



## **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<br>2(b) the minimum depth of a<br>parking space for an end unit<br>Townhouse Dwelling on a corner<br>rounding shall have an average<br>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, Town Clerk

Schedule A  
Town of  
Orangeville  
Zoning By-law

Zoning Map

C2

SCALE 1:3,100



- Zone Boundary  
Refer to Section 4.2 for Information on Interpreting Zone Boundaries
- Refer to Minor Variance Approval
- Special Provisions  
Refer to Section 24 of Zoning By-law
- Lands Subject to Credit Valley Conservation Authority Regulation to which the suffix "(F)" applies to the zone symbol.  
See section 5.23 (Regional Storm)
- Subject Lands

- Municipal Boundary
- Property Parcels
- Waterbodies
- Rivers, streams

December 31, 2020

