

By-law 2018-51Z

**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** the 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 the 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 "R1-5", Low Density Residential One to "R3(65)", Medium Density Residential Special.

(2) Property Description: PIN 73595-0074 & 73595-0260  
Parcel 9649 & 13020 SES  
Part of Lots 14, 15 & 17, Plan M-161  
Parts 1 & 2, Plan 53R-12998  
Lot 6, Concession 1  
Township of McKim, City of Greater Sudbury

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

**(mmm) R3(65) (Medium density residential – six dwelling units)  
McKim Township Map Lot 6, Con 1**

Notwithstanding any other provision hereof to the contrary, within any area designated R3 (65) on the *Zone Maps*, all provisions of this By-law applicable to R3 *Zones* shall apply subject to the following modifications:

- i) A maximum of six *dwelling units* shall be permitted;
- ii) The *existing buildings*, as located, shall be permitted;
- iii) A minimum 1.0 m wide *planting strip* be provided abutting Lot 16, Plan M-161;
- iv) The *required parking spaces* shall be located in the *rear yard*; and
- v) The subject property is designated as a "Site Plan Control Area" pursuant to Section 41(3) of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended, and no alteration will be permitted unless the owners enter into an agreement with the

City of Greater Sudbury regarding the facilities to be provided in accordance with the approved plan of development.

3. Any person or public body may appeal the passage of this By-law to the Ontario Municipal Board by filing with the City Clerk:

- (i) a Notice of Appeal setting out the objection to the By-law,
- (ii) reasons in support of the objection, and
- (iii) the fee prescribed under the *Ontario Municipal Board Act*,

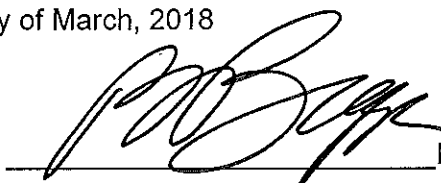
within 20 days of the giving of notice of passage of the By-law by the City Clerk.

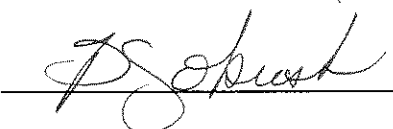
If these materials and fees have not been filed with the City Clerk within this period, this By-law shall be deemed to have come into force on the day it was passed.

If these materials have been received within that time, this By-law shall not come into force until the appeal has been disposed of by the Ontario Municipal Board.

