



REGULAR COUNCIL AGENDA

For the Corporation of the Town of
Espanola

Council Meeting

To Be Held On

Tuesday, July 11, 2017
Council Chambers
Municipal Building

100 Tudhope Street
7:30 pm



Espanola Council AGENDA

*For the Regular Meeting of the Town of Espanola
To Be Held On **Tuesday, July 11, 2017** at 7:30 p.m.
In The Council Chambers, Municipal Building*

7:30 P.M.

REGULAR MEETING OF COUNCIL
Council Chambers, 100 Tudhope Street

Please note this meeting will be live streamed.

Disclosure of Pecuniary Interest and General Nature Thereof

PUBLIC HEARINGS

None

DELEGATIONS

None

QUESTION PERIOD

PART 1 - CONSENT AGENDA

Resolution Prepared Adopting Resolutions for
Items **A1** to **F1** inclusive contained in the Consent Agenda

- CA-012-17 Be It Resolved That: Items A1 to F1 inclusive contained in Part 1, Consent Agenda be adopted.

Adoption of Minutes

A1 Regular Meeting of Council of June 27, 2017

A2 Special Meeting of Council of June 27, 2017

- 17-129 Be It Resolved That: The following Minutes are hereby accepted; Regular Meeting of Council of June 27, 2017; Special Meeting of Council of June 27, 2017.

Board and Committee Reports

None

Matters arising from the "In Camera Session"

None

Business Arising from Board and Committees

None

Bylaws and Resolutions

The following bylaws will be read and passed.

E1 Bylaw No. 2799/17

- 17-130 Being Bylaw of the Town of Espanola to confirm the proceedings of Council at its Meeting of June 27, 2017.

E2 Bylaw No 2800/17

- 17-131 Being a Bylaw to execute an Agreement between the Town of Espanola and Domtar Inc.

Reports

F1 Leisure Services Department Departmental Report for June 2017

- 17- 132 Be It Resolved That: The following reports are hereby received; Leisure Services Department Departmental Report for May 2017

<h2><u>PART II - REGULAR AGENDA</u></h2>

Bylaws and Resolutions

G1 Bylaw No 2798/17

- 17-133 Be It Resolved That: Bylaw 2798/17 be adopted, being a bylaw to rezone 516 Centre Street from C2 – Highway Commercial to R1 - 14 – Residential First Density – Special Exception Fourteen to permit a single family dwelling and remove the Commercial Use from the permitted uses on the property.

G2 Bylaw No 2797/17

- 17-134 Be It Resolved That: Bylaw 2797/17 be adopted, being a bylaw to rezone 2233 Lee Valley Rd from RR – Rural Residential to RR-12 – Rural Residential Special Exception Twelve in order to permit an automotive repair shop accessory to an existing residential dwelling.

G3 Bylaw No 2801/17

- 17-135 Being a Bylaw to execute an Agreement between the Town of Espanola and the Ministry of Transportation under the Ontario Municipal Commuter Cycling Program for a Commuter Cycling Plan.

Correspondence For Information Only

None

Information

This information was previously circulated to Council. If required a copy of the information is available at the Municipal Office.

Notice of Funding – Celebrations on the Great Trail grant
Notice – Mock Exercise

Conference and Conventions

AMO Conference - August 13th – 16th, Ottawa ON

Mayor and Councillor Reports and Announcements

Verbal

Future Council/Committee Meetings

Special Meeting of Council of July 12th @ 2:00 pm Council Chambers
Regular Meeting of Council of August 8th @ 7:30 pm Council Chambers

Adjournment

Closed Meeting (if required)



**THE PUBLIC MEETING OF COUNCIL
OF THE TOWN OF ESPANOLA**

**Council Chambers
Municipal Office**

**June 27, 2017
7:30pm**

His Worship Mayor Piche presided over the meeting.

Present: Councillors: R. Dufour, K. Duplessis, R. Duplessis, B. Foster,
S. Meikleham, R. Yocom

Staff: P. Roque, Clerk, C. Townsend, CAO/Treasurer

Absent: S. Meikleham

The Mayor stated that this meeting will be live streamed.

Disclosure of pecuniary interest and the general nature thereof.

Public Hearing None

Delegations/Petitions None

Question Period None

CONSENT AGENDA **CA-011-17 B. Foster – K. Duplessis**
Be It Resolved That: Items A1 to F6, excluding Item D1
contained in Part 1 Consent Agenda be adopted.

Carried

Items A1-A2 **17-119 K. Duplessis – B. Foster**
Minutes Be It Resolved That: The following Minutes are hereby accepted;
Regular Meeting of Council of June 13, 2017; Special Meeting of
Council of June 13, 2017.

Carried

Board and Committee Reports

Item B1 **17-120 B. Foster – K. Duplessis**
Board and Be It Resolved That: The following Board and Committee
Committee Reports Reports are hereby received; Community Services Committee
Meeting Minutes of June 20, 2017.

Carried

AI

Matters arising from the "In Camera Session"

None

Business Arising from Board and Committees

Community Services Committee Meeting of June 20, 2017

Item D1

Councillor K. Duplessis moved that this item be severed to the Regular Agenda, Councillor R. Duplessis seconded the motion.

Item D2

Standard Operating Policy

17-122 B. Foster – R. Duplessis

Be It Resolved That: As Recommended by the Community Services Committee That: Council approve Schedule A of Standard Operating Policy #1700 as presented, for the purpose of establishing references for fire preventions programs and activities.

Carried

Bylaws and Resolutions

Item E1

Confirmatory Bylaw

17-123 R. Duplessis – B. Foster

Be It Resolved That: Bylaw No 2794/17 be adopted, A Bylaw of the Town of Espanola to confirm the proceedings of Council at its Meeting of June 13, 2017.

Carried

Item E2

Sale of Land

17-124 B. Foster – K. Duplessis

Be It Resolved That: Bylaw No 2793/17 be adopted, being a Bylaw of the Town of Espanola to provide for the Sale of Lands Municipally known as Part 3, Part of Lot 6, Concession 4 Part of Pin 73405-0154, Plan 53R19737; Espanola.

Carried

Item E3

Streetlight Agreement

17-125 K. Duplessis – B. Foster

Be It Resolved That: Bylaw No 2795/17 be adopted, being a Bylaw of the Town of Espanola to execute an Agreement between the Town of Espanola and Espanola Regional Hydro Distribution Corporation.

Carried

Item E4

Wenrick Kennels

17-126 R. Yocom – R. Dufour

Be It Resolved That: Bylaw No 2796/17 be adopted, being a Bylaw of the Town of Espanola to execute an Agreement between the Town of Espanola and Wenrick Kennels.

Carried

Reports

Items F1 – F6

17-127 R. Dufour – R. Yocom

Be It Resolved That: The following reports are hereby received;

Public Works Department Departmental Report for May 2017;
Leisure Services Department Departmental Report for May
2017; Building Department Departmental Report for May 2017;
Fire Department Departmental Report for May 2017; Espanola
Police Services Board meeting Minutes of May 18, 2017-
unapproved; Manitoulin-Sudbury District Services Board
Meeting Minutes of May 25, 2017 – unapproved.

Carried

PART II
REGULAR AGENDA
Bylaws and Resolutions

Item D1
Asset Management

17-121 R. Duplessis – B. Foster

Be It Resolved That: As Recommended by the
Community Services Committee That: Staff is directed
to apply for a grant opportunity from the Federation of
Canada Municipalities' Municipal Asset Management
Program for Asset Condition Assessments, specifically a
Road Needs Assessment, through Local Authority Service
(LAS) and a Municipal Building Assessment.

Be It Therefore Resolved That: The Town of Espanola commits
to conducting the following activities in its proposed project
submitted to the Federation of Canadian Municipalities'
Municipal Asset Management Program to advance our asset
management program:

Mobile Sensing Roads Data Collection

Roads Assessment Data Processing

Pavement Management Plan, utilizing a GIS based software
analytics platform

Completion of Facility Condition Index for municipal buildings

Be It Further Resolved That: The Town of Espanola commits
up to \$10,000 from its budget toward the costs of this
initiative.

Carried

Council inquired if a previous building assessment had
been completed and what are the major roads in the
community. J. Yusko, Manager of Public Works advised
that a building assessment has not been completed and
named a few major roads; Barber, Second. A discussion
ensued regarding the work that was completed in 2012
with respect to the roads PCI.

It was stated that the Program would be a great asset to
the community to have factual data on our actual assets.
Staff does not have the tools or technology to obtain the
information we can through this program.

Engaging LAS will permit Staff to focus in other areas of
Asset Management.

Item G1

17-128 R. Yocom – R. Dufour

**Communication
Tower**

Be It Resolved That: Industry Canada (now Industry, Science, & Economic Development Canada) be advised that Xplornet has completed its consultation obligations according to the Town's requirements. Therefore, the Town of Espanola has no objection to the construction of a 45-metre communications structure on the lands municipally known as 60 McCulloch Drive.

Carried

Correspondence For Information Only

None

Information

This information was previously circulated to Council. If required a copy of the information is available at the Municipal Office.

Ministry of Municipal Affairs correspondence re: Bill 68

Conference and Conventions

AMO Conference - August 13th – 16th, Ottawa ON

Mayor and Councillors Reports and Announcements

Everyone was reminded of the July 1st Schedule of Events in the Community.

Council thanked PWD for a job well done on the new downtown parking lot.

Future Council Meetings

Regular Meeting of Council of July 11th @ 7:30 pm

Adjournment

R. Dufour – R. Yocom

Be It Resolved That: The Regular Meeting of Council is hereby adjourned. Time: 7:58pm

Carried

Ron Piche
Mayor

Cynthia Townsend
CAO/Treasurer

**SPECIAL MEETING OF COUNCIL
OF THE TOWN OF ESPANOLA**

**Council Chambers
Municipal Office**

**June 27, 2017
8:00 pm**

Mayor Piche presided over the meeting.

