



**The Corporation of the Town of Orangeville**

**By-law Number \_\_\_\_\_**

**A By-law to amend Zoning By-law No. 22-90, as amended  
(Town of Orangeville Town-wide Zoning By-law Amendments)**

**File No. OPZ 2024-01**

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 on November 25, 2024, Council held a public meeting with respect to proposed Town-wide Zoning By-law amendments to add new regulations for additional residential units, and to make other housekeeping changes (OPZ-2024-01);

And whereas Council considers it desirable to pass a By-law to amend Zoning By-law No. 22-90, as amended, to incorporate various housekeeping corrections and updates to the Zoning By-law.

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

1. That Zoning By-law 22-90, as amended, be further amended by revising the definition of “ACCESSORY BUILDING” and adding the following definitions:
  - 2.2 **“ACCESSORY BUILDING”** means a detached *structure* consisting of a wall, roof and floor, or any one or more of the above, located on the same *lot* as the main *building*, the use of which is incidental or secondary to that of the main *building*, and includes an *additional residential unit, detached*, a private garage, a tool shed, a greenhouse, or a storage *building*.”
  - 2.4 **“ADDITIONAL RESIDENTIAL UNIT, ATTACHED”** means one or more habitable rooms containing separate kitchen and bathroom facilities and sleeping accommodations for private use as a single, independent housekeeping unit, which is contained within a *detached dwelling, semi-detached dwelling, linked dwelling* or *townhouse dwelling* already containing a *dwelling unit*.
  - 2.5 **“ADDITIONAL RESIDENTIAL UNIT, DETACHED”** means one or more habitable rooms containing separate kitchen and bathroom facilities and sleeping accommodations for private use as a single, independent housekeeping unit that is contained within an *accessory building* located on a *lot* containing a *detached dwelling, semi-detached dwelling, linked dwelling* or *townhouse dwelling* already containing a *dwelling unit*.
2. That Zoning By-law 22-90, as amended, be further amended by deleting Section 5.29 Second Dwelling Units in its entirety and replacing it with the following:
  - 5.29 *Additional Residential Units*
    1. *Attached additional residential units* are permitted in the following *buildings*:
      - (b) *Detached dwelling*
      - (c) *Semi-detached dwelling*
      - (d) *Linked dwelling*
      - (e) *Townhouse dwelling*

2. *Detached additional residential units* are permitted in an *accessory building* located on the same *lot* as:
  - (a) A *detached dwelling*
  - (b) A *semi-detached dwelling*
  - (c) A *linked dwelling*
  - (d) A *townhouse dwelling*
3. The permitted number of *detached or attached additional residential units* on a *lot* is as follows:
  - (a) A maximum of two (2) *attached additional residential units*; or
  - (b) A maximum of one (1) *attached additional residential unit* and one (1) *detached additional residential unit*.
4. *Attached or detached additional residential units* must be in compliance with other applicable law such as the Building Code, Fire Code and Conservation Authority regulations and policies pursuant to the Conservation Authorities Act.
5. A minimum 1.2 metre wide unobstructed pedestrian access shall be provided from the nearest *street* or *lane* to the entrance of the unit, where such pedestrian access may include a driveway or portion thereof.
6. *Attached or detached additional residential units* shall have a maximum of two (2) bedrooms.
7. A minimum of one (1) additional parking space shall be provided for each *attached or detached additional residential unit*, in addition to the minimum parking required for the *dwelling* located on the same *lot*.
8. The minimum width required for a parking space associated with an *attached or detached additional residential unit* is 2.6 metres.
9. Regulations for *detached additional residential units*:

