



## **The Corporation of the Town of Orangeville**

### **By-law Number 2021-016**

**A By-law to amend Zoning By-law No. 22-90 as amended,  
with respect to Part of Block 60, Registered Plan 7M-42 and Part of East  
Half Lots 2 and 3, Concession 3 West of Hurontario Street**

#### **Edgewood Valley Phase 2B, RZ-2007-03**

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 Part of Block 60, Registered Plan 7M-42 and Part of East Half Lots 2 and 3, Concession 3 West of Hurontario Street to be developed for a plan of subdivision to create 116 dwelling units, comprised of 51 detached dwellings and approximately 65 townhouse dwellings, as well as a stormwater management facility, open space conservation area and an internal public street network 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", Maps A3 and 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 By-law 22-90, as amended, is hereby further amended by adding the following thereto:

"24.226 Notwithstanding the provisions of Section 12.2, the following provisions shall apply to the lands zoned as Multiple Residential Medium Density (RM1) Zone, Special Provision 24.226:

**a) Regulations for Townhouse Dwellings having frontage to Individual Dwelling Units from a Public Road (measurements taken from the Public Road):**

- |    |                    |                                       |
|----|--------------------|---------------------------------------|
| 1) | Lot Area (minimum) | 160.0 square metres per dwelling unit |
|----|--------------------|---------------------------------------|

|    |                              |                              |
|----|------------------------------|------------------------------|
| 2) | Lot Frontage (minimum)       | 6.5 metres per dwelling unit |
| 3) | Front Yard (minimum)         |                              |
|    | - To front of dwelling       | 4.5 metres                   |
|    | - To garage                  | 6.0 metres                   |
| 4) | Exterior Side Yard (minimum) |                              |
|    | - to a Private Street        | 2.0 metres                   |
|    | - to a Public Street         | 3.5 metres                   |
| 5) | Interior Side Yard (minimum) | 1.2 metres                   |
| 6) | Rear Yard (minimum)          | 6.0 metres                   |
| 7) | Building Height (maximum)    | 11.5 metres                  |

**Yard Encroachments:**

Notwithstanding the minimum required front, exterior side, and rear yards, the following encroachments are permitted:

- a) unexcavated, unenclosed, and unroofed decks and stairs attached to the main building are permitted to encroach a combined maximum of 2.5 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.
- c) Covered porches and stairs are permitted to encroach a maximum of 1 metre into the minimum required exterior side yard.

**b) Regulations for Townhouse Dwellings having frontage to Individual Dwelling Units from a Private Street (measurements taken from the Private Street):**

|    |                              |                                       |
|----|------------------------------|---------------------------------------|
| 1) | Lot Area (minimum)           | 160.0 square metres per dwelling unit |
| 2) | Lot Frontage (minimum)       | 6.75 metres per dwelling unit         |
| 3) | Front Yard (minimum)         |                                       |
|    | - to front of dwelling       | 4.5 metres                            |
|    | - to garage                  | 6.0 metres                            |
| 4) | Exterior Side Yard (minimum) |                                       |
|    | - to a Public Street         | 3.5 metres                            |
|    | - to a Private Street        | 2.0 metres                            |
| 5) | Interior Side Yard (minimum) | 1.2 metres                            |

- |    |                           |             |
|----|---------------------------|-------------|
| 6) | Rear Yard (minimum)       | 6.0 metres  |
| 7) | Building Height (maximum) | 11.5 metres |

Yard Encroachments:

Notwithstanding the minimum required front, exterior side, and rear yards, the following encroachments are permitted:

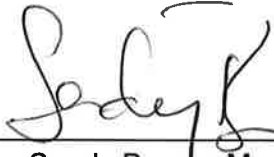
- a) unexcavated, unenclosed, and unroofed decks and stairs attached to the main building are permitted to encroach a combined maximum of 2.5 metres into the minimum required rear yard.
- b) Covered porches and stairs are permitted to encroach a maximum of 1.5 metres into the minimum required front yard.
- c) Covered porches and stairs are permitted to encroach a maximum of 1 metre into the minimum required exterior side yard.

