

By-law 2019-180Z

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 amended by changing the zoning classification of the following lands from "R2-2", Low Density Residential Two to "R2-2(41)", Low Density Residential Two Special;

(2) Property Description: PIN 02128-0454(LT)
Lot 26, Plan M-539
Part 2, Plan 53R-16301
Part of Lot 6, Concession 4
Township of McKim, City of Greater Sudbury

2. That the following paragraph be added to Part 11, Section 1, Subsection (8):

**(oo) R2-2 (41) (SEMI-DETACHED DWELLING & TWO
BASEMENT RESIDENTIAL DWELLING UNITS)
McKim Township Maps Lot 6, Concession 4 & Lot 6,
Concession 5**

Notwithstanding any other provision hereof to the contrary, within any area designated R2-2(41) on the *Zone Maps*, all provisions of this By-law applicable to R2-2 *Zones* shall apply subject to the following modifications:

- (i) That the only permitted *use* on the lands shall be a *semi-detached dwelling* with each half of the *semi-detached dwelling* also being permitted a maximum of one *basement residential dwelling unit*;
- (ii) That a minimum of four *parking spaces* be provided with a maximum of three *parking spaces* being permitted in the *required front yard*; and,
- (iii) That a minimum of 50% *landscaped open space* be provided in the *existing 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:

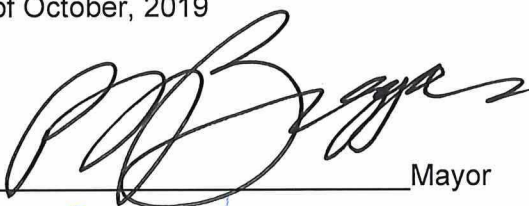
- (a) a Notice of Appeal;
- (b) an explanation of how the by-law is inconsistent with a policy statement issued under subsection 3(1) of the *Planning Act*, fails to conform with or conflicts with a provincial plan or fails to conform with an applicable official plan; and
- (c) the fee prescribed under 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.

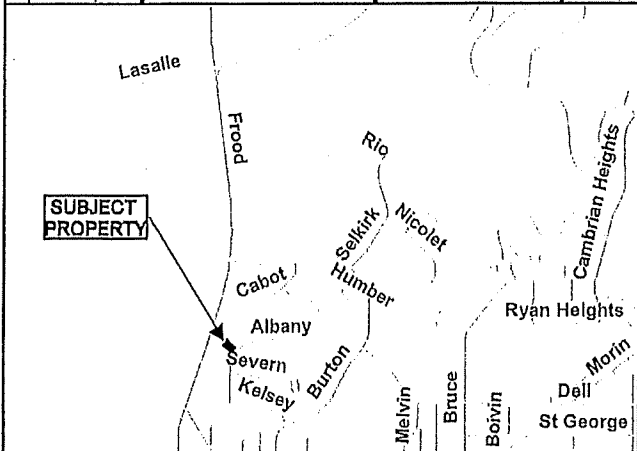
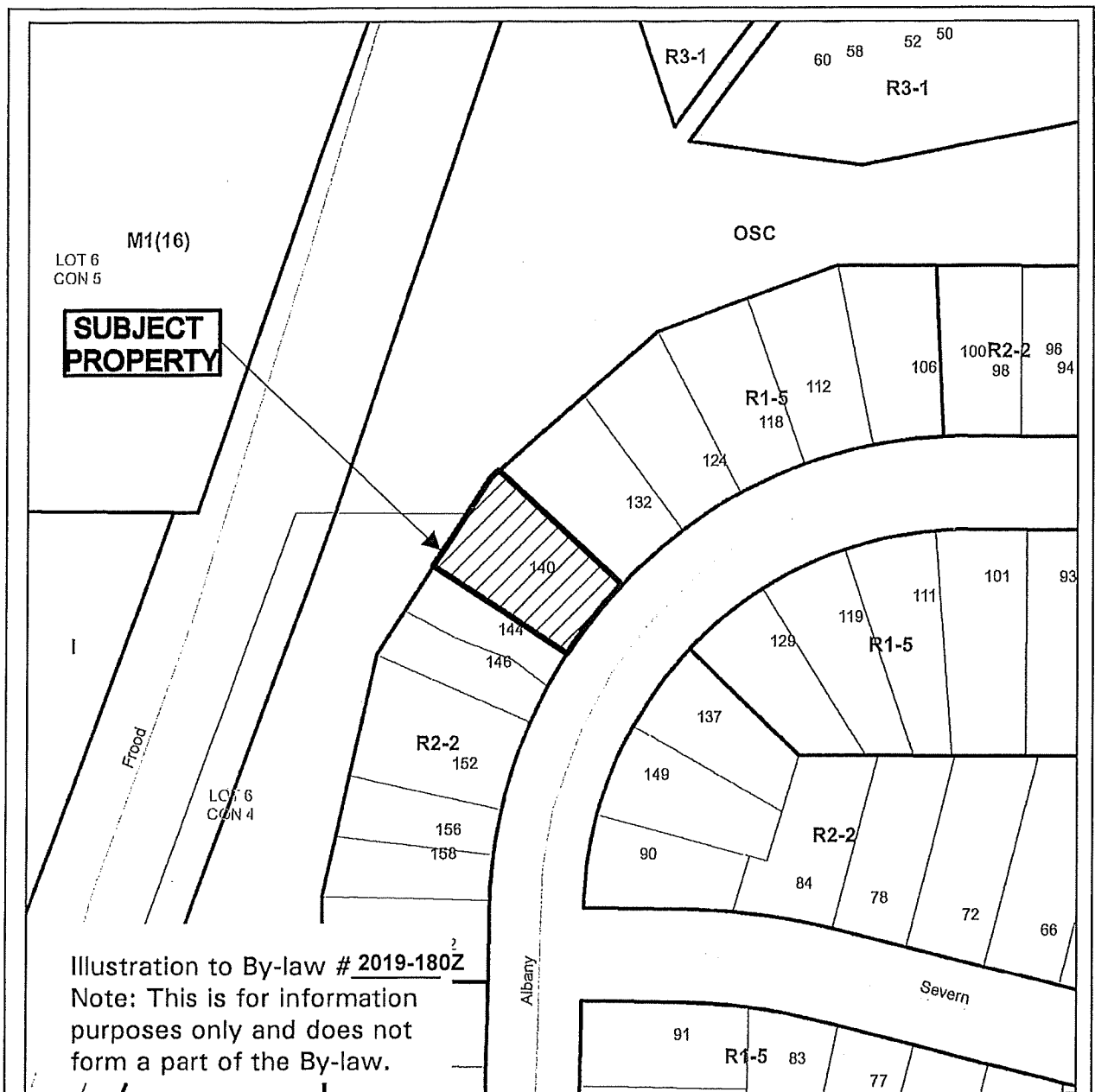
Read and Passed in Open Council this 29th day of October, 2019



Mayor



Clerk



Growth and Infrastructure Department



Subject Property being PIN 02128-0454,
Lot 26, Plan M-539, Part 2, Plan 53R-16301
Lot 6, Concession 4, Township of McKim,
138-140 Albany Street, Sudbury,
City of Greater Sudbury

NTS
Sketch 1

751-6/19-1
Date: 2019 01 30