

**ZONING BYLAW AMENDMENT**

**PART OF LOT 8, CONCESSION V, MERRIT TWP;  
ADELAIDE STREET  
TOWN OF ESPANOLA**

Prepared for:

**TOWN OF ESPANOLA**

11 March 2015

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

Engineers • Architects • Planners

314 Countryside Drive

Sudbury, ON

P3E 6G2

JLR 26773-01

## **EXPLANATORY NOTE**

The purpose of this Zoning Bylaw Amendment is to rezone the affected property from the Residential First Density (R1) Zone to the Residential Second Density Special Exception Three (R2-3) Zone in order to permit two proposed semi-detached dwelling units. The exception recognizes a reduced corner lot area.

**THE CORPORATION OF THE TOWN OF ESPANOLA**

Bylaw No. 2645/15

Being a Bylaw to amend Bylaw No. 2368/11

WHEREAS Bylaw 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 Bylaw No. 2368/11 as hereinafter set forth;

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

1. The property affected by this Bylaw is located in Part of Lot 8, Concession V; Adelaide Street, Town of Espanola, as indicated by the shaded tone on Schedule 'A' attached hereto and forming part of this Bylaw.
2. Bylaw No. 2368/11 is hereby amended as follows:
  - (a) Schedule 'A' of Bylaw No. 2368/11 is hereby amended by rezoning the affected property from the Residential First Density (R1) Zone to the Residential Second Density Special Exception Three (R2-3) in accordance with the provisions of this Bylaw.
  - (b) Bylaw No. 2368/11, as amended, is hereby further amended by adding the following clause, immediately after Section 6.5 b):
    - c) R2-3


Notwithstanding the provisions of Sections 6.3 to the contrary, the land zoned R2-3 may be used in accordance with the following provisions:


Lot Area (minimum)	350 m <sup>2</sup> /unit
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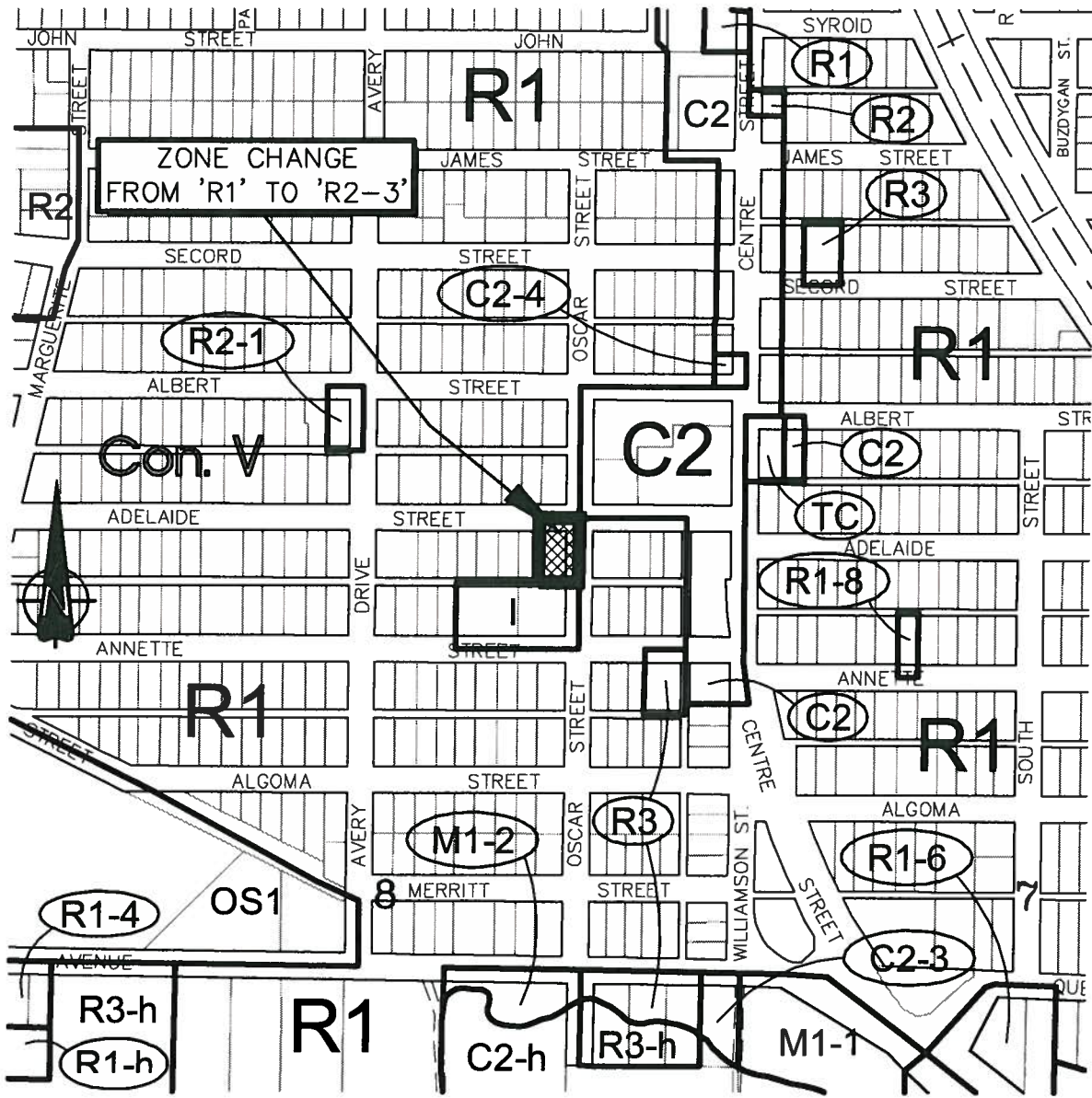
3. This Bylaw shall come into full force and effect in accordance with the *Planning Act*, R.S.O. 1990.

READ a first and second time this 13<sup>th</sup> day of October, 2015.

READ a third time and finally passed this 13<sup>th</sup> day of October, 2015.

  
SEAL  
Ron Piche  
Mayor

  
Cynthia Townsend, CA, CMA  
Clerk-Treasurer / Administrator



Area(s) Affected by this By-law

Residential Second Density  
 - special exception 3 (R2-3)



Certificate of Authentication

This is Schedule "A" to By-law No. 2645/15  
 passed this 3 day of October 2015.

*[Signature]*  
 Mayor

*[Signature]*  
 Clerk

Schedule "A"  
 to By-law No. 2645/15

Part Lot 8, Concession V; Merritt Township  
 Lot 36, Plan M173, PCI 11510 Pt, Adelaide St. Espanola

Prepared: 13/03/2015  
 Scale 1:5000



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