Present: Councillors: R. Dufour, K. Duplessis, R. Duplessis, B. Foster, B. Yocom

Staff: C. Townsend, CAO/Treasurer; P. Roque, Recording Secretary

Absent: Councillors: S. Meikleham

In Camera

1. B. Foster – K. Duplessis

Under authority of Section 26.1.3 of Bylaw No. 2062/08, Committee goes into an "in camera" session for the purpose stated in Section 239.2 of the Municipal Act.

☐ The security of the property of the municipality or local board;

☐ personal matters about an identifiable individual, including municipal or local board employees;

☐ a proposed or pending acquisition or disposition of land by the municipality or local board;

☐ labour relations or employee negotiations;

☒ litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board;

☐ advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

☐ a matter in respect of which a council, board, committee or other body may hold a closed meeting under another Act. 2001, c. 25, s. 239 (2).

Time: 8:01pm

Carried

The Mayor asked for any disclosures of pecuniary interest and the general nature thereof. None was declared.

**Resume Special
Meeting**

2. K. Duplessis – B. Foster

Be It Resolved That: The Special Meeting of Council hereby resumes. Time 8:08pm

Carried

A2

Domtar Agreement 3. R. Dufour – R. Duplessis

Be It Resolved That: The Agreement between the Town of Espanola and Domtar Inc. regarding Roll # 5226-000-001-05000-0000 be adopted and a Bylaw be prepared to execute the agreement.

Carried

Adjournment

R. Dufour – R. Yocom

Be It Resolved That: The Special Meeting of Council is hereby adjourned. Time: 8:10pm

Carried

Ron Piche
Mayor

Cynthia Townsend
CAO/Treasurer



THE CORPORATION OF THE TOWN OF ESPANOLA

BYLAW NO. 2799/17

**Being a bylaw of the Town of Espanola to Adopt
the Minutes of Council for the Term Commencing
December 1st, 2014, and Authorizing
Taking of any Action Authorized Therein and Thereby**

WHEREAS Section 101 of the Municipal Act, R.S.O. 1990, C. M45, as amended, requires a municipal council to exercise its powers by bylaw, except where otherwise provided;

AND WHEREAS in many cases, action which is taken or authorized to be taken by a Council or a Committee of Council does not lend itself to an individual bylaw;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF ESPANOLA ENACTS AS FOLLOWS:

1. That the Minutes of the meetings of the Council of the Town of Espanola for the term commencing December 1st, 2014, held on: June 27, 2017 and the same are hereby adopted.
2. That the taking of any action authorized in or by the Minutes mentioned in Section 1 hereof and the exercise of any powers by the Council or Committees by the said minutes be and the same are hereby ratified, authorized and confirmed.
3. That where no individual bylaw has been or is passed with respect to the taking of any action authorized in or by the Minutes mentioned in Section 1 hereof or with respect to the exercise of any powers by the Council or Committees in the above mentioned Minutes, then this bylaw shall be deemed for all purposes to be the bylaw required for approving and authorizing the taking of any action authorized therein or thereby or required for the exercise of any power therein by the Council or Committees.
4. That the Mayor and proper officers of the Corporation of the Town of Espanola are hereby authorized and directed to do all things necessary to give effect to the recommendations, motions, resolutions, reports, action and other decisions of the Council or Committees as evidenced by the above mentioned Minutes in Section 1 and the Mayor and Clerk are hereby authorized and directed to execute all necessary documents in the name of the Corporation of the Town of Espanola and to affix the seal of the Corporation thereto.

Read a First, Second and Third Time and Passed this 11th day of July 2017.

Ron Piche
Mayor

Cynthia Townsend
CAO/Treasurer

E1



The Corporation of the Town of Espanola

Bylaw No. 2800/17

**Being a Bylaw to Execute An Agreement
Between the Town of Espanola and
Domtar Inc.**

THAT the Council of the Corporation of the Town of Espanola enacts as follows;

1. That the Mayor and CAO/Treasurer are hereby authorized to execute an agreement between the Corporation of the Town of Espanola and Domtar Inc.
2. That the Agreement shall be attached to and become part of the Bylaw.

**Read a first, second and third time in open Council on this 11th day of July,
2017.**

**Ron Piche
Mayor**

**Cynthia Townsend
CAO/Treasurer**

E2

(

(

(

Department: General Administration	Form Number: A99-01371
Subject: Departmental Report	Effective Date: 06/05/17
Policy No:	Revision Date: 08/04/27
Bylaw No:	Version #: 2

DEPARTMENTAL REPORT

DEPARTMENT: Leisure Services	MONTH: June 2017
-------------------------------------	-------------------------

Project Status:

Building

Operating well

Summer projects; Deep cleaning of all areas; purging and painting ongoing

Pool

Pool programs ended June 28th. Both pools will be drained, scum line scrubbed and other light maintenance will be completed.

Arena

Ice will be available for the Hockey School and Figure Skating School on Monday, August 21st, 2017.

Negotiations with Gym Zone to host gymnastic camp on arena floor in July

Events

Upcoming: July 1st activities/Town sponsored fireworks

August – outdoor movie at the Track & Field August 17th, 2017

Cycle Celebration Sat Aug 26th Track & Field

Project updates

Recreation Master Plan

- Draft plan will be presented at a Public Council meeting on July 12th

Economic Development - Other Consulting

- Responded to public inquiry on housing market/population projections/development opportunities
- Meeting with Fednor/Joel & Cynthia to explore opportunities for Economic Diversification
- Research to support a local business with process improvements to improve efficiencies and lower production costs through innovation funding
- Research in response to inquiry on digital capacity
- Research on Smart Community Initiative by Town of Parry Sound to increase digital capacity
- Development follow up meeting with business wanting to relocate to Espanola with Joel and Cynthia/subsequent referral to funders to assist with project
- Webinar on the development of an Ec Dev portal for website
- Contact with Norcat, Centre of Excellence, Trillium, FedNor to support local

- business with innovation improvement
- Two CIP inquiries
- Attended Accessibility Forum
- Quarterly meeting with Professions North
- Follow up with two CIP applicants on status of project
- Grant review re: Accessibility at Clear Lake Beach area & Commuter Cycling Plan
- Planning for Cycle Celebration

Economic Development – Advertising

- Creation of Annual Pumpkin Festival Poster at OJ Graphix
- Ongoing contract with Moose FM
- Purchased ad for July 1st celebration with Around & About

Economic Development – Sign

- July 1st community celebration signage put up at Town entrances North/South

Complaints / Compliments:

Concerns; expired aqua swipe, water cool in men's changeroom

Compliments; on the Carver king's

Employee Status: Status Quo

Visitors:

JUNE 2017

DROP INS	
Aquafit	12
Fitness Centre	139
Squash	9
Shower Usage	0
Swim	380
TOTAL	540

JUNE 2016

DROP INS	
Aquafit	6
Fitness Centre	177
Squash	11
Shower Usage	0
Swim	306
TOTAL	500

Memberships - RESIDENT	
Aquafit	65
Bronze Pool	92
Fitness	1124
Squash	17
Silver	50
Gold	3
Pool Pass	31
Private Swim Lessons	0
Shower Pass	5
TOTAL	1387

Memberships - RESIDENT	
Aquafit	86
Bronze Pool	93
Fitness	1282
Squash	28
Silver	20
Gold	0
Pool Pass	27
Private Swim Lessons	0
Shower Pass	1
TOTAL	1537

Memberships - NON RESIDENT		Memberships - NON RESIDENT	
Aquafit	71	Aquafit	107
Bronze Pool	39	Bronze Pool	56
Fitness	321	Fitness	110
Squash	12	Squash	4
Silver	18	Silver	8
Gold	0	Gold	0
Pool Pass	24	Pool Pass	25
Private Swim Lessons	3	Private Swim Lessons	1
Shower Pass	0	Shower Pass	1
TOTAL	488	TOTAL	312
LIONS' FREE SWIMS			
Sat. June 10	40		
Sun. June 17	40		
Sat. June 24	28		
TOTAL	108		

Department Manager: Dianne Polden

Submitted on: July 5th, 2017

Department:	General Administration	Form Number:	A99-01370
Subject:	Staff Report	Effective Date:	06/05/17
Policy No:		Revision Date:	13/05/29
Bylaw No:		Version #:	2

STAFF REPORT

DEPARTMENT: Administration	DATE: July 5, 2017
-----------------------------------	---------------------------

ITEM: Zoning Bylaw Amendment – 516 Centre Street

RECOMMENDATION: Be It Resolved That: Bylaw 2798/17/15 be adopted, being a bylaw to rezone 516 Centre Street from C2 – Highway Commercial to R1 - 14 – Residential First Density – Special Exception Fourteen to permit a single family dwelling and remove the Commercial Use from the permitted uses on the property.