a) <i>Building height</i> (maximum)	i) 6.1 m for a <i>detached additional residential unit</i> located above a private garage, ii) 4.3 m for any other <i>detached additional residential unit</i> . iii) Despite i) and ii), the <i>building height</i> of the <i>detached additional residential unit</i> shall not exceed the <i>building height</i> of the main <i>dwelling</i> located on the same <i>lot</i> .
b) Minimum yards:	i) 1.2 m to any side or rear <i>lot line</i> , for <i>buildings</i> less than 4.3 m in <i>height</i> . ii) 1.5 m to any side or rear <i>lot line</i> , for <i>buildings</i> greater than 4.3 m in <i>height</i> . iii) despite i) and ii) above, a 2-storey <i>detached additional residential unit</i> shall provide a minimum 3.0 m yard where a second storey window is adjacent to a <i>lot</i> in a residential zone.
c) <i>Lot coverage</i> (maximum)	45% for all <i>buildings</i> on a <i>lot</i> containing a <i>detached additional residential unit</i> .
d) <i>Building separation</i> (minimum)	A minimum distance of 4 m shall be provided between the <i>detached additional residential unit</i> and the main <i>dwelling</i> located on the same <i>lot</i> .
e) <i>Side yard setback</i>	The minimum <i>interior and exterior side yard</i> setback for any deck above 1.2 m in <i>height</i> shall be the established <i>side yard</i> as determined by the distance between the exterior side wall of the <i>dwelling</i> and the side <i>lot line</i> .

3. That Zoning By-law 22-90, as amended, be further amended by revising Section 5.17 1) (a) Parking Space Requirements to include the following:

*Additional Residential Unit*

1 parking space per *dwelling unit*

4. That Zoning By-law 22-90, as amended, be further amended by deleting Section 5.13 Height Exceptions and replacing it with the following:

#### 5.13 *Height Exceptions*

The *height* restrictions of this By-law shall not apply to any:

- (b) church spire or steeple
- (c) chimney or smokestack
- (d) clock tower, bell tower or belfry
- (e) rooftop mechanical enclosure or elevator enclosure/penthouse
- (f) municipal water storage facility
- (g) windmill
- (h) federally-regulated and authorized telecommunications tower,
- (i) weathervane, lightning rod or other weather device
- (j) light standard operated by a public authority
- (k) bulk storage tank, including a silo.

5. That Zoning By-law 22-90, as amended, be further amended to expand home occupation permissions, permit certain home occupations within *accessory buildings* and simplify parking requirements. More specifically, the following sections will be replaced as follows:

2.66 **"HOME OCCUPATION - CLASS "A"'** means an occupation conducted for profit or gain entirely within a *dwelling unit* or *accessory building* and shall include only:

- (i) *business and professional offices*, other than that of a medical, dental or chiropractic practitioner or veterinarian;
- (ii) an artist's studio for the production of arts, crafts, film arts or other similar works, but not including an audio recording studio;
- (iii) light assembly and associated retail/distribution, which are small in scale, non-noxious, non-intrusive, and generally do not generate high volumes of vehicular traffic, including but not limited to hobby or craft businesses;
- (iv) a teacher, other than a music teacher, tutor, or fitness trainer;
- (v) a dressmaker, tailor or seamstress; and
- (vi) food preparation for public consumption, in compliance with Public Health regulations.

2.67 **"HOME OCCUPATION - CLASS "B"'** means an occupation conducted for profit or gain entirely within a *dwelling unit* or *accessory building* and shall include only:

- (i) *office* of a medical, dental or chiropractic practitioner or veterinarian;
- (ii) hairdresser, beautician, barber, massage therapist, reflexologist or dietician; and
- (iii) repair of small appliances and mechanical equipment; and,
- (iv) *a bed and breakfast establishment*.

2.68 **"HOME OCCUPATION - CLASS "C"'** means an occupation conducted for profit or gain entirely within a *dwelling unit* and shall include only:

- (i) a music teacher;
- (ii) private-home daycare not to exceed five (5) children; and
- (iii) an audio recording studio.

#### 5.14 **Home Occupations**

##### **Permitted Uses**

##### **Home Occupations - Class "A"**

Home Occupations - Class "A" as defined in Section 2 of this By-law shall be permitted in all *dwelling* types and in *accessory buildings*.

##### **Home Occupations - Class "B"**

Home Occupations - Class "B" as defined in Section 2 of this By-law shall be permitted only in *semi-detached* and *single detached dwellings* and in *accessory buildings*.

Home Occupations - Class "C"

Home Occupations - Class "C" as defined in Section 2 of this By-law shall only be permitted in *single detached dwellings*.

