

By-law 2021-10Z

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 "C6(1)", Downtown Commercial Special to "C6(3)", Downtown Commercial Special.

- (2) Property Description: PIN 73351-0385(LT)
Parcel 27303
Part of Block A & Part of Lot 14, Plan M-4
Part of Lot 2, Concession 4
Township of Balfour, City of Greater Sudbury

2. That the following paragraph be added to Part 11, Section 2, Subsection (6):

- (c) **C6(3) (TWO MULTIPLE DWELLINGS HAVING FOUR AND FIVE DWELLING UNITS)**
Balfour Township Map 3

Notwithstanding any other provision hereof to the contrary, within any area designated C6(3) on the *Zone Maps*, all provisions of this By-law applicable to C6 Zone shall apply subject to the following modifications:

- (i) That the only permitted *uses* of the lands be two *multiple dwellings* having a total of nine residential *dwelling units* along with permitted *accessory uses*;
- (ii) That the location of the existing *multiple dwelling* on the easterly portion of the lands shall be permitted;
- (iii) That a minimum of six *parking spaces* be provided;
- (iv) That a *parking area* be permitted to be located within 0 metres of a *public road*;
- (v) That a minimum *court* of 12 metres be provided between the opposing walls two *multiple dwellings*;
- (vi) That no *planting strip* be required along the *rear lot line* from a point measuring 8.9 metres from the easterly extent of the *rear lot line*; and,
- (vii) That a privacy *fence* having a minimum *height* of 1.5 metres be required along the *rear lot line* where no *planting strip* is 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 26th day of January, 2021.

Mayor

Clerk