<p>BACKGROUND: An Application has been received requesting the rezoning of 516 Centre Street from C2 – Highway Commercial to R1 - 14 – Residential First Density – Special Exception Fourteen to permit a single family dwelling and remove the Commercial Use from the permitted uses on the property. An Ad was published in the Mid North Monitor on June 22, 2017, within the notice provisions outlined in the Ontario Planning Act (20 days prior to the public hearing); the proposed amendment was circulated to various departments for comment and posted on the Municipal website.</p> <p>The draft bylaw and key map was available at the municipal office for public review. There were no verbal or written comments from the public as of this date.</p> <p>Written comments received;</p> <p>FIRE – The building should be inspected for fire safety</p> <p>POLICE – no concerns</p> <p>PWD – no concerns, no effect on municipal services</p> <p>Bldg – must comply with applicable laws, a building permit will be required for renovations</p> <p>Ec Dev – supports the application given we have a surplus of available commercial property and that the rezoning may provide incentive to the property owner to rehabilitate and improve this building on our highway six corridor.</p>

<p>ANALYSIS:</p> <p>The property owner has been unable to secure a viable business venture in the Commercial space of this building. The family is currently occupying the rear apartment in the building and would like to rezone it to permit a single family dwelling in the entire building. Under the current zone, an apartment is permitted as an accessory to the main commercial use only. For financing purposes the applicant requires the property to be zoned for residential use only to obtain funding to do the required renovations. While the size of the lot requires an exception to the Zoning Bylaw for the reduced corner lot area, and reduced setbacks, the exception is not considered to be so great as there will be no change in the footprint of the existing building, only renovations, improvements and upgrades to the interior and exterior.</p> <p>The demand for residential dwellings in the community is greater than the availability. This can be substantiated with a recent housing needs study completed by MSDSB. For a number of years there have been shortages of residential dwelling units in Espanola.</p> <p><u>Provincial Policy Statement (PPS) 2014</u></p> <p>The Provincial Policy Statement (PPS) Section 1.1.3 indicates that settlement areas should be the focus of growth and development and that in these areas intensification and redevelopment shall be promoted. This property is located within the urban area of the Town of Espanola, which is identified as a settlement area. The redevelopment of a partially vacant building in this urban setting is an opportunity for minor intensification where it can be accommodated taking into account existing built-form and infrastructure.</p>

Department:	General Administration	Form Number:	A99-01370
Subject:	Staff Report	Effective Date:	06/05/17
Policy No:		Revision Date:	13/05/29
Bylaw No:		Version #:	2

Section 1.4 requires that municipalities provide an appropriate range and mix of housing types and densities to meet the needs of current and future residents through intensification and redevelopment. Further, municipalities are to provide the range and mix of types and densities by establishing targets for affordable housing; permitting all forms of housing to meet the social, health, and well-being needs of current and future residents and all forms of residential intensification; directing development towards locations with appropriate infrastructure; promoting densities which efficiently use land; and establishing development standards for intensification.

The PPS encourages intensification where infrastructure is available, such as in the built-up (hwy 6 corridor) area of Town.

Official Plan

Section 4.1.1 of the OP permits a full range of housing types and densities in the Residential designation, and a number of policies encourage and guide infill development (on vacant or underutilized sites within an established residential neighbourhood) and intensification (at a higher density than which was there before). Section 2.3 of the OP outlines the demand for choice and flexibility in housing and employment opportunities will be accommodated through a) intensification of land use in existing settlement areas involving infill, redevelopment and the conversion of existing buildings.

Conclusion

The application is consistent with the PPS and conforms to the OP and Zoning Bylaw (via Zoning Bylaw Amendment Application). Although the dominant Zoning designation along the Highway 6 corridor has some type of Commercial content, there are some residential only zones in this area. As such, Staff recommends the application for Zoning Bylaw Amendment for approval.

The applicant, the Minister and any person or public body who made oral submissions at a public meeting or written submissions before the bylaw was passed, may appeal Council's passage of a zoning bylaw amendment application or failure to approve a zoning bylaw amendment application to the Ontario Municipal Board within 20 days from the date the notice of the passage of the bylaw is given. The notice of appeal is filed with the Clerk, the fee is \$125.

EXISTING POLICY: Zoning Bylaw 2368/11

STRATEGIC GOAL: Sustainable Economic Growth & Prosperity, Excellence in Government

FINANCIAL COMMITMENT: \$0

BUDGETED: NA Yes No

IMPLEMENTATION: Clerk's Office

Prepared By: Paula Roque

Clerk Treasurer/Administrator: Cynthia Townsend

Approval of Recommendation: Yes ☒ No

Comments:

ZONING BYLAW AMENDMENT

**MERRITT CON V LOT 8 PCL 11062
PLAN M66 PT LOT 92
516 Centre Street**

TOWN OF ESPANOLA

July 7, 2017

EXPLANATORY NOTE

The purpose of this Zoning Bylaw Amendment is to rezone the property located on Concession V Lot 8 PCL 11062 Plan M66 PT Lot 92, 516 Centre Street from the Highway Commercial (C2) to the Residential First Density – Special Exception Eleven (R1 - 14) in order to Zone the property for Residential Use Only with no Commercial Use permitted. The Bylaw also recognizes existing reduced yard setbacks.

DRAFT



THE CORPORATION OF THE TOWN OF ESPANOLA

Bylaw No. 2798/17
Being a Bylaw to amend Bylaw No. 2368/11

WHEREAS Bylaw 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 Bylaw 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 Bylaw is located as follows:
MERRITT CON V LOT 8 PCL 11062 PLAN M66 PT LOT 92, 516 Centre Street

And are indicated by the shaded tone on Schedule 'A' attached hereto and forming part of this Bylaw.
 2. Bylaw No. 2368/11 is hereby amended as follows:
 - (a) Schedule 'A' of Bylaw No. 2368/11 is hereby amended by rezoning the affected property from the Highway Commercial (C2) to Residential First Density Special Exception Eleven (R1-14) in accordance with the provisions of this Bylaw.
 - (b) Bylaw 2368/11, as amended, is further amended by adding the following clause, immediately following 5.5 l)
- 5.5 Special Exception Zones:
- m) R1-14 (516 Centre St)

Notwithstanding the provisions of Section 5.3 Zone Requirements, on the land zoned as R1-14, located in MERRITT CON V LOT 8 PCL 11062 PLAN M66 PT LOT 92, 516 Centre Street, Town of Espanola, the following provisions shall apply:

Zoning Requirement:

Existing:

Lot Area (minimum)

Corner Lot 526 m²

Lot Frontage (minimum) 14.3 m

Yard Requirements (minimum)

Front Yard 1.8 m

Interior Side Yard .7 m

Year Yard .3 m

Dwelling Units per Lot (maximum) 1

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

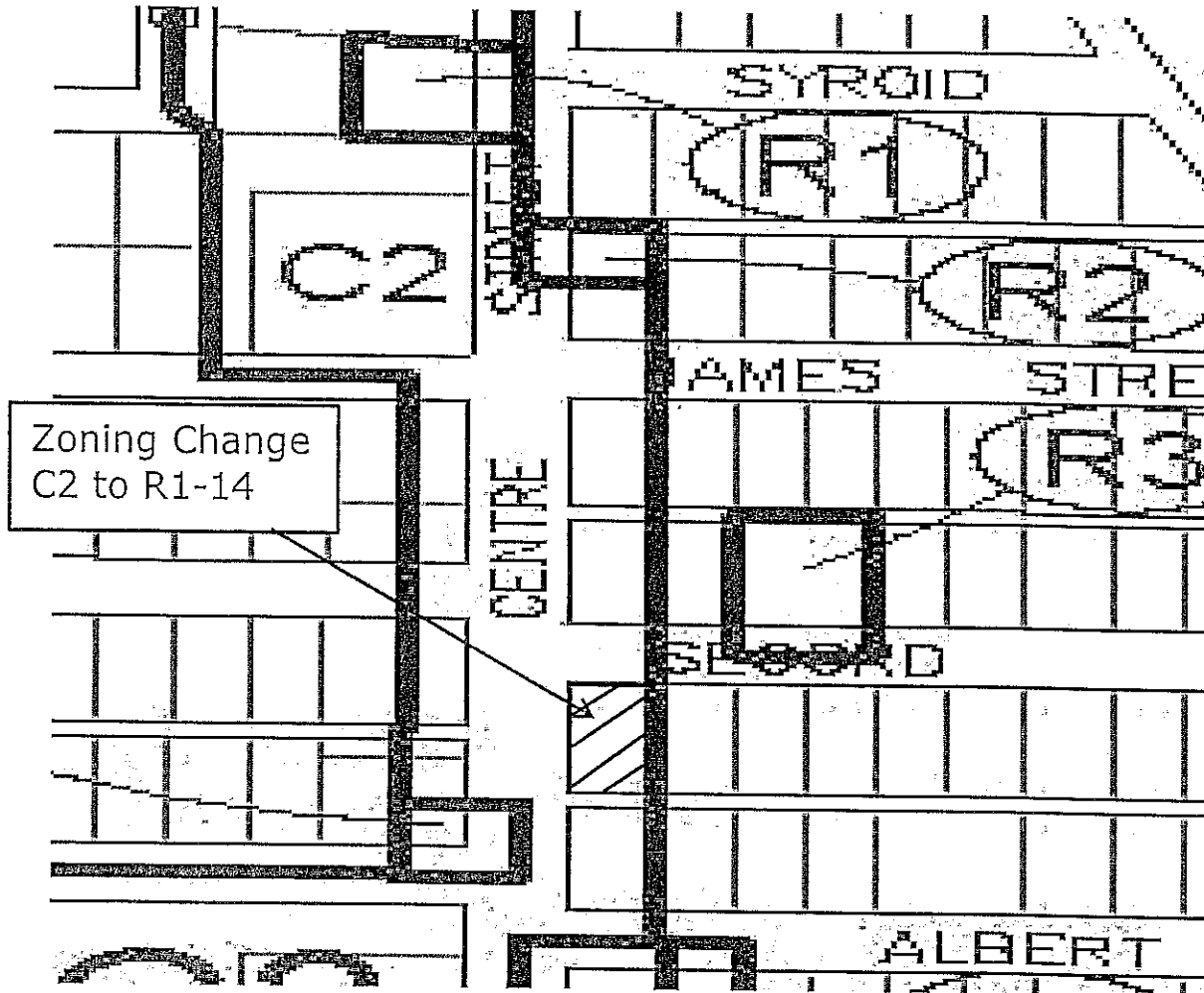
READ a first, second and third and finally passed this 11th day of July, 2017.