**General Provisions**

The following provisions apply to all home occupations:

- (a) The home occupation shall be secondary to the main residential use and shall not change the residential character of the *dwelling*.
- (b) There shall be no external storage or display of goods or materials
- (c) Not more than 30 percent of the *floor area* or a maximum of 40 sq. metres, whichever is the lesser, may be used for the home occupation. By-law 97-96  
  
Notwithstanding the foregoing, a *bed and breakfast establishment* may exceed the foregoing *floor area* limitations, but the number of *guest bedrooms* shall not exceed three. By-law 102-96
- (d) There shall be no outside exposure of goods, wares or merchandise offered for rent or sale.
- (e) No mechanical equipment which would cause a nuisance through noise, vibration or interference with television or radio reception may be used.
- (f) A maximum of one employee who is not a resident of the *dwelling* may be permitted on the premises at any time.
- (g) There shall be no external display or advertising except in accordance with all applicable laws.
- (h) All uses shall be subject to the requirements of the Ontario Building Code Act and the Fire Marshall's Act. By-law 50-94
- (i) No more than one home occupation is permitted per *dwelling unit*. By-law 32-2011

**5.17 Parking Area Regulations**

1) (a) Parking Space Requirements

Home Occupation (other than a <i>bed and breakfast establishment</i> )	1 parking space for any non-resident employee
	1 parking space for any home occupation involving <i>personal services</i>

6. That Zoning By-law 22-90, as amended be further amended by replacing Section 5.16 as follows:

- (a) For any non-residential use in the CBD, C1, C2, C3 or M1 Zone, *off-street loading space(s)* shall be provided in a *side or rear yard* on the same *lot* in accordance with the following:

(b)

<b>Total Gross Floor Area</b>	<b>Required number of <i>loading spaces</i></b>
Less than 300 square metres	Nil
301 square metres to 2,500 square metres	1 space
2,501 to 7,500 square metres	2 spaces
7,501 square metres and above	1 additional space per 5,000 square metres

- (b) each *loading space* shall have minimum dimensions of 9 metres long by 3.5 metres wide;
  - (c) access and egress to and from the *loading space(s)* shall be provided to a *street* or *lane* by means of driveway(s) having a minimum width of 6 metres.
7. That Zoning By-law 22-90, as amended, be further amended by replacing Section 5.17 7) (f) with the following and moving it to Section 5.17 1) (e):

e) Accessible Parking

- i) Accessible parking spaces shall be provided for all non-residential uses.
- ii) Despite Section 5.17 1) e) i), accessible parking shall be provided for visitor parking for
  - a. *multiple dwellings*; and
  - b. *townhouses* on a private *street*
- iii) Accessible parking spaces shall be provided with unobstructed access to a *street* by a driveway, *aisle* or *lane*. Accessible spaces shall be provided within a maximum distance of 30 metres from the main entrance(s) of the *building*.
- iv) The minimum dimensions for an accessible parking space shall be in accordance with the dimensions as follows:  
 Type A: 3.5 metres by 5.5 metres  
 Type B: 2.7 metres by 5.5 metres
- v) In addition to the above parking space widths, an access *aisle* width of 1.5 metres is required adjacent to each space. Where the required 1.5 metre access *aisle* is provided between two accessible parking spaces, the *aisle* width can be shared.
- vi) The number of accessible parking spaces are based on the total required parking as follows, with the calculated number of accessible spaces rounded up to the nearest whole number. Accessible parking spaces shall be counted towards the minimum number of off-*street* parking spaces required under this section.

2 – 12 parking spaces: One Type A parking space is required.

13 – 100 parking spaces: Four percent of the total number of spaces are required.

101 – 200 parking spaces: One parking space plus an additional three percent of the required parking spaces.

201 – 1,000 parking spaces: Two parking spaces plus an additional two percent of the required parking spaces.

Greater than 1,000 parking spaces: Eleven parking spaces plus an additional one percent of the required parking spaces.

Where the minimum number of accessible parking spaces required is even, an equal number of Type A and Type B accessible parking spaces shall be required.

Where the minimum number of accessible parking spaces required is odd, the additional accessible parking space remaining shall be a Type B accessible parking space.

