



The Corporation of the Town of Orangeville

By-law Number 2020-046

**A By-law to amend Zoning By-law No. 22-90 as amended,
with respect to Part of Lots 3 and 4, Plan 275, municipally known as
62A, 64, 66 and 68 First Street
Saberwood Homes, OPZ 2/19**

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 3 and 4, Plan 275 for a 40-unit townhouse development 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 B4 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:

"24.221 Notwithstanding the provisions of Section 13 of By-law 22-90, as amended, the following provisions shall also apply to the lands zoned as Multiple Residential High Density (RM2) Zone, Special Provision 24.221:

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|----|-----------------|----------------------|
| 1) | Maximum units | 40 units |
| 2) | Maximum density | 51 units per hectare |

Regulations for Townhouse Dwellings having Frontage to Individual Dwelling Units from a Private Street (measurements taken from the Private Road)

- | | |
|---------------------------------|-------------------------------------|
| 1) Lot Area (minimum) | 110 square metres per dwelling unit |
| 2) Lot Frontage (minimum) | 5.5 metres per dwelling unit |
| 3) Front yard (minimum) | 4.5 metres |
| 4) Exterior Side yard (minimum) | 1.2 metres |
| 5) Exterior Side yard to | |
| a Public Street (minimum) | 3.0 metres |
| 6) Interior Side yard (minimum) | 1.2 metres |
| 7) Rear Yard (minimum) | 6.0 metres |
| 8) Building Height (maximum) | 11.0 metres |
| 9) Ground floor area (minimum) | 45 square metres |

Notwithstanding Section 5.17 2(b) the minimum depth of a parking space for an end unit Townhouse Dwelling on a corner rounding shall have an average of 5.5m.

Notwithstanding the minimum required rear yard, unroofed, unexcavated, unenclosed decks and stairs attached to the main building are permitted to encroach a maximum of 2.0 metres into the minimum required rear yard.

Regulations for Townhouse Dwellings having Frontage to Individual Dwelling Units from a Public Street (measurements taken from the Public Road)


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|---------------------------------|-------------------------------------|
| 1) Lot Area (minimum) | 110 square metres per dwelling unit |
| 2) Lot Frontage (minimum) | 5.4 metres per dwelling unit |
| 3) Front yard (minimum) | 2.5 metres |
| 4) Exterior Side yard (minimum) | 1.3 metres |
| 5) Interior Side yard (minimum) | 1.5 metres |
| 6) Rear Yard (minimum) | 4.3 metres |
| 7) Building Height (maximum) | 12.0 metres |
| 8) Ground floor area (minimum) | 50 square metres |


