

ZONING BY-LAW AMENDMENT

LT 80 PL M883 MERRITT; S/T LT269453; ESPANOLA

Prepared for:

TOWN OF ESPANOLA

April 1, 2024

J.L. RICHARDS & ASSOCIATES LIMITED

Engineers • Architects • Planners

314 Countryside Drive

Sudbury, ON

P3E 6G2

JLR 26773 (38)

EXPLANATORY NOTE

The purpose of this Zoning By-law Amendment application to rezone the subject property from Residential First Density (R1) to Residential Third Density, Special Exception 8 (R3-8) in order to permit the development of six dwelling units. The special exception is to permit:

- Lot frontage of 20.14m
- Front yard setback of 5.44m
- Minimum unit size for a one-bedroom dwelling is 46.45 m²
- 1.9m continuous strip of landscaped open space where the parking lot is adjacent to the western property line
- 1 parking space per dwelling unit
- 1 m projection into the east interior side yard for external stairs.

THE CORPORATION OF THE TOWN OF ESPANOLA

By-law No. 3192/24

Being a By-law to amend By-law No. 3022/21

WHEREAS By-law No. 3022/21 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. 3022/21 as hereinafter set forth;

NOW THEREFORE the Council of the Corporation of the Town of Espanola enacts as follows:

1. The properties affected by this By-law is located in LT 80 PL M883 MERRITT; S/T LT269453; ESPANOLA; 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. 3022/21 is hereby amended as follows:
 - (a) Schedule 'A' of By-law No. 3022/21 is hereby amended by rezoning the affected property from Residential First Density (R1) to Residential Third Density, Special Exception 8 (R3-8), in accordance with the provisions of this By-law.
 - (b) By-law No. 3022/21, as, amended, is hereby further amended by adding the following clauses, immediately after Section 6.5.g:

h) R3-8

Notwithstanding any other provisions of Sections 3.12.a, 3.23.a.i, 3.33.b, and 6.3.b, to the contrary, on the lands zoned R3-8, the following zone requirements and general provisions shall apply:

Lot Frontage (minimum)	20.14 m
Front Yard Setback (minimum)	5.44 m
One Bedroom Unit Size (minimum)	46.45 m ²
Continuous strip of landscaped open space where the parking lot is adjacent to the western property line	1.9 m
Parking space per dwelling unit (minimum)	1
Projection into the east interior side yard for external stairs	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 [redacted] day of [redacted], 2024.

READ a third time and finally passed this [redacted] day of [redacted], 2024.

Doug Gervais
Mayor

Traci Denault-Roque
Clerk

SEAL

Schedule A

