

**By-law 2020-63Z**

**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** 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 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 described lands from "RU(27)", Rural Special to "R1-5(20)", Low Density Residential One Special;

- (2) Property Description: Part of PIN 73350-0043(LT)  
Part 7, Plan 53R-21310  
Part of Lot 4, Concession 2  
Township of Balfour, City of Greater Sudbury

2. That the following paragraph be added to Part 11, Section 1, Subsection (5):

**(t) R1-5(20) (EASTERLY INTERIOR SIDE YARD FOR A  
RESIDENTIAL BUILDING)  
Balfour Township Maps 2 & 6**

Notwithstanding any other provision hereof to the contrary, within any area designated R1-5(20) on the *Zone Maps*, all provisions of this By-law applicable to R1-5 Zones shall apply subject to the following modification:

- (i) That a minimum easterly *interior side yard setback* to a residential building of 26 metres is *required*.

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 described lands from "RU(27)", Rural Special and "R1-5(6)", Low Density Residential One Special to an amended "R1-5(6)", Low Density Residential One Special;

- (2) Property Description: Part of PINs 73350-0043(LT) & 73348-0237(LT)  
Part of Parcels 1412 & 2204  
Parts 1 to 6 and Parts 13, 14 and 20, Plan 53R-21310  
Part of Lots 3 & 4, Concession 2  
Township of Balfour, City of Greater Sudbury

4. That Part 11, Section 1, Subsection (5), Paragraph (f) be deleted entirely and replaced with the following:

**(f) R1-5(6) (MINIMUM LOT AREA, FRONTAGES & SETBACK  
FROM SEWAGE TANKS)  
Balfour Township Maps 2 & 6**

Notwithstanding any other provision hereof to the contrary, within any area designated R1-5(6) on the *Zone Maps*, all provisions of this By-law applicable to R1-5 Zones shall apply subject to the following modifications:

- (i) That a minimum *setback* of 150 metres to any *residential building* from the sewage treatment tanks located on Part 1, Reference Plan 53R-4758 shall be *required*;
- (ii) That the following *development* standards apply:
  - (a) Parts 6 and 13, Reference Plan 53R-21310:
    - Minimum *Lot Area* of 1.8 hectares is *required*; and,
    - Minimum *Lot Frontage* of 25 metres is *required*.
  - (b) Parts 1 to 4, Reference Plan 53R-21310
    - Minimum *Lot Area* of 1.5 hectares is *required*; and,
    - Minimum *Lot Frontage* of 54 metres is *required*.
  - (c) Parts 5, 14 and 20, Reference Plan 53R-21310
    - Minimum *Lot Area* of 0.8 hectares is *required*; and,
    - Minimum *Lot Frontage* of 20 metres is *required*.

5. The applicant, a person or public body who, before the by-law was passed, made oral submissions at a public meeting or written submissions to the council, or the Minister may appeal the passage of this By-law to the Local Planning Appeal Tribunal by filing with the City Clerk, within 20 days of the giving of notice of passage of the By-law by the City Clerk:

- (a) a Notice of Appeal;

- (b) an explanation of how the by-law is inconsistent with a policy statement issued under subsection 3(1) of the *Planning Act*, fails to conform with or conflicts with a provincial plan or fails to conform with an applicable official plan; and
- (c) the fee prescribed under the *Local Planning Appeal Tribunal Act, 2017*.

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 all appeals have been withdrawn or finally disposed of and except for those parts repealed or amended, and in such case it shall be deemed to have come into force on the day it was passed.

