

By-law 2021-41Z

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, and Schedule "A" attached thereto, be and the same is hereby amended by changing the zoning classification of the following legally described lands from "R1-5", Low Density Residential One to an amended R3(71) Medium Density Residential Special.

(2) Property Description: PIN 73349-0786
Parcel 21282
Part 1, Plan 53R-9552, and
Part 1, Plan SR-3264
Part of Lot 3, Concession 3
Township of Balfour, City of Greater Sudbury

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

**(sss) R3(71) (MULTIPLE DWELLING CONTAINING 11 DWELLING UNITS)
Balfour Township Maps 2 and 3**

Notwithstanding any other provision hereof to the contrary, within any area designated R3(71) on the *Zone Maps*, all provisions of this By-law applicable to R3 *Zone* shall apply subject to the following modifications:

- (i) That the only permitted *use* shall be a *multiple dwelling* containing a total of 11 residential *dwelling units* and related *accessory buildings, structures* and *uses*;
- (ii) That a minimum easterly *interior side yard* and *planting strip* width of 1 metre be required;
- (iii) That a *fence* having a minimum *height* of 1.5 metres be required along the *easterly interior side lot line* to a depth that is equal to the length of the *residential lot* situated to the east described as Parcel 25855, Part 1, Plan 53R-6956, Lot 3, Concession 3, Township of Balfour;
- (iv) That an *accessory* refuse storage area containing two refuse storage containers be permitted in the *rear yard*;

- (v) That a minimum of 15 *parking spaces* including 1 *accessible parking space* be required;
- (vi) That 8 *parking spaces* be permitted in the required *corner side yard*;
- (vii) That 6 *parking spaces* be permitted in the required *front yard*; and,
- (viii) That no *landscaped open space* be required along the portions of the required *front yard* and *corner side yard* where required *parking spaces* are located.

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 23rd day of March, 2021



Mayor



Clerk

