

**By-law 2017-164Z**

**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 "R3(64)", Medium Density Residential Special.

- (2) Property Description: PIN 73578-0519 (LT)  
Parcel 6013 SES  
Part of Part 1 and all of Part 2, Plan 53R-17579  
Part of Lots 11 and 12, Concession 3  
Township of Neelon, City of Greater Sudbury

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

**(III) R3(64) (Multiple residential 27 dwelling units)  
Neelon Township Maps Lot 11, Con 3; Lot 12, Con 3**

Notwithstanding any other provision hereof to the contrary, within any area designated R3(64) on the *Zone Maps*, all provisions of this by-law applicable to the "R3", Medium Density Residential *zone* shall apply subject to the following modifications:

- (i) The only permitted *uses* shall be *semi-detached dwellings*, *row dwellings* and related *accessory uses*;
- (ii) A maximum of 27 *dwelling units* shall be permitted; and,
- (iii) The minimum *setback* from Lots 17 to 22, Plan 53M-1370 shall be 7.5 metres

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.

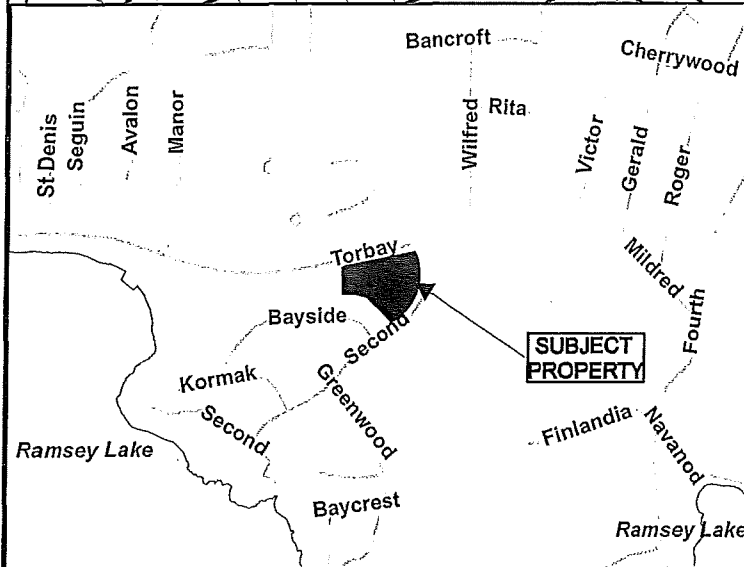
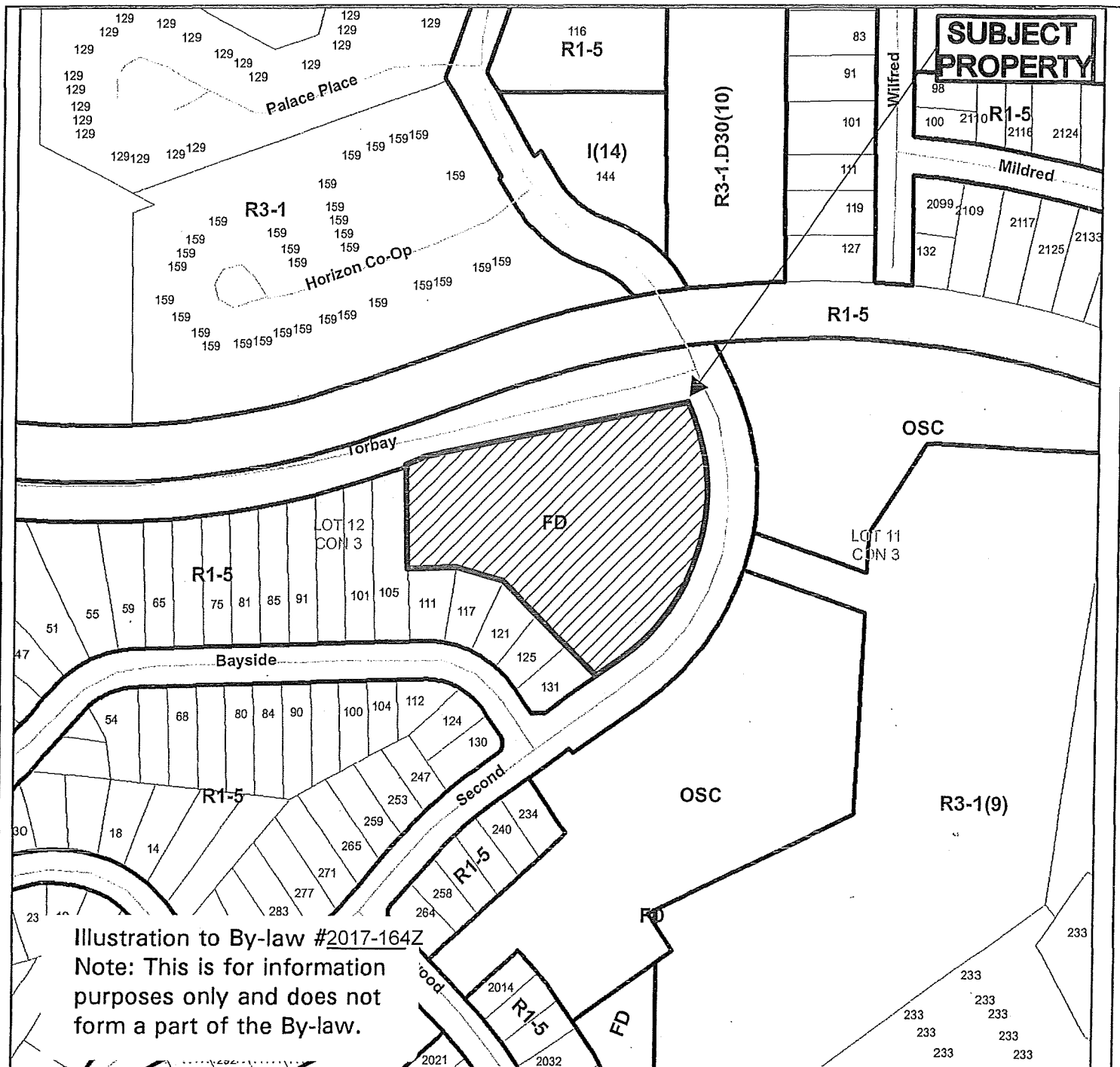
If these materials have been received within that time, this By-law shall not come into force until the appeal has been disposed of by the Ontario Municipal Board.

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 September, 2017

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk



## Growth and Development Department



Subject Property being PIN 73578-0519,  
Pcl. 6013 SES, Part 2 & part of Part 1,  
Plan 53R-17579, Lots 11 & 12, Con. 3,  
Twp. of Neelon, Second Ave, Sudbury,  
City of Greater Sudbury

NTS  
Sketch 1

751-06/15-06  
Date: 2015 02 23