

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

September 17, 2015

EXPLANATORY NOTE

The purpose of this Zoning Bylaw Amendment is to rezone the affected property from the Highway Commercial Special Exception Six (C2-6) to the Residential Third Density - Special Exception Two (R3 - 2) Zone in order to Zone the property for Residential Use Only with no Commercial Use permitted. Exceptions previously permitted in C2-6 will also apply which recognizes existing reduced yard requirements associated with the residential use.



THE CORPORATION OF THE TOWN OF ESPAÑOLA

Bylaw No2678/15
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 property from the Highway Commercial – Special Exception Six (C2 - 6) to Residential Third Density Special Exception Two (R3 - 2) in accordance with the provisions of this Bylaw.
- (b) Bylaw 2368/11, as amended, is further amended by adding the following clause, immediately following 7.5 a)

7.5 Special Exception Zones:

- (b) Notwithstanding the provisions of Section 7.3 b), on the land zoned as R3-2, located in MERRITT C5 L8 PLAN M74 PT OF EAST PT L94 53R11258 PT 1PCL 10381, 417 Centre Street the following provisions shall apply:

Front Yard (minimum): 1.8m
Side Yard (minimum): 2.1m

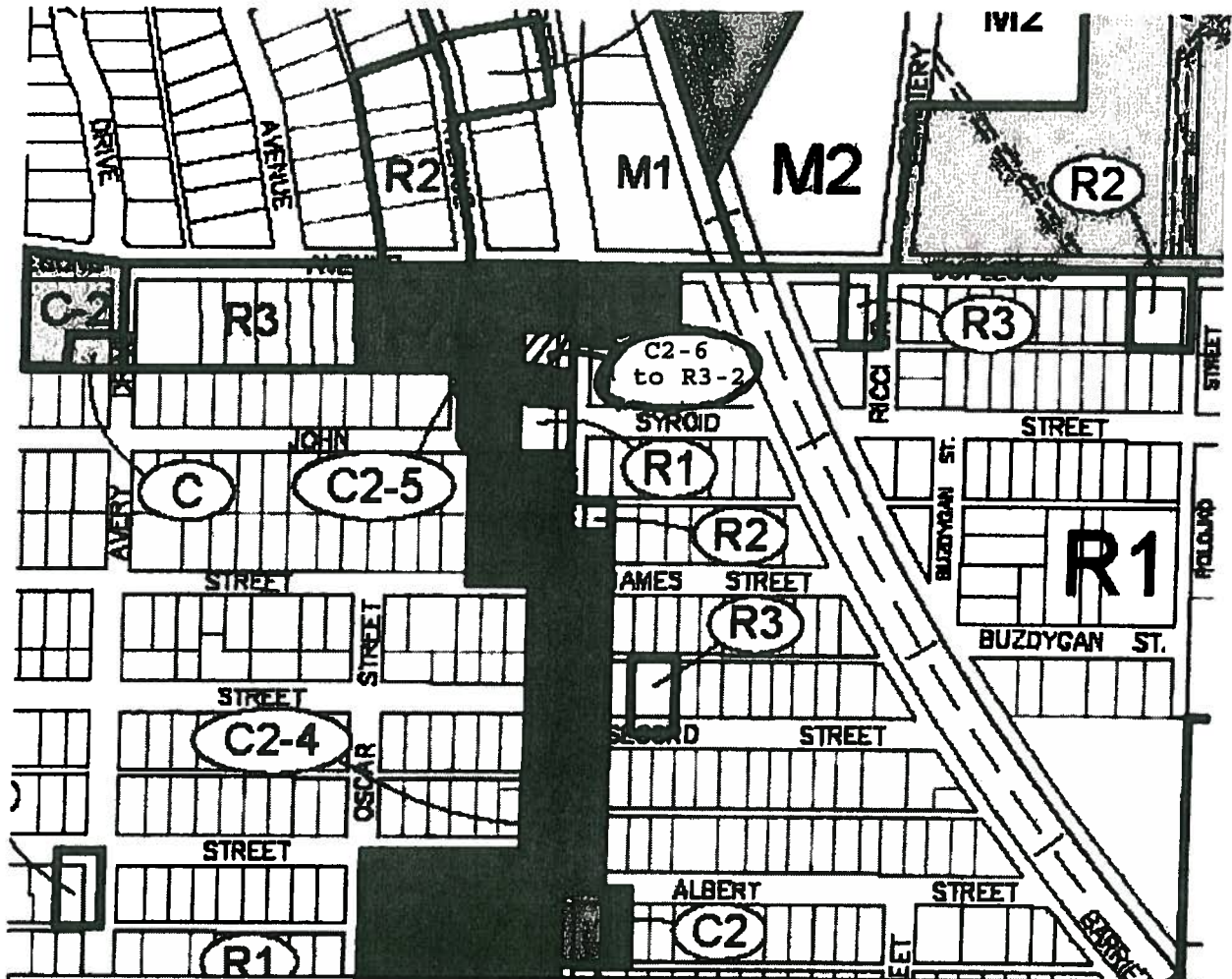
3. This Bylaw shall come into full force and effect in accordance with the *Planning Act*, R.S.O. 1990.

READ a first, second and third and finally passed this 13th day of October, 2015.


Ron Piche
Mayor

SEAL


Cynthia Townsend, CA, CMA
Clerk-Treasurer / Administrator



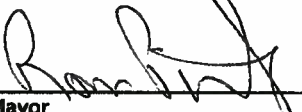
Areas affected by this Bylaw

Residential Third Density
Special Exception Two



Certificate of Authentication

This is Schedule "A" to By-law No. 2678/15
passed this 13th day of October, 2015.



Mayor



Clerk Treasurer/Administrator

**Schedule "A" to Bylaw
No. 2678/15**

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

Prepared:

