

## By-law 2020-147Z

### **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 lands from "R2-2", Low Density Residential Two to "R2-2(43)", Low Density Residential Two Special.

- (2) Property Description: PIN 73494-0471  
Parcel 28950 SES  
Part of Lots 21 & 22, Plan M-195  
Part of Lot 6, Concession 1  
Township of Garson, City of Greater Sudbury

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

**(qq) R2-2(43) (Three dwelling units with parking relief)  
Garson Township Maps 5 and 7**

Notwithstanding any other provision hereof to the contrary, within any area designated R2-2(43) 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 main building*;
- (ii) A minimum 171 m<sup>2</sup> of *lot area* per *dwelling unit* shall be provided;
- (iii) A minimum of one (1) *parking space* per *dwelling unit* shall be provided in the *rear yard*.

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;

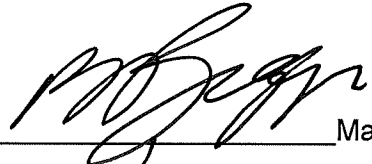
- (b) an explanation of how the by-law is inconsistent with a policy statement issued under subsection 3(1) of the *Planning Act*, fails to conform with or conflicts with a provincial plan or fails to conform with an applicable official plan; and
- (c) the fee prescribed under the *Local Planning Appeal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

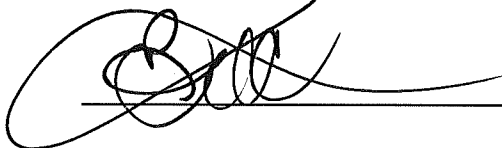
If these materials and fees have not been filed with the City Clerk within this period, this By-law shall be deemed to have come into force on the day it was passed.

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 8<sup>th</sup> day of September, 2020

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk

A map of the area around the subject property. The subject property is located at the intersection of Parkview and Imperial streets. Other streets shown include Kings, Royal, Newton, Pilotte, Falconbridge, O'Neil, Sandra, Penny, Penman, and Edgecliff. The subject property is marked with a black dot and labeled 'SUBJECT PROPERTY'.