



The Corporation of the Town of Orangeville

By-law Number 035 - 2019

**A By-law to amend Zoning By-law No. 22-90 as amended,
with respect to Part of Lots 1 and 2, Block 4, Plan 212, municipally
known as 279 Broadway
(1450909 Ontario Ltd., File No. Z1/19)**

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 the use of Part of Lots 1 and 2, Block 4, Plan 212 for a medical centre on this property.

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

1. That Schedule "A", Map No. B3 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 Zoning By-law No. 22-90, as amended, is hereby further amended by adding a new Section 24.222 as follows:

"24.222 Notwithstanding the provisions of Section 15.1 (Permitted Uses), permitted uses for the property described as Part of Lots 1 and 2, Block 4, Plan 212 (279 Broadway) and zoned Neighbourhood Commercial (C2) Zone, Special Provision 24.222 shall also include a *medical centre*.

Notwithstanding the provisions of Section 15.2, the following regulations shall apply to the lands zoned Neighbourhood Commercial (C2) Zone, Special Provision 24.222:

Regulations

Lot area (minimum)

750 m²


<i>Exterior side yard</i> (minimum)	0 metres
<i>Interior side yard</i> (minimum)	0.7 metres
<i>Rear yard</i> (minimum)	0.3 metres


Notwithstanding the provisions of Section 5.17.1)(a) (Parking Space Requirements), the minimum parking requirements for any of the following permitted uses shall be 9 parking spaces:

- a) a business or professional office;
- b) a financial establishment;
- c) a medical laboratory;
- d) a medical centre;
- e) a personal service shop;
- f) a recreational establishment;
- g) a *retail store*, excluding a *variety store*;
- h) a repair, service or rental establishment

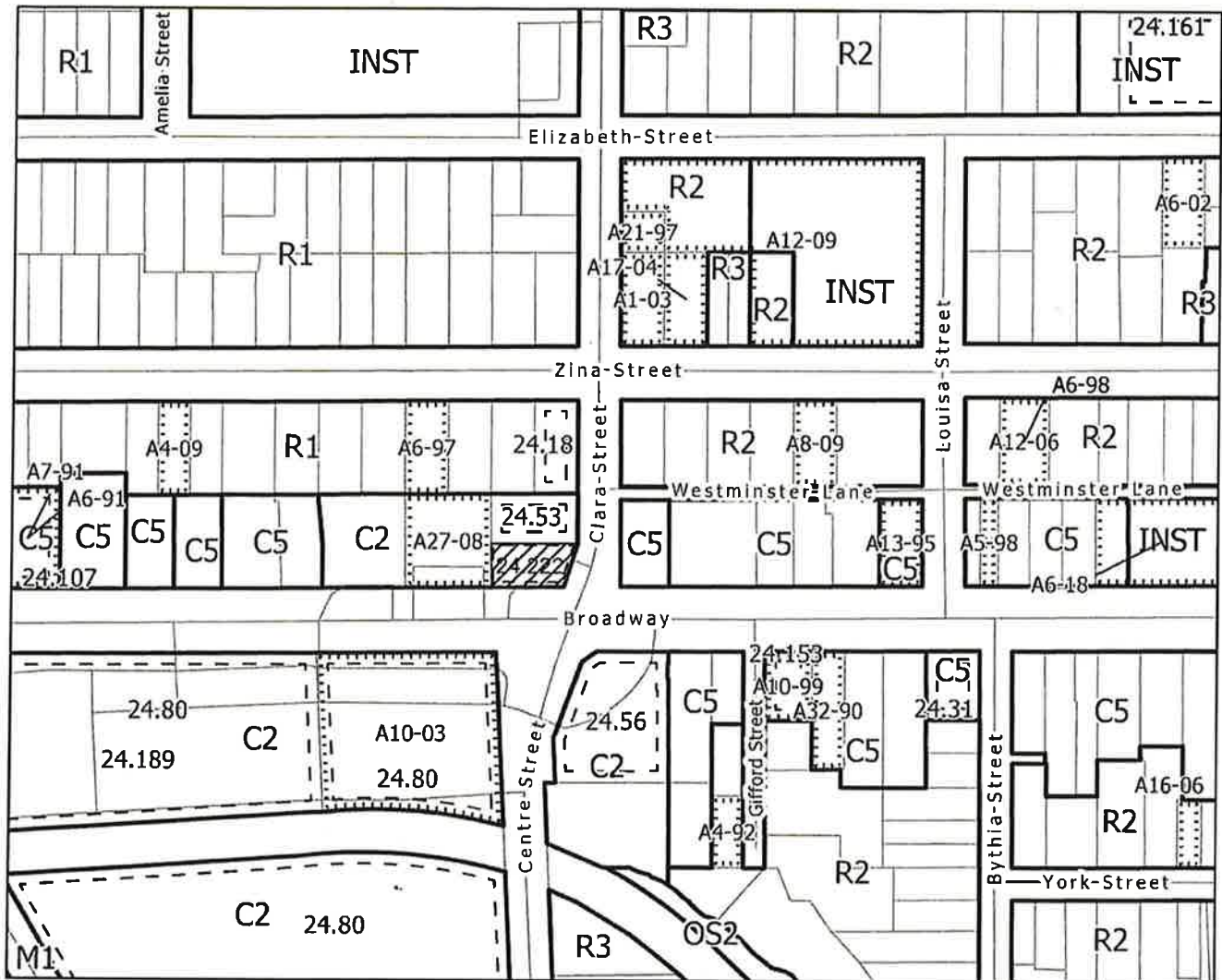
All other permitted commercial uses in the Neighbourhood Commercial (C2) Zone Special Provision 24.222 shall be subject to the provisions in Section 5.17.1) (a) (Parking Space Requirements).

Passed in open Council this 15th day of July, 2019.



Sandy Brown, Mayor

Karen Landry, Clerk



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



Schedule "A" to by-law **035-2019**

Passed the 15 day of July, 2019



Special Provision 24.222 to be added to subject lands

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Mayor

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Clerk

Zoning Map No. B3
 This is a reference map only

In the matter of an application
by 1450909 Ontario Ltd.
for approval of By-law 035-2019
(zoning by-law amendment – 279 Broadway)
passed pursuant to the provisions of the
Planning Act R.S.O. 1990, c.P.13.,
as amended.

AFFIDAVIT

I, Susan Lankheit, Deputy Clerk of the Town of Orangeville, hereby declare that notice of the Passing of Zoning By-law No. 035-2019 was given in accordance with the provisions of *The Planning Act, R.S.O. 1990, c.P.13*, as amended.

I also declare that the last date of appeal for Zoning By-law No. 035-2019 expired on August 13, 2019, and to the best of my knowledge no objections have been filed in the office of the Clerk.

Sworn before me at the Town)
of Orangeville, in the County)
of Dufferin this 16th day of)
August, 2019.)



Susan Lankheit, Deputy Clerk



Commissioner of Oaths

Tracy Darlene Macdonald, a Commissioner, etc.,
Province of Ontario, for The Corporation of the
Town of Orangeville.
Expires October 5, 2021