

**ZONING BY-LAW AMENDMENT**

**PART OF LOT 11, CONCESSION IV  
PCL 12306, RP53R7980, PART 1  
FORMER TOWNSHIP OF MERRITT  
TOWN OF ESPANOLA**

Prepared for:

**TOWN OF ESPANOLA**  
100 Tudhope St, Suite 2  
Espanola, Ontario  
P5E 1S6

16 August 2011

**J. L. RICHARDS & ASSOCIATES LIMITED**  
Consulting Engineers, Architects & Planners  
217-469 Bouchard Street  
Sudbury, Ontario  
P3E 2K8

JLR 24749-07

## **EXPLANATORY NOTE**

The purpose of this Zoning By-law Amendment is to amend the zone requirements for Rural Residential Special Exception 10 (RR-10) zone in order to permit an automobile undercoating business in addition to the current permitted uses. The RR-10 zone applies to the property located on Part of Lot 11, Concession IV, PCL 12306, RP53R7980, Part 1, 2244A Lee Valley Road, former Township of Merritt, Town of Espanola.

**THE CORPORATION OF THE TOWN OF ESPANOLA**

By-law No. 2383/11

Being a By-law to amend By-law No. 2368/2011

WHEREAS The Zoning By-law for the Town of Espanola 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 The Zoning By-law for the Town of Espanola, as hereinafter set forth;

AND WHEREAS Schedule 'B' to The Zoning By-law for the Town of Espanola, delineates the zones for the lands in the rural area of the Town;

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 on Part of Lot 11, Concession IV, PCL 12306, RP53R7980, Part 1, 2244A Lee Valley Road, former Township of Merritt, Town of Espanola, as indicated by the shaded tone on Schedule 'A' attached hereto and forming part of this By-law.

2. The By-law No. 2368/2011 is hereby amended as follows:

(a) Schedule 'B' of By-law No. 2368/2011 is hereby amended in accordance with the provisions of this By-law.

(b) By-law No. 2368/2011 is hereby amended by deleting Section 10.5 (j) and replacing it with the following:

10.5 Special Exception Zones

j) RR-10 (2244A Lee Valley Rd, Lot 11, Con. IV)

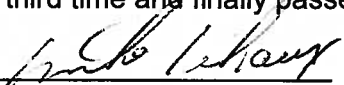
Notwithstanding any other provisions of Section 11.2 and 11.3 to the contrary, on the land zoned RR-10, a custom workshop and automobile undercoating business shall also be permitted uses, in accordance with the following provisions:

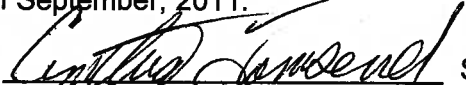
Lot Frontage (minimum)                      16 m

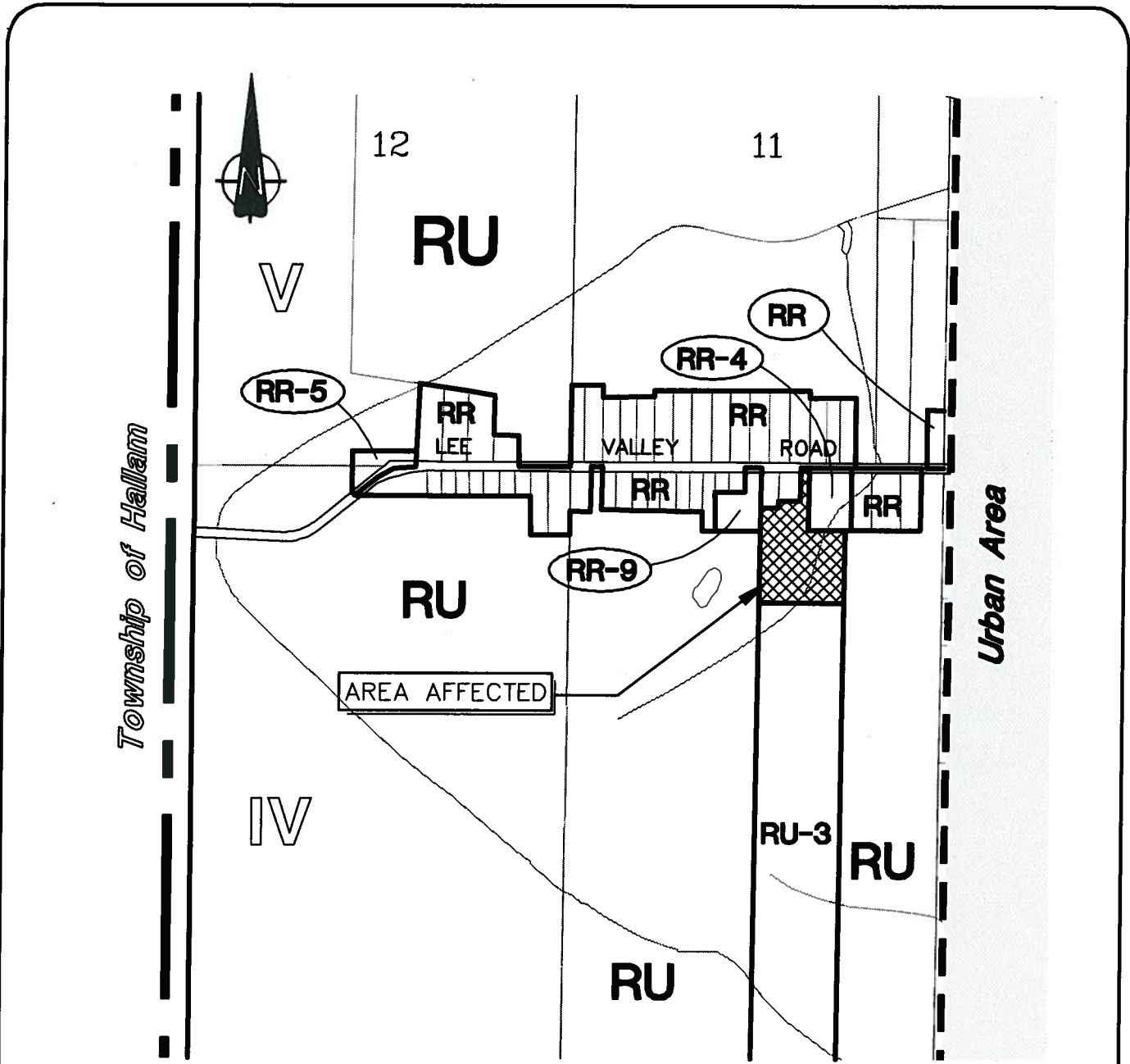
3. This By-law shall come into full force and effect in accordance with the provisions of Section 34(18) of the Planning Act, R.S.O. 1990.

READ a first and second time this 13<sup>th</sup> day of September, 2011.

READ a third time and finally passed this 13th day of September, 2011.

  
Mike Lehoux  
Mayor

 SEAL  
Cynthia Townsend, CA, CMA  
Clerk-Treasurer / Administrator



File Location: L:\24748 Espemol\24748-07\24748-07\_zbia.dwg

Area(s) Affected by this By-law

Rural Residential  
 - special exception 10 (RR-10)

Certificate of Authentication

This is Schedule "A" to By-law No. 2383/11, passed this 13th day of September 2011.

Mayor  
 Clerk

**Schedule "A"**  
 to By-law No. 2383/11

2244A Lee Valley Road (Con. IV, Part Lot 11)  
 Town of Espanola

Prepared: 15/08/2011  
 Scale 1:12,500



**J.L. Richards**  
 ENGINEERS - ARCHITECTS - PLANNERS