

THE CORPORATION OF THE TOWN OF ORANGEVILLE

BY-LAW NUMBER 11-95

BEING A BY-LAW TO AMEND BY-LAW 22-90, AND TO SUPERCEDE ZONING BY-LAW 87-250 OF THE TOWN OF CALEDON, ON LANDS DESCRIBED AS PART OF LOT 30, CONCESSION 1, E.H.S., TOWN OF ORANGEVILLE, TO REZONE LANDS FROM "AGRICULTURAL (A) ZONE" TO "RESIDENTIAL SIXTH DENSITY (R6) SPECIAL PROVISION S.P. 24.84 ZONE", "OPEN SPACE CONSERVATION (OS2) ZONE" AND "INSTITUTIONAL (INST) ZONE" TO IMPLEMENT A PLAN OF SUBDIVISION.

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 the following new definition is added to Section 2 of Zoning By-law 22-90 and all subsequent definitions are renumbered accordingly.

"2.82

"PARTY WALL" means a vertical wall within a building which divides ownership of the building."

2. That the following new subsection is added to Section 5 "General Provisions", as follows, and all other subsections are renumbered accordingly.

"5.5

**DECKS**

The minimum interior and exterior sideyard setback of all decks shall be the established sideyard as determined by the distance between the side wall of the dwelling and the side lot line. In the case of a semi-detached, row house dwelling or other multiple dwelling with units separated by a party wall, the sideyard setback of a deck adjacent to a party wall, may be nil, provided that a 1.5 metre privacy fence rising from the surface of the deck extends from the party wall the entire length of the deck."

3. That the following Zoning Map be added as Map C9 to Zoning By-law 22-90. The lands shown in dark outline are rezoned from "Agricultural (A) Zone" to "Residential Sixth Density (R6) Special Provision S.P. 24.84 Zone", "Open Space Conservation (OS2) Zone" and "Institutional (INST) Zone" as shown on Schedule "A", attached.
4. That the following Special Provision is added to Section 24 of Zoning By-law 22-90, as follows:

"24.84

Notwithstanding the provisions of Section 11B.4, Regulations for Semi-detached Dwellings in the Residential Sixth Density (R6) Zone, the following shall apply:

- |    |  |  |
|----|--|--|
| 1) | Lot Area (minimum)   | 250 sq. metres per dwelling unit.  |
| 2) | Lot Frontage (minimum)   |  |
|    | - interior lot   | 7.6 metres per unit.   |
|    | - exterior lot   | 8.3 metres per unit.   |
| 3) | Front Yard (minimum)   | 6.0 metres.  |
| 4) | Exterior Sideyard (minimum)  | 3.0 metres.  |
| 5) | Interior Sideyard (minimum)  |  |
|    | - On the side containing the party wall dividing the semi-detached dwelling. | Nil provided the rear wall of the dwelling unit does not extend beyond the rear wall of the adjacent dwelling unit. Otherwise, 1.2 metres minimum. |
|    | - On the side which does not contain the party wall.                         | 1.2 metres (min.)  |
| 6) | Rear Yard (minimum)  | 4.5 metres.  |
| 7) | Building Height  | 9.2 metres.  |
| 8) | Coverage   | 45 percent."   |
5. No person shall use any part of the lands shown on Schedule "A" or erect, alter, or use any building or structure for any purpose on such land except those permitted in the "Residential Sixth Density (R6) Special Provision S.P. 24.84 Zone" of By-law 22-90.
6. This By-law shall take effect from the date of its passage by Council and shall come into force either upon approval of the Ontario Municipal Board or upon compliance with Section 34 (19) of the Planning Act, R.S.O. 1990, Chapter P. 13.