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

**Read and Passed in Open Council** this 10<sup>th</sup> day of March, 2020

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk

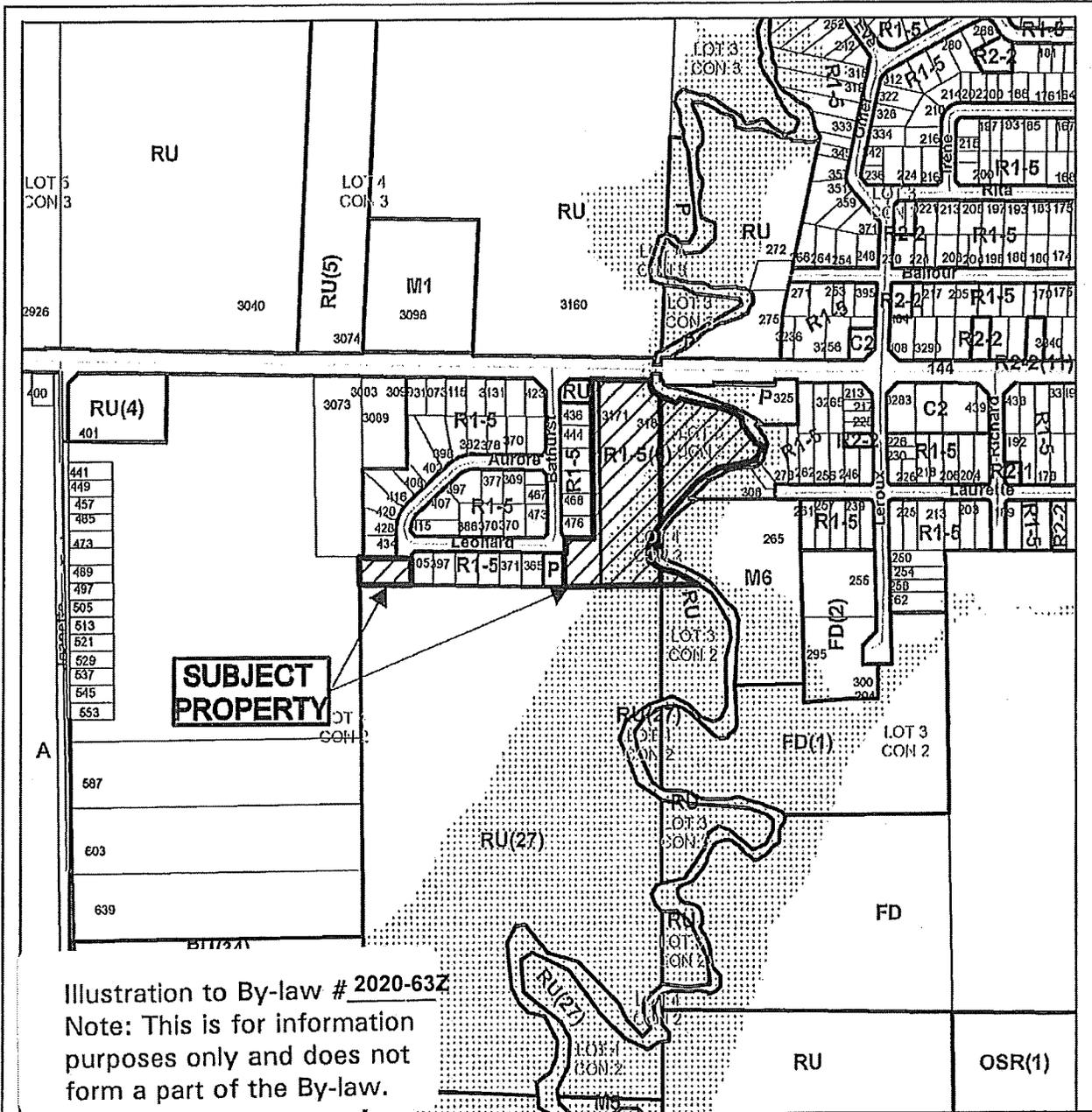
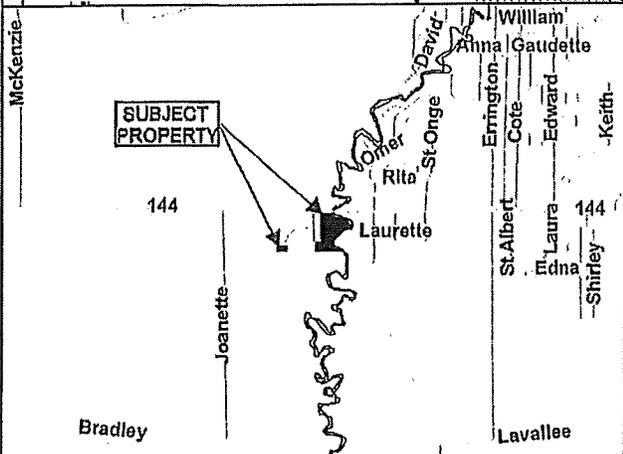


Illustration to By-law # 2020-63Z  
 Note: This is for information purposes only and does not form a part of the By-law.



**Growth and Development Department**

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Subject Property being Part of PINs 73350-0043 & 73348-0237, Part of Parcels 1412 & 2204, Lots 3 & 4, Concession 2, Township of Balfour, Highway 144, Chelmsford, City of Greater Sudbury

NTS 751-5/14-07  
 Sketch 1 Date: 2014 08 21