Ron Piche
Mayor

Paula Roque
Clerk

DRAFT

Schedule 'A'
Bylaw 2798/17



Areas Affected by this Bylaw

Residential First Density
Special Exception Fourteen (R1-14)



Certification of Authentication

This is Schedule 'A' to Bylaw 2798/17

Passed this ____ day of _____, 17

Mayor

Clerk

Schedule 'A' to Bylaw 2798/17

MERRITT CON V LOT 8 PCL 11062
PLAN M66 PT LOT 92;
516 CENTRE ST
TOWN OF ESPANOLA



Prepared: July 7, 2017

APPLICATION FOR AMENDMENT TO

Date of Application
June 9, 2017

ZONING BY-LAW # 2368/11

File No.
Z-01/17

Council

Town of Espanola

IN THE

Name of municipality or planning board

NAME OF APPLICANT Barran, Randy & Savi		NAME OF AGENT (if the applicant is an agent authorized by the owner)	
ADDRESS 516 Centre Street		ADDRESS	
Espanola, ON			
TELEPHONE 705-822-6997	EMAIL savibarran@live.ca	TELEPHONE	EMAIL
IF KNOWN, NAME OF HOLDER OF MORTGAGE, CHARGE OR ENCUMBRANCE		IF KNOWN, NAME OF HOLDER OF MORTGAGE, CHARGE OR ENCUMBRANCE	
ADDRESS		ADDRESS	
OFFICIAL PLAN - Current designation and explanation of how application conforms Commercial		ZONING - Current designation Highway Commercial	
DIMENSIONS OF SUBJECT LAND (specify in metric): Frontage: 47' Depth: Area: .13 Acres			
REZONING - Nature and extent of rezoning requested: To zone the property to permit all residential, all commercial or a mix of residential and commercial		REZONING - Reason why rezoning requested: There has been no commercial use in the bldg for several years, owner would like to use the entire bldg as residential right now.	
DENSITY - HEIGHT - The subject land is within an area that has a pre-determined <input type="checkbox"/> density <input type="checkbox"/> height of a minimum of and a maximum of			
DATE - If known, the date subject land was acquired by current owner:			
LEGAL DESCRIPTION of subject land (such as the municipality, concession and lot numbers, registered plan and lot numbers, reference plan and part numbers and name of street and number) Merritt Con 5 Lot 7 PCL 11062 Plan M66 PT Lot 92 PT Lot 92			
Note: See reverse of page 3 for details of sketch required.			
ALTERATION - The official plan or official plan amendment deals with: <input type="checkbox"/> an alteration to the boundary of settlement (provide details) <input type="checkbox"/> to implement a new area of settlement (provide details)			
REMOVAL OF LAND FROM AREA OF EMPLOYMENT - Official plan/official plan amendment deals with removal of land from area of employment (provide details)			
ZONING WITH CONDITIONS - This application conforms to official plan policies relating to zoning with conditions (provide details)			
ACCESS - Access to the subject land will be by: <input type="checkbox"/> Provincial highway <input checked="" type="checkbox"/> Municipal road - year round <input type="checkbox"/> Municipal road - seasonal <input type="checkbox"/> Other public road (specify) <input type="checkbox"/> Right-of-way <input type="checkbox"/> Water			

WATER ACCESS - Where access to the subject land will be by water only: Docking facilities (specify) distance from subject land distance from nearest public road Parking facilities (specify) distance from subject land distance from nearest public road	
EXISTING USES of the subject land: Partially occupied as residential	IF KNOWN, LENGTH OF TIME the existing uses of the subject land have continued:

EXISTING BUILDINGS - STRUCTURES - Where there are any buildings or structures on the subject land, indicate (in metric) for each:		See Att'd Sketch
TYPE	Front lot line setback:	Height:
IF KNOWN,	Rear lot line setback:	Dimensions:
DATE CONSTRUCTED	Side lot line setback:	Floor area:
	Side lot line setback:	
TYPE	Front lot line setback:	Height:
IF KNOWN,	Rear lot line setback:	Dimensions:
DATE CONSTRUCTED	Side lot line setback:	Floor area:
	Side lot line setback:	

attach additional page if necessary

PROPOSED USES of the subject land: Use entire building as Residential First Density.
--

PROPOSED BUILDINGS - STRUCTURES - Where any buildings or structures are proposed to be built on subject land, indicate (in metric) for each:		NA
TYPE	Front lot line setback:	Height:
	Rear lot line setback:	Dimensions:
	Side lot line setback:	Floor area:
	Side lot line setback:	
TYPE	Front lot line setback:	Height:
	Rear lot line setback:	Dimensions:
	Side lot line setback:	Floor area:
	Side lot line setback:	

attach additional page if necessary

WATER will be provided to the subject land by: Municipal services exist.
<input type="checkbox"/> Publicly owned/operated piped water system <input type="checkbox"/> Lake or other water body <input type="checkbox"/> Privately owned/operated individual well <input type="checkbox"/> Other means (specify) <input type="checkbox"/> Privately owned/operated communal well

SEWAGE DISPOSAL will be provided to the subject land by: Municipal services exist.
<input type="checkbox"/> Publicly owned/operated sanitary sewage system <input type="checkbox"/> Privy <input type="checkbox"/> Privately owned/operated septic system <input type="checkbox"/> Other means (specify) <input type="checkbox"/> Privately owned/operated septic system

DEVELOPMENT - This application permits development on privately owned and operated individual or communal septic systems, and more the 4500 litres of effluent will be produced per day as a result of the development being completed. Attached is a: <input type="checkbox"/> servicing options report <input type="checkbox"/> hydrogeological report
--

STORM DRAINAGE will be provided to the subject land by: Municipal services exist.
<input type="checkbox"/> Sewers <input type="checkbox"/> Ditches <input type="checkbox"/> Swales <input type="checkbox"/> Other means (specify)

OTHER APPLICATIONS - If known, indicate if the subject land is the subject of an application under the Act for:		
<input type="checkbox"/> approval of a plan of subdivision (under section 51)	File #	Status
<input type="checkbox"/> consent (under section 53)	File #	Status
<input type="checkbox"/> previous application (under section 34)	File #	Status
<input type="checkbox"/> Minister's Zoning Order	Ontario Regulation Number of Order	

POLICY STATEMENT - This application for amendment to the zoning by-law is consistent with policy statement issued under subsection 3 (1) of the Act. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
--

PROVINCIAL PLANS - The subject land is within an area of land designated under a provincial plan(s) <input checked="" type="checkbox"/> Yes If yes, indicate whether the application: <input type="checkbox"/> conforms to or <input type="checkbox"/> does not conflict with applicable provincial plan(s) <input type="checkbox"/> No

AUTHORIZATION
BY OWNER

I, the undersigned, being the owner of the subject land, hereby authorize
Name of Agent
to be the applicant in the submission of this application.

.....
Signature of owner

.....
Signature of witness

.....
Date

DECLARATION
OF APPLICANT

I, Savi Barran of the Town of
Espanola in the District of Sudbury

solemnly declare that:

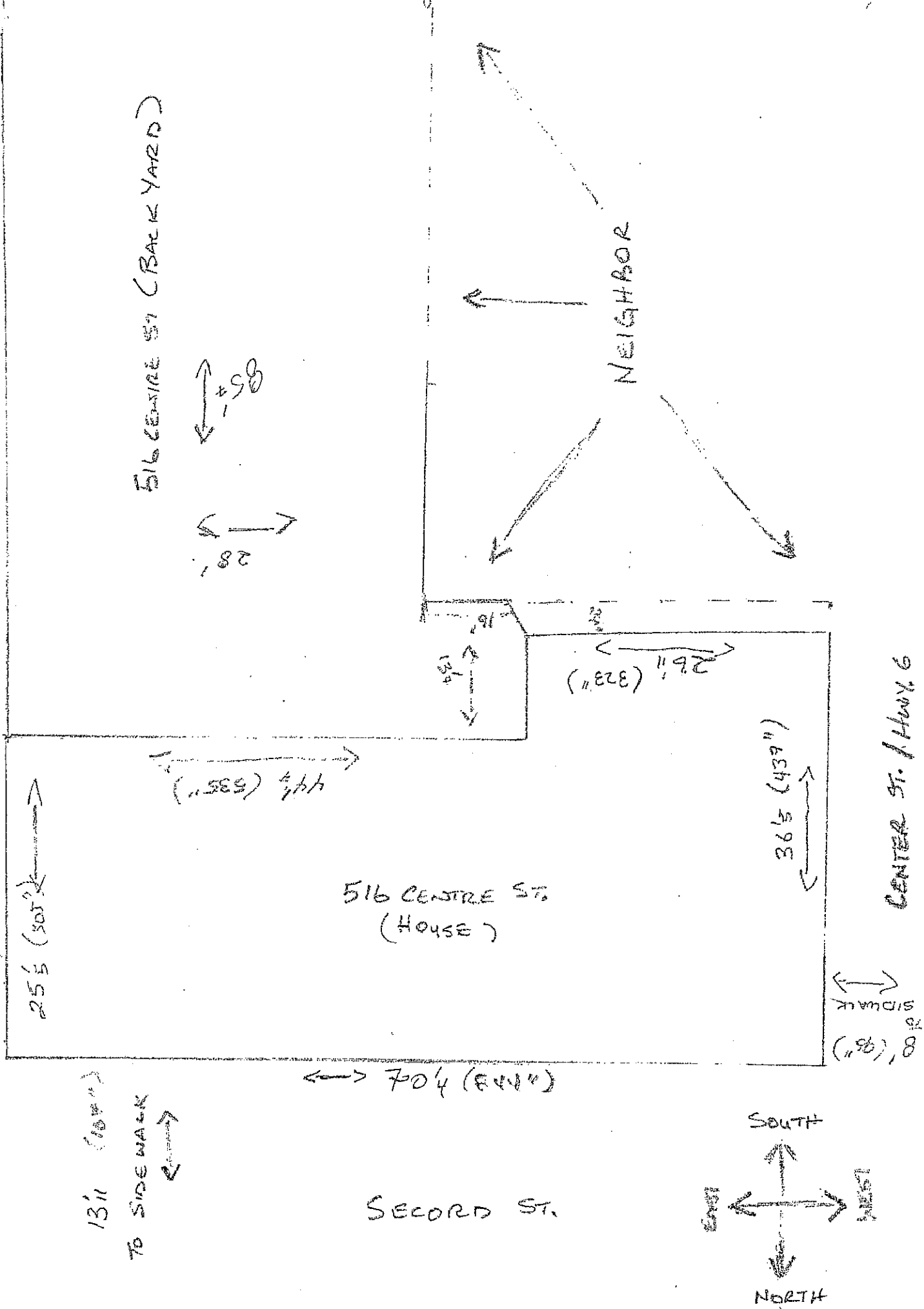
All the statements contained in this application and provided by me are true and I make this solemn
declaration conscientiously believing it to be true and knowing that it is of the same force and effect
as if made under oath.

