

By-law 2015-56Z

**A By-law of the City of Greater Sudbury
to Amend By-law 2010-100Z 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 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 and 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 "H40R2-2", Low Density Residential Two.

(2) Property Description: Parts 1, 2, 4, 5 and 7, Plan 53R-20418
Part of Lot 4, Concession 5
Township of Broder, City of Greater Sudbury

2.-(1) That By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury and 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 "H40R3-1", Medium Density Residential.

(2) Property Description: Parts 3, 6, 9, 10 and 12, Plan 53R-20418
Part of Lot 4, Concession 5
Township of Broder, City of Greater Sudbury

3.-(1) That By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury and 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 "P", Park.

(2) Property Description: Part 13, Plan 53R-20418
Part of Lot 4, Concession 5
Township of Broder, City of Greater Sudbury

4.-(1) That By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury and 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 "H40R3-1(23)", Medium Density Residential Special.

- (2) Property Description: Parts 8 and 11, Plan 53R-20418
Part of Lot 4, Concession 5
Township of Broder, City of Greater Sudbury

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

**(w) R3-1(23) (SINGLE DETACHED DWELLINGS, DUPLEX DWELLINGS AND SEMI-DETACHED DWELLINGS)
Broder Township Map 5**

Notwithstanding any other provision hereof to the contrary, within any area designated R3-1(23) on the *Zone Maps*, all provisions of this By-law applicable to R3-1 Zones shall apply subject to the following modification:

- (i) The only permitted *uses* shall be the following:
- a) *duplex dwellings*;
 - b) *single detached dwellings*;
 - c) *semi-detached dwellings*;
 - d) *uses accessory to the above uses*; and
 - e) *any use permitted in all zones under Section 4.40.*

6. That the following row on Table 13.1 Holding (H) Provisions be added to read as follows:

Symbol	Application	Property/ Legal Description	Conditions for Removal	Date Enacted	Date Removed
H40	Public road connection	Parts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 Plan 53R-20418, Lot 4, Concession 5, Township of Border	<p>Until such time as the "H40" symbol has been removed by amendment to this By-law by <i>Council</i>, a maximum of 55 <i>dwelling units</i> shall be permitted. The "H40", Holding symbol in this By-law shall only be removed by Council of the City of Greater Sudbury pursuant to Section 36 of the Planning Act, R.S.O. 1990, provided that the following condition is first satisfied:</p> <p>1. That a <i>public road</i> connection exists from the lands subject to the H40 Holding Symbol to Maurice Street or Tuscany Trail to the satisfaction of the General Manager of Infrastructure Services</p>	March 31, 2015	

7. 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.

