



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

### **By-law Number**

#### **A By-law to amend Zoning By-law No. 22-90, as amended, with respect to Part of Lot 1, Concession 3 WHS, municipally known as 515 Broadway (2857802 Ontario Inc, File No. RZ-2022-04)**

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 townhouse dwellings with related development regulations on Part of Lot 1, Concession C WHS, Town of Orangeville, County of Dufferin.

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

1. That Section 24.224 of By-law 22-90, as amended, is hereby further amended by adding a new Section as follows:

1. Notwithstanding the provisions of Section 13.1 of By-law 22-90, as amended, the following provisions shall also apply to the lands zoned Multiple Residential High Density (RM2), Special Provision 24.224 other than a "Home for Special Care":

- |       |                                       |   |
|-------|---------------------------------------|---|
| (i)   | Number of dwelling units<br>(maximum) | 57 townhouse dwellings  |
| (ii)  | Maximum density                       | 36 units per net residential<br>hectare for townhouse dwellings |
| (iii) | Lot Area (minimum)                    | 137 square metres per dwelling<br>unit                          |

(lv)	Lot Frontage (minimum)	5.5 metres per dwelling unit
(vii)	Interior Side Yard (minimum)	1.5 metres
(v)	Front yard (minimum)	4.5 metres
(vi)	Exterior Side yard (minimum)	1.5 metres
(viii)	Rear Yard (minimum)	7.0 metres
(x)	Ground floor area (minimum)	65 square metres
(ix)	Building Height (maximum)	12.0 metres
(xi)	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 5.5 metres	

Read three times and finally passed this 29<sup>th</sup> day of April, 2024.

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Lisa Post, Mayor

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Raylene Martell, Clerk

