

By-law 2016-58Z

**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 "R1-5", Low Density Residential One.

- (2) Property Description: Part of PINs 73348-0644 (LT) and 73348-0611 (LT)
Parts 6, 7, 8, 9, 10 and 12, Plan 53R-20598
Part of Lot 2, Concession 2
Township of Balfour, City of Greater Sudbury

2.-(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 "R2-2", Low Density Residential Two.

- (2) Property Description: Part of PINs 73348-0644 (LT) and 73348-0611 (LT)
Parts 3, 4, 5 and 11, Plan 53R-20598
Part of Lot 2, Concession 2
Township of Balfour, City of Greater Sudbury

3.-(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.D30(51)", Medium Density Residential Special.

- (2) Property Description: Part of PIN 73348-0644 (LT)
Part 1, Plan 53R-20598
Part of Lot 2, Concession 2
Township of Balfour, City of Greater Sudbury

4.-(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.D40(52)", Medium Density Residential Special.

- (2) Property Description: Part of PIN 73348-0644 (LT)
Part 2, Plan 53R-20598
Part of Lot 2, Concession 2
Township of Balfour, City of Greater Sudbury

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

- (yy) R3.D30(51) (Medium Density Residential)
Balfour Township Map 5

Notwithstanding any other provision hereof to the contrary, within any area designated R3.D30(51) 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, duplex dwellings, semi-detached dwellings, row dwellings* and related *accessory uses*; and,
- (ii) The maximum *building height* for *row dwellings* shall be one (1) *storey*.

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

- (zz) R3.D40(52) (Medium Density Residential)
Balfour Township Map 5

Notwithstanding any other provision hereof to the contrary, within any area designated R3.D40(52) 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, duplex dwellings, semi-detached dwellings, row dwellings* and related *accessory uses*; and,
- (ii) The maximum *building height* for *row dwellings* shall be one (1) *storey*;

7. All provisions of this by-law applicable to the "R1-5", Low Density Residential One zone and the "R2-2", Low Density Residential Two zone shall apply to those lands being rezoned "R1-5", Low Density Residential One and "R2-2", Low Density Residential Two.

8. 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.

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

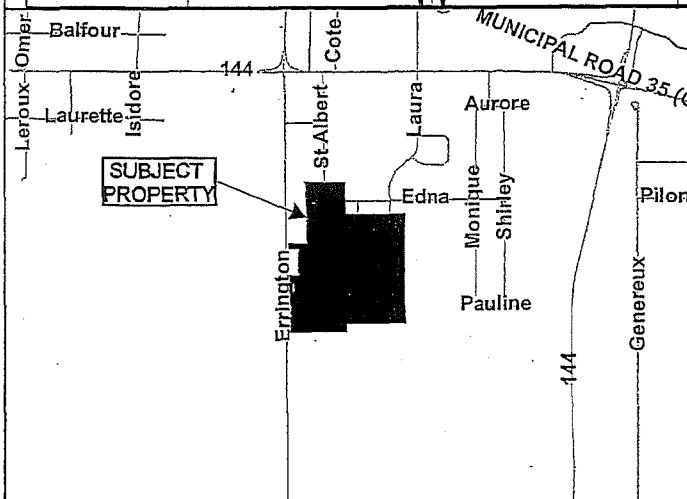
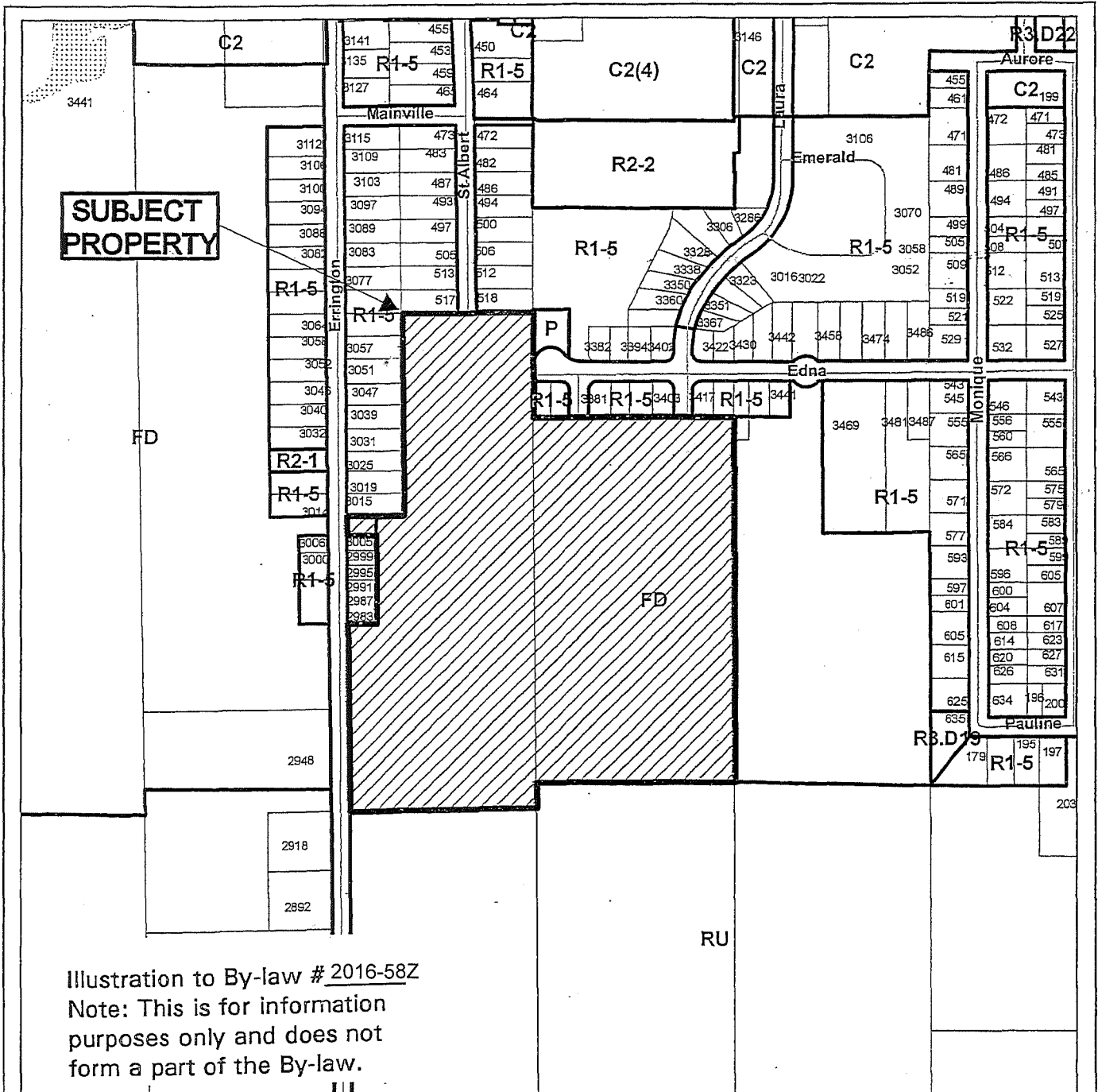
Read and Passed in Open Council this 22nd day of March, 2016



Mayor



Clerk



Growth and Development Department



Subject Property being PINs 73348-0611 & 73348-0644, Lot 2, Con. 2, Twp. of Balfour, Errington Avenue, Chelmsford, City of Greater Sudbury

Sketch 1
 NTS

751-5/13-04 & 780-5/12006
 Date: 2015 02 09