

ZONING BY-LAW AMENDMENT
PART OF LOT 9, CONCESSION V
PLAN 53M1214, BLKS 28 TO 33 AND PCL 6356

QUEENSWAY AVENUE
TOWN OF ESPANOLA

Prepared for:

TOWN OF ESPANOLA

27 November 2013

J.L. RICHARDS & ASSOCIATES LIMITED
Engineers • Architects • Planners
217-469 Bouchard Street
Sudbury, Ontario
P3E 2K8

JLR 24749-17

EXPLANATORY NOTE

The purpose of this Zoning By-law Amendment is to rezone the property located on Part of Lot 9, Concession V, Plan 53M1214, Blks 28 to 33 and Pcl 6356, Queensway Avenue, Town of Espanola from from Residential First Density Holding (R1-h) to Residential Third Density Special Exception Two Holding (R3-2-h) and Residential Third Density Holding Special Exception Three (R3-3-h) in order to permit a subdivision to include an apartment building, medical office, quadplexes, and duplexes. The exception zones allow a medical office, accessory to a permitted residential use, and allow for reduced lot frontages. Prior to any development, the applicant will need to remove the holding symbol once capacity is confirmed and full municipal services are in place. The holding symbol indicates that any development will need to be reviewed and subject to approval of the Town's Fire Chief with respect to providing additional access. An application to the Town for a Plan of Subdivision or Condominium will also need to be submitted and approved prior to development.

THE CORPORATION OF THE TOWN OF ESPANOLA

By-law No. 2564/13

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 9, Concession V, Plan 53M1214, Blks 28 to 33 and Pcl 6356, Queensway Avenue, 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 7.5 a):
 - b) R3-2

Notwithstanding any other provisions of Sections 3.9, 7.2 and 7.3 to the contrary, on the lands zoned R3-2:

- i. A medical office, accessory to a permitted residential use, shall also be permitted;
- ii. Notwithstanding any provisions to the contrary, of Section 7.3b), an apartment building may be developed with 0.0 m frontage on a public road;
- iii. A quadplex will be developed in accordance with the provisions of Section 7.3b);
- iv. Notwithstanding any provisions to the contrary, of Section 7.3b), an apartment building may be developed in accordance with the following: All Yard Requirements 3.0 m.

c) R3-3

Notwithstanding any other provisions of Section 7.3 to the contrary, on the lands zoned R3-3, the following zone requirements shall apply:

Lot Frontage (minimum): 20 m

A Quadplex shall be developed in accordance with the provisions of Section 7.3b).

(c) By-law No. 2368/11, as amended, is hereby further amended by adding the following clause, immediately after Section 7.6 b):

c) Queensway Ave, Lot 9, Con. V; Plan 53M1214, Blks 28 to 33 and Pcl 6356


No building or structure shall be permitted until such time as the holding suffix "-h" is removed by By-law Amendment. The removal of the "-h" shall occur when the following conditions are fulfilled to the satisfaction of the Town of Espanola:

- i) That full municipal services are available or are approved and under construction to service the lands;
- ii) That the Town has capacity at the sewage and water treatment plants for the proposed development; and
- iii) That the development plan has been reviewed and approved by the Town's Fire Chief with respect to providing additional access.


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 10th day of December, 2013.

READ a third time and finally passed this 10th day of December, 2013.