8. That Zoning By-law 22-90, as amended, be further amended by adding the following definition to Section 2 in proper numerical order and the following text in Section 5.17:

**2. XX “PARKING SPACE, ELECTRIC VEHICLE (EV)”** means a parking space equipped with, or constructed to be capable of being equipped with, an electric *vehicle* charging device.

5.17 1)

(f) Electric Vehicle Parking Space Requirements

Electric *Vehicle* (EV) Parking Spaces shall be provided for any new *floor area* and *dwelling units* approved after February 10, 2025 as follows:

- i) EV parking spaces shall have rough-in conduits and associated power supply to provide Level 2 charging or greater. Up to four parking spaces may share an energized outlet.
- ii) A minimum of 40% of the total required parking spaces for *multiple dwellings*.
- iii) A minimum of 20% of the total parking spaces required for all other non-residential uses.
- iv) Required electric *vehicle* parking spaces shall be counted towards the minimum number of off-*street* parking spaces required under this section.

8) Underground Parking

- i) 1.2 metre to any *lot line*, except where the main *building* setback is nil, the setback of the *attached* underground parking area is also nil.
- ii) Where an underground parking area is not located under a *building*, its underground roof surface shall be a minimum depth of 1.2 metres below the finished *grade* surface.

9. That Zoning By-law 22-90, as amended, be further amended by adding the following to Section 5.17 6):

- (c) In all zones, human habitation is prohibited in any *vehicle*, including a recreational *vehicle*, *trailer*, boat or boat *trailer*.

And replacing Section 5.17 7) (d) and (e) with the following:

(d) *Trailer* or Boat Storage

- (i) A maximum of two (2) recreational *vehicles* or utility *trailers*, may be stored on a *lot*;
- (ii) A recreational *vehicle* or utility *trailer*, inclusive of tongue and attachments, that is located in a *front yard* or an *exterior side yard* must be setback a minimum of 2.0 metres from the edge of the road;
- (iii) A single recreational *vehicle* or utility *trailer* may be parked elsewhere in the *rear yard* or *interior side yard*;
- (iv) A recreational *vehicle* or utility *trailer*, inclusive of tongue and attachments, that is located adjacent to a *lane* must be setback a minimum of 0.5 metres from the edge of the *lane*; and
- (v) A recreational *vehicle* or utility *trailer* may have a maximum *height* of 3.6 metres. *Height* does not include accessory items such as antenna, HVAC units, lights.

(e) In an R1, R2, R3, R4, R5 and R6 zone, no *vehicles* may be parked in the *side yard* or the *rear yard* except in a garage, *carport*, or on one driveway with a maximum width of six metres. Notwithstanding the foregoing,

- i) within six metres of the face of a garage or *carport*, the maximum driveway width may be increased as required to match the width of the garage opening(s) or *carport* opening(s).

10. That Zoning By-law 22-90, as amended, be further amended by replacing Section 5.22 with the following:

5.22 Permitted Encroachments and Projections

Unless otherwise permitted by this By-law, all minimum *yards* shall be unobstructed, except for the allowable encroachments and projections in the following table:

