

By-law 2017-220Z

**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 from "R1-5", Low Density Residential One to "R2-2(35)", Low Density Residential Two Special.

- (2) Property Description: PIN 73584-0596 (LT)
Part of Lots 373, 374, and 375, Plan 31-S
Part of Lot 5, Concession 3
Township of McKim, City of Greater Sudbury

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

- (ii) **R2-2(35) (TRIPLEX)**
McKim Township Map Lot 5, Con 3; Lot 6, Con 3

Notwithstanding any other provision hereof to the contrary, within any area designated R2-2(35) on the *Zone Maps*, all provisions of this By-law applicable to R2-2 Zones shall apply subject to the following modifications:

- (i) That a maximum of three (3) *dwelling units* shall be permitted in the *existing building*;
 - (ii) That one (1) *parking space* shall be required per *dwelling unit* and the required *parking spaces* shall be located in the *rear yard*;
 - (iii) That an opaque wood *fence* with a minimum *height* of 1.8m shall be provided along the easterly *lot line* from a point perpendicular from the rear *building line* extending northerly a minimum of 10.0m.
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.

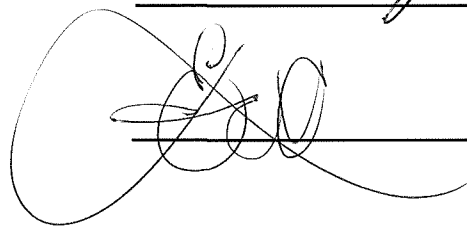
If these materials have been received within that time, this By-law shall not come into force until the appeal has been disposed of by the Ontario Municipal Board.

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

Read and Passed in Open Council this 12th day of December, 2017



Mayor



Clerk