Holding Symbol

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

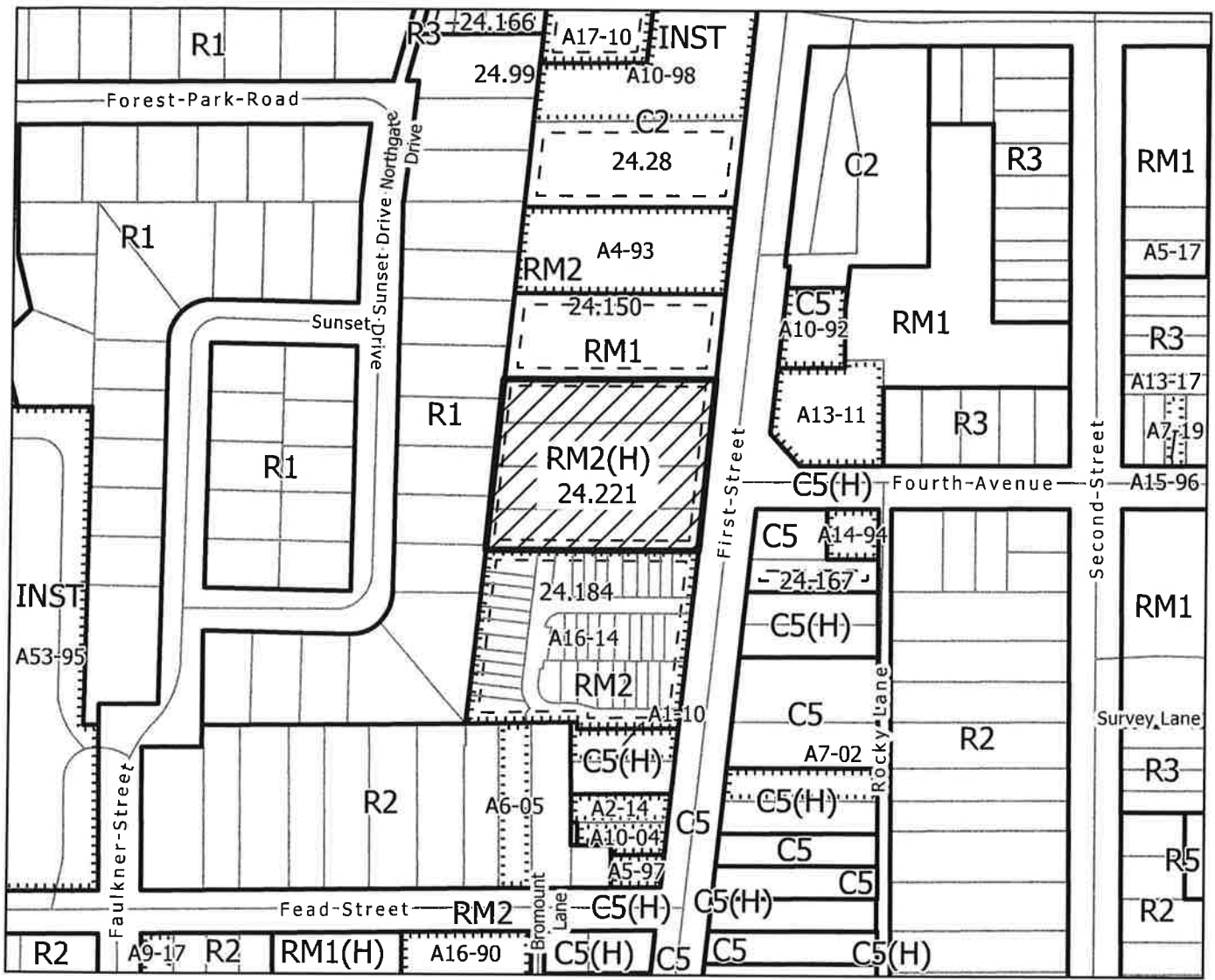
- 1) there is sufficient water supply and sewage treatment capacity to service the development or portion thereof as the case may be;
- 2) a satisfactory Water Conservation Plan has been submitted, which demonstrates that the development will achieve a minimum twenty percent (20%) reduction in potable water use; and
- 3) a satisfactory Energy Efficiency Assessment has been submitted, which demonstrates that the development will achieve a minimum ten percent (10%) energy savings in exceedance of applicable building code requirements for new dwelling construction.

Passed in open Council this 10th day of August, 2020.



Andy McIntosh Sandy Brown, Mayor
Deputy 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

Passed the 10th day of August, 2020

 Lands to be rezoned from Restricted Commercial/Residential (C5)(H) Zone to Multiple Residential High Density (RM2)(H) Zone, S.P. 24.221



 Mayor



 Clerk

Zoning Map No. B4
 This is a reference map only

**IN THE MATTER OF AN APPLICATION
BY SABERWOOD HOMES FOR APPROVAL
OF BY-LAW 2020-046
(ZONING BY-LAW AMENDMENT – 62A, 64, 66 and 68 First
Street) PASSED PURSUANT TO THE PROVISIONS
OF THE PLANNING ACT R.S.O. 1990, c.P.13.,
AS AMENDED.**


AFFIDAVIT

I, Tracy Macdonald, Assistant Clerk of the Town of Orangeville, hereby declare that notice of the Passing of Zoning By-law No. 2020-046 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. 2020-046 expired on September 11, 2020, 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 14th day of
September, 2020

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Tracy Macdonald, Assistant Clerk



Commissioner of Oaths

**Karen Landry
Town Clerk
Town of Orangeville
Commissioner for Oaths**

