



THE CORPORATION OF THE TOWN OF ORANGEVILLE

BY-LAW NUMBER 65 - 2007

A BY-LAW TO AMEND BY-LAW 22-90 AS AMENDED (Transmetro Properties Limited, Mono Developments (Orangeville) Ltd. and 1261378 Ontario Limited ("Cook Farm Group"); OPZ 2/98 and OPZ 3/02)

WHEREAS on December 12, 2005, Council held a public meeting with respect to Official Plan Amendment proposal OP 9/05 with respect to amending the Official Plan designation on the lands from "Employment" to "Residential", "Employment", "Open Space Recreation" and "Open Space Conservation";

AND WHEREAS on July 31, 2006, Council approved, in principle, the Official Plan and Zoning By-law Amendment applications OPZ 2/98 and OPZ 3/02 as revised in accordance with Official Plan Amendment proposal OP 9/05;

AND WHEREAS on April 18, 2007, the Ontario Municipal Board approved the Official Plan and Zoning By-law Amendment applications;

AND WHEREAS on July 16, 2007, Council adopted Official Plan Amendment No. 100 thereby implementing the Ontario Municipal Board's approval;

THEREFORE BE IT ENACTED by the Municipal Council of the Corporation of the Town of Orangeville as follows:

- 1. That Zoning Maps A2 and B2 are hereby amended in accordance with Schedule "A" hereto;
- 2. THAT By-law 22-90, as amended, is hereby further amended by adding the following text thereto:

"24.181 Notwithstanding the provisions of Sections 10.2(1), 10.2(2), 10.2(3), 10.2(4) and 10.2(8), the following regulations shall apply to the lands zoned Residential Fourth Density (R4) Zone Special Provision 24.181:

Regulations

| | |
|----------------------------------|--|
| Lot area (minimum) | 315 square metres |
| Lot frontage (minimum) | |
| - interior lot: | 12.2 metres |
| - corner lot: | 14.2 metres |
| Front Yard | |
| - to garage: | 6.0 metres (minimum) |
| - to front wall of the dwelling: | 4.5 metres (minimum) 7.0 metres (maximum) |
| Coverage (maximum) | 45% |

Notwithstanding Subsection 5.17 (Parking Area Regulations), a minimum of 2 outdoor parking spaces shall be provided on each lot.

Notwithstanding the minimum required front, exterior side and rear yards, the following encroachments are permitted:

- (a) unroofed, unexcavated, unenclosed decks and stairs attached to the main building are permitted to encroach a maximum of 3 metres into the minimum required rear yard;
- (b) covered porches and stairs are permitted to encroach a maximum of 1.5 metres into the minimum required front yard; and,
- (c) covered porches and stairs are permitted to encroach a maximum of 1 metre into the minimum exterior side yard.

Notwithstanding the provisions of Section 19.1 (Permitted Uses) a stormwater management facility shall be permitted on the lands zoned General Industrial (M1) Zone Special Provision 24.181.

Holding Symbol

The Holding Symbol (H) shall only be removed from all or a portion of the lands when the Town is satisfied that there is sufficient water supply and sewage treatment capacity to service the development or portion thereof as the case may be.

24.182

Notwithstanding the provisions of Sections 12.2(3), 12.2(4), 12.2(5) and 12.3(7) the following regulations shall apply to the lands zoned Multiple Residential Medium Density (RM1) Zone Special Provision 24.182:

Regulations for Row House Dwellings having Frontage to Individual Dwelling Units from a Public Street

Front Yard

- to garage: 6.0 metres (minimum)
- to front wall of the dwelling: 4.5 metres (minimum)
7.0 metres (maximum)

Notwithstanding the minimum required front, exterior side and rear yards, the following encroachments are permitted:

- (a) unroofed, unexcavated, unenclosed decks and stairs attached to the main building are permitted to encroach a maximum of 3 metres into the minimum required rear yard;
- (b) covered porches and stairs are permitted to encroach a maximum of 1.5 metres into the minimum required front yard; and,
- (c) covered porches and stairs are permitted to encroach a maximum of 1 metre into the minimum exterior side yard.

Regulations for Other Permitted Residential Uses

A maximum building height of 26 metres is permitted for multiple dwellings.

Holding Symbol

The Holding Symbol (H) shall only be removed from all or a portion of the lands when the Town is satisfied that there is sufficient water supply and sewage treatment capacity to service the development or portion thereof as the case may be.”

