



The Corporation of the Town of Orangeville

By-law Number 2020-072

**A By-law to amend Zoning By-law No. 22-90 as amended,
with respect to Part of Lot 5, Concession C, municipally known as
670 and 690 Broadway
2040771 Ontario Inc., OPZ 4/19**

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 Lot 5, Concession C, municipally known as 670 and 690 Broadway, as a 33-unit townhouse development.

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

1. That Schedule "A", Maps C1 and C2 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:

"24.225 Notwithstanding the provisions of Sections 12.2, the following provisions shall apply to the lands zoned as Multiple Residential Medium Density (RM1) Zone, Special Provision 24.225:

- 1) Maximum Density 32 units per hectare

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

- 1) Lot Area (minimum) 140.0 square metres per dwelling unit

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| 2) | Lot Frontage (minimum) | 7.8 metres per dwelling unit |
| 3) | Exterior Side Yard (minimum) to a Private Street | 3.5 metres |
| 4) | Rear Yard (minimum) | 4.0 metres |
| 5) | Building Height (maximum) | 12.0 metres |
| 6) | Lot Coverage (maximum) | 62% |
| 7) | Ground Floor Area (minimum) | 55.0 square metres per dwelling unit |

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

- a) covered porches and stairs are permitted to encroach a maximum of 2.75 metres into the minimum required rear yard; and
- b) balconies shall be permitted to encroach a maximum of 1.8 metres into the minimum required front yard.

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

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|----|-----------------------------|---------------------------------------|
| 1) | Lot Area (minimum) | 160.0 square metres per dwelling unit |
| 2) | Lot Frontage (minimum) | 5.8 metres per dwelling unit |
| 3) | Front Yard (minimum) | |
| | - to front of dwelling | 5.0 metres |
| | - to garage | 6.0 metres |
| 4) | Lot Coverage (maximum) | 50% |
| 5) | Ground Floor Area (minimum) | 75.0 square metres per dwelling unit |

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 4.5 metres into the minimum required rear 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.

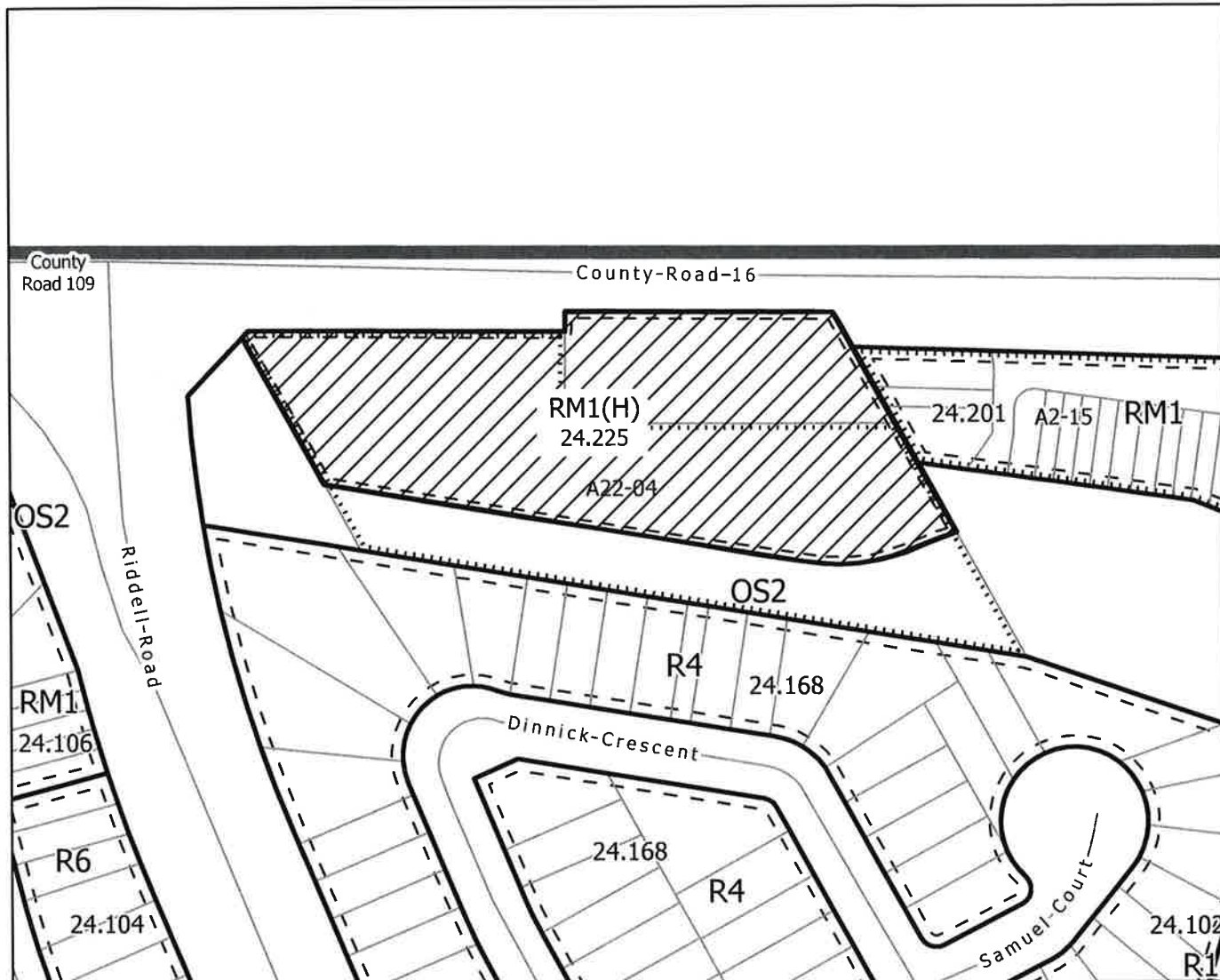
Passed in open Council this 14th day of December, 2020.



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 2020-072
 Passed the 14 day of December 2020

 Lands to be rezoned from Development (D) Zone to Multiple Residential Medium Density (RM1) (H) Zone, S.P. 24.225



 Mayor



 Clerk

Zoning Map Nos. C1 and C2
 This is a reference map only

**IN THE MATTER OF AN APPLICATION
BY 2040771 Ontario Inc.
FOR APPROVAL OF BY-LAW 2020-072
(ZONING BY-LAW AMENDMENT – 670 and 690 Broadway)
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. 2020-072 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. 2020-072 expired on January 4, 2021, 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 11th day of
January, 2021

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Tracy Macdonald, Assistant Clerk



Commissioner of Oaths

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

