

By-law 2020-117Z

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 "R1-5", Low Density Residential One to "R3(S)", Medium Density Residential Special;

- (2) Property Description: PIN 73576-0481(LT)
Parcels 15345 and 37658
Parts 1 and 2, Plan 53R-4187
Part of Lot 10, Concession 3
Township of Neelon, City of Greater Sudbury

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

**(rrr) R3(70) (Four-unit multiple dwelling)
Neelon Map 2**

Notwithstanding any other provision hereof to the contrary, within any area designated R3(70) 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) That a *multiple dwelling* with a maximum of four (4) *dwelling units* shall be permitted;
- (ii) Access will only be permitted by way of one *driveway* with a maximum width of 6.3 m from Laberge Lane; and
- (iii) A *planting strip* shall be required along the north and the west property line, with the exception of a reduced *planting strip* width of 0.895 m with no screening device beside the *existing private garage*.

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.

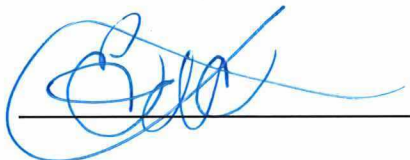
If these materials have been received within that time, this By-law shall not come into force until all appeals have been withdrawn or finally disposed of and except for those parts repealed or amended, and in such case it shall be deemed to have come into force on the day it was passed.

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

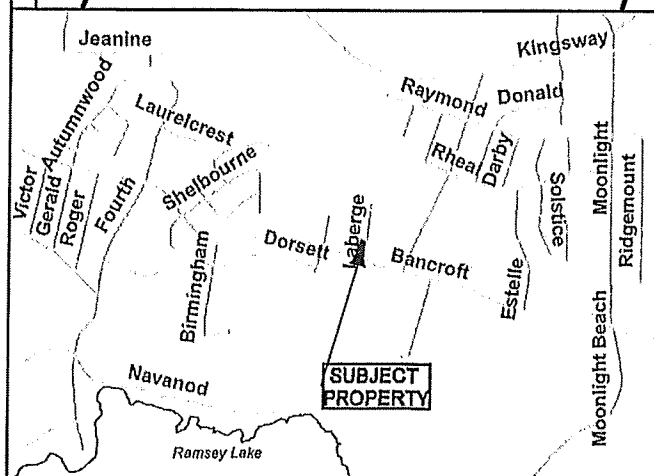
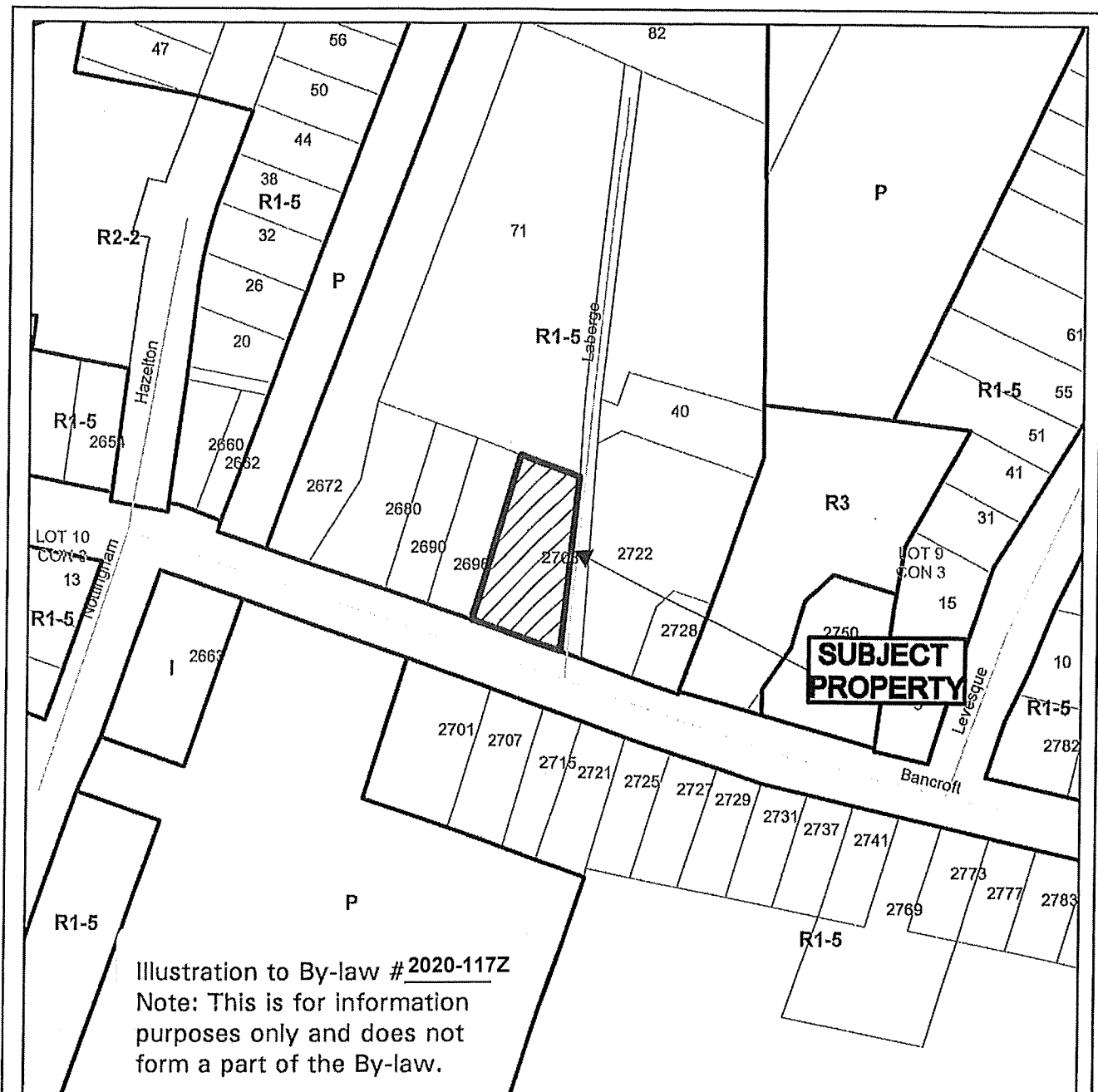
Read and Passed in Open Council this 7th day of July, 2020



Mayor



Clerk



Growth and Infrastructure Department



Subject Property being PIN 73576-0481,
 Pts 1 & 2, Plan 53R-4187,
 Pcls 15345 & 37658,
 Pt Lot 10, Concession 3, Twp of Neelon,
 2708 Bancroft Drive, Sudbury,
 City of Greater Sudbury

NTS
 Sketch 1

751-6/20-07
 Date: 2020 03 17