



THE CORPORATION OF THE TOWN OF ORANGEVILLE

BY-LAW NUMBER 58 -2007

BEING A BY-LAW TO AMEND BY-LAW 22-90, AS AMENDED (Edgewood Valley Developments Limited, Phase 1B, East Half of Lot 2, Concession 3, WHS, Z 6/02).

WHEREAS on March 5, 2007, the Council of the Corporation of the Town of Orangeville held a public meeting with respect to Plan of Subdivision Application S 3/02 and Zoning Amendment Application Z 6/02 to permit the development of 34 residential lots fronting onto extensions of College Avenue, Elaine Drive and Courtney Crescent;

AND WHEREAS on June 11, 2007, Council draft approved the Plan of Subdivision and approved the Zoning By-law Amendment application to permit the development;

BE IT THEREFORE ENACTED by the Municipal Council of the Corporation of the Town of Orangeville as follows:

- 1. THAT Zoning Maps A2 and B2 to By-law 22-90 are hereby amended in accordance with Schedule "A" hereto;
- 2. THAT By-law 22-90, as amended, is hereby further amended by adding the following text thereto:

"24.178 Notwithstanding the provisions of Sections 10.2(1), 10.2(2), 10.2(3), 10.2(4) and 10.2(8) (R4 Regulations), the following regulations shall apply to the lands zoned Residential Fourth Density (R4)(H) Zone Special Provision 24.178 as shown on Schedule "A":

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)<br>7.0 metres (maximum) |
| 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.

Holding Symbol

The Holding Symbol (H) shall only be removed from all or a portion of the lands zoned R4(H) Holding Zone, Special Provision 24.178 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.

(Extensions of College Avenue, Elaine Drive, Courtney Crescent)

24.179 Notwithstanding the provisions of Sections 10.2(1), 10.2(2), 10.2(4) and 10.2(8) (R4 Regulations), the following regulations shall apply to the lands zoned Residential Fourth Density (R4)(H) Zone Special Provision 24.179 as shown on Schedule "A":

Regulations

|                                  |  |
|----------------------------------|--|
| Lot area (minimum)               | 315 square metres                            |
| Lot frontage (minimum)           | 10.2 metres                                  |
| Front Yard                       |  |
| - to garage:                     | 6.0 metres (minimum)                         |
| - to front wall of the dwelling: | 4.5 metres (minimum)<br>7.0 metres (maximum) |
| Coverage (maximum)               | 45%  |