<b>Structure or Feature</b>	<b>Yard(s) where structure/feature is permitted</b>	<b>Maximum Encroachment into minimum yard</b>
Bay window, Chimney, fireplace projection	Any	0.6 metres, provided a setback of at least 0.6 metres is maintained to the applicable <i>lot line</i> .
Uncovered, unexcavated stairs and/or landings not associated with a <i>porch</i> or deck	Any	1.0 metres, provided a setback of at least 0.6 metres is maintained to the applicable <i>lot line</i> .
Air conditioners, heat pumps, swimming pool pumps / filters / heaters and associated appurtenances thereto	- Rear - Interior Side (1)	Up to 0.6 metres from the applicable <i>lot line</i> .
	Exterior Side (1)	1.0 metres
Generators including any appurtenances thereto	- Rear - Interior Side only where abutting a non-residential zone	1.0 metres
<i>Porches</i> with or without associated stairs and/or landings	- Front - Exterior Side	2.0 metres, provided that a setback of at least 1.2 metres is maintained to the <i>lot line</i>
Uncovered access stairs below <i>grade</i>	Rear	1.5 metres
	- Exterior Side	1.5 metre maximum projection beyond the main <i>building</i> wall, provided that a setback of 1.2 metres is maintained.
	- Interior Side	1.5 metre maximum projection beyond the main <i>building</i> wall, provided that a setback of 0.3 metres is maintained.
Balconies	- Front - Rear	1.5 metre maximum projection beyond the main <i>building</i> wall.
<i>Awnings, Canopies</i> , or other weather shielding <i>structure</i>	- Front - Exterior Side	1.8 metres, provided that a setback of at least 1.2 metres is maintained to the <i>lot line</i> .
	Interior Side	0.6 metres, provided a setback of at least 0.6 metres is maintained to the applicable <i>lot line</i> .
	Rear	1.8 metres, provided that a setback of at least 1.2 metres is maintained to the <i>lot line</i> .
Eaves, cornices, parapets, gutters, sills or other similar ornamental features	Any	0.6 metres, provided that a minimum setback of at least 0.1 metres is maintained to the <i>lot line</i> .
Barrier-free access ramps	- Front - Exterior Side	Up to 0.0 metres from the applicable <i>lot line</i> .
	- Interior Side - Rear	Up to 0.0 metres from the applicable <i>lot line</i> , except where the end of the access ramp is perpendicular to a <i>lot line</i> , a minimum setback of 1.0 metres shall be maintained to said <i>lot line</i> .
Unenclosed fire escapes and associated structural supports	- Rear - Interior Side	1.5 metres provided at least 0.6 metres is maintained to the applicable <i>lot line</i> .
Decks, other than <i>ground-oriented amenity areas</i>	Rear	1.8 metres, inclusive of any associated stairs and landings.
	Interior Side	No encroachment beyond the main <i>building</i> wall.
	Interior Side – units separated by a <i>party</i>	No encroachment beyond the main <i>building</i> wall. A 1.5 metre high privacy

	wall or where exterior side wall of <i>dwelling</i> is within 1.2m from the side <i>lot line</i>	screen is required along the entire side of the deck that is located less than 1.2 metres from the side <i>lot line</i> .
	Exterior Side	No encroachment beyond the main <i>building</i> wall.