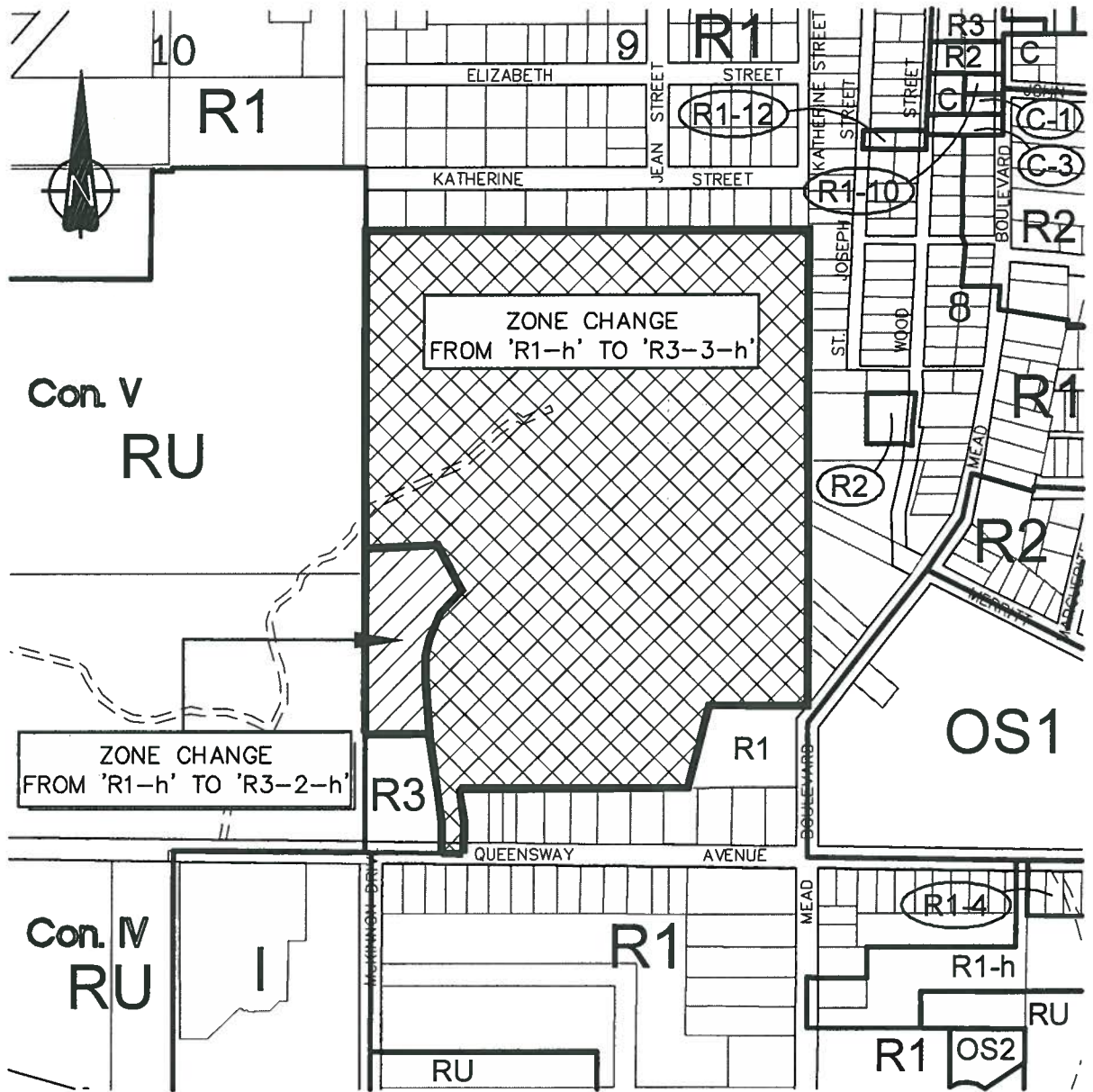


Mike Lehoux
Mayor



Cynthia Townsend, CA, CMA
Clerk-Treasurer / Administrator

SEAL



Con. V
RU

ZONE CHANGE
FROM 'R1-h' TO 'R3-2-h'

Con. IV
RU

Area(s) Affected by this By-law

Residential Third Density
- special exception 3
- holding (R3-3-h)



Residential Third Density
- special exception 2
- holding (R3-2-h)



Certificate of Authentication

This is Schedule "A" to By-law No. 2564/13
passed this 10th day of December 2013.

Mick Lehane
Mayor

Christine Tinsford
City

Schedule "A"
to By-law No. 2564/13

ESPANOLA VILLAGE
Part Lot 9, Concession V, Queensway Avenue
Town of Espanola

Prepared: 13/11/2013
Scale 1:6000

