

ZONING BYLAW AMENDMENT

**MERRITT CON 6 LOT 10 PCL
27576 RP 53R9424 PART 1
585 OLD WEBBWOOD RD
TOWN OF ESPANOLA**

Prepared for:

TOWN OF ESPANOLA

6 SEPTEMBER, 2017

EXPLANATORY NOTE

The purpose of this Zoning Bylaw Amendment is to rezone the property located on MERRITT CON 6 LOT 10 PCL 27576 RP 53R9424 PART 1, 585 OLD WEBBWOOD RD, TOWN OF ESPANOLA in part from Rural (RU) to Rural Special Exception 4 (RU-4) in order to permit automotive repair shop accessory to the Residential use as a home occupation.



THE CORPORATION OF THE TOWN OF ESPANOLA

Bylaw No. 2804/17

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 area affected by this Bylaw is located on MERRITT CON 6 LOT 10 PCL 27576 RP 53R9424 PART 1 585 Old Webbwood Rd, 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) The area show on Schedule 'B' to this Bylaw No. 2804/17 shall henceforth be zoned Rural Special Exception Four (RU-4).
 - (b) By-law No. 2368/11, as amended, is hereby further amended by adding the following clause, immediately after Section 23.5 (c)
 - (d) RU-4 (585 Old Webbwood Rd; Bylaw 2804/17)

Notwithstanding the provisions of Sections 3.12 and 23.2 to the contrary, on the land zoned RU-4, the RU requirements shall apply in the case of RU-4 and in addition to the permitted uses, an automotive repair shop accessory to a residential dwelling shall be permitted in the existing detached garage (30' x 30').

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 12th day of September, 2017.

READ a third time and finally passed this 12th day of September, 2017.

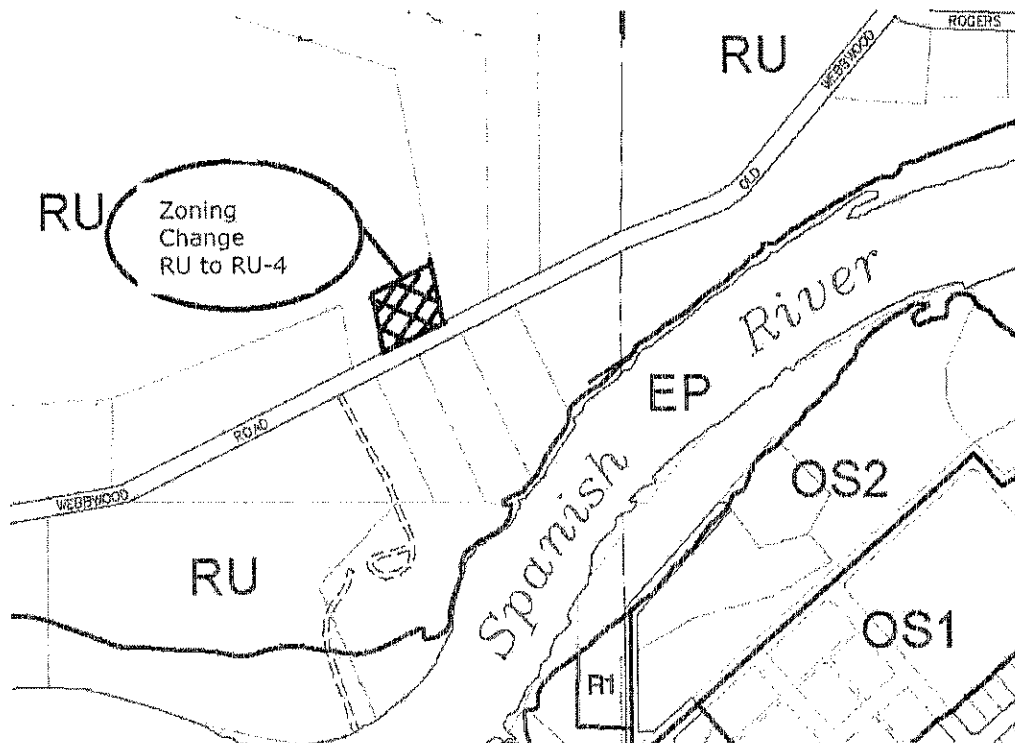


Ron Piche
Mayor



Paula Roque
Clerk

**Schedule 'A'
Bylaw 2804/17**



Areas Affected by this Bylaw

Rural Special
Exception Four (RU-4)



Certification of Authentication

This is Schedule 'A' to Bylaw 2804/17

Passed this 12th day of September, 17.

Ronnie LaRocque
Mayor Clerk

Schedule 'A' to Bylaw 2804/17

MERRITT CON 6 LOT 10 PCL 27576
RP 53R9424 PART 1
585 OLD WEBBWOOD RD
TOWN OF ESPANOLA



Prepared: September 6, 2017