



The Corporation of the Town of Orangeville

By-law Number 059 - 2016

A By-law to amend By-law 22-90 as amended (Cachet Developments (Orangeville) Inc.)
Part of Lot 2, Concession C WHS, Part 1, Reference Plan 7R-6405; Z 1/16.

Whereas on May 30, 2016, Council held a public meeting with respect to Zoning By-law Amendment Application Z 1/16 to rezone a portion of the property from Multiple Residential Medium Density (RM1) Zone with a Special Provision and a Holding Symbol (H) to Residential Fourth Density (R4) Zone with a Special Provision and a Holding Symbol (H) to allow for four single detached dwellings as well as to add additional Special Provisions to modify some of the regulations to permit the development of single detached and townhouse dwelling units on the property;

And whereas on June 20, 2016, Council approved the Zoning By-law Amendment application;

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

1. That Zoning Map B2 is hereby amended in accordance with Schedule "A" hereto.
2. That Section 24 of By-law 22-90, as amended, is hereby amended by deleting the text and adding the following thereto:

"24.181 Notwithstanding the provisions of Sections 10.2(1), 10.2(2), 10.2(3) 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)

Notwithstanding the maximum front yard to the front wall of the dwelling, for lots where the front lot line is not a straight line or where the side lot lines are not parallel, the front wall of the dwelling shall be set back a maximum of 1.0 metre from the front wall of the garage. Therefore, the maximum front yard to the front wall of the dwelling does not apply.

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.”

3. That Section 24 of By-law 22-90, as amended, is hereby amended by deleting the text and adding the following thereto:

“24.207 Notwithstanding the provision of Section 12.2(3) the following regulations shall apply to the lands zoned Multiple Residential Medium Density (RM1) Zone Special Provision 24.207:

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 maximum front yard to the front wall of the dwelling, for lots where the front lot line is not a straight line or where the side lot lines are not parallel, the front wall of the dwelling shall be set back a maximum of 1.0 metre from the front wall of the garage. Therefore, the maximum front yard to the front wall of the dwelling does not apply.

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.”

4. That Section 24 of By-law 22-90, as amended, is hereby amended by adding the following thereto:

"24.208 Notwithstanding the provisions of Sections 10.2(1), 10.2(2), 10.2(3), 10.2(6) and 10.2(8), the following regulations shall apply to the lands zoned Residential Fourth Density (R4) Zone Special Provision 24.208:

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)

Notwithstanding the maximum front yard to the front wall of the dwelling, for lots where the front lot line is not a straight line or where the side lot lines are not parallel, the front wall of the dwelling shall be set back a maximum of 1.0 metre from the front wall of the garage. Therefore, the maximum front yard to the front wall of the dwelling does not apply.

Rear Yard (minimum)	4.0 metres
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 and exterior side yards, the following encroachments are permitted:

- (a) covered porches and stairs are permitted to encroach a maximum of 1.5 metres into the minimum required **front yard**; and,
- (b) covered porches and stairs are permitted to encroach a maximum of 1 metre into the minimum **exterior side yard**.

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.”

5. That Section 24 of By-law 22-90, as amended, is hereby amended by adding the following thereto:

“24.209 Notwithstanding the provisions of Sections 12.2(3) and 12.2(6) the following regulations shall apply to the lands zoned Multiple Residential Medium Density (RM1) Zone Special Provision 24.209:

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 maximum front yard to the front wall of the dwelling, for lots where the front lot line is not a straight line or where the side lot lines are not parallel, the front wall of the dwelling shall be set back a maximum of 1.0 metre from the front wall of the garage. Therefore, the maximum front yard to the front wall of the dwelling does not apply.

Building Height (maximum) 10.4 metres

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**.

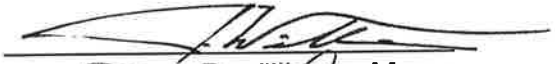
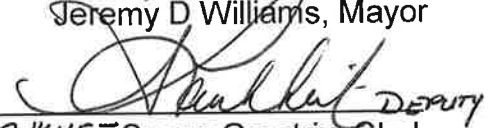
Regulations for Other Permitted Residential Uses