DECLARED before me at the Town
of Espanola
in the District of Sudbury
this 9 day of June 2017

J. Barran
Signature of applicant

Paula Rogier
Signature of commissioner, etc.

← NEIGHBOR →



SECTION 5 R1 ZONE – RESIDENTIAL FIRST DENSITY

5.1 General

No person shall hereafter use any lands, or erect, alter, enlarge, or use any building or structure in the R1 Zone (as shown on the attached Schedules) except in accordance with the provisions of this Section and of other relevant Sections of this By-law.

5.2 Permitted Uses

- Single detached dwellings;
- Lodging and meals for compensation, for not more than 2 persons;
- Group homes;
- Bed and breakfasts;
- Accessory apartments; and
- Uses accessory to the foregoing.

5.3 Zone Requirements

Lot Area (minimum)	
Corner lots	650 m ²
Other	550 m ²
Lot Frontage (minimum)	16.5 m
Yard Requirements (minimum)	
Front	
if facing collector or major street	7.0 m
if facing local street	5.0 m
Rear	7.0 m
Side	1.22 m + 0.5 m for each additional storey above the first
Building Height (maximum)	10 m
Lot Coverage (maximum including all structures)	40%
Dwelling Units per Lot (maximum)	1

Amended on Feb 12,
2013 by By-law 2502/13

5.4 Additional Zone Requirements

a) General Provisions

In accordance with the provisions of Section 3.

5.5 Special Exception Zones

a) R1-1

Notwithstanding the provisions of Section 5.2 to the contrary, on the lands which are in the R1-1 Zone, a lodging house shall be permitted.

- b) R1-2

Reserved.

- c) R1-3

Reserved.

- d) R1-4 (475 to 499 Queensway Ave (south side), Lot 8, Con. IV)

Notwithstanding the provisions of Section 5.3 to the contrary, on the lands zoned R1-4 the requirements of the R1 zone contained in Section 5.3 shall apply except for the following:

Lot Frontage (minimum)	16.4 m
------------------------	--------

- e) R1-5

Reserved.

- f) R1-6 (235 Queensway Ave, Lot 7, Con. IV)

Notwithstanding the provisions of Section 5.2 to the contrary on the lands which are in the R1-6 Zone, a Day Nursery Service, as defined under the *Day Nurseries Act*, shall be permitted.

- g) R1-8 (474 Adelaide St, Lot 7, Con. IV; By-law 1496/01)

Notwithstanding the provisions of Section 5.2 hereof to the contrary, the lands in the R1-8 zone may also be used for an accessory apartment.

- h) R1-9 (222 Spruce St, Lot 8, Con. V; By-law 1595-02)

Notwithstanding the provisions of Sections 3.22, 5.2, and 5.3 of this By-law to the contrary, the lands in the R1-9 zone may be used for a funeral parlour and an accessory dwelling unit, in accordance with the following provisions:

Yard Requirements (minimum)	
Rear	
Existing building	existing
Interior Side	
Existing building	existing
Proposed Addition	1.25 m
Exterior Side	
Existing building	existing
Lot Coverage (maximum)	20%
Driveways or lanes permitted (maximum)	4

Parking Spaces required (minimum)	10
-----------------------------------	----

- i) R1-10 (433 Mead Blvd, Lot 8, Con. IV; By-law 2118/08)

Notwithstanding the provisions of Section 5.3 to the contrary, on the land zoned R1-10 the following provisions shall apply:

Lot Area (minimum)	500 m ²
Yard Requirements (minimum)	
Front	5 m
Rear	6 m

- j) R1-11

Reserved.

- k) R1-12 (455 Wood St and 456 Joseph St, Lot 8, Con. V; By-law 2254/10)

Notwithstanding the provisions of Section 5.3 to the contrary, on the land zoned R1- 12, the following zone requirements shall apply:

Lot Area (minimum)	345 m ²
Lot Frontage (minimum)	15.5 m
Yard Requirements (minimum)	
One (1) Side	0.5 m

- l) R1-13

Reserved.

5.6 Holding Zones

- a) 693 Mead Blvd, Lot 9, Con. V; Plan 53M1214 Blks 28 to 33 and PCL 6356

No building or structure shall be permitted until such time as the holding suffix "-h" is removed by By-law amendment. The removal of the "-h" shall only occur when the following conditions are fulfilled to the satisfaction of the Town of Espanola:

- (i) That full municipal services are available or are approved and under construction to service the lands; and
- (ii) That the Town has confirmed capacity at the sewage and water treatment plants for the proposed development.

- b) 726 Mead Blvd, Lot 8, Con. IV; PCL 26231 RP 53R7704 Part 1 and 732 Mead Blvd, Lot 8, Con. IV; PCL 19872 RP SR1091 Part 2

No building or structure shall be permitted until such time as the holding suffix "-h" is removed by By-law amendment. The removal of the "-h" shall only occur when the following conditions are fulfilled to the satisfaction of the Town of Espanola:

- (i) That full municipal services are available or are approved and under construction to service the lands;
- (ii) That the Town has confirmed capacity at the sewage and water treatment plants for the proposed development; and
- (iii) That a soils study is done confirming the land is appropriate for the proposed use.

Department:	General Administration	Form Number:	A99-01370
Subject:	Staff Report	Effective Date:	06/05/17
Policy No:		Revision Date:	13/05/29
Bylaw No:		Version #:	2

STAFF REPORT

DEPARTMENT: Administration

DATE: July 5, 2017

ITEM: Zoning Bylaw Amendment Application Z-02/17

RECOMMENDATION: Be It Resolved That: Bylaw 2797/17 be adopted, being a bylaw to rezone 2233 Lee Valley Rd from RR – Rural Residential to RR-12 – Rural Residential Special Exception Twelve in order to permit an automotive repair shop accessory to an existing residential dwelling.

BACKGROUND: An Application has been received requesting the rezoning of 2233 Lee Valley Rd from RR – Rural Residential to RR-12 – Rural Residential Special Exception Twelve in order to permit a proposed home occupation, an automotive service business.

An Ad was published in the Mid North Monitor on June 22, 2017, within the notice provisions outlined in the Ontario Planning Act (20 days prior to the public hearing); the proposed amendment was circulated to various departments for comment and posted on the Municipal website.

The draft bylaw and key map was available at the municipal office for public review. There were no verbal or written comments from the public as of this date.

Written comments received;

FIRE – The building should be inspected for fire safety.

POLICE – no concerns

PWD – no concerns, no effect on municipal services

Bldg – must comply with applicable laws, ie. sign bylaw, building code. Compliance with respect to the building code and automotive service shops is required.

Ec Dev – supports the application given the location of the property providing the owner meets all safety and environmental regulations.

ANALYSIS:

Provincial Policy Statement (PPS) 2014

The Provincial Policy Statement (PPS) Section 1.1.5.2 allows the following land uses on rural lands in municipalities:

"management and use of resources; resource-based recreational uses; limited residential development; home occupations and home industries; cemeteries; and other rural land uses." The proposed residential use (and accessory uses) would be permitted in the rural area. Section 1.1.5.3 allows that recreational, tourism and other economic opportunities should be promoted. Sections 1.1.5.4 and 1.1.5.5 indicate that uses should be compatible with the rural landscape, can be sustained by rural service levels, and are appropriate to the infrastructure that is planned or available.

The Employment sections of the PPS recognize the importance of a range and choice of sites which take into account the needs of existing and future businesses and encourage compact/mixed use development that includes compatible employment uses to support livable and resilient communities.

The proposed development is a business accessory to an existing residential use. The PPS allows for residential use and accessory uses in the rural area, particularly economic opportunities, so long as they are compatible with the rural landscape. The proposed automotive repair shop will be located in a large garage at the rear of the property, and should remain in the character of a residential dwelling appropriate for the area, as opposed to appearing like a commercial business.

The servicing requirements (private water and sewage) will need to be confirmed by the applicant with the appropriate authorities.

G2

Department:	General Administration	Form Number:	A99-01370
Subject:	Staff Report	Effective Date:	06/05/17
Policy No:		Revision Date:	13/05/29
Bylaw No:		Version #:	2

Town of Espanola Official Plan

The subject lands are designated as Rural in the Town's Official Plan (OP). The Rural designation permits limited rural residential development and limited small scale commercial development, by Bylaw amendment. Section 2.4 of the OP sets out the Town's vision for development, with the intent to encourage development in the built-up area, and allow for a limited amount of development in rural areas.

Section 3.9 recognizes home-based businesses as "an important means of realizing small-business start-ups and stay-at home self-employment." Home-based businesses are allowed in accessory buildings in the rural area, and are to be regulated in the Zoning Bylaw.

Section 4.2 of the OP permits a variety of uses in the Rural designation including: limited residential development, and limited commercial development by Bylaw amendment. Policy 3 of the Rural designation provides a list of rural commercial uses that is not exclusive or exhaustive, but indicates that uses which provide for the basic and immediate needs of the rural population, tourists, and the travelling public shall be permitted.

Town of Espanola Zoning By-law No. 2368/11

The subject lands are zoned Rural Residential (RR) Zone which permits single detached dwellings, accessory apartments, day nurseries, and group homes. The proposed automotive repair shop is not a permitted use in the RR Zone. The proposed Zoning Bylaw amendment is to rezone the property to the Rural Residential Special Exception Twelve (RR-12) Zone to permit an automotive repair shop as an additionally permitted use accessory to the residential dwelling. By requiring the automotive repair shop to only be permitted when accessory to the residential use, this limits the intensity of the commercial use, as it needs to be secondary to the residential use of the lot and operate in the rear garage only.

