

**By-law 2016-244Z**

**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 "R4.D216", High Density Residential to "R4.D260(8)", High Density Residential Special.

- (2) Property Description: Part of PIN 02127-0182 (LT)  
Parts 1 and 2, Plan 53R-3813  
Part of Lot 5, Concession 5  
Township of McKim, City of Greater Sudbury

2. That the following paragraph be added to Part 11, Section 1, Subsection (12):

- (h) **R4.D260(8) (High Density Residential)**  
**McKim Township Map Lot 5, Con 5; Lot 5, Con 4; Lot 6,**  
**Con 5; Lot 6, Con 4.**

Notwithstanding any other provision hereof to the contrary, within any area designated R4.D260(8) on the *Zone Maps*, all provisions of this By-law applicable to the "R4", High Density Residential *Zones* shall apply subject to the following modifications:

- i) A minimum 0.5 *parking space per dwelling unit* shall be required for a *multiple dwelling* located on Part 1, Plan 53R-3813;
- ii) The *required court* shall be a minimum 11 metres between *buildings*;
- iii) The location of the existing *multiple dwelling* on Part 2, Plan 53R-3813 shall be permitted.

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 by Official Plan Amendment #80.

**Read and Passed in Open Council** this 13th day of December, 2016

  
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Mayor  
Clerk

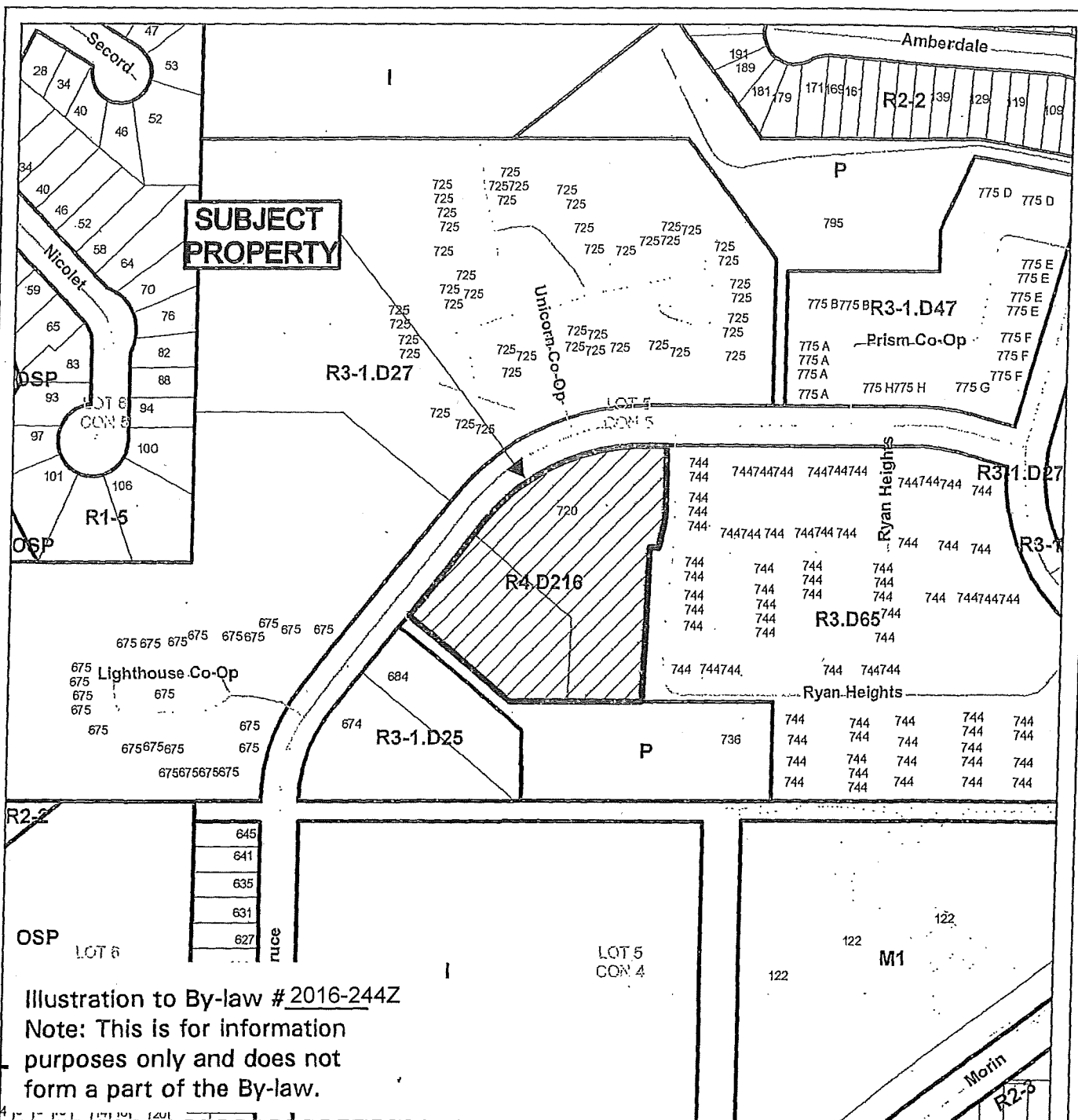
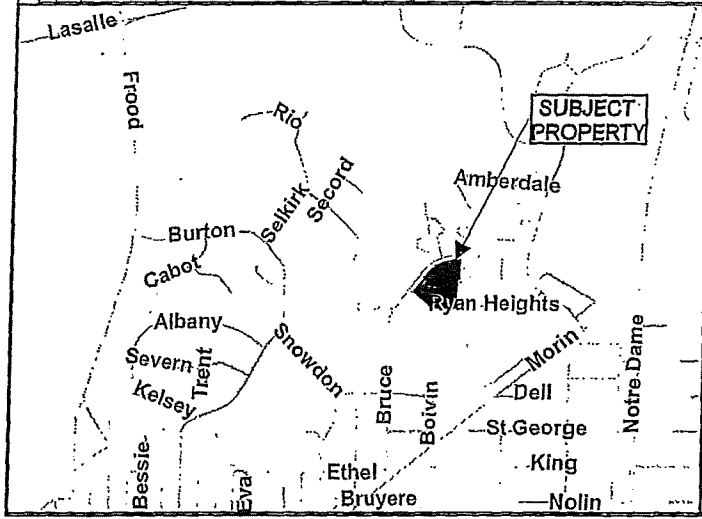



Illustration to By-law # 2016-244Z  
 Note: This is for information purposes only and does not form a part of the By-law.





### Growth and Development Department

Subject Property being part of PIN 02127-0182,  
 Parts 1 & 2, Plan 53R-3813,  
 Lot 5, Con 5, Twp. of McKim,  
 720 Bruce Avenue, Sudbury,  
 City of Greater Sudbury

NTS  
Sketch 1

751-6/16-18 & 701-6/16-11  
 Date: 2016 07 06