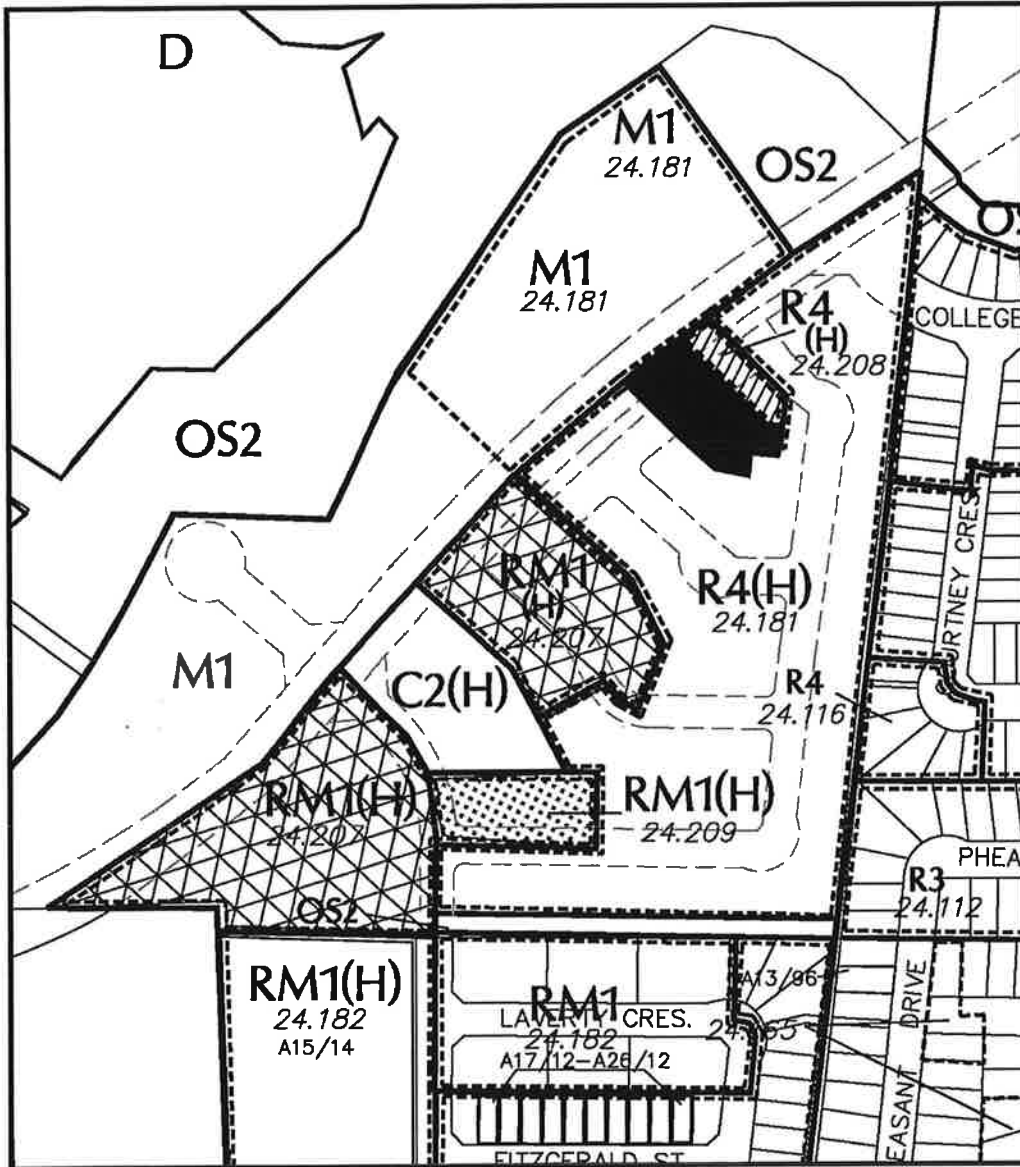
A maximum building **height** of 26 metres is permitted for multiple dwellings.

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."

Passed in open Council this 20th day of June 2016.


Jeremy D Williams, Mayor
 DEPUTY
SUSAN LANKHEIT Susan Greatrix, Clerk



The Corporation of the
Town of Orangeville





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



Schedule "A" to By-law No. 059-2016
Passed the 20 day of JUNE, 2016


Mayor


Deputy Clerk

-  Lands to be rezoned from Multiple Residential Medium Density (RM1)(H) Zone, S.P. 24.182 to Residential Fourth Density (R4)(H) Zone, SP 24.208
-  Lands to be rezoned from Multiple Residential Medium Density (RM1)(H) Zone, S.P. 24.182, to Residential Fourth Density R4(H) Zone, S.P. 24.181
-  Lands to be rezoned from Multiple Residential Medium Density (RM1)(H) Zone, S.P. 24.182 to Residential Medium Density (RM1)(H), S.P. 24.207
-  Lands to be rezoned from Multiple Residential Medium Density (RM1)(H) Zone, S.P. 24.182 to Multiple Residential Medium Density (RM1)(H) Zone, S.P. 24.209

Zoning Map No. B2