

THE CORPORATION OF THE TOWN OF ESPANOLA

By-law No. 3213/24

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 property affected by this By-law is located in MERRITT; PART LOT 7, CONCESSION 5; Town of Espanola, as indicated by the red 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 First Density, Special Exception 15 (R1-15), 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 5.5.n:

o) R1-15

Notwithstanding any other provisions of Sections 5.3 to the contrary, on the lands zoned R1-15, the following zone requirements and general provisions shall apply to the retained lands according to Consent Application B06/24:

Lot Frontage (minimum)	15.54 m
Existing Accessory Structure Setback to Rear Lot Line	0 m
Existing Single Detached Dwelling Front Yard (minimum)	2.13 m

Notwithstanding any other provisions of Sections 5.3 to the contrary, on the lands zoned R1-15, the following zone requirements and general provisions shall apply to the new lot created by Consent Application B06/24:

Lot Frontage (minimum)	21.02m
Interior side yard (minimum)	1.0 m

Semi-detached and Duplex Lot Area (minimum)	768.91m ²
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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 22nd day of October 2024.

READ a third time and finally passed this 22nd day of October 2024.

Douglas Gervais
Mayor

Traci Denault-Roque
Deputy Clerk

SEAL

Schedule A

