

## By-law 2017-221Z

### 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 "R2-2", Low Density Residential Two to "R2-2(36)", Low Density Residential Two Special.

- (2) Property Description: PIN 73589-0434 (LT)  
Parcel 14528 SES  
Lot 188, Plan M-99  
Part of Lot 7, Concession 2  
Township of McKim, City of Greater Sudbury

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

**(jj) R2-2(36) (Three Unit Multiple Dwelling)  
McKim Township Map Lot 7, Con 2**

Notwithstanding any other provision hereof to the contrary, within any area designated R2-2 (36) 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;
- (ii) That 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 southerly *lot line* from a point perpendicular from the *rear building line* extending easterly to the *rear lot line*;
- (iv) That the minimum *front yard* shall be 4.25m; and
- (v) That the minimum northerly *interior side yard* shall be 1.5m for a two (2) *storey building*.

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.

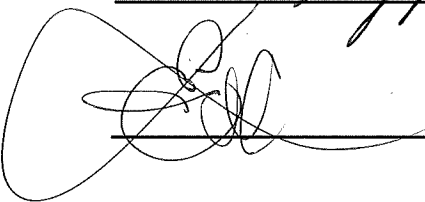
If these materials and fees have not been filed with the City Clerk within this period, this By-law shall be deemed to have come into force on the day it was passed.

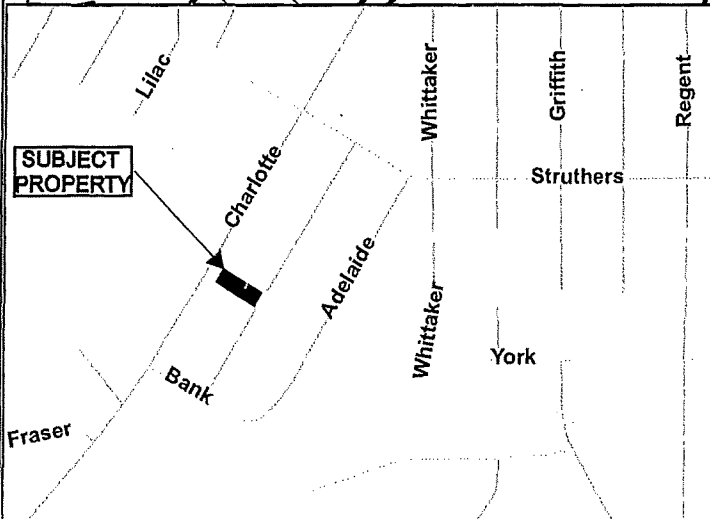
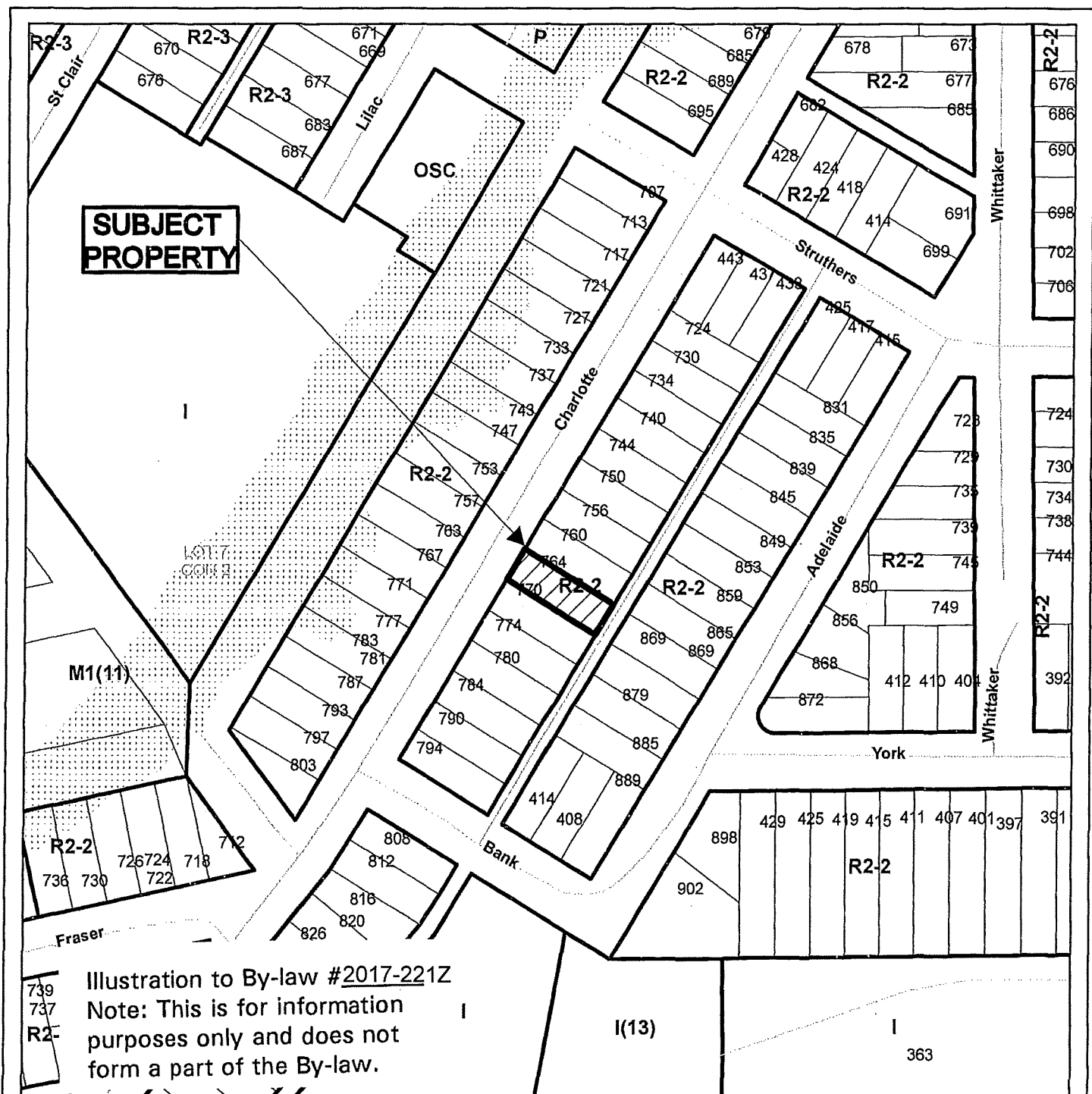
If these materials have been received within that time, this By-law shall not come into force until the appeal has been disposed of by the Ontario Municipal Board.

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



## Growth and Development Department



Subject Property being PIN 73589-0434,  
 Pcl. 14528, Lot 188, Plan M-99,  
 Lot 7, Con. 2, Twp. of McKim,  
 764 Charlotte Street, Sudbury,  
 City of Greater Sudbury

NTS  
 Sketch 1

751-6/17-15  
 Date: 2017 07 06