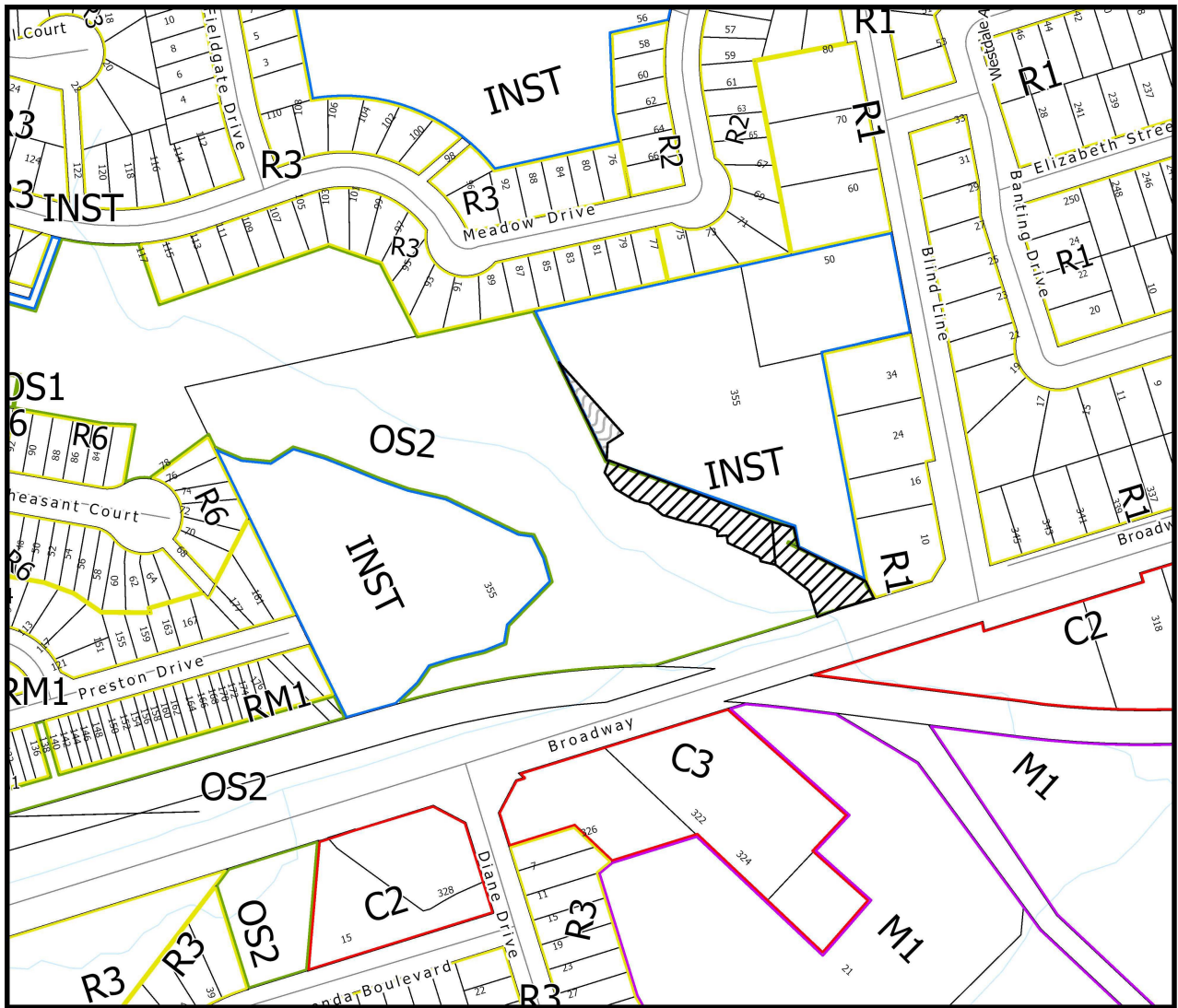
- (1) provided that where such equipment is installed at or above-*grade*, the maximum *height* shall be 1.8 metres measured from *grade* to the top of said equipment.
11. That Zoning By-law 22-90, as amended, be further amended by deleting Section 5.2 2 C) and replacing it with the following:
- 2C) Notwithstanding the provisions of this by-law, drop *awnings*, *canopies*, flag poles, garden trellises, fences, retaining walls, signs, dog houses, dog runs, composters, clothes lines, clothes hanging trees, accessible ramps, or similar *accessory uses* lawfully erected, shall be permitted in all *yards*.
- An *awning*, at full extension, or *canopy* shall be a minimum of 2.4 metres in *height*, and a minimum of 1.2 metres from the face of the *building*.
12. That Schedule “A”, Map No. C3 to Zoning By-law No. 22-90, as amended, is hereby further amended by rezoning the lands (355A Broadway) as depicted on Schedule “A” attached to this By-law.
13. That Schedule “A”, Map No. D2 to Zoning By-law No. 22-90, as amended, is hereby further amended by rezoning the lands (275 Alder Street) as depicted on Schedule “B” attached to this By-law.
14. That Schedule “A”, Map No. B2 to Zoning By-law No. 22-90, as amended, is hereby further amended by rezoning the lands (Blocks 95, 96, 97, Plan 7M-70) as depicted on Schedule “C” attached to this By-law.
15. That Schedule “A”, Map No. B3 to Zoning By-law No. 22-90, as amended, is hereby further amended by rezoning the lands (Block 99, Plan 7M-70) as depicted on Schedule “D” attached to this By-law.
16. That Schedule “A”, Map No. B4 to Zoning By-law No. 22-90, as amended, is hereby further amended by rezoning the lands (Northwest Corner of College Ave and Amelia Street) as depicted on Schedule “E” attached to this By-law.

Passed in open Council this 10<sup>th</sup> day of February, 2025.

