

ZONING BYLAW AMENDMENT

**MERRITT C5 L8 PLAN M74 PT OF EAST PT L94 53R11258 PT 1PCL 10381,
417 Centre Street**

TOWN OF ESPANOLA

TOWN OF ESPANOLA

25 June 2015

EXPLANATORY NOTE

The purpose of this Zoning Bylaw Amendment is to rezone the affected property from the Special Industrial - Commercial (M1) to the Highway Commercial – Special Exception Six (C2 - 6) Zone in order to permit four dwelling units and to recognize existing uses on the lot. The exception will also recognize the existing reduced yard requirements associated with the residential use.



THE CORPORATION OF THE TOWN OF ESPANOLA

Bylaw No 2665/15
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:

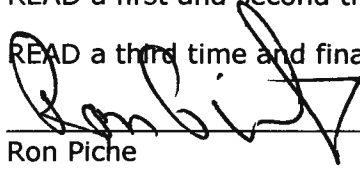
1. The property affected by this Bylaw is located as follows:
MERRITT C5 L8 PLAN M74 PT OF EAST PT L94 53R11258 PT 1PCL 10381,
417 Centre Street

And are 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 properties from the Special Industrial - Commercial (M1) to the Highway Commercial – Special Exception Six (C2 - 6) in accordance with the provisions of this Bylaw.
 - (b) Bylaw 2368/11, as amended, is further amended by adding the following clause, immediately following 14.5 e)

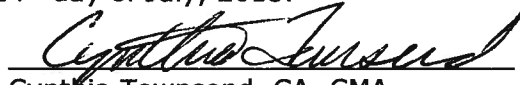
14.5 Special Exception Zones:
 - (f) Notwithstanding the provisions of Section 14.1 through 14.4 to the contrary, on the land zoned as C2-6, located in MERRITT C5 L8 PLAN M74 PT OF EAST PT L94 53R11258 PT 1PCL 10381, 417 Centre Street the following provisions shall apply:
 - i) Permitted shall include:
 - All uses listed in 14.2;
 - Four dwelling units
 - Existing Shed
 - ii) Front Yard (minimum): 1.8m
Side Yard (minimum): 2.1m
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 14^h day of July, 2015.

READ a third time and finally passed this 14th day of July, 2015.

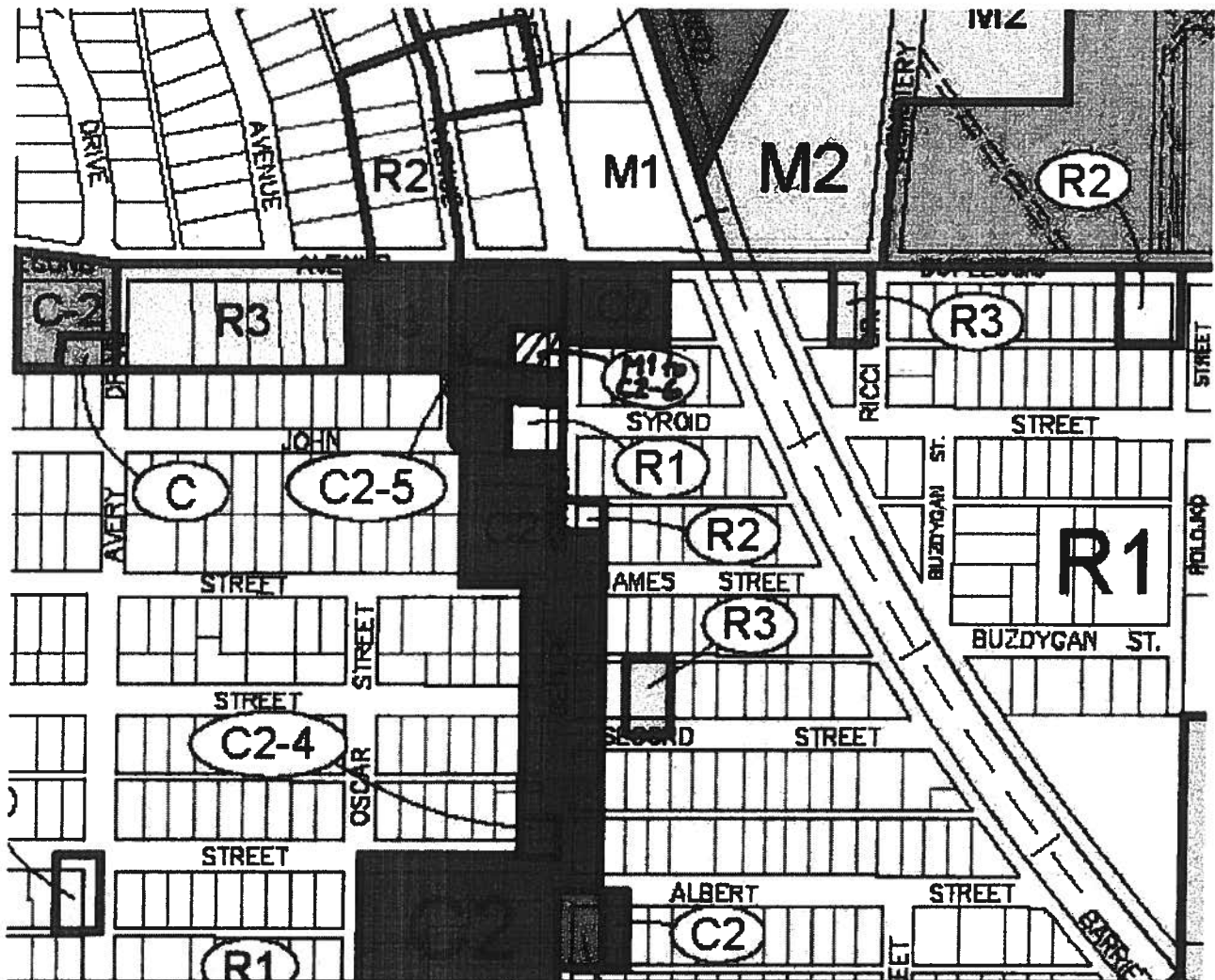


Ron Piche
Mayor



Cynthia Townsend, CA, CMA
Clerk-Treasurer / Administrator

SEAL



Areas affected by this Bylaw

Highway Commercial - Special Exception 6 

Certificate of Authentication

This is Schedule "A" to By-law No. 2665/15
 passed this 14th day of July, 2015.


 Mayor


 Clerk Treasurer/Administrator

**Schedule "A" to By-law
 No. 2665/15**

Town of Espanola
 MERRITT C5 L8 PLAN M74 PTOF EAST
 PT L94 53R11258 PT 1 PCL 10381,
 417 Centre Street

Prepared: 06/16/2015

