

**ZONING BY-LAW AMENDMENT**

**PART OF LOT 8, CONCESSION V  
PCL 30832 AND PCL 30832 PT  
LOTS 6 AND 7, PLAN M-80**

**ALBERT STREET  
TOWN OF ESPANOLA**

Prepared for:

**TOWN OF ESPANOLA**

16 August 2013

**J.L. RICHARDS & ASSOCIATES LIMITED**

Engineers • Architects • Planners

217-469 Bouchard Street

Sudbury, Ontario

P3E 2K8

JLR 24749-16

## **EXPLANATORY NOTE**

The purpose of this Zoning By-law Amendment is to rezone the property located on Part of Lot 8, Concession V, Pcl 30832 and Pcl 30832 Pt; Lots 6 and 7, Plan M-80, Albert Street, Town of Espanola from Residential First Density (R1) to Residential Second Density Special Exception Two (R2-2) in order to permit a semi-detached dwelling on each lot with reduced side yard setbacks.

**THE CORPORATION OF THE TOWN OF ESPANOLA**

By-law No. 2542/13

Being a By-law to amend By-law No. 2368/11

WHEREAS By-law No. 2368/11 regulates the use of land and the use and erection of buildings and structures within the Town of Espanola;

AND WHEREAS the Council of the Corporation of the Town of Espanola deems it advisable to amend By-law No. 2368/11 as hereinafter set forth;

NOW THEREFORE the Council of the Corporation of the Town of Espanola enacts as follows:

1. The area affected by this By-law is located in Part of Lot 8, Concession V, Pcl 30832 and Pcl 30832 Pt; Lots 6 and 7, Plan M-80, Albert Street, Town of Espanola, as indicated by the shaded tone on Schedule 'A' attached hereto and forming part of this By-law.
2. By-law No. 2368/11 is hereby amended as follows:
  - (a) Schedule 'A' of By-law No. 2368/11 is hereby amended in accordance with the provisions of this By-law.
  - (b) By-law No. 2368/11, as amended, is hereby further amended by adding the following clause, immediately after Section 16.5 a):
    - c) R2-2


Notwithstanding the provisions of Sections 6.3 to the contrary, on the land zoned R2-2, may be used in accordance with the following provisions:

Side Yard (minimum)                      1.23 m

3. This By-law shall come into full force and effect in accordance with the Planning Act, R.S.O. 1990.

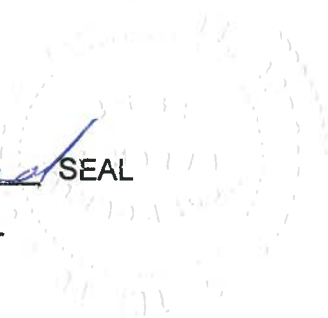
READ a first and second time this 8 day of October, 2013.

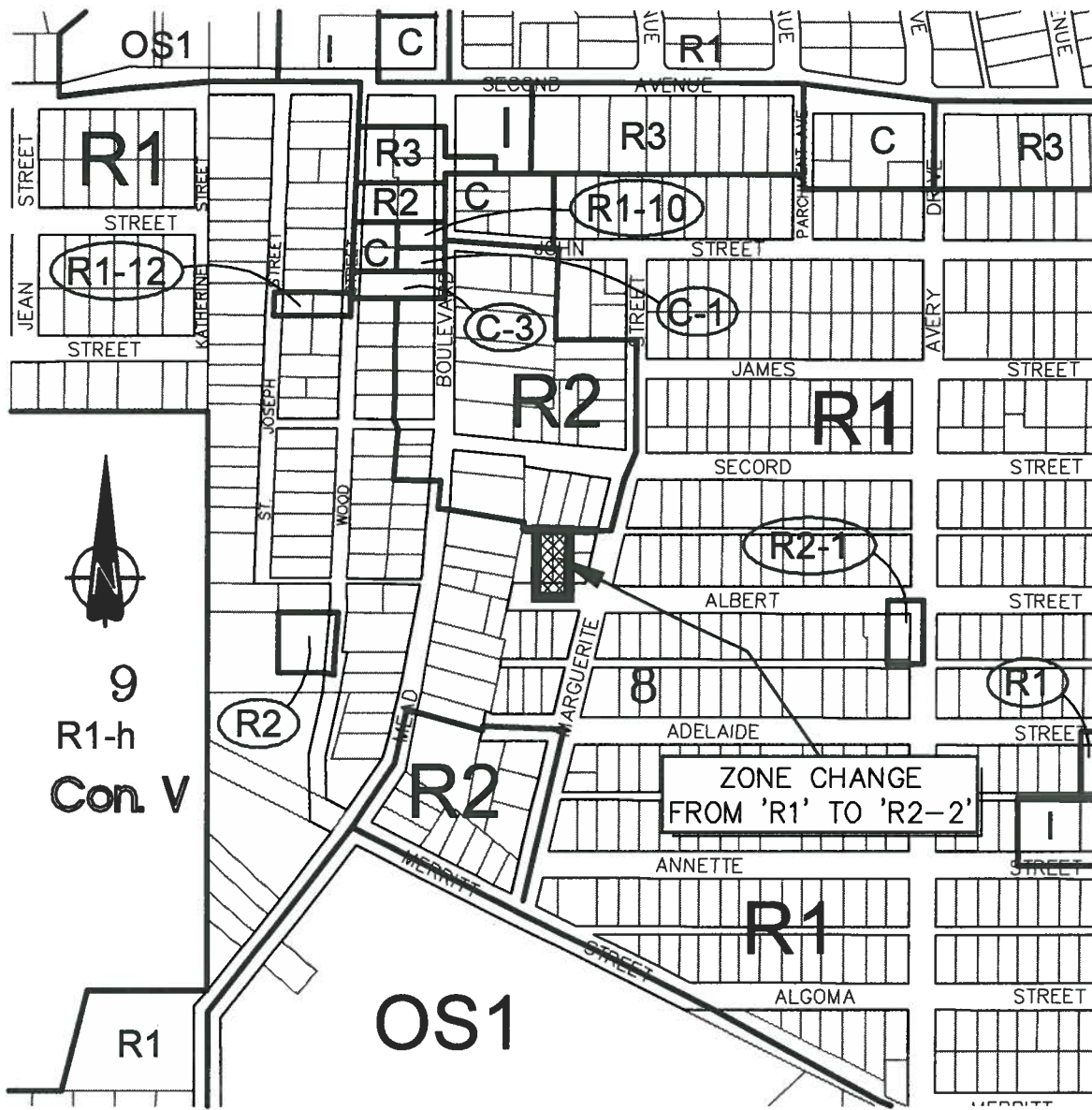
READ a third time and finally passed this 8 day of October, 2013.

  
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Mike Lehoux  
Mayor

  
\_\_\_\_\_  
Cynthia Townsend, CA, CMA  
Clerk-Treasurer / Administrator

SEAL





Area(s) Affected by this By-law

Residential Second Density  
 - special exception 2 (R2-2)



Certificate of Authentication

This is Schedule "A" to By-law No. 2542/13  
 passed this 8 day of October 2013.

*Mike Laboue* Mayor  
*Cathy Townsend* Clerk

Schedule "A"  
 to By-law No. 2542/13

Part of Lot 8, Concession V, Pcl 30832 and Pcl  
 30832 Pt; Lots 6 & 7, Plan M-80, Albert Street  
 Town of Espanola

Prepared: 26/08/2013  
 Scale 1:5000



**JR** J.L.Richards  
 ENGINEERS - ARCHITECTS - PLANNERS

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