

**ZONING BY-LAW AMENDMENT**

**PART OF LOT 8, CONCESSION V  
RP53R8253, PART 2, PLAN M74  
PCL 6144, PCL 6212, PCL 6084, AND PCL 6051**

**439-443 SECOND AVENUE  
TOWN OF ESPANOLA**

Prepared for:

**TOWN OF ESPANOLA**

11 November 2011

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

JLR 24749-06

## **EXPLANATORY NOTE**

The purpose of this Zoning By-law Amendment is to rezone the property located on Part of Lot 8, Concession V, RP53R8253, Pt 2, Plan M74, PCL 6144, PCL 6212, PCL 6084, and PCL 6051, 439-443 Second Avenue, Town of Espanola from Commercial (C) to Commercial Special Exception Two (C-2) in order to permit the development of a self-storage facility and recognize the reduced side and rear yards. The By-law amendment also adds a definition and parking requirement for self-storage facilities.

**THE CORPORATION OF THE TOWN OF ESPANOLA**

**By-law No. 2400/11**

Being a By-law to amend By-law No. 2368/11

WHEREAS By-law 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 By-law 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 By-law is located in Part of Lot 8, Concession V, RP53R8253, Pt 2, Plan M74, PCL 6144, PCL 6212, PCL 6084, and PCL 6051, 439-443 Second Ave, 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. 2368/11 is hereby amended as follows:

(a) Schedule 'A' of By-law No. 2368/11 is hereby amended in accordance with the provisions of this By-law.

(b) By-law No. 2368/11, as amended, is hereby further amended by adding the following clause, immediately after Section 11.5 a):

b) C-2

Notwithstanding the provisions of Sections 11.2 and 11.3 to the contrary, on the land zoned C-2, in addition to the permitted uses, a self-storage facility shall be permitted, and the following provisions shall apply:

Yard Requirements (minimum)	
Rear	1.0 m
Side	1.0 m

(c) By-law No. 2368/11, as amended, is hereby further amended by adding the following definition in the alphabetically ordered list between "School" and "Service Outlet" and renumbering the subsequent definitions:

Self-storage Facility Lands and buildings used, rented, or leased to persons for the storage of household and personal items, including recreation vehicles and automobiles, within separate units forming part of a wholly enclosed building.

(d) By-law No. 2368/11, as amended, is hereby further amended by adding the following provision in Section 3.23 a) i) after "School, Secondary":

Type of Use	Minimum Parking Space Requirement
Self-storage Facility	If there is office associated with the facility, 1 / 25 m <sup>2</sup> GFA If no office, no requirement

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 13<sup>th</sup> day of December, 2011.

READ a third time and finally passed this 13<sup>th</sup> day of December, 2011.

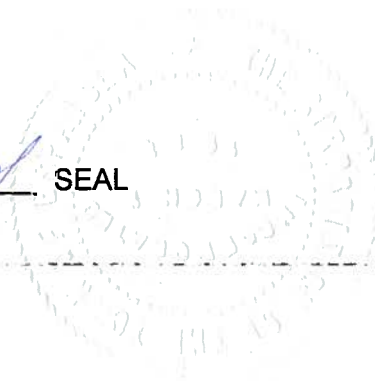


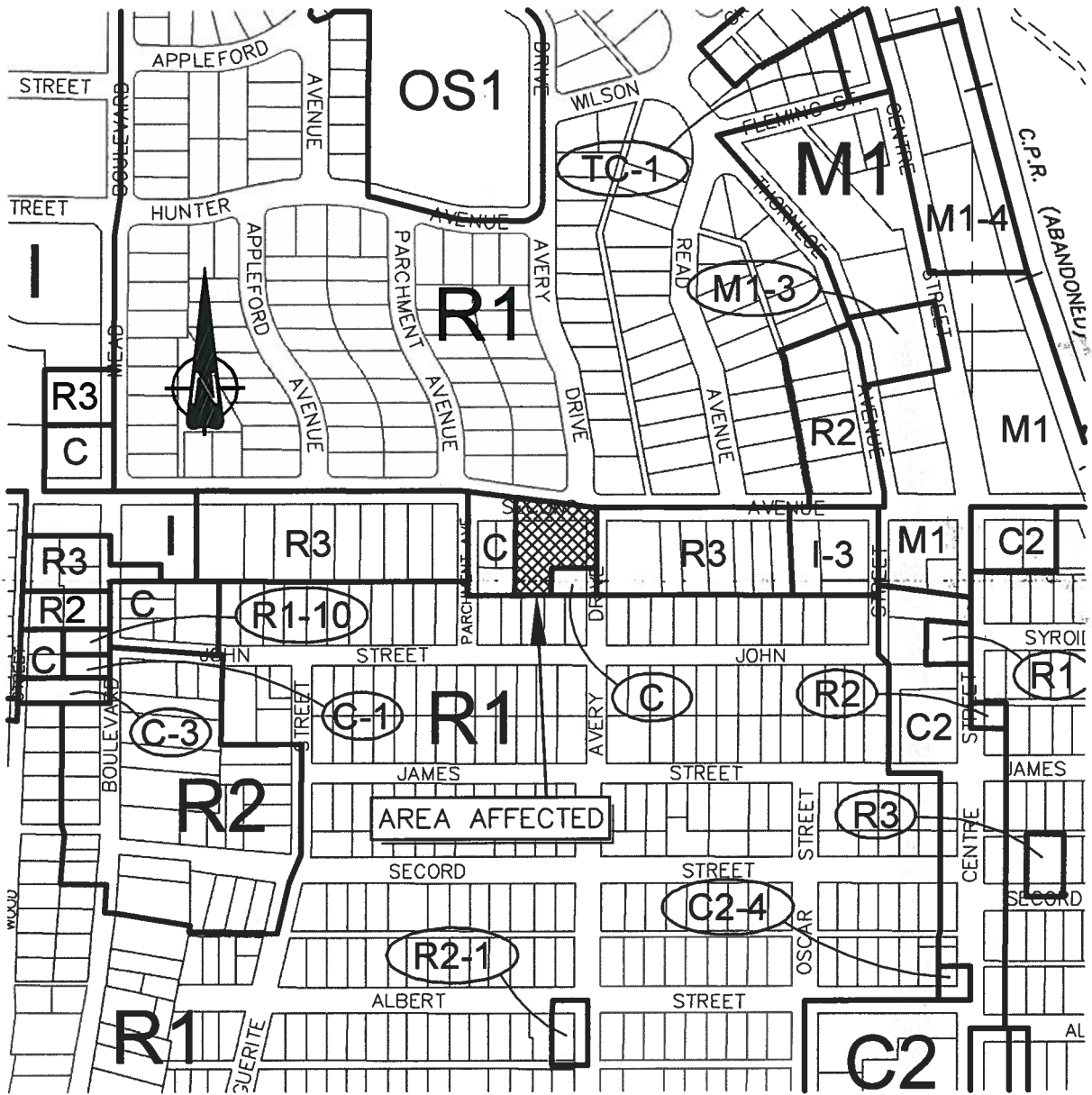
Jill Beer  
Deputy Mayor



Cynithia Townsend, CA, CMA  
Clerk-Treasurer / Administrator

SEAL





Area(s) Affected by this By-law

Local Commercial  
-special exception (C-2) 

Certificate of Authentication

This is Schedule "A" to By-law No. 2400-11 passed this 13th day of December 2011.

*Bill Beer*

*Cynthia Townsend*

Mayor

Clerk

Schedule "A"  
to By-law No. 2400-11

439 - 443 Second Avenue  
Town of Espanola

Prepared: 02/11/2011  
Scale 1:5000



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