

ZONING BY-LAW AMENDMENT
PART OF LOT 8, CONCESSION IV;
QUEENSWAY AVENUE
TOWN OF ESPANOLA

Prepared for:

TOWN OF ESPANOLA

February 23, 2018

J.L. RICHARDS & ASSOCIATES LIMITED
Engineers • Architects • Planners
314 Countryside Drive
Sudbury, ON
P3E 6G2

JLR 26773-004.1

EXPLANATORY NOTE

The purpose of this Zoning By-law Amendment is to rezone the affected property from the Residential First Density holding (R1-h) Zone to the Residential Third Density Special Exception Five holding (R3-5-h) Zone in order to permit a proposed development consisting of one (1) three-unit rowhouse and six (6) four-unit rowhouses on seven (7) parts. Exceptions are required to account for the driveway configurations, lot coverage, and timing of provision of public road frontage for the severed lots. The holding provision is to be in place until the road is accepted by the Town by By-law and municipal services are constructed.

THE CORPORATION OF THE TOWN OF ESPANOLA

By-law No. 2831/18

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 property affected by this By-law is located in Part of Lot 8, Concession IV; Queensway, 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 by rezoning the affected property from the Residential First Density Holding (R1-h) Zone to the Residential Third Density Special Exception Five Holding (R3-5-h) 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 7.5 c):
 - e) R3-5

Notwithstanding the provisions of Sections 3.9, 3.23 d) iv), 3.23 e) iii), 3.23 e) v), 3.23 e) vi) and 7.3 a), to the contrary, the land zoned R3-5 may be used in accordance with the following provisions:

- Building permits may be issued based on a development agreement being in place for the construction of the road.
- Parking is permitted in the required front yard.

Number of driveways permitted per 40 m lot frontage (maximum)	4
Distance between driveways (minimum)	1.25 m
Distance between driveway and street (minimum)	4.65 m
Building coverage (maximum)	40%

(c) By-law No. 2368/11, as amended, is hereby further amended by adding the following holding provision immediately after to Section 7.6 c):

d) Queensway Ave, Lot 8, Con IV; WP3554 EXCEPT PT 1, 53R-5019, PT1 53R-10959, PARTS 1 & 2 53R-14866, and PARTS 1,2,3,4 & 5 53R-17432

No occupancy of any dwellings shall be permitted until such time as the holding provision is removed by By-law Amendment. The removal of the holding provision shall only occur when the following conditions are fulfilled to the satisfaction of the Town:

- the road is accepted by By-law by the Town; and
- municipal services are in place.

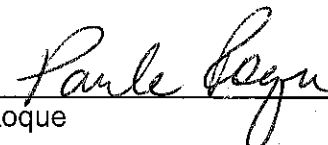
3. This By-law shall come into full force and effect in accordance with the *Planning Act*, R.S.O. 1990.

READ a first and second time this 27th day of February, 2018.

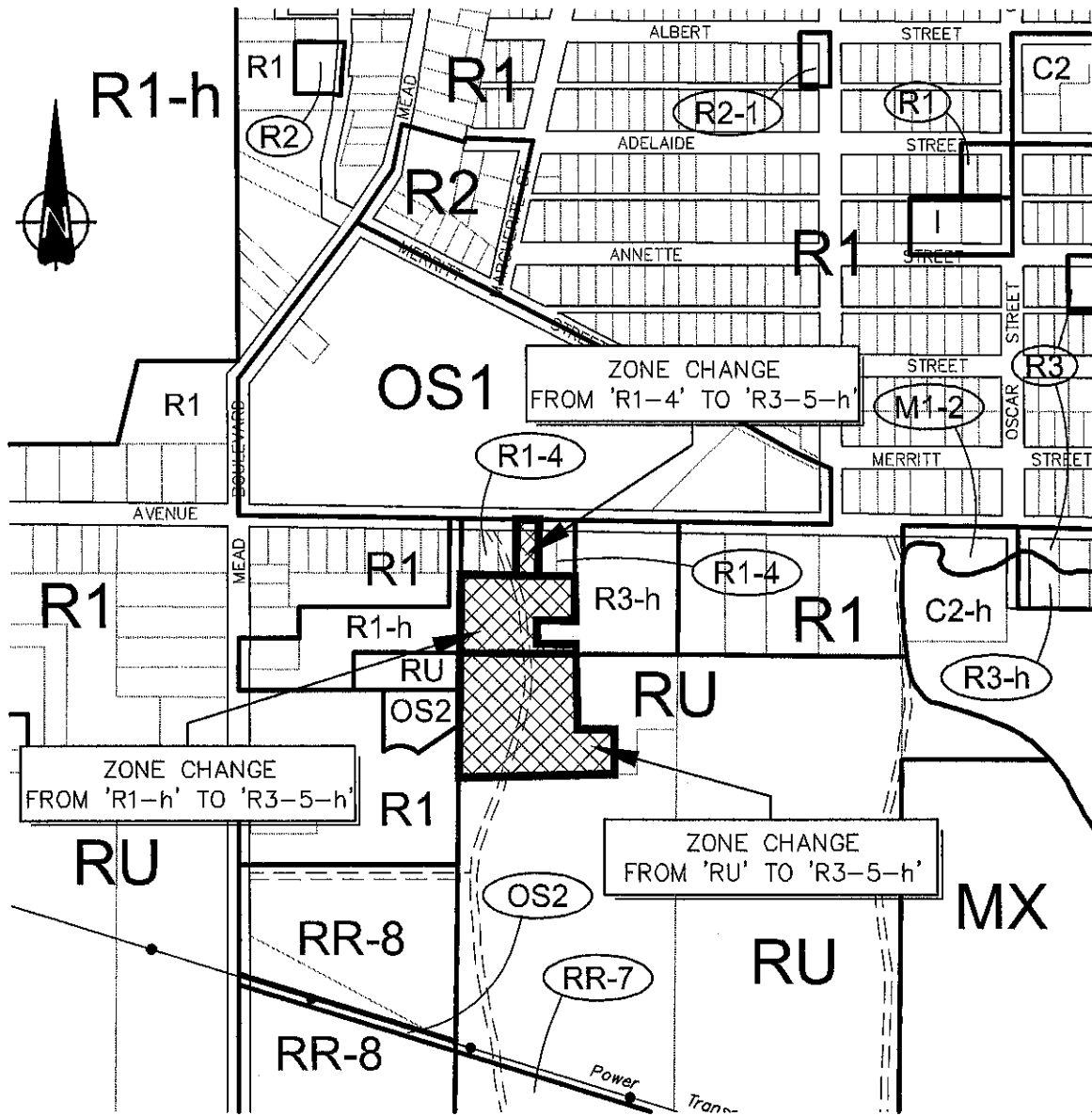
READ a third time and finally passed this 27th day of February, 2018.



Ron Piche
Mayor

 SEAL

Paula Roque
Clerk



Area(s) Affected by this By-law

- Residential Third Density
- special exception 5
- holding (R3-5-h)



Certificate of Authentication

This is Schedule "A" to By-law No. 2831/18 passed this 27th day of February 2018.

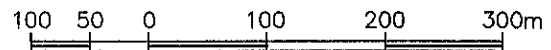
[Signature]
Mayor

[Signature]
Clerk

Schedule "A" to By-law No. 2831/18

ESPANOLA VILLAGE
Queensway Ave, Lot 8, Con IV, part of Parcel 6735
Town of Espanola

Prepared: 03-MAY-2018
Scale 1:6000



File Location: L:\26000\26773 Espanola Planning Advisory Services\J.L.R.DWG\Plan\24749 QueenswayAve.dwg