

**By-law 2019-97Z**

**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 "R2-2(38)", Low Density Residential Two Special:

- (2) Property Description: PIN 73508-0946 and Part of PIN 73508-0334  
Parcel 15953 SES and Part of Parcel 43312 SES  
Parts 3 and 4, Plan 53R-21146  
Part of Lot 12, Concession 2  
Township of Capreol, City of Greater Sudbury

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

- (II) R2-2(38) (Three dwelling units with parking relief)  
Capreol Township Map 8**

Notwithstanding any other provision hereof to the contrary, within any area designated R2-2(38) on the *Zone Maps*, all provisions of this by-law applicable to the "R2-2", Low Density Residential Two zone shall apply subject to the following modifications:

- (i) A maximum of three (3) *dwelling units* shall be permitted within the *existing building*;
- (ii) The location of the *existing building* shall be permitted;
- (iii) A minimum of four (4) *parking spaces* shall be provided, except no parking shall be permitted in the *existing front yard*;
- (iv) A minimum 40% of the *existing front yard* shall be maintained as *landscaped open space*;
- (v) A minimum 3.0 metre-wide landscaped area shall be provided abutting the northerly *interior lot line* from the *front lot line* to the rear *building line* of the *existing building*; and,
- (vi) A minimum 220 m<sup>2</sup> of *lot area* per *dwelling unit* shall be provided.

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:

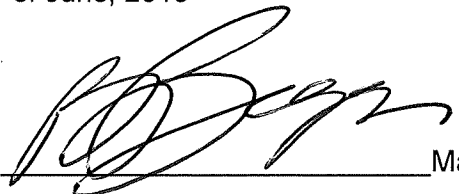
- (a) a Notice of Appeal;
- (b) an explanation of how the by-law is inconsistent with a policy statement issued under subsection 3(1) of the *Planning Act*, fails to conform with or conflicts with a provincial plan or fails to conform with an applicable official plan; and
- (c) the fee prescribed under the *Local Planning Appeal Tribunal Act, 2017*.

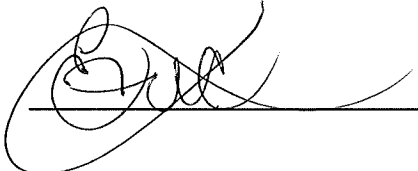
If these materials and fees have not been filed with the City Clerk within this period, this By-law shall be deemed to have come into force on the day it was passed.

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 11<sup>th</sup> day of June, 2019

  
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Mayor

  
\_\_\_\_\_  
Clerk

