

ZONING BY-LAW AMENDMENT

**PART OF LOT 8, CONCESSION V
PCL 6093 SWS
LOTS 6 AND 29 OF PLAN M63
449 MEAD BOULEVARD
TOWN OF ESPANOLA**

Prepared for:

TOWN OF ESPANOLA

8 March 2011

J. L. RICHARDS & ASSOCIATES LIMITED

Consulting Engineers, Architects & Planners
217-469 Bouchard Street
Sudbury, Ontario
P3E 2K8

JLR 24749-03

EXPLANATORY NOTE

The purpose of this Zoning By-law Amendment is to amend the zone requirements for Local Commercial Special Exception Three (C-3) in order to permit eight dwelling units and reduced parking and landscaping requirements. The exception also recognizes the existing provisions for a reduced lot frontage and yards. The C-3 zone applies to the property located on Part of Lot 8, Concession V, PCL 6093 SWS, Lots 6 and 29 of Plan M63, 499 Mead Blvd, Town of Espanola.



THE CORPORATION OF THE TOWN OF ESPANOLA

By-law No. 2341/11

Being a By-law to amend By-law No. 1100

WHEREAS By-law No. 1100 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 By-law No. 1100 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 By-law is located in Part of Lot 8, Concession V, PCL 6093 SWS, Lots 6 and 29 of Plan M63, 499 Mead Blvd, Town of Espanola, as indicated by the shaded tone on Schedule 'A' attached hereto and forming part of this By-law.
2. By-law No. 1100 is hereby amended as follows:
 - (a) Schedule 'A' of By-law No. 1100 is hereby amended in accordance with the provisions of this By-law.
 - (b) By-law 1100, as amended, is hereby further amended by deleting Section 11.5 (c) and replacing it with the following:

Special Exception Zones:

- (c) Notwithstanding the provisions of Sections 3.13, 3.24, and 11.1 through 11.4 to the contrary, on the land zoned C-3 located in part of Lot 8, Concession V, PCL 6093 SWS, Lots 6 and 29 of Plan M63, 499 Mead Blvd, in the Town of Espanola, the following provisions shall apply:
 - (i) Permitted uses shall include:
 - All uses listed in 11.2;
 - A maximum of eight (8) dwelling units;
 - Custom workshop.
 - (ii) Zone Requirements:

Lot Frontage (minimum):	18 m
Front Yard (minimum):	1.5 m
Side Yard (minimum):	0.5 m

(iii) Parking Requirements:
Commercial Uses: 2 spaces total
Residential Uses: 1 space per dwelling
unit


(iv) Landscaping Requirements:
Continuous strip of landscaped
open space adjacent to any
Residential Zone to include shrubs
and turf (minimum width): 1 m

Continuous strip of landscaped
open space in the rear yard
adjacent to any street to include
shrubs and turf (minimum width): 1 m

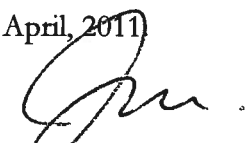
3. This By-law shall come into full force and effect in accordance with the Planning Act, R.S.O. 1990.

READ a first and second time this 12th of April 2011.

READ a third time and finally passed this 12th day of April, 2011

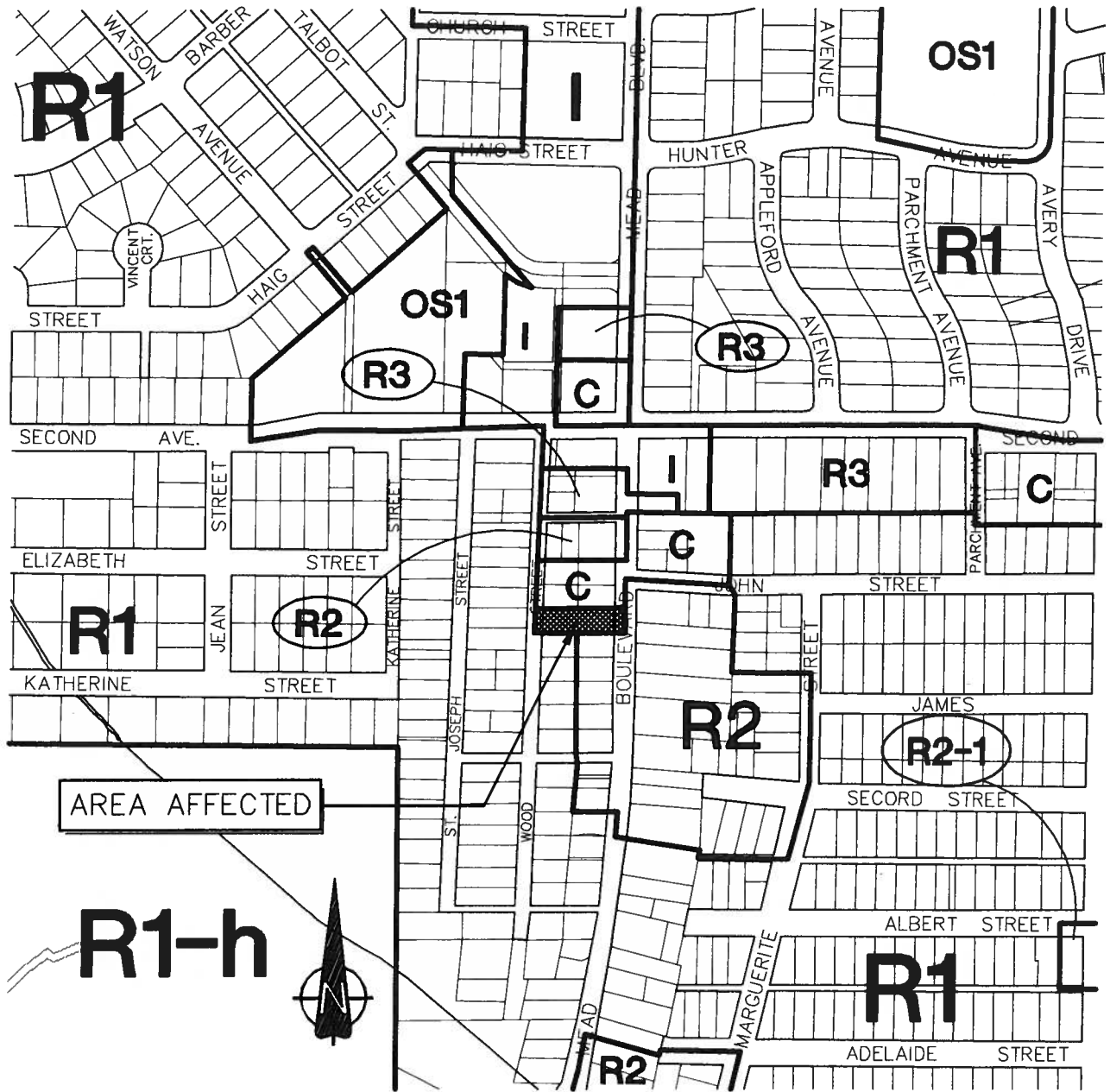


Mike Lehoux, Mayor



Joel A. MacKenzie, CMO
Clerk-Treasurer / Administrator

SEAL




AREA AFFECTED

R1-h



Area(s) Affected by this By-law

Local Commercial
 - special exception three (C-3) 

Certificate of Authentication

This is Schedule "A" to By-law No. 2341, passed this 12th day of April 2011.

Richard J. ...
 Mayor
 Clark

Schedule "A" to By-law No. 2341/11

449 Mead Boulevard
 Town of Espanola

Prepared: 02/22/11
 Scale 1:5,000

