

THE CORPORATION OF THE TOWN OF ORANGEVILLE

BY-LAW NUMBER 13-93

BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 22-90 AND TO SUPERCEDE BY-LAW 87-250 OF THE CORPORATION OF THE TOWN OF CALEDON TO REZONE PROPERTY DESCRIBED AS PART OF THE LOT 30, CONCESSION 1, E.H.S. TO RESIDENTIAL FIFTH DENSITY HOLDING [R5(H)] ZONE, RESIDENTIAL SIXTH DENSITY HOLDING [R6(H)] ZONE, DEVELOPMENT (D) ZONE, OPEN SPACE-RECREATION (OS1) ZONE AND OPEN SPACE-CONSERVATION (OS2) ZONE.

WHEREAS THE CORPORATION OF THE TOWN OF ORANGEVILLE DEEMS IT APPROPRIATE TO ENACT THIS BY-LAW.

NOW THEREFORE THE CORPORATION OF THE TOWN OF ORANGEVILLE BY THE MUNICIPAL COUNCIL THEREOF ENACTS AS FOLLOWS:

1. That By-law 22-90, as amended, is further amended by adding a new section to the By-law, Section 11B - Residential Sixth Density (R6) zone. The following provisions shall apply to all buildings and structures to be erected in this zone:

11B.1 Permitted Uses

- a single detached dwelling
- a semi-detached dwelling
- a public park or playground
- a home occupation in a single detached dwelling

11B.2 Regulations for Single Detached Dwellings (with frontages of 12.0 m. and over)

- 1) Lot Area (minimum) 300.0 sq. metres
- 2) Lot frontage (minimum)
  - interior lot 12.0 metres
  - corner lot 13.8 metres
- 3) Front yard (minimum) 6.0 metres
- 4) Exterior side yard (minimum) 3.0 metres
- 5) Interior side yard (minimum)
  - on one side of the dwelling 1.2 metres
  - on other side of the dwelling 0.3 metres
  - combined side yard 1.5 metres
- 6) Rear yard (minimum) 4.5 metres
- 7) Building Height (maximum) 9.2 metres
- 8) Coverage (maximum) 45%
- 9) Ground floor area (minimum)
  - one storey 90 sq. metres
  - two storey 55 sq. metres

11B.3 Regulations for Single Detached Dwellings (with frontages under 12.0 m. and greater than or equal to 9.1 m.)

- |    |                                 |                  |
|----|---------------------------------|------------------|
| 1) | Lot Area (minimum)              | 300.0 sq. metres |
| 2) | Lot frontage (minimum)          |                  |
|    | - interior lot                  | 9.1 metres       |
|    | - corner lot                    | 11.2 metres      |
| 3) | Front yard (minimum)            | 6.0 metres       |
| 4) | Exterior side yard (minimum)    | 3.0 metres       |
| 5) | Interior side yard (minimum)    |                  |
|    | - on one side of the dwelling   | 1.2 metres       |
|    | - on other side of the dwelling | 0.1 metres       |
|    | - combined side yard            | 1.3 metres       |
| 6) | Rear yard (minimum)             | 4.5 metres       |
| 7) | Building Height (maximum)       | 9.2 metres       |
| 8) | Coverage (maximum)              | 45%              |
| 9) | Ground floor area (minimum)     |                  |
|    | - one storey                    | 90 sq. metres    |
|    | - two storey                    | 55 sq. metres    |

