

By-law 2019-198Z

**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 changing the zoning classification of the following lands from "R2-2", Low Density Residential Two to "R2-2(42)", Low Density Residential Two Special:

- (2) Property Description: PIN 02130-0142
Lot 297, Plan M-18S
Part of Lot 5, Concession 4
Township of McKim, City of Greater Sudbury

2. That the following paragraph be added to Part 11, Section 1, Subsection (7):

**(pp) R2-2(42) (MULTIPLE DWELLING HAVING 3 DWELLING UNITS)
McKim Township Maps 1 & Lot 5 Concession 4**

Notwithstanding any other provision hereof to the contrary, within any area designated R2-2(42) on the *Zone Maps*, all provisions of this By-law applicable to R2-2 *Zones* shall apply subject to the following modifications:

- (i) That a *multiple* dwelling containing three *residential dwelling* units be permitted in addition to those *uses* permitted in the "R2-2" Zone;
- (ii) That three *required parking spaces* be permitted in the *required front yard* with portions of each of the three *required parking spaces* being permitted to encroach across the *streetline* into the Dell Street road allowance; and,
- (iii) That a minimum of 25% *landscaped open space* be *required* in the *front yard*.

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.

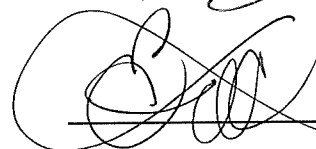
If these materials have been received within that time, this By-law shall not come into force until all appeals have been withdrawn or finally disposed of and except for those parts repealed or amended, and in such case it shall be deemed to have come into force on the day it was passed.

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

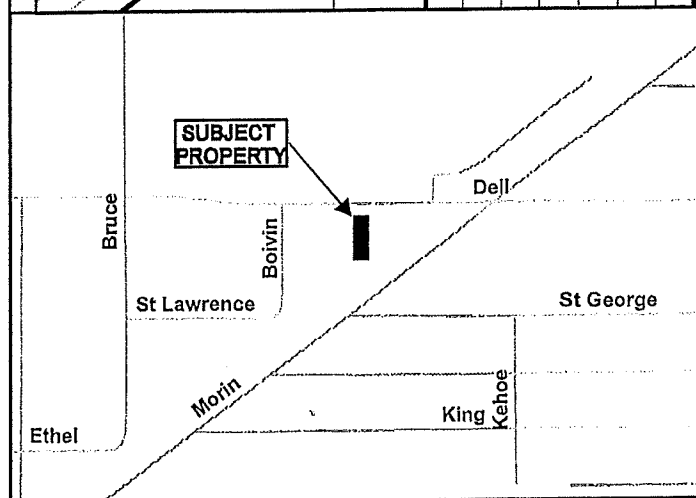
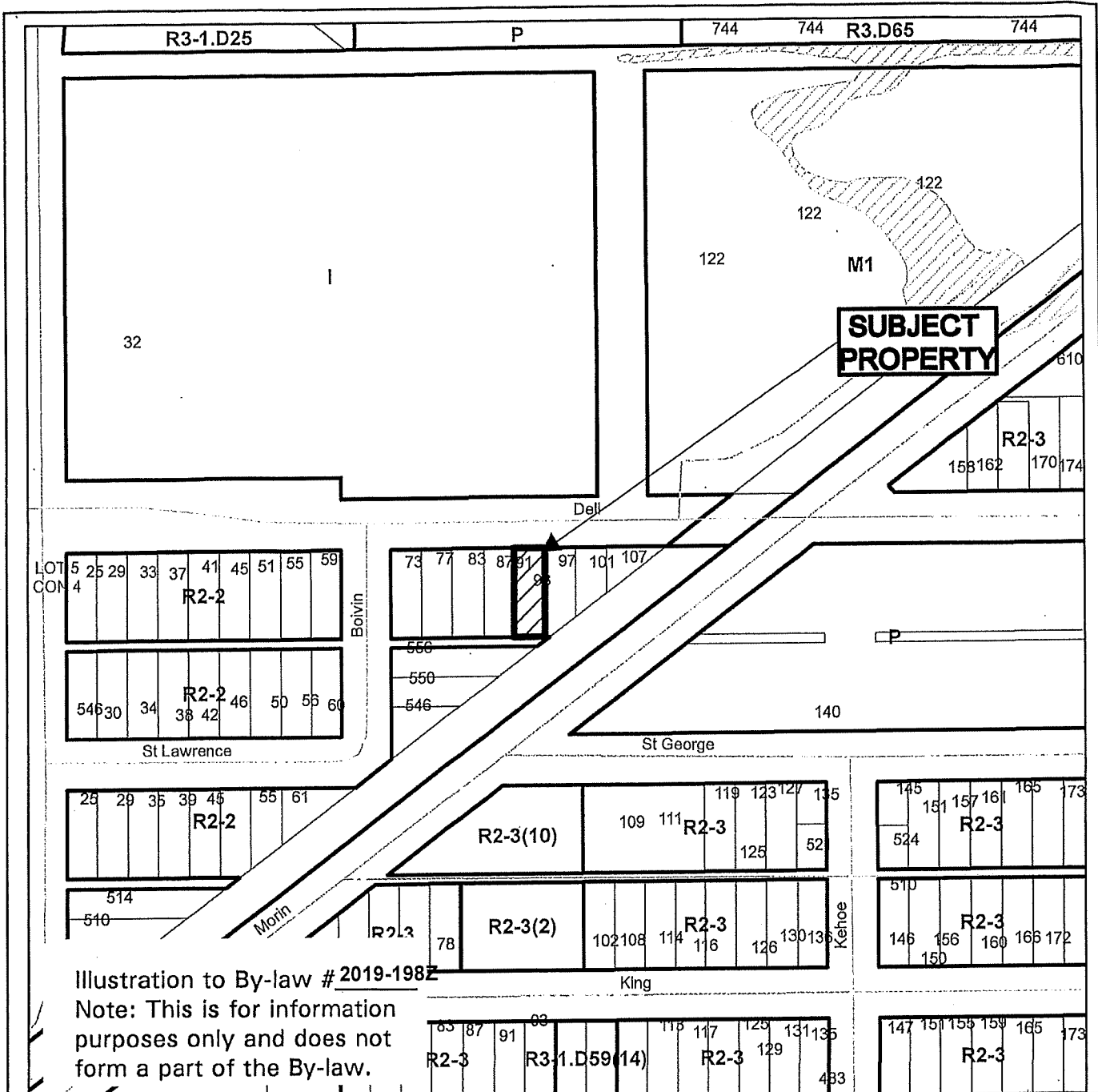
Read and Passed in Open Council this 26th day of November, 2019



Mayor



Clerk



Growth and Infrastructure Department

Subject Property being PIN 02130-0142,
 Lot 297, Plan 18S,
 Lot 5, Concession 4,
 Township of McKim,
 91-93 Dell Street, Sudbury,
 City of Greater Sudbury

NTS
 Sketch 1

751-6/19-5
 Date: 2019 04 18