

ZONING BY-LAW AMENDMENT

**PART OF LOT 8, CONCESSION V
LOT 92 AND PART OF LOT 94
REGISTERED PLAN M-74**

**407 CENTRE STREET
TOWN OF ESPANOLA**

Prepared for:

TOWN OF ESPANOLA

20 September 2011

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

JLR 24749-08

EXPLANATORY NOTE

The purpose of this Zoning By-law Amendment is to rezone the property located on Part of Lot 8, Concession V, Lot 92 and Part of Lot 94, Registered Plan M-74, 407 Centre Street, Town of Espanola from Special Industrial-Commercial (M1) to Highway Commercial Special Exception Five (C2-5) in order to permit a mixed use development with existing commercial retail and warehouse uses and also permit 10 residential apartment units.

THE CORPORATION OF THE TOWN OF ESPANOLA

By-law No. 2391/11

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 'A' to The Zoning By-law for the Town of Espanola, delineates the zones for the lands in the urban 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 in Part of Lot 8, Concession V, Lot 92 and Part of Lot 94, Registered Plan M-74, 407 Centre Street, 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 'A' of By-law No. 2368/2011 is hereby amended in accordance with the provisions of this By-law.
 - (b) By-law No. 2368/2011, as amended, is hereby further amended by adding the following clause, immediately after Section 14.5 d):

Special Exception Zones:

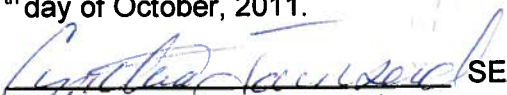
- e) Notwithstanding the provisions of Sections 14.2 to the contrary, on the land zoned C2-5 located in Part of Lot 8, Concession V, Lot 92 and Part of Lot 94, Registered Plan M-74, 407 Centre Street, Town of Espanola, in addition to the permitted uses, a commercial warehouse and a maximum of 10 residential apartments shall be permitted.
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 11th day of October, 2011.

READ a third time and finally passed this 11th day of October, 2011.

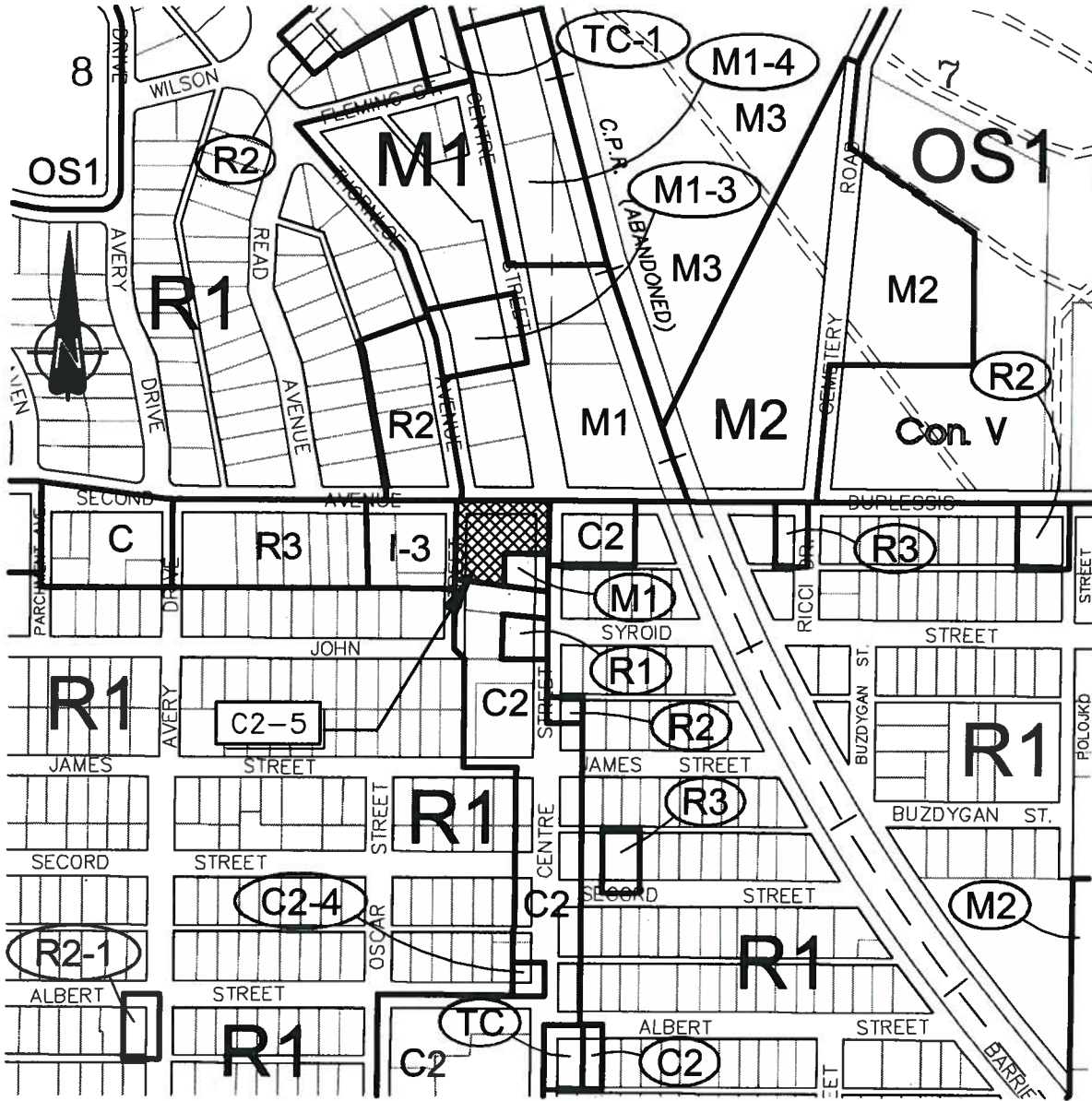


Mike Lehoux
Mayor



Cynthia Townsend, CA, CMA
Clerk-Treasurer / Administrator

SEAL



Area(s) Affected by this By-law

Highway Commercial
 - special exception 5 (C2-5)



Certificate of Authentication

This is Schedule "A" to By-law No. 2391/11
 passed this 11th day of October 2011.

Paul Schuur
 Mayor

Christa Jensen
 Clerk

Schedule "A" to By-law No. 2391/11

407 Centre Street (Con. V, Part Lot 8)
 Town of Espanola

Prepared: 22/09/2011
 Scale 1:5000



JR J.L.Richards
 ENGINEERS ARCHITECTS PLANNERS