

By-law 2020-145Z

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 73496-0220
Parcel 15892
Lot 2, Plan M-252
Part of Lot 9, Concession 1
Township of Garson, City of Greater Sudbury

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

**(sss) R3(71) (Row dwelling with parking relief)
Garson Map 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 *Zones* shall apply subject to the following modifications:

- (i) The only permitted use shall be a *row dwelling* with a maximum of four (4) *dwelling units*;
- (ii) The minimum *front yard* shall be 10 m;
- (iii) The minimum *rear yard* shall be 2.81 m;
- (iv) The maximum *building height* shall be one *storey*;
- (v) That a minimum of one (1) *parking space* shall be required per *dwelling unit*; and
- (vi) The *driveways* for each pair of *dwelling units* shall be paired and centred at the common wall.

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. .

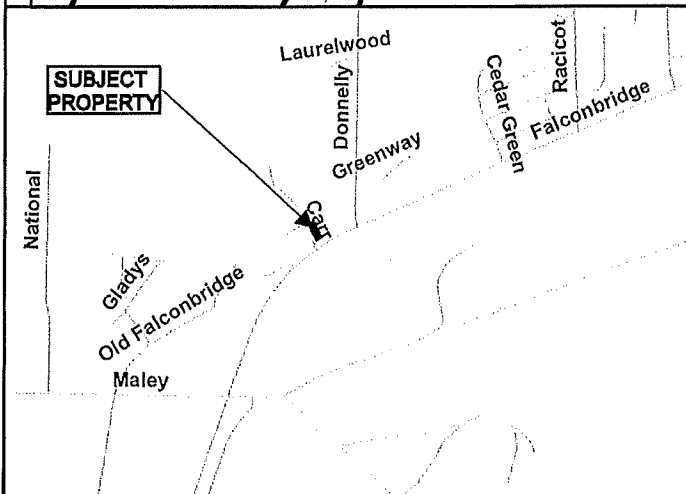
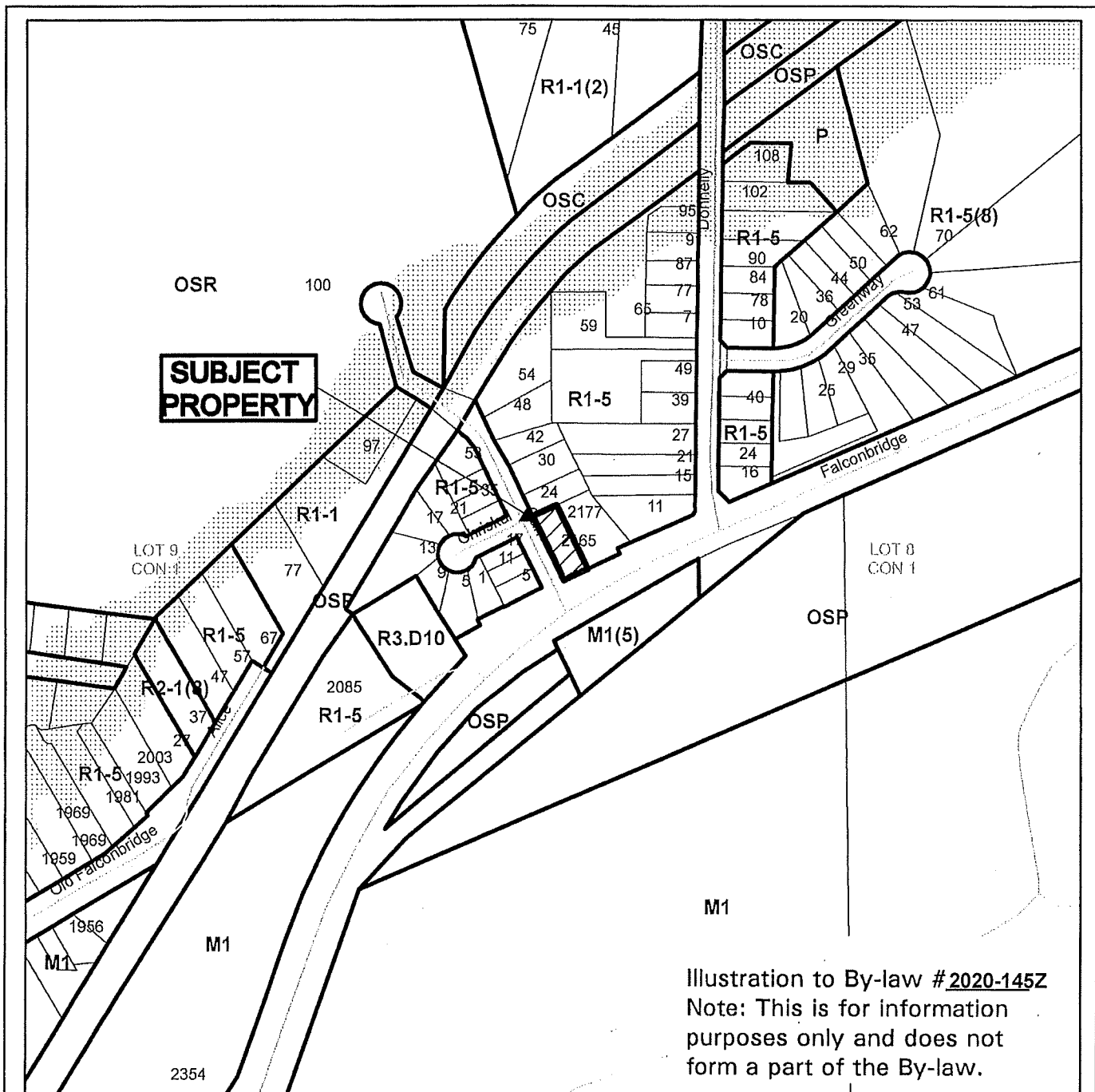
Read and Passed in Open Council this 8th day of September, 2020



Mayor



Clerk



Growth and Infrastructure Department



Subject Property being PIN 73496-0220,
Parcel 15892, Lot 2, Plan M-252,
Lot 9, Concession 1, Township of Garson,
2165 Falconbridge Highway, Garson,
City of Greater Sudbury

NTS
Sketch 1

751-3/19-3
Date: 2019 10 16