

By-law 2017-178Z

**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 "FD", Future Development to "R1-5", Low Density Residential One.

- (2) Property Description: Part 2, Plan 53R-20906 and
Part 6, Plan 53R-20880
Part of Lot 3, Concession 5
Township of Broder, City of Greater Sudbury

2.-(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 "FD", Future Development to "R2-2(33)", Low Density Residential Two Special:

- (2) Property Description: Parts 3 and 4, Plan 53R-20880
Part of Lot 3, Concession 5
Township of Broder, City of Greater Sudbury

3.-(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 "FD", Future Development to "P", Park.

- (2) Property Description: Part 1, Plan 53R-20906 and
Parts 2, 7, 8 and 9, Plan 53R-20880
Part of Lot 3, Concession 5
Township of Broder, City of Greater Sudbury

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

- (gg) R2-2(33) (Special setback to highway right-of-way)
Broder Township Maps 1 and 5**

Notwithstanding any other provision hereof to the contrary, within any area designated R2-2(33) 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 modification:

- (i) No *buildings* or *structures* are permitted within 8 metres of the Highway 17 property line. The 8-metre buffer area shall be maintained in a natural vegetative state.

5. 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*,

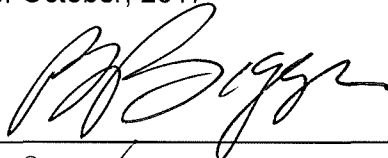
within 20 days of the giving of notice of passage of the By-law by the City Clerk.

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.

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

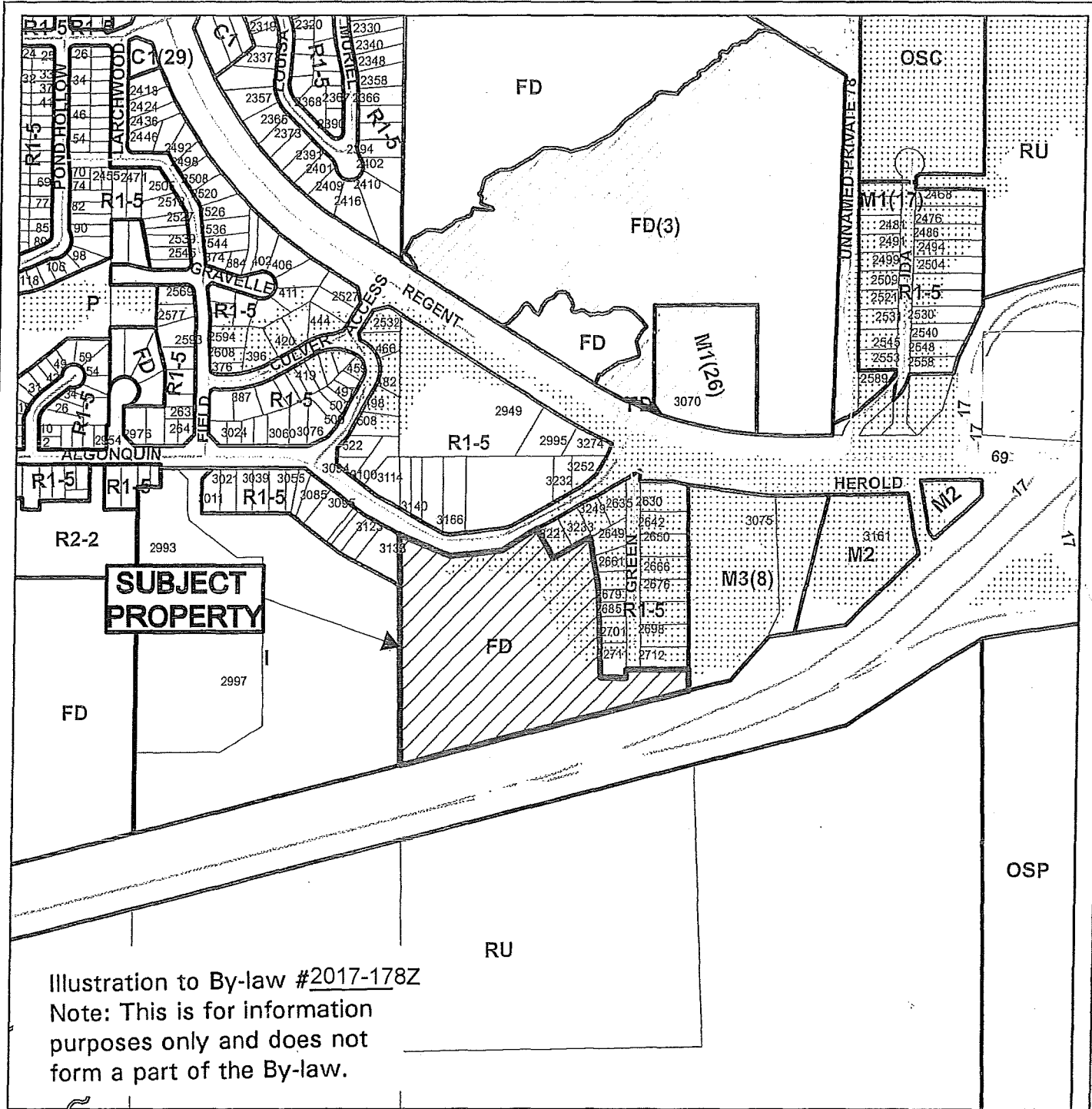
Read and Passed in Open Council this 17th day of October, 2017



Mayor

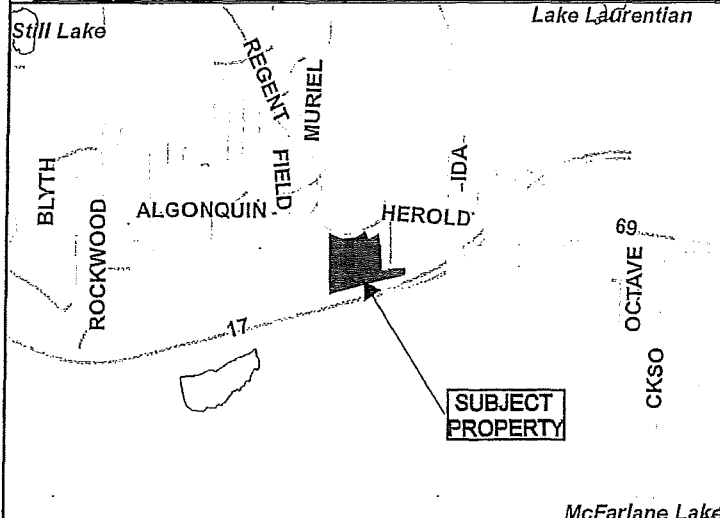


Clerk



SUBJECT PROPERTY

Illustration to By-law #2017-178Z
 Note: This is for information purposes only and does not form a part of the By-law.



Growth and Development Department

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Subject Property being Part of PIN 73478-0809, Parcel 11257 SES, Parts 1 to 3, Plan 53R-19865, Lot 3, Concession 5, Township of Broder, Algonquin Road, Sudbury, City of Greater Sudbury

Sketch 1 751-6/12-33 & 780-6/12004
 NTS Date: 2012 09 21