Holding Symbol

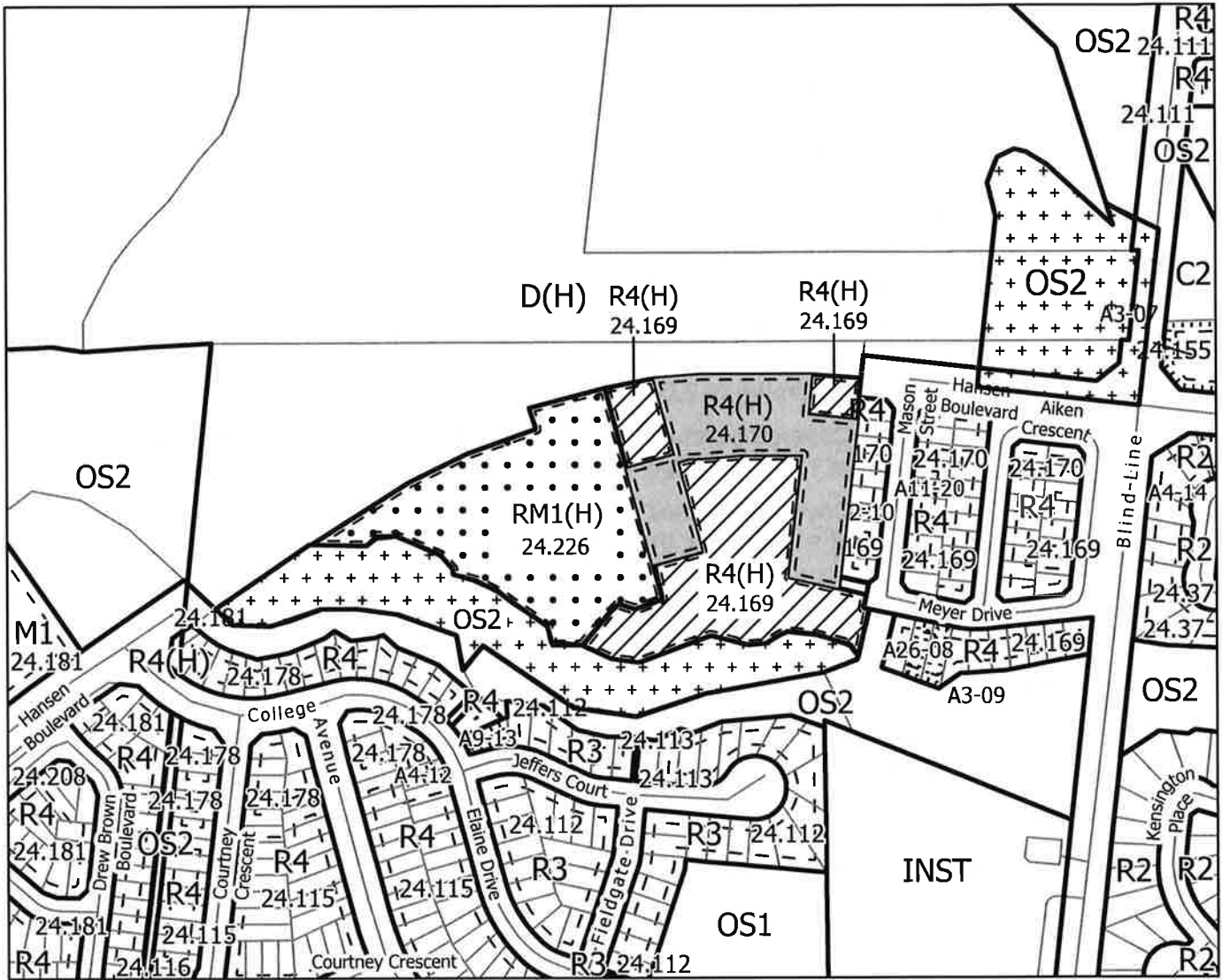
The Holding Symbol (H) shall only be removed from all or a portion of the lands when the Town is satisfied that:

- 1) 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 17<sup>th</sup> day of February, 2021.

  
\_\_\_\_\_  
Sandy Brown, Mayor

  
\_\_\_\_\_  
Karen Landry, Clerk



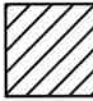

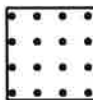

The Corporation of The Town of Orangeville  
 Schedule 'A' Town of Orangeville Zoning By-law 22-90



Schedule "A" to by-law 2021-016  
 Passed the 17 day of February, 2021

\_\_\_\_\_  
 Mayor

\_\_\_\_\_  
 Clerk

-  Lands to be rezoned from Development (D) Zone to Residential Fourth Density (R4)(H) Zone, S.P. 24.169
-  Lands to be rezoned from Development (D) Zone to Residential Fourth Density (R4)(H) Zone, S.P. 24.170
-  Lands to be rezoned from Development (D) Zone to Multiple Residential Medium Density (RM1)(H) Zone, S.P. 24.226
-  Lands to be rezoned from Development (D) Zone to Open Space Conservation (OS2) Zone

Zoning Map Nos. A3 and B3  
 This is a reference map only