



**THE CORPORATION OF THE TOWN OF ORANGEVILLE**

**BY-LAW NUMBER 51 - 2007**

**BEING A BY-LAW TO AMEND BY-LAW 22-90 AS AMENDED** (Pestrin Group Limited, 116-126 Broadway; Z4/07).

**WHEREAS** on May 7, 2007, Council held a public meeting with respect to Zoning Amendment Application Z 4/07 to permit the development of a 5-storey mixed use commercial/residential building and 5 blocks of row house units on the property;

**AND WHEREAS** on July 16, 2007, Council approved the application;

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

1. THAT Zoning Map C4 is hereby amended in accordance with Schedule "A" hereto;
2. THAT Section 24 of By-law 22-90, as amended, is hereby further amended by adding the following thereto:

"24.180 The following provisions apply to the lands zoned Central Business District (CBD) Zone - Special Provision 24.180 as shown on Schedule "A" of By-law 22-90, as amended:

Notwithstanding the provisions of Section 13A.1(Permitted Uses), row house dwellings shall be permitted, provided that they are separated from Broadway by an intervening building.

Notwithstanding the provisions of Sections 13A.2(3), 13A.2(6) and 13A.2(7) the following regulations shall apply to the lands:

Regulations

- |     |   |   |
|-----|---|---|
| (1) | Front Yard (minimum)  | 0 metres  |
| (2) | Front Yard (maximum)  | 1 metre, except for recessed pedestrian entrances that span, in the aggregate, up to 30% of the length of the front wall of the building.   |
| (3) | Building height (minimum)   | 6 metres for the portion of the building that abuts the front lot line.   |
| (4) | Building height (maximum)   | 12 metres or three storeys, whichever is the lesser, for the portion of the building that is within four metres of the front lot line and 18 metres for the remainder. On that portion of a building that is greater than 12 metres but less than 18 metres in height, exterior balconies shall be permitted to project a maximum of 2 metres towards the front lot line. |
| (5) | The minimum rear yard setback (from Armstrong Street) for row house dwellings shall be 1.5 metres." |   |

BY-LAW READ THREE TIMES AND FINALLY PASSED IN OPEN COUNCIL THIS 16<sup>TH</sup>  
DAY OF JULY, 2007.



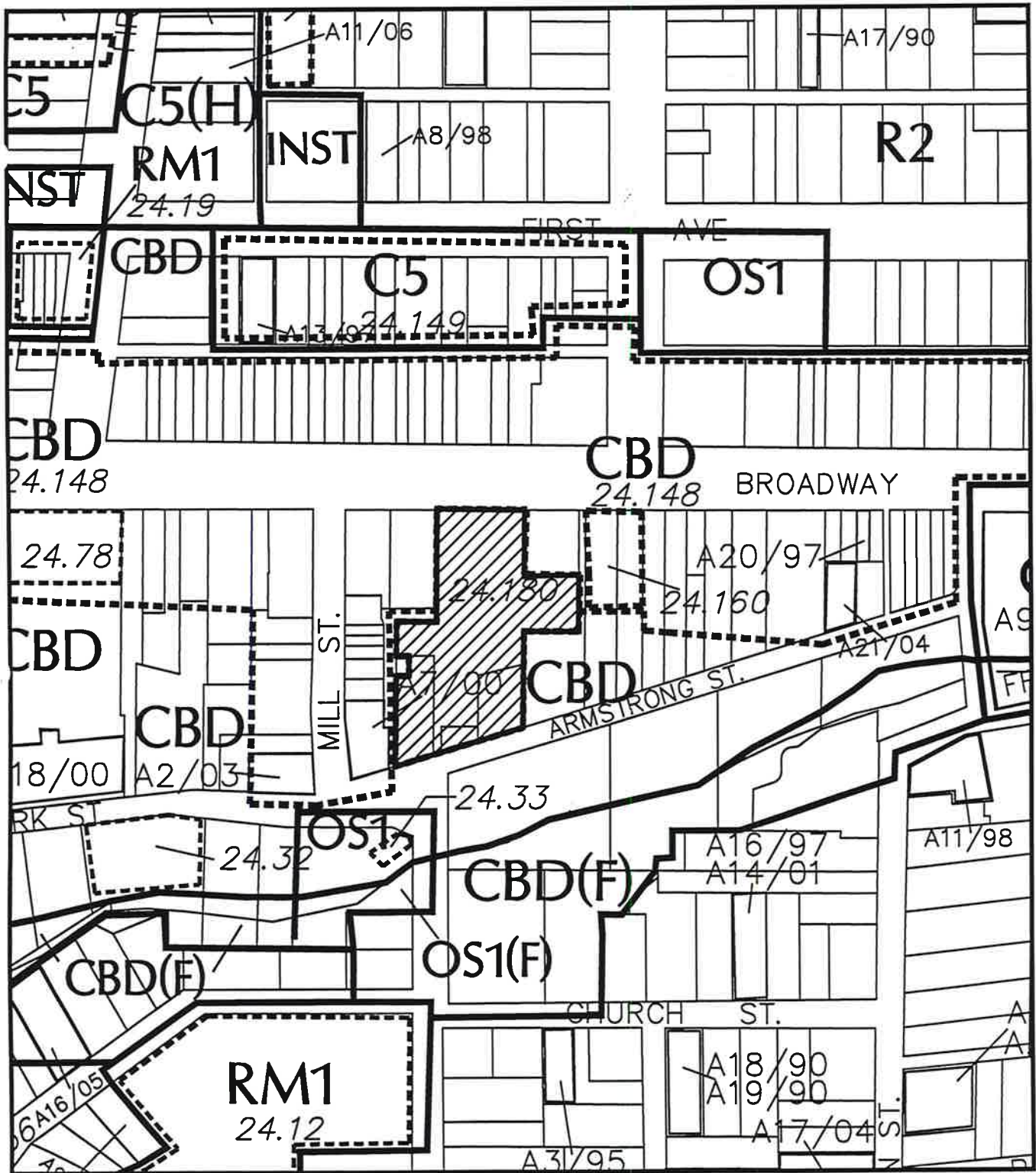
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ROB ADAMS, MAYOR



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SUSAN LANKHEIT, DEPUTY CLERK



THE CORPORATION OF THE  
TOWN OF ORANGEVILLE

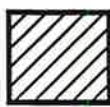
**SCHEDULE 'A'  
TOWN OF ORANGEVILLE  
ZONING BY-LAW 22-90**



SCHEDULE "A" TO BY-LAW NO. 61-2007

PASSED THE 16TH DAY OF JULY, 2007

  
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MAYOR



SPECIAL PROVISION 24.180 TO BE  
ADDED TO AND SPECIAL PROVISIONS  
24.148 AND 24.160 TO BE REMOVED  
FROM SUBJECT LANDS

  
\_\_\_\_\_  
DEPUTY CLERK

ZONING MAP NO. C4