



The Corporation of the Town of Orangeville

By-law Number 2022-093

**A By-law to amend Zoning By-law No. 22-90 as amended,
with respect to Lot 1, Block 5, Registered Plan 212,**

municipally known as

3 Zina Street

Randall Realty Inc., RZ-2022-03

Whereas the Council of the Corporation of the Town of Orangeville is empowered to pass By-laws to permit the use of land pursuant to Sections 34 and 36 of the Planning Act, RSO 1990, as amended;

And whereas Council considers it desirable to pass a By-law to amend Zoning By-law No. 22-90, as amended, to permit a mixed-use building on Lot 1, Block 5, Registered Plan 212, municipally known as 3 Zina Street.

Be it therefore enacted by the municipal Council of The Corporation of the Town of Orangeville as follows:

1. That Schedule "A", Map C5 to Zoning By-law No. 22-90, as amended, is hereby further amended by rezoning the lands as depicted on Schedule "A" attached to this By-law.
2. That Section 24 of By-law 22-90, as amended, is hereby further amended by adding the following thereto:

"24.334 Notwithstanding the provisions of Section 18.1, the following additional uses are permitted within the existing building on the lands zoned Restricted Commercial / Residential (C5), Special Provision 24.334:

- i. a mixed-use building, containing not more than 8 dwelling units;
- ii. an assembly hall;
- iii. a theatre;
- iv. a club house; and
- v. a café restricted to a maximum floor area of 75 square metres.

Notwithstanding the provisions of Section 18.2, the following regulations

shall apply to the existing building on the lands zoned Restricted Commercial / Residential (C5), Special Provision 24.334:

Front yard (minimum)	2.6 metres
Rear yard (minimum)	4.7 metres
Exterior side yard (minimum)	0.2 metres
Interior side yard (minimum)	0.2 metres
Lot coverage (maximum)	63%
Building height (maximum)	11.5 metres

Notwithstanding the provisions of Section 5.7, the following regulations shall apply to the existing building on the lands zoned Restricted Commercial / Residential (C5), Special Provision 24.334:

Floor Area (minimum)	40 square metres
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Notwithstanding Section 5.17.1(a), the following regulations shall apply to the existing building on the lands zoned Restricted Commercial / Residential (C5), Special Provision 24.334:

Non-residential uses	nil
Residential uses	1 accessible parking space and 1 standard parking space to be provided on the lot, plus 6 additional parking spaces to be provided on another lot located within 120 metres of the said lot

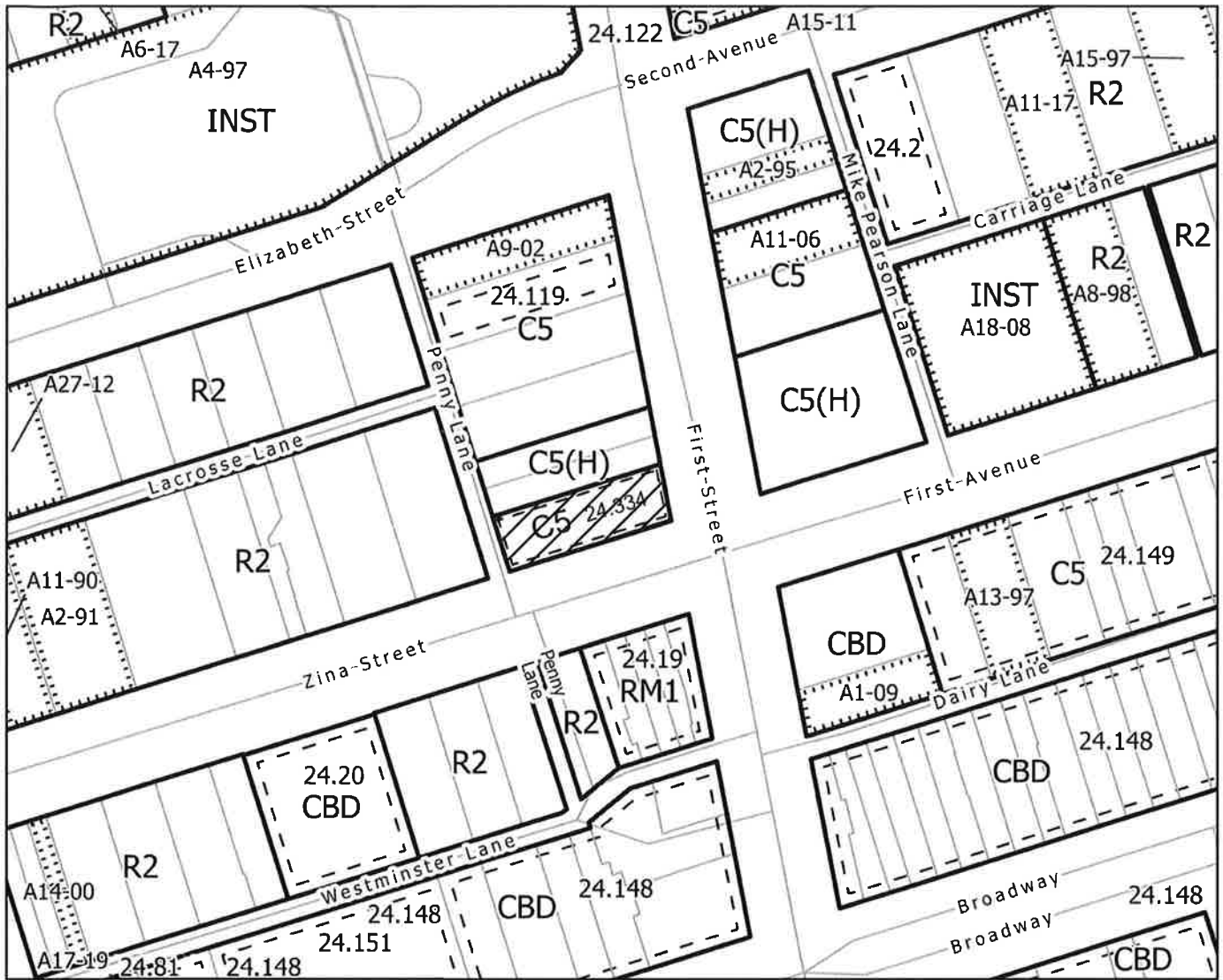
Passed in open Council this 12th day of December, 2022.



Lisa Post, Mayor



Carolina Khan, Clerk



The Corporation of The Town of Orangeville
 Schedule 'A' Town of Orangeville Zoning By-law 22-90

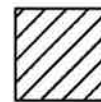


Schedule "A" to by-law

Passed the 12th day of December, 2022

Lisa Post, Mayor

Carolina Khan, Clerk



Lands to be rezoned from Institutional (INST) Zone to Restricted Commercial/Residential (C5) Zone, S.P. 24.334

Zoning Map Nos. C5
 This is a reference map only