

ZONING BYLAW AMENDMENT

**MERRITT CON V LOT 8 PCL 11062
PLAN M66 PT LOT 92
516 Centre Street**

TOWN OF ESPANOLA

July 7, 2017

EXPLANATORY NOTE

The purpose of this Zoning Bylaw Amendment is to rezone the property located on Concession V Lot 8 PCL 11062 Plan M66 PT Lot 92, 516 Centre Street from the Highway Commercial (C2) to the Residential First Density – Special Exception Eleven (R1 - 14) in order to Zone the property for Residential Use Only with no Commercial Use permitted. The Bylaw also recognizes existing reduced yard setbacks.



THE CORPORATION OF THE TOWN OF ESPAÑOLA

Bylaw No. 2798/17
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 CON V LOT 8 PCL 11062 PLAN M66 PT LOT 92, 516 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 (C2) to Residential First Density Special Exception Eleven (R1 - 14) in accordance with the provisions of this Bylaw.
 - (b) Bylaw 2368/11, as amended, is further amended by adding the following clause, immediately following 5.5 l)
- 5.5 Special Exception Zones:
- m) R1-14 (516 Centre St)

Notwithstanding the provisions of Section 5.3 Zone Requirements, on the land zoned as R1-14, located in MERRITT CON V LOT 8 PCL 11062 PLAN M66 PT LOT 92, 516 Centre Street, Town of Espanola, the following provisions shall apply:

Zoning Requirement:

Existing:

Lot Area (minimum)

Corner Lot 526 m²

Lot Frontage (minimum) 14.3 m

Yard Requirements (minimum)

Front Yard 1.8 m

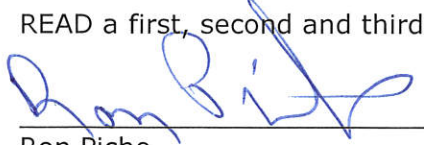
Interior Side Yard .7 m

Year Yard .3 m

Dwelling Units per Lot (maximum) 1

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 11th day of July, 2017.

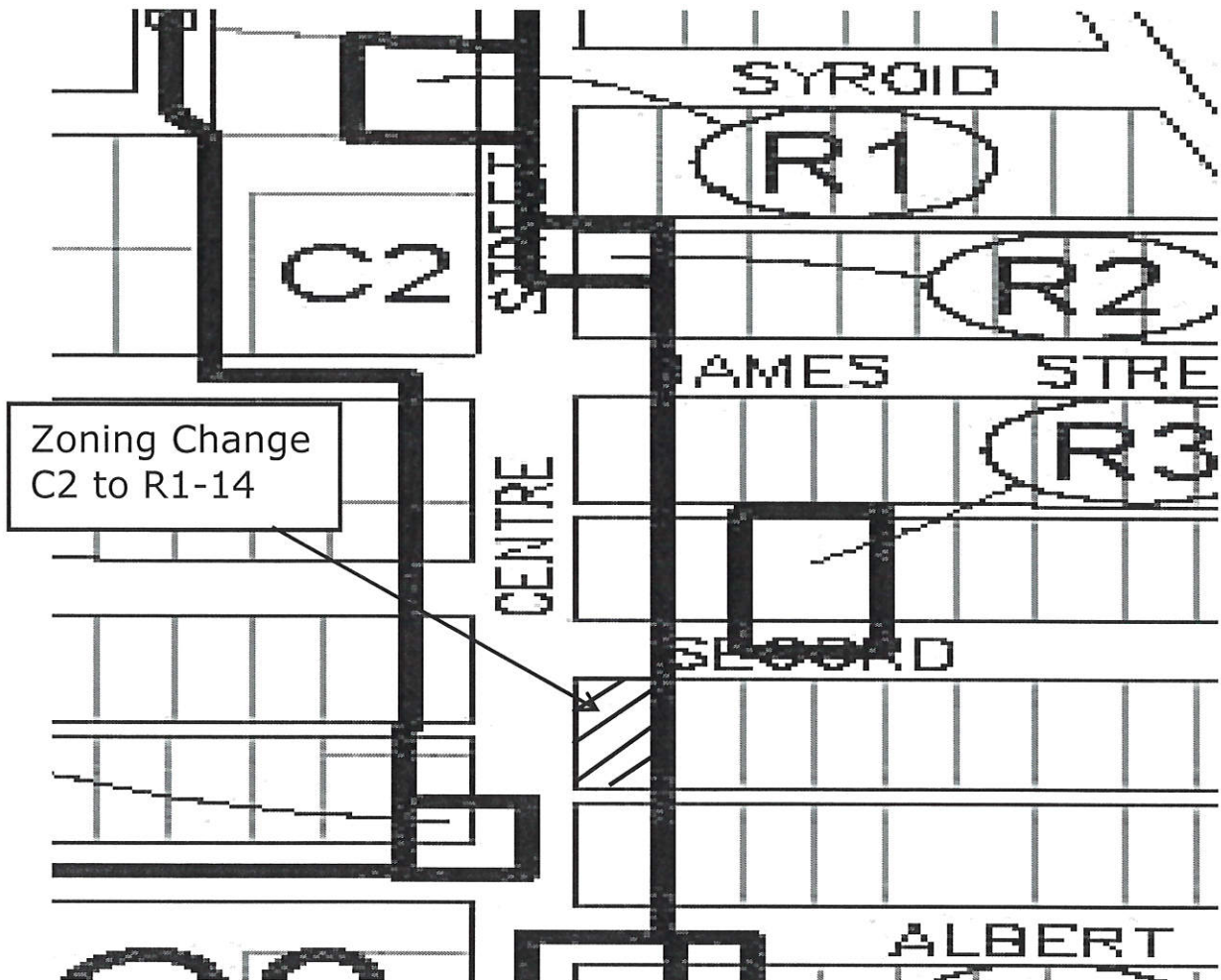


Ron Piche
Mayor



Cynthia Townsend
CAO/Treasurer

Schedule 'A'
Bylaw 2798/17



Areas Affected by this Bylaw

Residential First Density
Special Exception Fourteen (R1-14)



Schedule 'A' to Bylaw 2798/17

MERRITT CON V LOT 8 PCL 11062
PLAN M66 PT LOT 92;
516 CENTRE ST
TOWN OF ESPANOLA

Certification of Authentication

This is Schedule 'A' to Bylaw 2798/17

Passed this 17th day of July, 17

Mayor

CAO/Treasurer



Prepared: July 7, 2017

