 to 5, Plan 53R-20260  
Part of Lot 6, Concession 1  
Township of McKim, City of Greater Sudbury

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

- (y) R3-1(25) (Multiple dwellings)  
McKim Township Maps Lot 6, Con 1; Lot 7, Con 1

Notwithstanding any other provision hereof to the contrary, within any area designated R3-1(25) on the *Zone Maps*, all provisions of this by law applicable to the "R3-1", Medium Density Residential *zone* shall apply subject to the following modifications:

- (i) The only permitted *uses* shall be a maximum of two (2) *multiple dwellings*, related *accessory uses* and any *use* permitted in all *zones* under Section 4.40;
- (ii) The maximum *building height* shall be six (6) *storeys*;
- (iii) A maximum of 80 *dwelling units* shall be permitted;
- (iv) The minimum *setbacks* for the *multiple dwellings* shall be as follows:
  - (a) 15 metres from Lots 10, 12, 13 and Block 11 of Plan 53M-1255;
  - (b) 45 metres from Lots 14-18 of Plan 53M-1255.

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*,

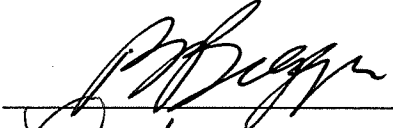
within 20 days of the giving of notice of passage of the By-law by the City Clerk.

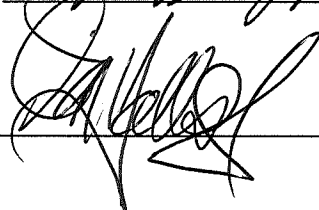
If these materials and fees have not been filed with the City Clerk within this period, this By-law shall be deemed to have come into force on the day it was passed.

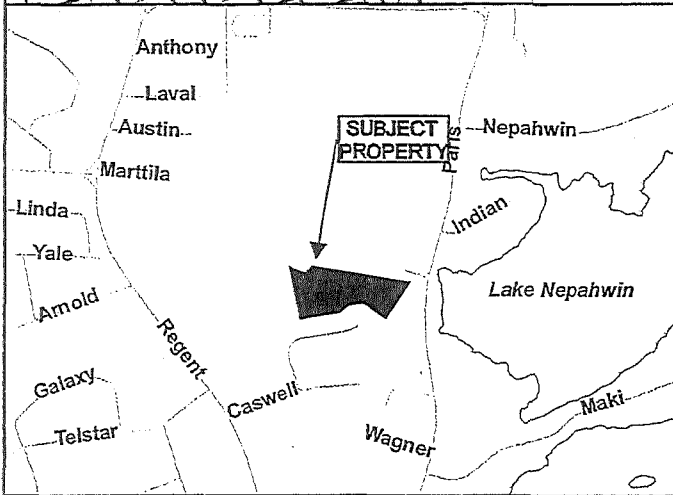
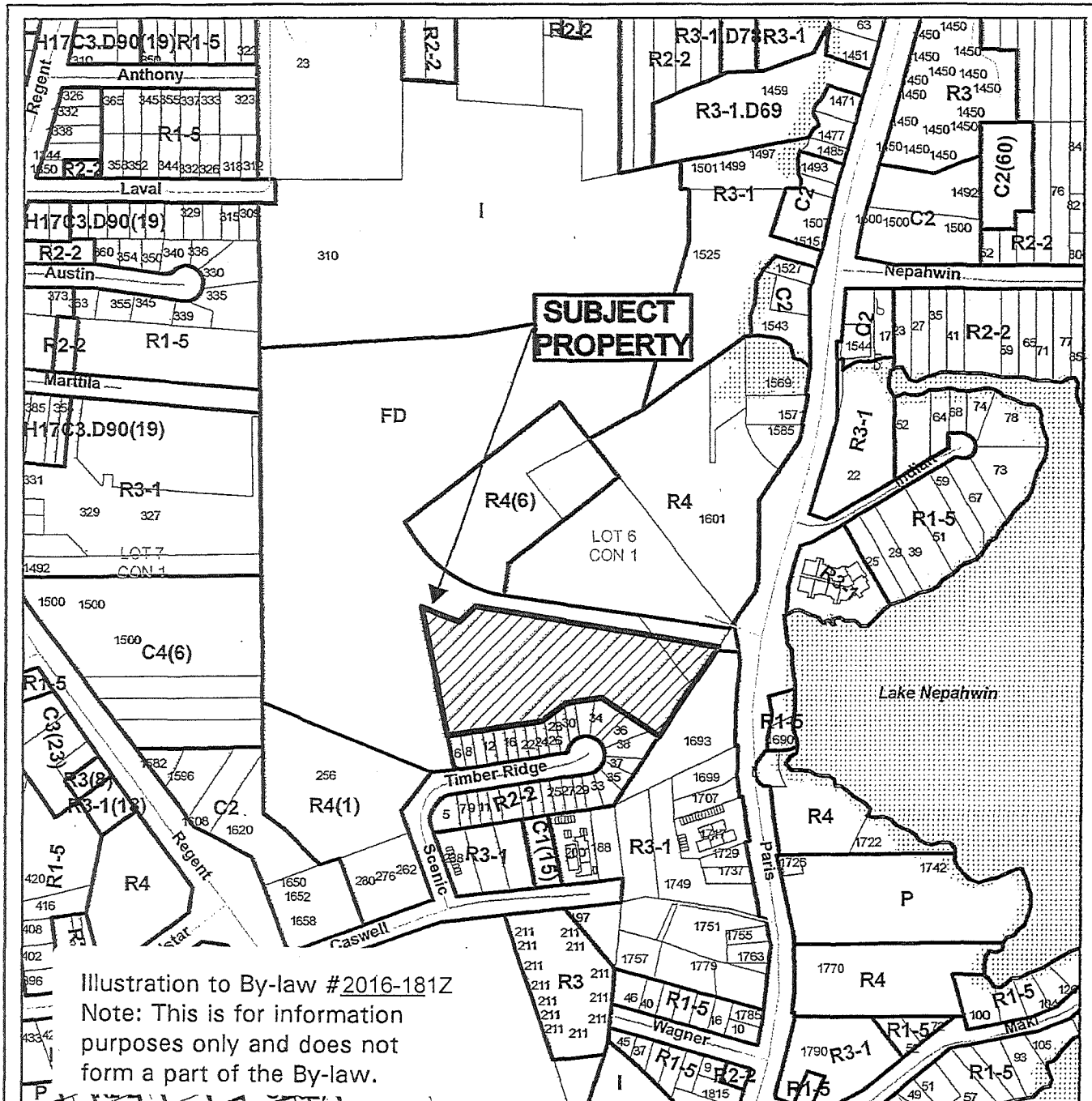
If these materials have been received within that time, this By-law shall not come into force until the appeal has been disposed of by the Ontario Municipal Board.

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

**Read and Passed in Open Council** this 13th day of September, 2016

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk



## Growth and Development Department



Subject Property being part of PINs 73595-0370 & 73595-0051, part of Pcl. 45795 SES, part of Part 1, Plan 53R-8269, Part 8, Plan 53R-17095, Lot 6, Con. 1, Twp. of McKim, Paris Street, Sudbury, City of Greater Sudbury

Sketch 1  
 NTS

751-6/13-20  
 Date: 2015 10 30