No other additional commercial uses would be permitted as a result of this amendment.

Conclusion

While it would be preferable to locate businesses in the downtown core and urban area of Espanola, the Town's planning policies are not restrictive so as to recommend against the application.

The application to allow a business (automotive repair shop) in the garage of an existing residential dwelling is consistent with the PPS and conforms to the OP. As such, Staff recommends the application for Zoning Bylaw Amendment be approved.

The applicant, the Minister and any person or public body who made oral submissions at a public meeting or written submissions before the bylaw was passed, may appeal Council's passage of a zoning bylaw amendment application or failure to approve a zoning bylaw amendment application to the Ontario Municipal Board within 20 days from the date the notice of the passage of the bylaw is given. The notice of appeal is filed with the Clerk, the fee is \$125.

EXISTING POLICY: Zoning Bylaw 2368/11

STRATEGIC GOAL: Sustainable Economic Growth & Prosperity, Excellence in Government

FINANCIAL COMMITMENT: \$0

BUDGETED: NA Yes ☐ No ☐

IMPLEMENTATION: Clerk's Office

25

Department: General Administration	Form Number: A99-01370
Subject: Staff Report	Effective Date: 06/05/17
Policy No:	Revision Date: 13/05/29
Bylaw No:	Version #: 2

Prepared By:

Paula Roque

Clerk Treasurer/Administrator:

Cynthia Townsend

Approval of Recommendation:

Yes ☒ No ☐

Comments:

ZONING BYLAW AMENDMENT

**CONCESSION V, LOT 11 53M1250 LOT 4
FORMER TOWNSHIP OF MERRITT
TOWN OF ESPANOLA**

Prepared for:

TOWN OF ESPANOLA

5 JULY, 2017

EXPLANATORY NOTE

The purpose of this Zoning Bylaw Amendment is to rezone the property located on Concession V, Lot 11, 53M1250, Lot 4, 2233 Lee Valley Road, former Township of Merritt, Town of Espanola, in part from Rural Residential (RR) to Rural Residential Special Exception 12 (RR-12) in order to permit automotive repair shop accessory to the Residential use.

DRAFT

THE CORPORATION OF THE TOWN OF ESPANOLA

Bylaw No. 2797/17

Being a Bylaw to amend Bylaw No. 2368/11

WHEREAS Bylaw 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 Bylaw 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 Bylaw is located on Concession V, Lot 11, 53M1250, Lot 4, 2233 Lee Valley Road, former Township of Merritt, Town of Espanola, as indicated by the shaded tone on Schedule 'A' attached hereto and forming part of this Bylaw.
2. Bylaw No. 2368/11 is hereby amended as follows:
 - (a) The area show on Schedule 'B' to this Bylaw No. shall henceforth be zoned Rural Residential Special Exception Twelve (RR-12).
 - (b) By-law No. 2368/11, as amended, is hereby further amended by adding the following clause, immediately after Section 10.5 (k)
(l) RR-12 (2233 Lee Valley Rd; Bylaw 2797/17)

Notwithstanding the provisions of Sections 3.12 and 10.2 to the contrary, on the land zoned RR-12, in addition to the permitted uses, an automotive repair shop accessory to a residential dwelling shall be permitted in the rear accessory garage (50' x 32')

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

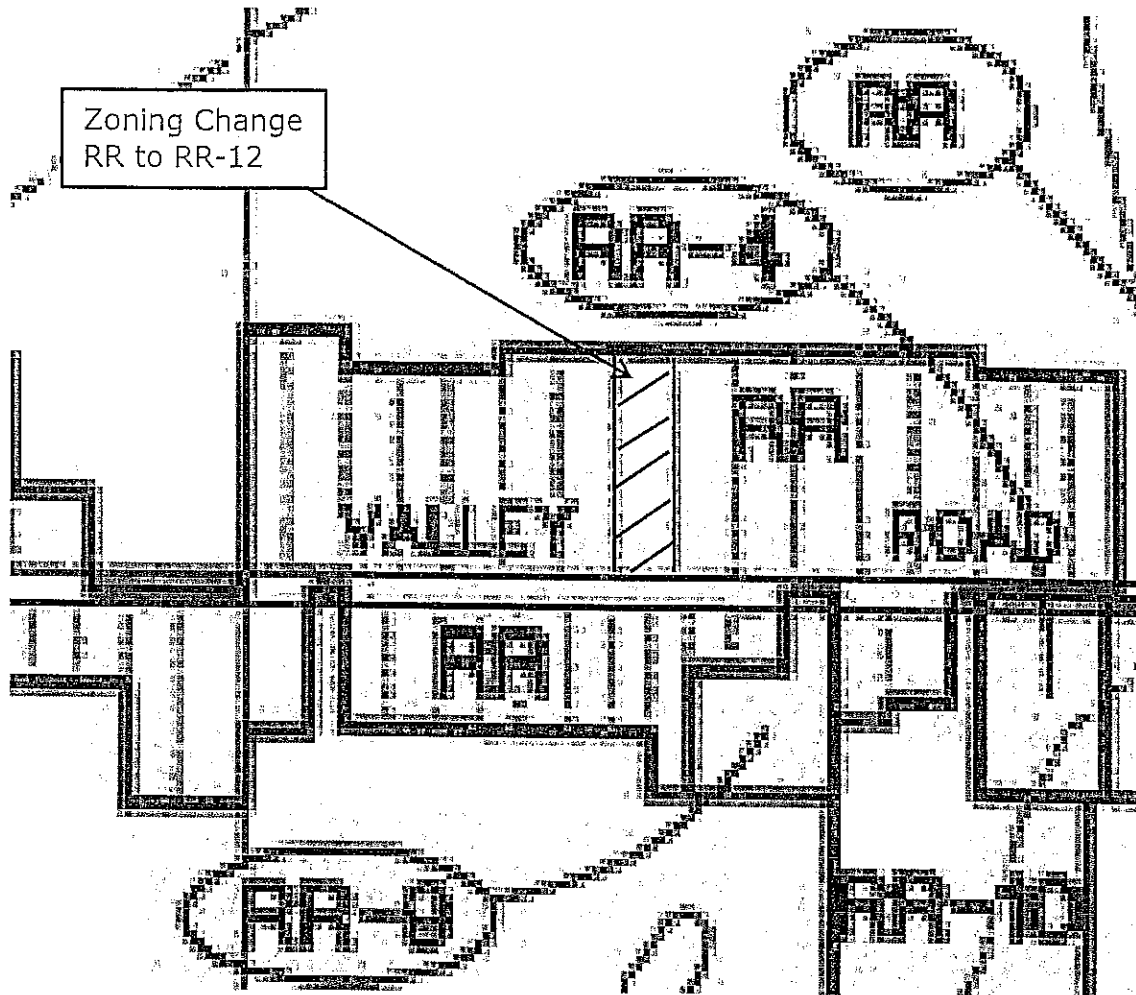
READ a first and second time this 11th day of July, 2017.

READ a third time and finally passed this 11th day of July, 2017.

Ron Piche
Mayor

Paula Roque
Clerk

Schedule 'A'
Bylaw 2797/17



Areas Affected by this Bylaw

Rural Residential Special
Exception Twelve (RR-12)



Schedule 'A' to Bylaw 2797/17

MERRITT CON V LOT 11
53M1250 LOT 4;
2233 LEE VALLEY RD
TOWN OF ESPANOLA

Certification of Authentication

This is Schedule 'A' to Bylaw 2797/17

Passed this ____ day of _____, 17.

Mayor

Clerk

Prepared: July 7, 2017



JUN 01 2017

993

Municipal World™ - Form 151
 * Reg. T.M. in Canada, Municipal World Inc.

APPLICATION FOR AMENDMENT TO

Planning Act, R.S.O. 1990, c. P.13,
 s. 34 (10.1), O. Reg. 545/06, Schedule 1

Date of Application

ZONING BY-LAW # .236.8/1.0...

File No.

Z-02/17

Council

IN THE

Town of Espanola

Name of municipality or planning board

NAME OF APPLICANT Rick Martin		NAME OF AGENT (if the applicant is an agent authorized by the owner)	
ADDRESS 2233 LEE VALLEY Rd, ESPANOLA, ONT		ADDRESS	
TELEPHONE 705-583-2164	EMAIL RICKMARTIN452@YAHOO.CA	TELEPHONE	EMAIL
IF KNOWN, NAME OF HOLDER OF MORTGAGE, CHARGE OR ENCUMBRANCE SCOTIA BANK		IF KNOWN, NAME OF HOLDER OF MORTGAGE, CHARGE OR ENCUMBRANCE	
ADDRESS SPANISH, ONTARIO		ADDRESS	
OFFICIAL PLAN - Current designation and explanation of how application conforms RURAL RESIDENTIAL		ZONING - Current designation Rural Residential	
DIMENSIONS OF SUBJECT LAND (specify in metric): Frontage: 133.86' Depth: 469.82' Area: 1.44 Acres			
REZONING - Nature and extent of rezoning requested: REZONE TO ALLOW AUTOMOTIVE WORK TO BE PERFORMED AS A PARTTIME HOME BASED BUSINESS. REQUEST AN AMENDMENT OR EXEMPTION		REZONING - Reason why rezoning requested: * This type of use not permitted in a Rural Residential Zone	
DENSITY - HEIGHT - The subject land is within an area that has a pre-determined <input type="checkbox"/> density <input type="checkbox"/> height of a minimum of and a maximum of			
DATE - If known, the date subject land was acquired by current owner: JULY 1, 2017			
LEGAL DESCRIPTION OF subject land (such as the municipality, concession and lot numbers, registered plan and lot numbers, reference plan and part numbers and name of street and number) Merritt Con 5 Lot 11 53M 1250 Lot 4 Roll # 012-24400			
Note: See reverse of page 3 for details of sketch required.			
ALTERATION - The official plan or official plan amendment deals with: <input type="checkbox"/> an alteration to the boundary of settlement (provide details) <input type="checkbox"/> to implement a new area of settlement (provide details)			
REMOVAL OF LAND FROM AREA OF EMPLOYMENT - Official plan/official plan amendment deals with removal of land from area of employment (provide details)			
ZONING WITH CONDITIONS - This application conforms to official plan policies relating to zoning with conditions (provide details)			
ACCESS - Access to the subject land will be by: <input type="checkbox"/> Provincial highway <input checked="" type="checkbox"/> Municipal road - year round <input type="checkbox"/> Municipal road - seasonal <input type="checkbox"/> Other public road (specify) <input type="checkbox"/> Right-of-way <input type="checkbox"/> Water			

