

By-law 2017-67Z

**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 "R3-1(27)", Medium Density Residential Special;

(2) Property Description: Part of PIN 73560-1248 (LT)
Parts 3 to 8, Plan 53R-20805
Part of Lot 4, Concessions 3 and 4
Township of Neelon, City of Greater Sudbury

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

**(aa) R3-1(27) (APARTMENT BUILDING)
Neelon Township Maps 2 and 4**

Notwithstanding any other provision hereof to the contrary, within any area designated R3-1(27) on the *Zone Maps*, all provisions of this By-law applicable to R3-1 *Zones* shall apply subject to the following modification:

i) No *main buildings or structures* shall be permitted on Parts 6, 7 and 8, Plan 53R-20805.

3. That the following row be added to Part 13, Section 3.3, Table 13.1 as follows:

Symbol	Application	Property/Legal Description	Conditions for Removal	Date Enacted	Date Removed
H44	Adequate water services	Parts 3 to 8, Plan 53R-20805, Lot 4, Concessions 3 & 4, Township of Neelon	<p>The only permitted use of the subject property until such time as the "H" Holding designation has been removed by <i>Council</i> shall be those uses permitted in the FD, Future Development Zone. The "H44" Holding Symbol in this By-law shall only be removed by <i>Council</i> of the City of Greater Sudbury pursuant to Section 36 of the Planning Act, R.S.O. 1990, C.P. 13, provided that the following condition is first satisfied:</p> <p>1. That the owner shall have entered into a servicing agreement with the City of Greater Sudbury respecting improvements to the municipal water supply system to provide adequate flows of domestic water and fire protection to the subject lands to the satisfaction of the General Manager of Growth & Infrastructure.</p>	April 11, 2017	

4. 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.

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

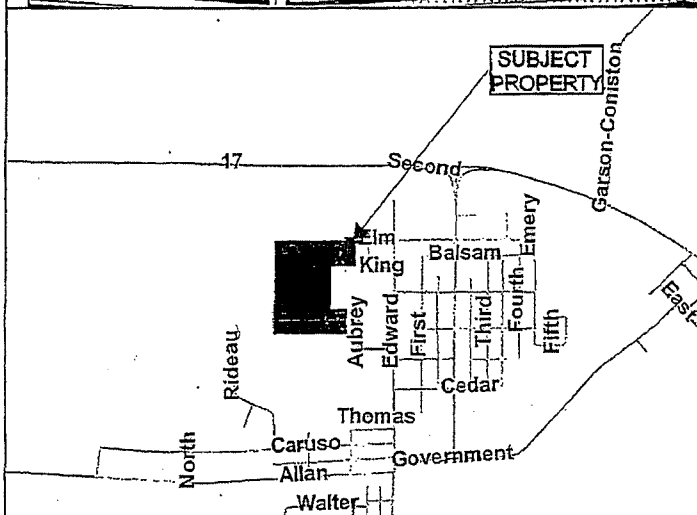
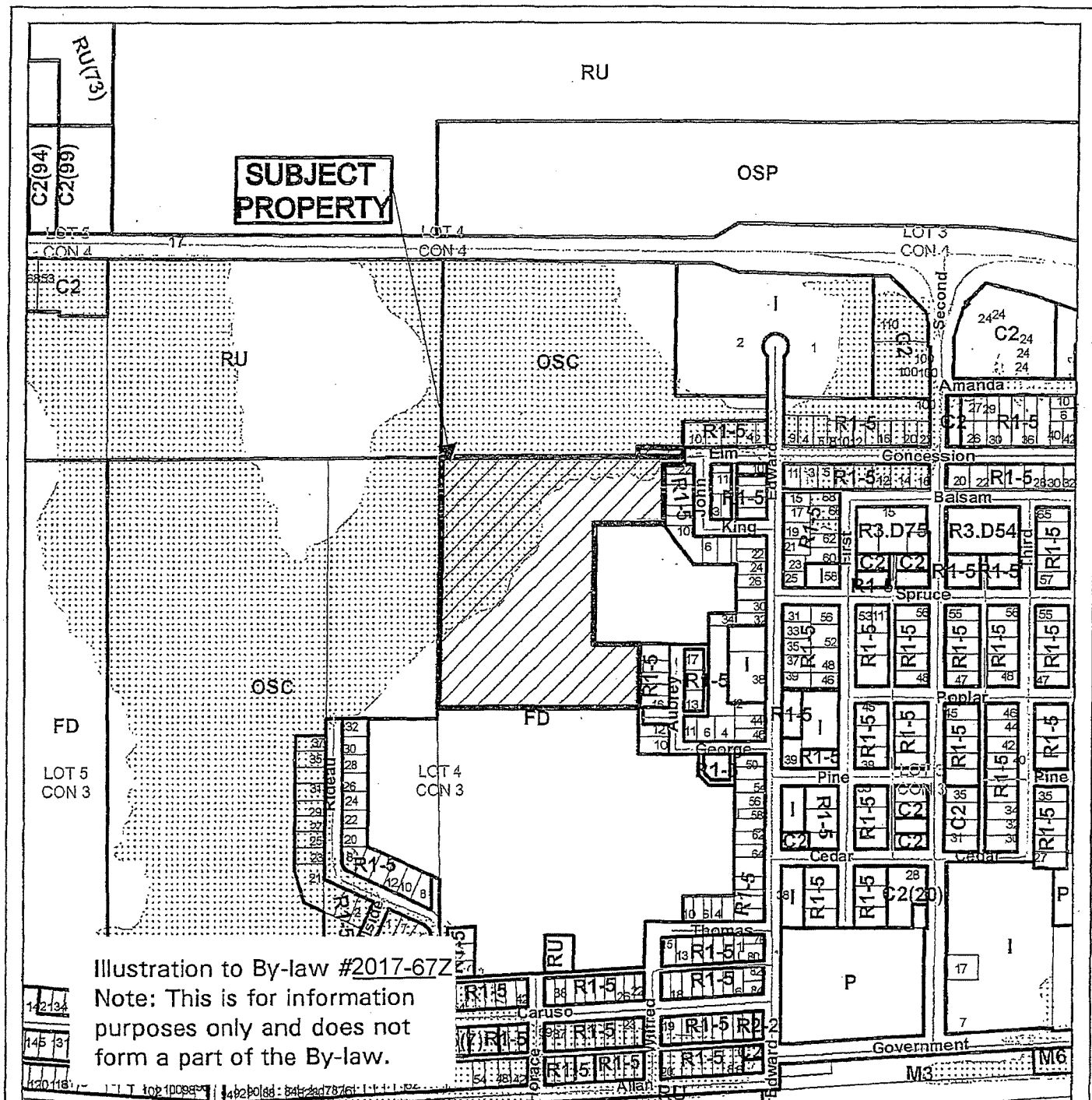
Read and Passed in Open Council this 11th day of April, 2017



Mayor



Deputy Clerk



Growth and Development Department



Subject Property being Part of PINs 73561-0035 & 73560-1248, Lot 4, Con. 3 & 4, Twp. of Neelon, Elm Street, Coniston, City of Greater Sudbury

NTS
Sketch 1

751-3/14-2
Date: 2014 07 16