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

Holding Symbol

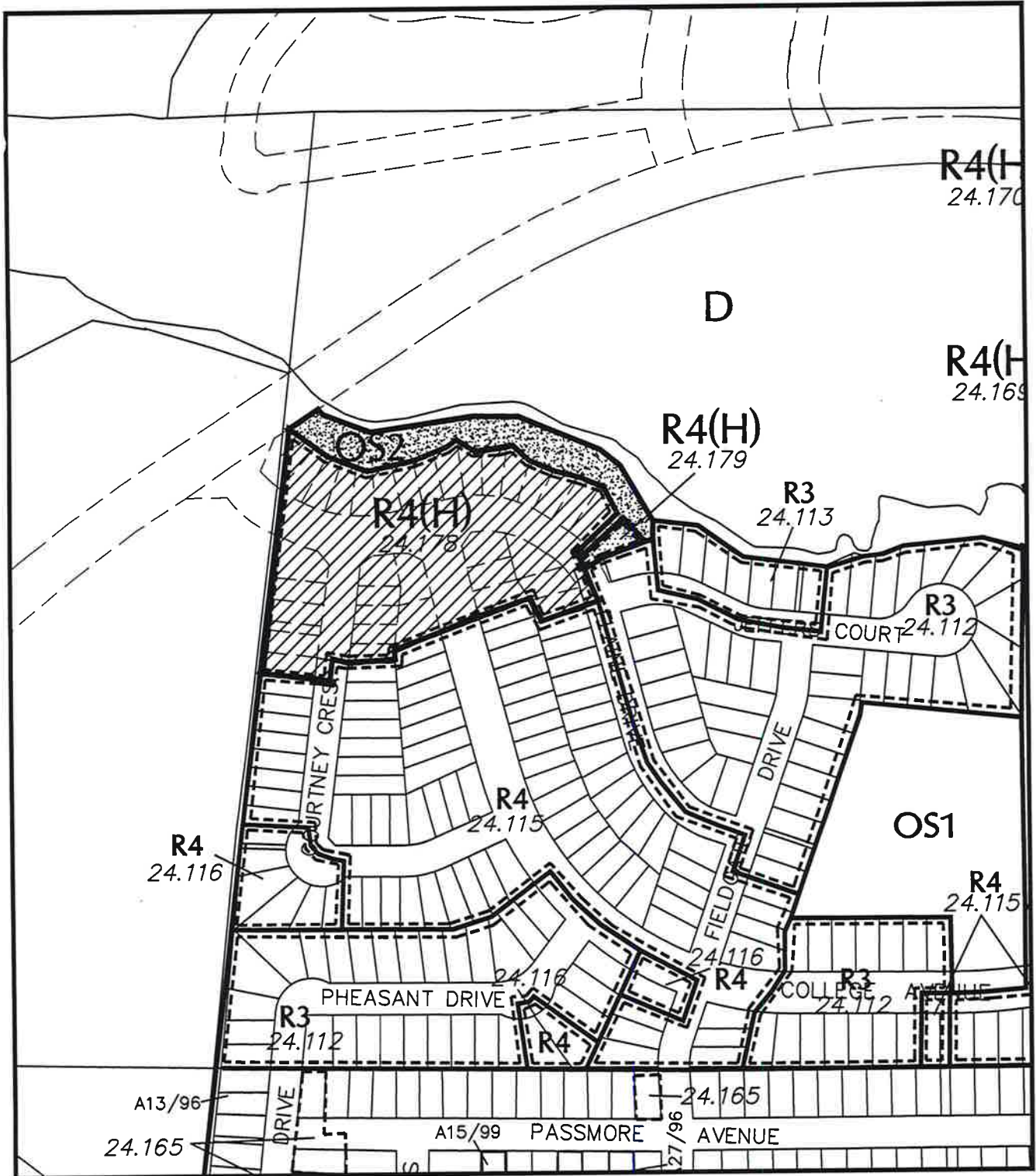
The Holding Symbol (H) shall only be removed from all or a portion of the lands zoned R4(H) Holding Zone, Special Provision 24.179 when the Town is satisfied that there is sufficient water supply and sewage treatment capacity to service the development or portion thereof as the case may be."

(Future Lot 21 on an extension of Elaine Drive)

BY-LAW READ THREE TIMES AND FINALLY PASSED IN OPEN COUNCIL THIS 11TH DAY OF JUNE, 2007.

  
\_\_\_\_\_  
ROB ADAMS, MAYOR

  
\_\_\_\_\_  
CHERYL JOHNS, CLERK  
SUSAN LANKHEIT, DEPUTY CLERK



THE CORPORATION OF THE  
TOWN OF ORANGEVILLE

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



SCHEDULE "A" TO BY-LAW NO. 58-2007

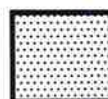
PASSED THE 11 DAY OF JUNE, 2007

MAYOR

DEPUTY CLERK



LANDS TO BE REZONED FROM  
DEVELOPMENT (D) ZONE TO  
RESIDENTIAL FOURTH DENSITY (R4)(H)  
ZONE, S.P. 24.178



LANDS TO BE REZONED FROM  
DEVELOPMENT (D) ZONE TO  
RESIDENTIAL FOURTH DENSITY (R4)(H)  
ZONE, S.P. 24.179



LANDS TO BE REZONED FROM  
DEVELOPMENT (D) ZONE TO  
OPEN SPACE CONSERVATION (OS2)  
ZONE

ZONING MAPS NO. A2 AND B2