ORIGINAL - Office

COPY - Applicant

SUBMIT COPIES OF APPLICATION AND PLANS

PAGE 1 OF 3

WATER ACCESS - Where access to the subject land will be by water only: Docking facilities (specify) distance from subject land distance from nearest public road <i>N/A</i>		Parking facilities (specify) distance from subject land distance from nearest public road																									
EXISTING USES of the subject land: RESIDENTIAL		IF KNOWN, LENGTH OF TIME the existing uses of the subject land have continued: 30 years.																									
EXISTING BUILDINGS - STRUCTURES - Where there are any buildings or structures on the subject land, indicate (in metric) for each: <i>See Attached Sketch.</i> <table style="width: 100%;"> <tr> <td>TYPE</td> <td>Front lot line setback:</td> <td>Height:</td> </tr> <tr> <td>IF KNOWN,</td> <td>Rear lot line setback:</td> <td>Dimensions:</td> </tr> <tr> <td>DATE CONSTRUCTED</td> <td>Side lot line setback:</td> <td>Floor area:</td> </tr> <tr> <td></td> <td>Side lot line setback:</td> <td></td> </tr> </table> <table style="width: 100%;"> <tr> <td>TYPE</td> <td>Front lot line setback:</td> <td>Height:</td> </tr> <tr> <td>IF KNOWN,</td> <td>Rear lot line setback:</td> <td>Dimensions:</td> </tr> <tr> <td>DATE CONSTRUCTED</td> <td>Side lot line setback:</td> <td>Floor area:</td> </tr> <tr> <td></td> <td>Side lot line setback:</td> <td></td> </tr> </table> <p style="text-align: right; font-size: small;">attach additional page if necessary</p>				TYPE	Front lot line setback:	Height:	IF KNOWN,	Rear lot line setback:	Dimensions:	DATE CONSTRUCTED	Side lot line setback:	Floor area:		Side lot line setback:		TYPE	Front lot line setback:	Height:	IF KNOWN,	Rear lot line setback:	Dimensions:	DATE CONSTRUCTED	Side lot line setback:	Floor area:		Side lot line setback:	
TYPE	Front lot line setback:	Height:																									
IF KNOWN,	Rear lot line setback:	Dimensions:																									
DATE CONSTRUCTED	Side lot line setback:	Floor area:																									
	Side lot line setback:																										
TYPE	Front lot line setback:	Height:																									
IF KNOWN,	Rear lot line setback:	Dimensions:																									
DATE CONSTRUCTED	Side lot line setback:	Floor area:																									
	Side lot line setback:																										
PROPOSED USES of the subject land: RESIDENTIAL AND HOME BASED BUSINESS OF AUTOMOTIVE REPAIR AND TIRE INSTALLATION and OIL CHANGES.																											
PROPOSED BUILDINGS - STRUCTURES - Where any buildings or structures are proposed to be built on subject land, indicate (in metric) for each: <table style="width: 100%;"> <tr> <td>TYPE</td> <td>Front lot line setback:</td> <td>Height:</td> </tr> <tr> <td><i>N/A.</i></td> <td>Rear lot line setback:</td> <td>Dimensions:</td> </tr> <tr> <td></td> <td>Side lot line setback:</td> <td>Floor area:</td> </tr> <tr> <td></td> <td>Side lot line setback:</td> <td></td> </tr> </table> <table style="width: 100%;"> <tr> <td>TYPE</td> <td>Front lot line setback:</td> <td>Height:</td> </tr> <tr> <td></td> <td>Rear lot line setback:</td> <td>Dimensions:</td> </tr> <tr> <td></td> <td>Side lot line setback:</td> <td>Floor area:</td> </tr> <tr> <td></td> <td>Side lot line setback:</td> <td></td> </tr> </table> <p style="text-align: right; font-size: small;">attach additional page if necessary</p>				TYPE	Front lot line setback:	Height:	<i>N/A.</i>	Rear lot line setback:	Dimensions:		Side lot line setback:	Floor area:		Side lot line setback:		TYPE	Front lot line setback:	Height:		Rear lot line setback:	Dimensions:		Side lot line setback:	Floor area:		Side lot line setback:	
TYPE	Front lot line setback:	Height:																									
<i>N/A.</i>	Rear lot line setback:	Dimensions:																									
	Side lot line setback:	Floor area:																									
	Side lot line setback:																										
TYPE	Front lot line setback:	Height:																									
	Rear lot line setback:	Dimensions:																									
	Side lot line setback:	Floor area:																									
	Side lot line setback:																										
WATER will be provided to the subject land by: <input type="checkbox"/> Publicly owned/operated piped water system <input checked="" type="checkbox"/> Privately owned/operated individual well <input type="checkbox"/> Privately owned/operated communal well <input type="checkbox"/> Lake or other water body <input type="checkbox"/> Other means (specify)																											
SEWAGE DISPOSAL will be provided to the subject land by a: <input type="checkbox"/> Publicly owned/operated sanitary sewage system <input checked="" type="checkbox"/> Privately owned/operated septic system <input type="checkbox"/> Privately owned/operated septic system <input type="checkbox"/> Privy <input type="checkbox"/> Other means (specify)																											
DEVELOPMENT - This application permits development on privately owned and operated individual or communal septic systems, and more the 4500 litres of effluent will be produced per day as a result of the development being completed. Attached is a: <input type="checkbox"/> servicing options report <input type="checkbox"/> hydrogeological report <i>N/A.</i>																											
STORM DRAINAGE will be provided to the subject land by: <input type="checkbox"/> Sewers <input type="checkbox"/> Ditches <input type="checkbox"/> Swales <input type="checkbox"/> Other means (specify)																											
OTHER APPLICATIONS - If known, indicate if the subject land is the subject of an application under the Act for: <table style="width: 100%;"> <tr> <td><input type="checkbox"/> approval of a plan of subdivision (under section 51)</td> <td>File #</td> <td>Status</td> </tr> <tr> <td><input type="checkbox"/> consent (under section 53)</td> <td>File #</td> <td>Status</td> </tr> <tr> <td><input type="checkbox"/> previous application (under section 34) <i>N/A.</i></td> <td>File #</td> <td>Status</td> </tr> <tr> <td><input type="checkbox"/> Minister's Zoning Order</td> <td>Ontario Regulation Number of Order</td> <td></td> </tr> </table>				<input type="checkbox"/> approval of a plan of subdivision (under section 51)	File #	Status	<input type="checkbox"/> consent (under section 53)	File #	Status	<input type="checkbox"/> previous application (under section 34) <i>N/A.</i>	File #	Status	<input type="checkbox"/> Minister's Zoning Order	Ontario Regulation Number of Order													
<input type="checkbox"/> approval of a plan of subdivision (under section 51)	File #	Status																									
<input type="checkbox"/> consent (under section 53)	File #	Status																									
<input type="checkbox"/> previous application (under section 34) <i>N/A.</i>	File #	Status																									
<input type="checkbox"/> Minister's Zoning Order	Ontario Regulation Number of Order																										
POLICY STATEMENT - This application for amendment to the zoning by-law is consistent with policy statement issued under subsection 3 (1) of the Act. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No																											
PROVINCIAL PLANS - The subject land is within an area of land designated under a provincial plan(s) <input checked="" type="checkbox"/> Yes If yes, indicate whether the application: <input type="checkbox"/> conforms to or <input type="checkbox"/> does not conflict with applicable provincial plan(s) <input type="checkbox"/> No																											

AUTHORIZATION
BY OWNER

I, the undersigned, being the owner of the subject land, hereby authorize
Name of Agent
to be the applicant in the submission of this application.