11B.4 Regulations for Semi-Detached Dwellings

- |    |                                |                                  |
|----|--------------------------------|----------------------------------|
| 1) | Lot area (minimum)             | 275 sq. metres per dwelling unit |
| 2) | Lot frontage (minimum)         |                                  |
|    | - interior lot                 | 9.1 metres per dwelling unit     |
|    | - corner lot                   | 11.2 metres per dwelling unit    |
| 3) | Front yard (minimum)           | 6.0 metres                       |
| 4) | Exterior side yard             | 3.0 metres                       |
| 5) | Interior side yard             |                                  |
|    | - on one side of dwelling      | 1.2 metres                       |
|    | - on opposite side of dwelling | 0.1 metres                       |
|    | - combined side yard           | 1.3 metres                       |
| 6) | Rear yard (minimum)            | 4.5 metres                       |
| 7) | Building height (maximum)      | 9.2 metres                       |
| 8) | Coverage (maximum)             | 45%                              |
| 9) | Ground floor area (minimum)    |                                  |
|    | - one storey                   | 90 sq. metres per dwelling unit  |
|    | - two storey                   | 55 sq. metres per dwelling unit  |

2. That Zoning By-law 22-90, as amended, is further amended by rezoning certain lands described as Part of Lot 30, Concession 1, E.H.S., from Agricultural (A) zone in Town of Caledon By-law 87-250 to Residential Fifth Density Holding [R5(H)] zone with special provisions, Residential Sixth Density Holding [R6(H)] zone, Development (D) zone, Open Space-Recreation (OS1) zone and Open Space-Conservation (OS2) zone, as shown on Schedule "A" attached to and forming part of this By-law.
  
3. That Section 24, Special Provisions, of By-law 22-90, as amended, be further amended by adding the following special provision:  

"24.74

Notwithstanding the provisions of the Residential Fifth Density (R5) Zone on lands described as Part of Lot 30, Concession 1, E.H.S., the following special provision shall apply to Row House Dwellings:

a) Interior side yard (minimum)	1.5 metres
b) Exterior side yard (minimum)	3.0 metres"
  
4. No person shall use any part of the lands as shown on Schedule "A" or erect, alter, or use any building or structure for any purpose permitted in the Residential Fifth Density Holding [R5(H)] zone, Residential Sixth Density Holding [R6(H)] zone of By-law 22-90, until the Holding '(H)' symbol has been removed by-law. In the interim the uses and provisions of the Agricultural (A) Zone shall be permitted and shall apply within the R5(H) and R6(H) Zone.
  
5. The Holding (H) Symbol on the property shall only be removed when the Town is satisfied that there is sufficient water supply to accommodate the development.
  
6. This By-law shall take effect from the date of its passage by Council and shall come into force either upon approval by the Ontario Municipal Board or upon compliance with Subsection 34 (19) of the Planning Act, S.O., 1983.