\_\_\_\_\_  
Lisa Post, Mayor

\_\_\_\_\_  
Raylene Martell, Clerk





The Corporation of The Town of Orangeville  
Schedule 'A' Town of Orangeville Zoning By-law 22-90

N



Schedule "A" to by-law \_\_\_\_\_

Passed the \_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Mayor

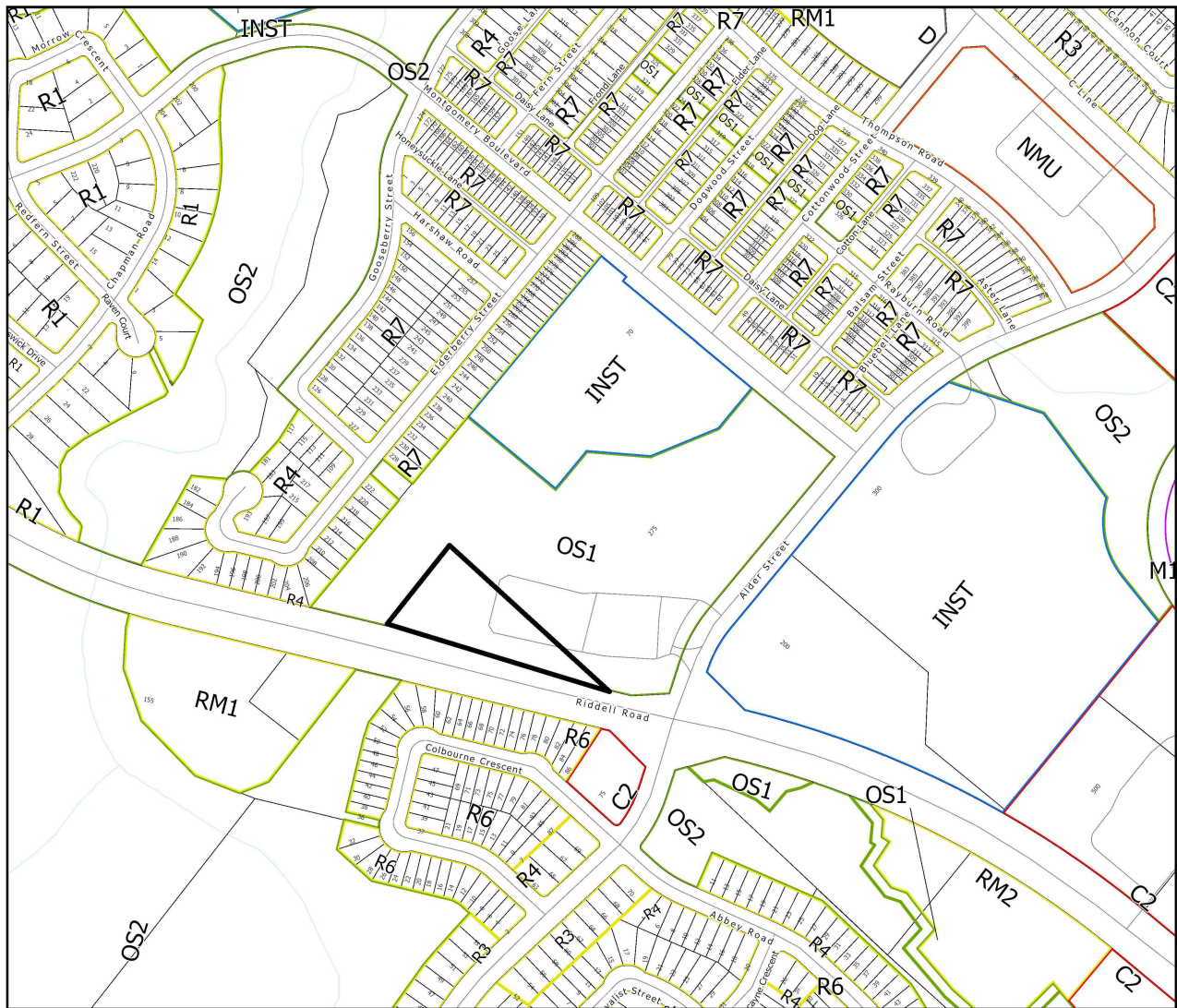
\_\_\_\_\_  
Clerk



Lands to be rezoned from Open Space (OS2)  
to Institutional (INST)



Land to be rezoned from Institutional (INST)  
to Open Space (OS2)



The Corporation of The Town of Orangeville  
 Schedule 'A' Town of Orangeville Zoning By-law 22-90