4. This By-law is in conformity with the City of Greater Sudbury Official Plan as amended.

**Read and Passed in Open Council this 20<sup>th</sup> day of March, 2018**

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Deputy  
Clerk

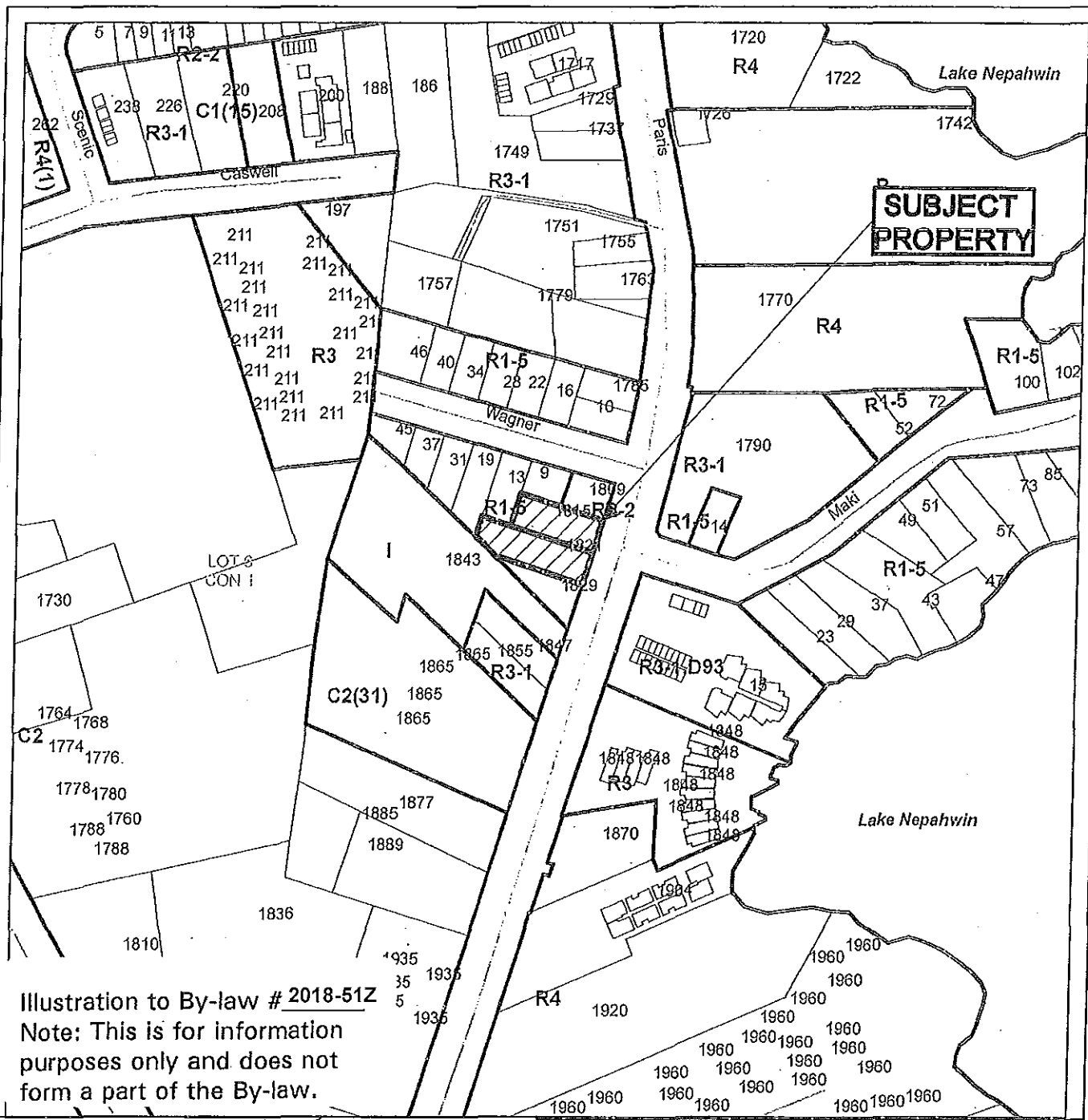
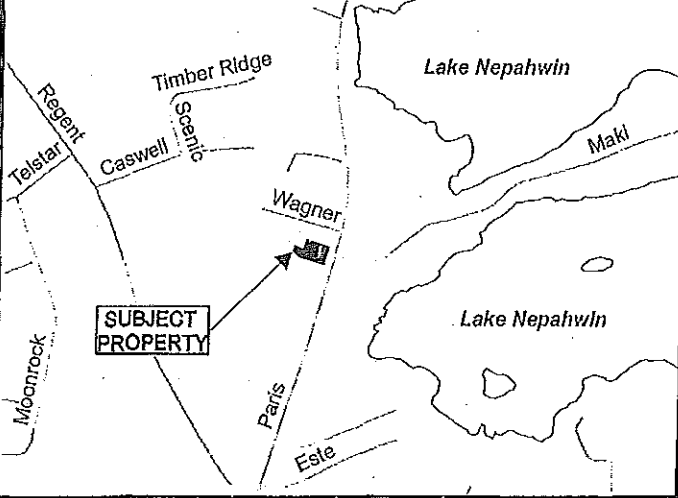


Illustration to By-law # 2018-51Z  
 Note: This is for information purposes only and does not form a part of the By-law.



### Growth and Infrastructure Department



Subject Property being PINs 73595-0074 & 73595-0260, Parcels 9469 & 13020 SES, Part of Lots 14, 15 & 17, Plan M-161, Parts 1 & 2, Plan 53R-12998, Lot 6, Concession 1, Twp. of McKim, 1815 - 1821 Paris Street, Sudbury, City of Greater Sudbury

NTS  
 Sketch 1

751-6/17-21  
 Date: 2017 10 20