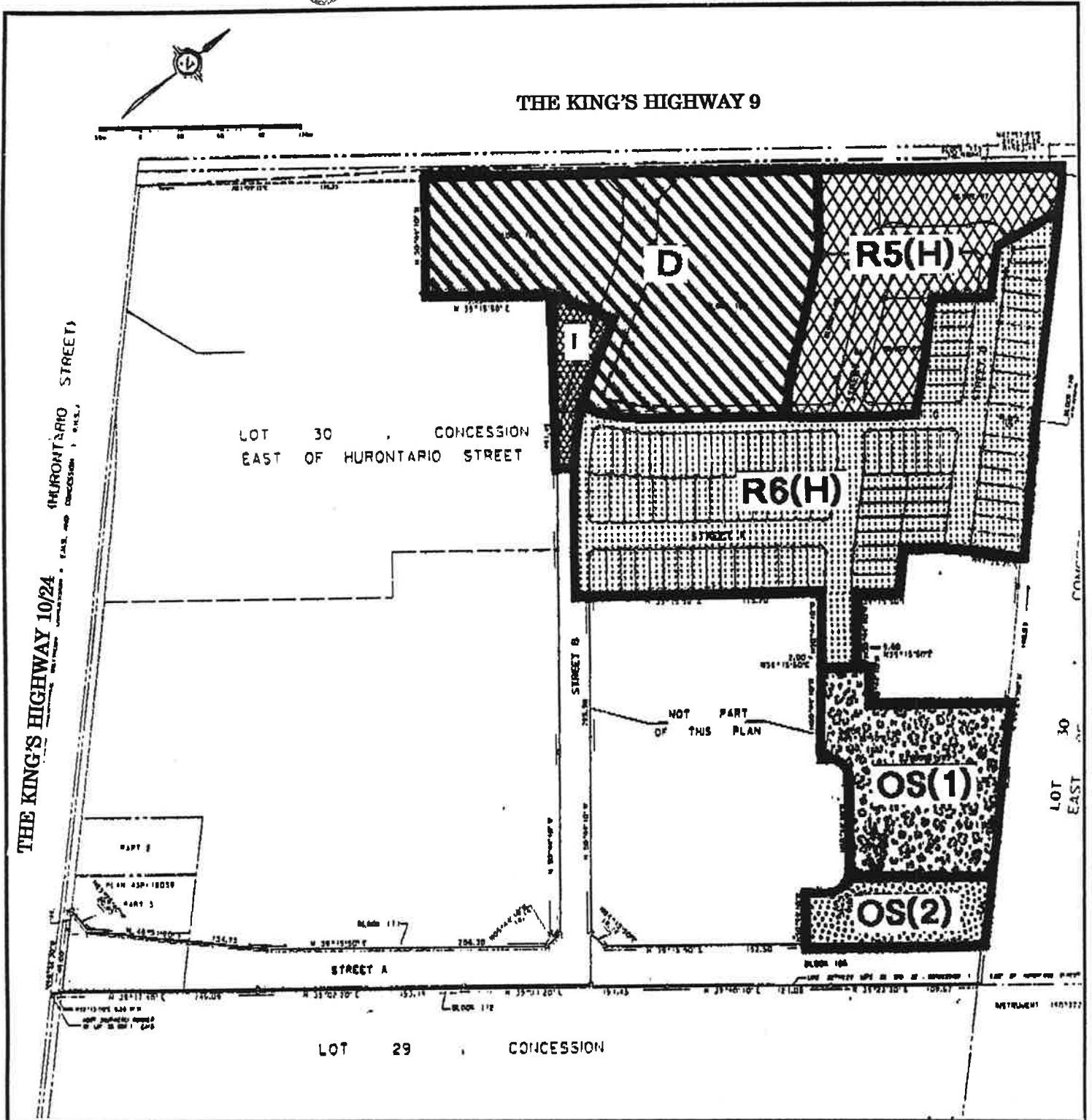
PASSED IN OPEN COUNCIL THIS 15th DAY OF February A.D., 1993

*Ann E. Armstrong*  
CLERK

*Mary T. Rose*  
HEAD OF COUNCIL

BY-LAW READ A FIRST AND SECOND TIME THIS 15th DAY OF February  
A.D., 1993.

BY-LAW READ A THIRD TIME THIS 15th DAY OF February A.D.,  
1993.



THE CORPORATION OF THE  
TOWN OF ORANGEVILLE

SCHEDULE "A" TO BY-LAW NO. 13-93

PASSED THE 15th DAY OF February 1993

*Mary T. Rose*  
MAYOR

*Aun E. Armstrong*  
CLERK

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



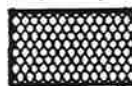
AREA TO BE REZONED  
DEVELOPMENT (D) ZONE



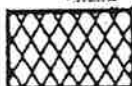
AREA TO BE REZONED  
OPEN SPACE-RECREATION (OS1) ZONE



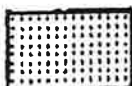
AREA TO BE REZONED  
OPEN SPACE-CONSERVATION (OS2) ZONE



AREA TO BE REZONED  
INSTITUTIONAL (INST) ZONE



AREA TO BE REZONED  
RESIDENTIAL FIFTH DENSITY  
HOLDING [R5(H)] ZONE - SPECIAL PROVISION 24.74



AREA TO BE REZONED  
RESIDENTIAL SIXTH DENSITY  
HOLDING [R6(H)] ZONE