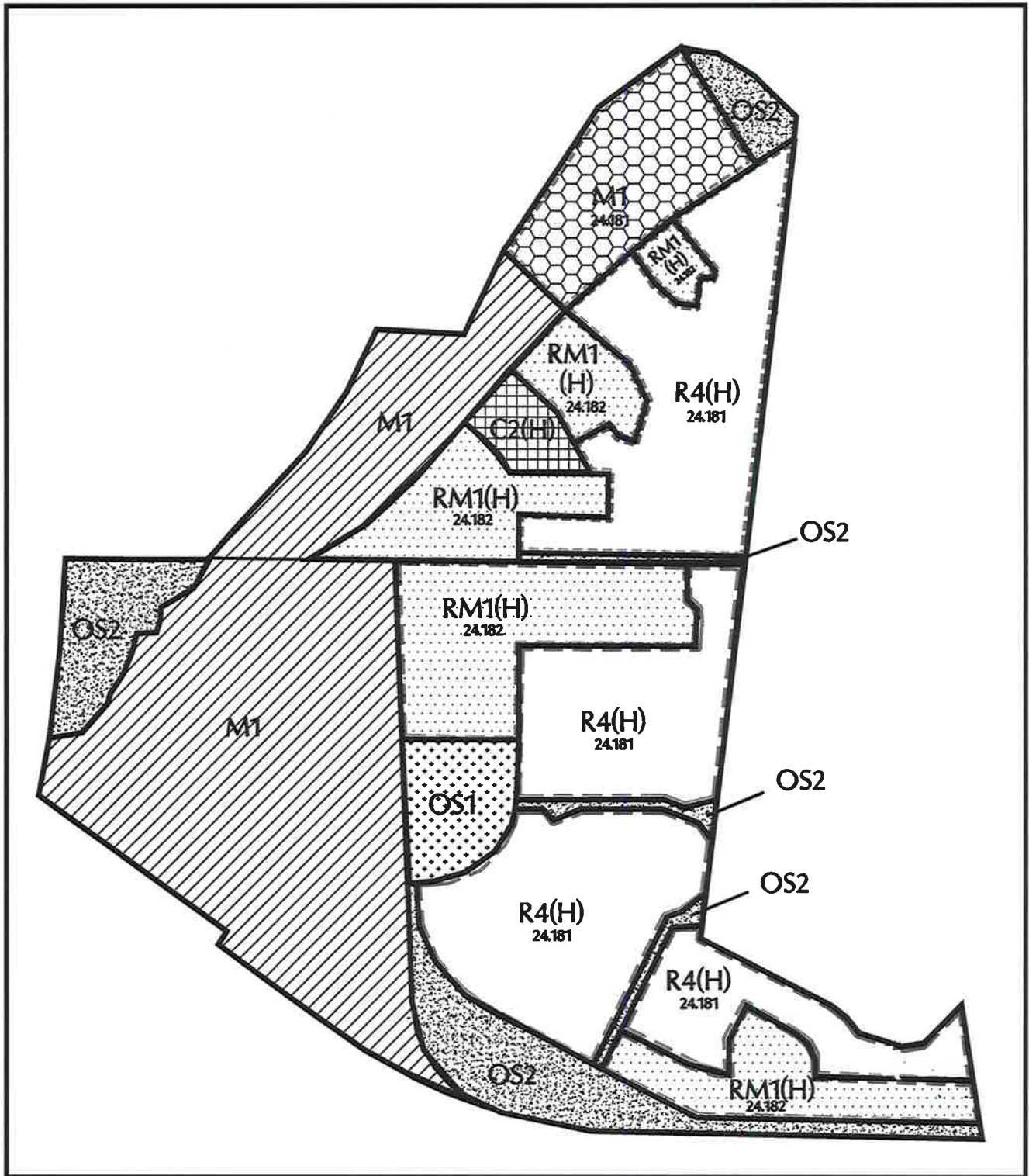
READ THREE TIMES AND FINALLY PASSED IN OPEN COUNCIL THIS 16th DAY OF JULY, 2007.



ROB ADAMS, MAYOR



SUSAN LANKHEIT, DEPUTY
CLERK



THE CORPORATION OF THE
TOWN OF ORANGEVILLE

**SCHEDULE 'A'
TOWN OF ORANGEVILLE
ZONING BY-LAW 22-90**



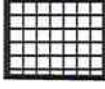






SCHEDULE "A" TO BY-LAW NO. 65-2007

PASSED THE 16th DAY OF July 2007

MAYOR

CLERK

-  LANDS TO BE REZONED FROM DEVELOPMENT (D) ZONE TO RESIDENTIAL FOURTH DENSITY (R4)(H) ZONE, S.P. 24.181
-  LANDS TO BE REZONED FROM DEVELOPMENT (D) ZONE TO MULTIPLE RESIDENTIAL MEDIUM DENSITY (RM1)(H) ZONE S.P. 24.182
-  LANDS TO BE REZONED FROM DEVELOPMENT (D) ZONE TO NEIGHBOURHOOD COMMERCIAL (C2)(H) ZONE
-  LANDS TO BE REZONED FROM DEVELOPMENT (D) ZONE TO GENERAL INDUSTRIAL (M1) ZONE
-  LANDS TO BE REZONED FROM DEVELOPMENT (D) ZONE TO GENERAL INDUSTRIAL (M1) ZONE, S.P. 24.181
-  LANDS TO BE REZONED FROM DEVELOPMENT (D) ZONE TO OPEN SPACE RECREATION (OS1) ZONE
-  LANDS TO BE REZONED FROM DEVELOPMENT (D) ZONE TO OPEN SPACE CONSERVATION (OS2) ZONE

ZONING MAPS NO. A2 and B2