.....
Signature of owner

.....
Signature of witness

.....
Date

DECLARATION
OF APPLICANT

I, RICK MARTIN of the TOCON of
ESPAÑOLA in the PROVINCE of ONTARIO

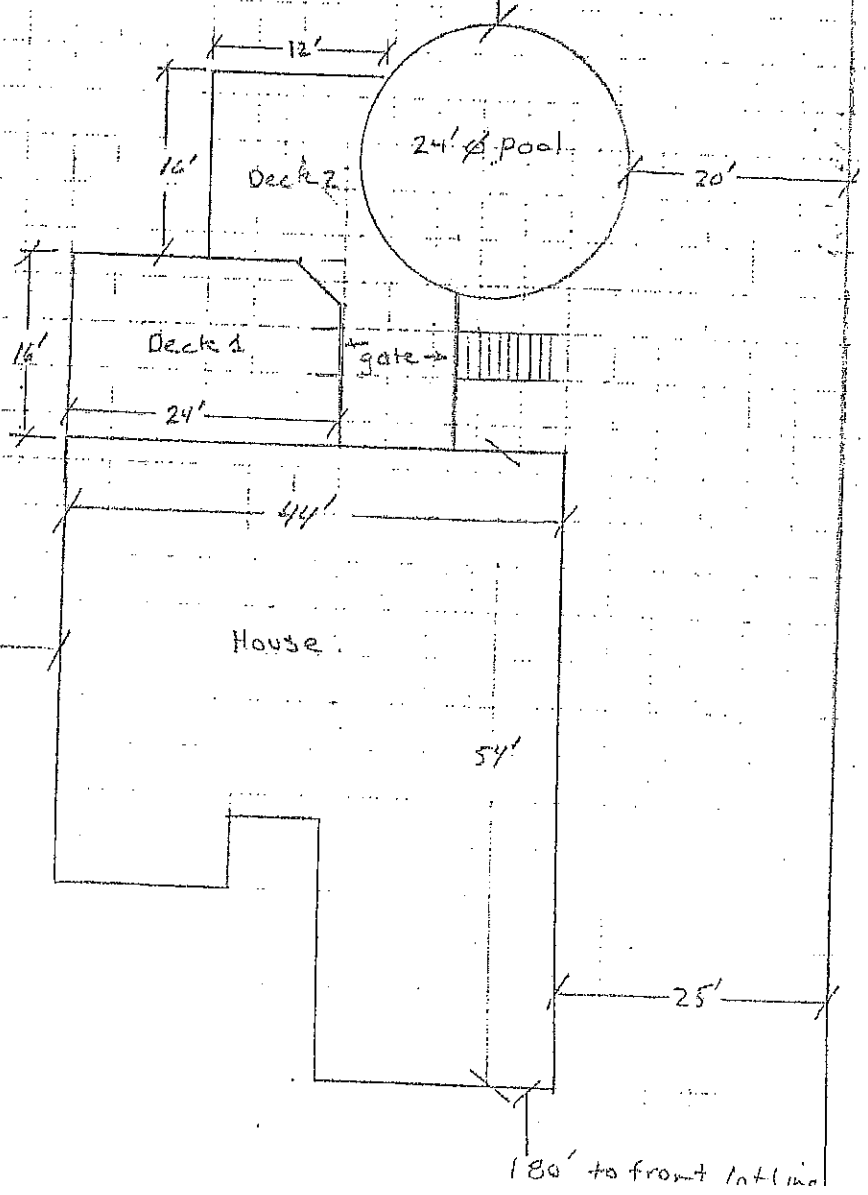
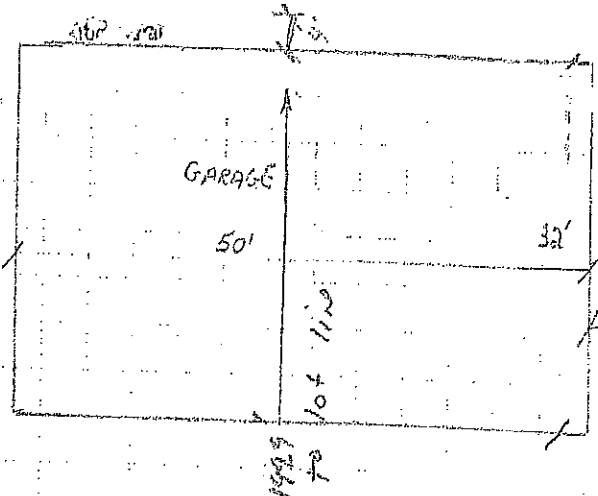
solemnly declare that:

All the statements contained in this application and provided by me are true and I make this solemn
declaration conscientiously believing it to be true and knowing that it is of the same force and effect
as if made under oath.

DECLARED before me at the T.O.W.
of Espanola
in the District of Sudbury
this day of

.....
Signature of applicant

.....
Signature of commissioner, etc.



SECTION 10 RR ZONE – RURAL RESIDENTIAL

10.1 General

No person shall hereafter use any lands, nor erect, alter, enlarge, or use any building or structure in the RR Zone (as shown on the attached Schedules) except in accordance with the provisions of this Section and of other relevant Sections of this By-law.

10.2 Permitted Uses

- o Single detached dwellings;
- o Accessory apartments;
- o Day nurseries; and
- o Group homes.

10.3 Zone Requirements

Lot Area (minimum)	10,000 m ² (1.0 ha)
Lot Frontage (minimum)	30 m
Yard Requirements (minimum)	
Front	7.5 m
Rear	7.5 m
Side	7.5 m
Building Height (maximum)	10 m
Maximum Lot Coverage	20%
Dwelling Units per Lot	1

10.4 Additional Zone Requirements

a) General Provisions

In accordance with the provisions of Section 3.

10.5 Special Exception Zones

a) RR-1 (559, 665, and 725 Barber St, Lot 10, Con. V)

Notwithstanding the provisions of Section 10.3 to the contrary, the land in the RR-1 zone may be used in accordance with the following provisions:

Lot Area (minimum)	10 acres (4.05 ha)
--------------------	--------------------

Department: General Administration	Form Number: A99-01370
Subject: Staff Report	Effective Date: 06/05/17
Policy No:	Revision Date: 13/05/29
Bylaw No:	Version #: 2

STAFF REPORT

DEPARTMENT: Ec Dev/Leisure Services	DATE: June 19, 2017
--	----------------------------

ITEM: Cycle Plan Funding

RECOMMENDATION: Be it Resolved That: Bylaw 2801/17 be adopted, being a Bylaw to declare that the Town of Espanola will participate in the Ontario Municipal Commuter Cycling Program Fund.

BACKGROUND: Minister of Transportation has released a funding opportunity to develop municipal commuter cycling programs. Transportation is a major source of greenhouse (GHG) emissions in Ontario. The Province's Climate Change Action Plan 2016-2020 identifies initiatives intended to help reduce GHG emissions from the sector.

The funding is also designed to create better cycling networks and safe cycling in municipalities.

ANALYSIS: Annual funding of up to \$25,000 is available. We do not have an approved cycling plan. Municipalities under 15,000 can apply for such a plan. A cycling plan will lay the framework to develop an active transportation network to include cycling infrastructure, identification, signage and supporting amenities.

This plan would support initiatives as outlined in the PPS 2014 and the Town's Official Plan.

The Provincial Policy Statement (PPS) 2014 sets out the following: *Section 1.0 Building Strong Healthy Communities – Section 1.8 Energy Conservation, Air Quality and Climate Change – Section 1.8.1 Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and climate change adaptation through land use and development patterns which:*

- b) promote the use of active transportation and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas*

The Town's Official Plan states

6.2.5 Cycling Policies

Cycling also reduces the dependence on the automobile. This Plan shall encourage people to ride bicycles.

Where Council considers it appropriate, new development or redevelopment will be expected to provide bike racks.

When undertaking public works and where appropriate, the Town will include the provision of bike lanes and bike racks to address the needs of cyclists.

G3

Department: General Administration	Form Number: A99-01370
Subject: Staff Report	Effective Date: 06/05/17
Policy No:	Revision Date: 13/05/29
Bylaw No:	Version #: 2

This plan would also position the municipality for the development of the Great Cycle Trail and Huron Lake Cycle Trail which have received Provincial and Federal Funding and will take cyclists through Espanola.

EXISTING POLICY: Council Recommendation / Bylaw per Funding Requirement

STRATEGIC GOAL: Safe & Healthy Community

FINANCIAL COMMITMENT: 20% commitment - Approx \$5,000 (2018 Budget)

BUDGETED: If Application is approved a commitment of \$5,000 for the 2018 Budget would be required.

Yes

No

IMPLEMENTATION:

Prepared By:

Cheryl Kennelly

CAO / Treasurer:

Cynthia Townsend

Approval of Recommendation:

Yes

☒ No

Comments:

EP

DRAFT



ONTARIO MUNICIPAL COMMUTER CYCLING (OMCC)

Bylaw No. 2801/17

A Bylaw to Authorize the Execution of an Agreement with
Her Majesty the Queen in right of the Province of Ontario as represented by
The Minister of Transportation of the Province of Ontario – 2017 - 2018
Ontario Municipal Commuter Cycling Program

WHEREAS it is deemed expedient to authorize the execution of an Agreement with Her Majesty the Queen in right of the Province of Ontario as represented by the Minister of Transportation for the Province of Ontario for funding under the dedicated Ontario Municipal Commuter Cycling Program (OMCC).

NOW THEREFORE THE COUNCIL OF THE TOWN OF ESPANOLA HEREBY ENACTS AS FOLLOWS:

1. THAT the Mayor and CAO/Treasurer are hereby authorized to execute on behalf of the Town of Espanola a Transfer Payment Agreement (Agreement) with Her Majesty the Queen in right of the Province of Ontario as represented by the Minister of Transportation for the Province of Ontario for 2017-2018 funding under the OMCC.
2. THAT the Mayor, CAO/Treasurer and Clerk have the delegation of authority to execute any and all required documentation on behalf of the Town of Espanola as required by the OMCC for 2017 – 2018.
3. THAT the Town of Espanola commits to providing funding equivalent in 2018 to 20% of 2018 funding provided to the Town of Espanola under the OMCC.
4. THAT the Town of Espanola commits to implementing projects and spending OMCC 2018 funding in accordance with all provisions specified in the Agreement.
5. THAT the Town of Espanola commits to spending OMCC 2018 funding only on the follow approved project:
 - a. Town of Espanola Commuter Cycling Plan
6. THAT the Town of Espanola commits that it will obtain all required approvals for each project prior to use of OMCC funding.

Bylaw read a first, second and third time and finally passed this 11th day of July, 2017.

Read a first, second and third time in open Council on this 27th day of June, 2017.

Ron Piche
Mayor

Cynthia Townsend
CAO/Treasurer



DRAFT

Schedule 'A'
To Bylaw 2801/17

Ontario Municipal Commuter Cycling (OMCC) Program
2017-2018 Application Declaration
Municipalities with a Population of 15,000 or Less

The Town of Espanola declares that it will participate in the Ontario Municipal Climate Commuter Program (OMCC) for 2017-2018 and requests funding to support the Town of Espanola Commuter Cycling Plan Project listed in Bylaw 2801/17.

The Town of Espanola declares that the commuter cycling project listed in this Bylaw and that use OMCC funding meet OMCC program requirements.

Ron Piche
Mayor

Cynthia Townsend
CAO/Treasurer