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

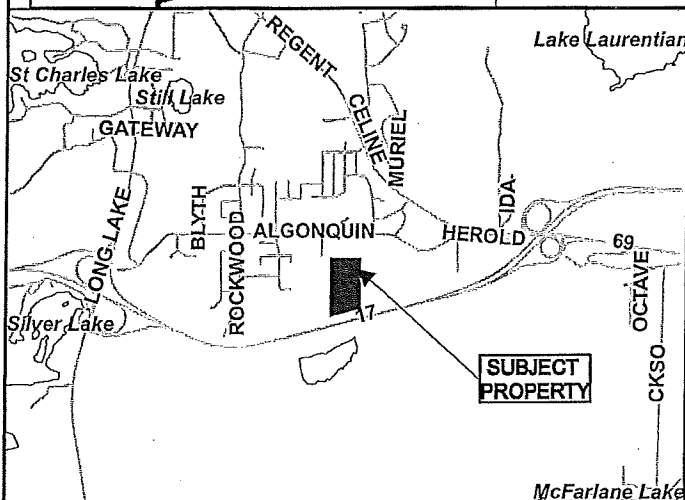
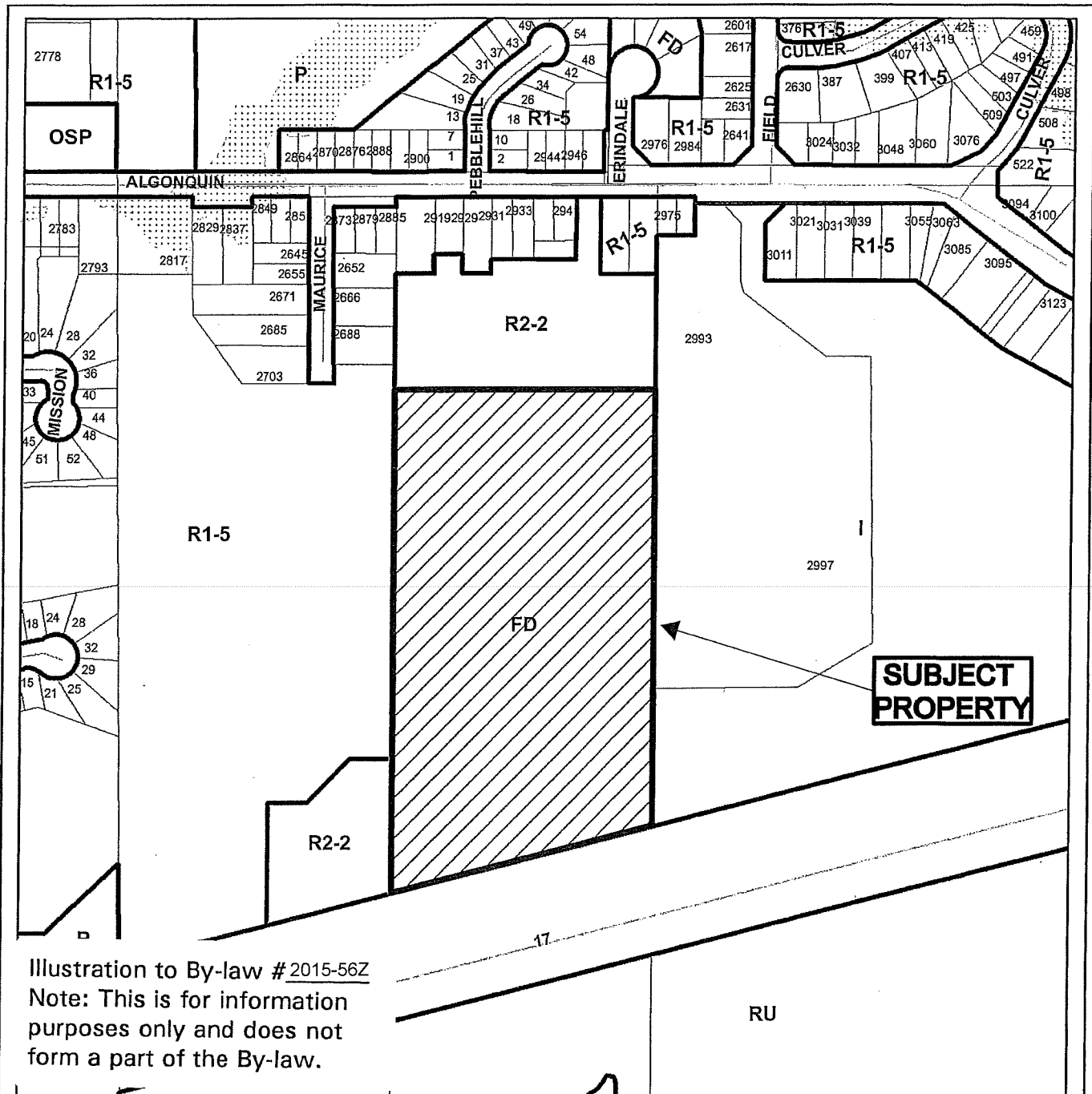
Read and Passed in Open Council this 31st day of March, 2015



Mayor



Clerk



Growth and Development Department



Subject Property being Part of PIN
 73478-0607, Parcel 2877,
 Lot 4, Concession 5,
 Township of Broder, Algonquin Road,
 Sudbury, City of Greater Sudbury

Sketch 1
 NTS

751-6/12-4 & 780-6/12002
 Date: 2012 02 06