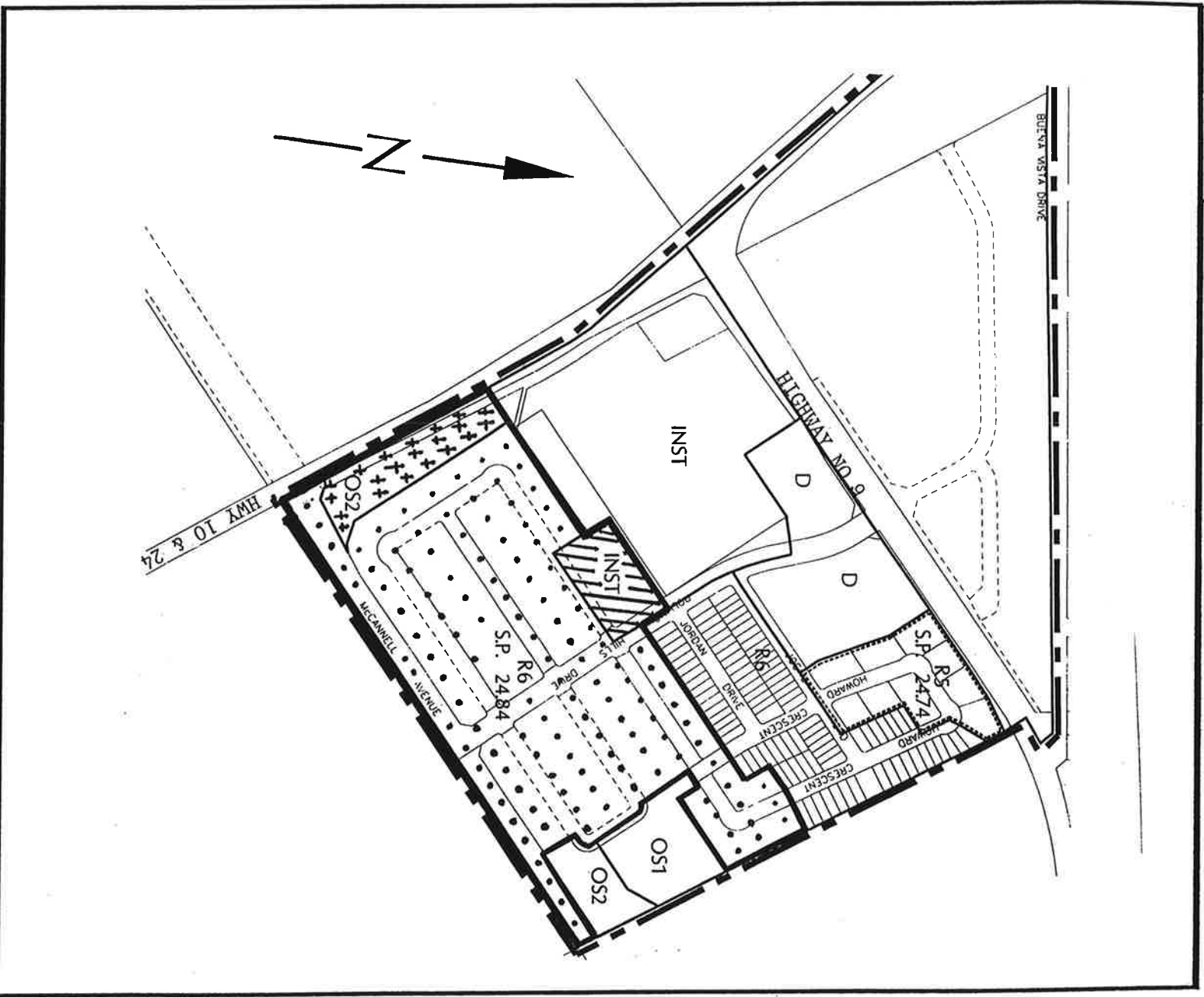
PASSED IN OPEN COUNCIL THIS 20TH DAY OF FEBRUARY A.D., 1995.

Ann E. Armstrong  
CLERK

Mary T. Rose  
HEAD OF COUNCIL

BY-LAW READ A FIRST AND SECOND TIME THIS 20TH DAY OF FEBRUARY A.D., 1995.

BY-LAW READ A THIRD TIME THIS 20TH DAY OF FEBRUARY A.D., 1995.



THE CORPORATION OF THE  
TOWN OF ORANGEVILLE

SCHEDULE 'A' TO BY-LAW NO. 11-95

PASSED THE 20TH DAY OF FEBRUARY 1995

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

*Mary T. Ross*  
MAYOR

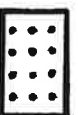
*Ann E. Pinner Long*  
CLERK



AREA TO BE REZONED  
AGRICULTURAL (A) TO  
OPEN SPACE CONSERVATION (OS2)



AREA TO BE REZONED  
AGRICULTURAL (A) TO  
INSTITUTIONAL (INST)



AREA TO BE REZONED  
AGRICULTURAL (A) TO  
RESIDENTIAL SIXTH DENSITY (R6)  
S.P. 24.84

ZONING MAP NO. C9