Schedule "B" to by-law \_\_\_\_\_

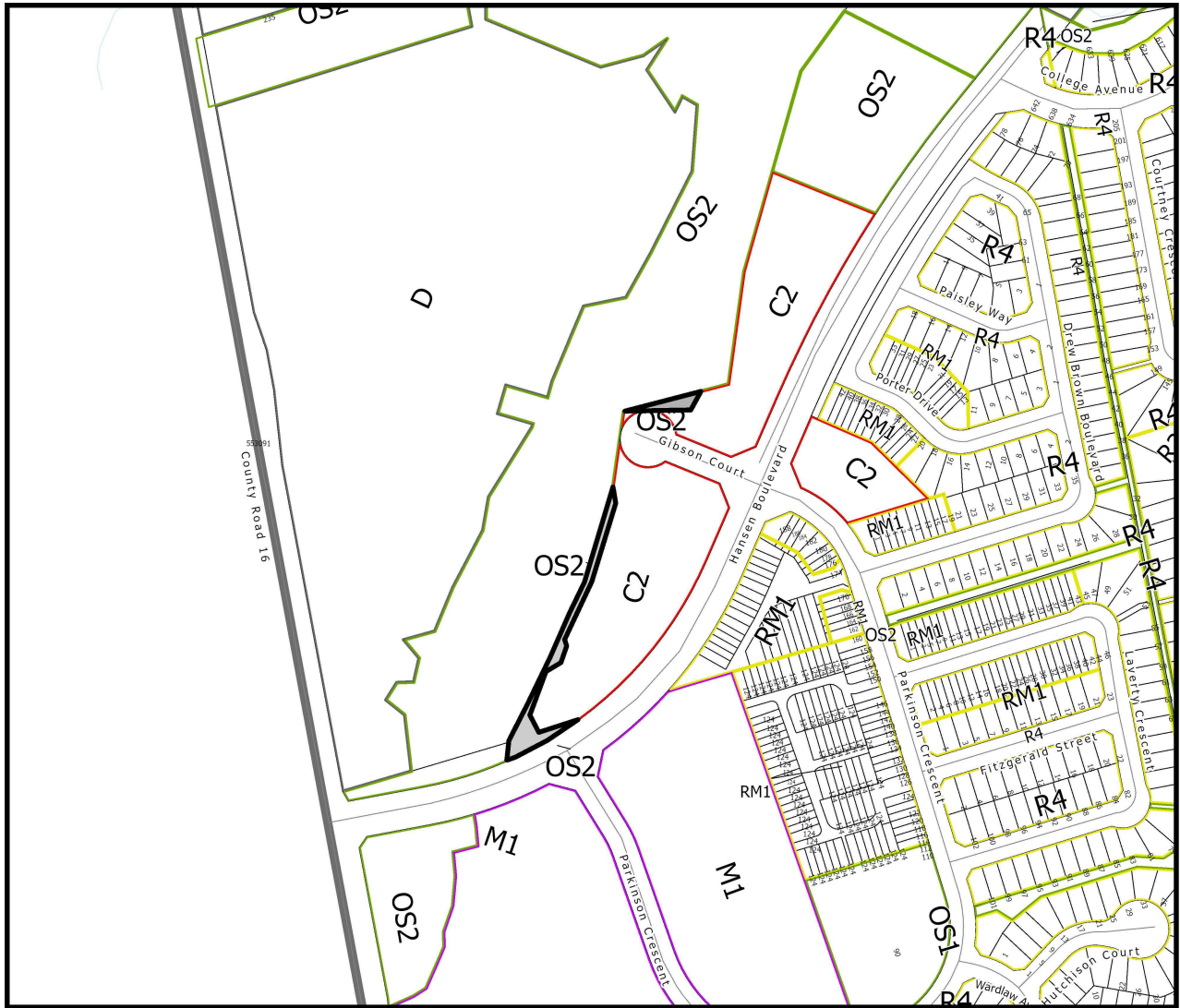
Passed the \_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
 Mayor

\_\_\_\_\_  
 Clerk



Lands to be zoned Open Space Recreation (OS1)



The Corporation of The Town of Orangeville  
 Schedule 'A' Town of Orangeville Zoning By-law 22-90



Schedule "C" to by-law \_\_\_\_\_

Passed the \_\_\_\_ day of \_\_\_\_\_

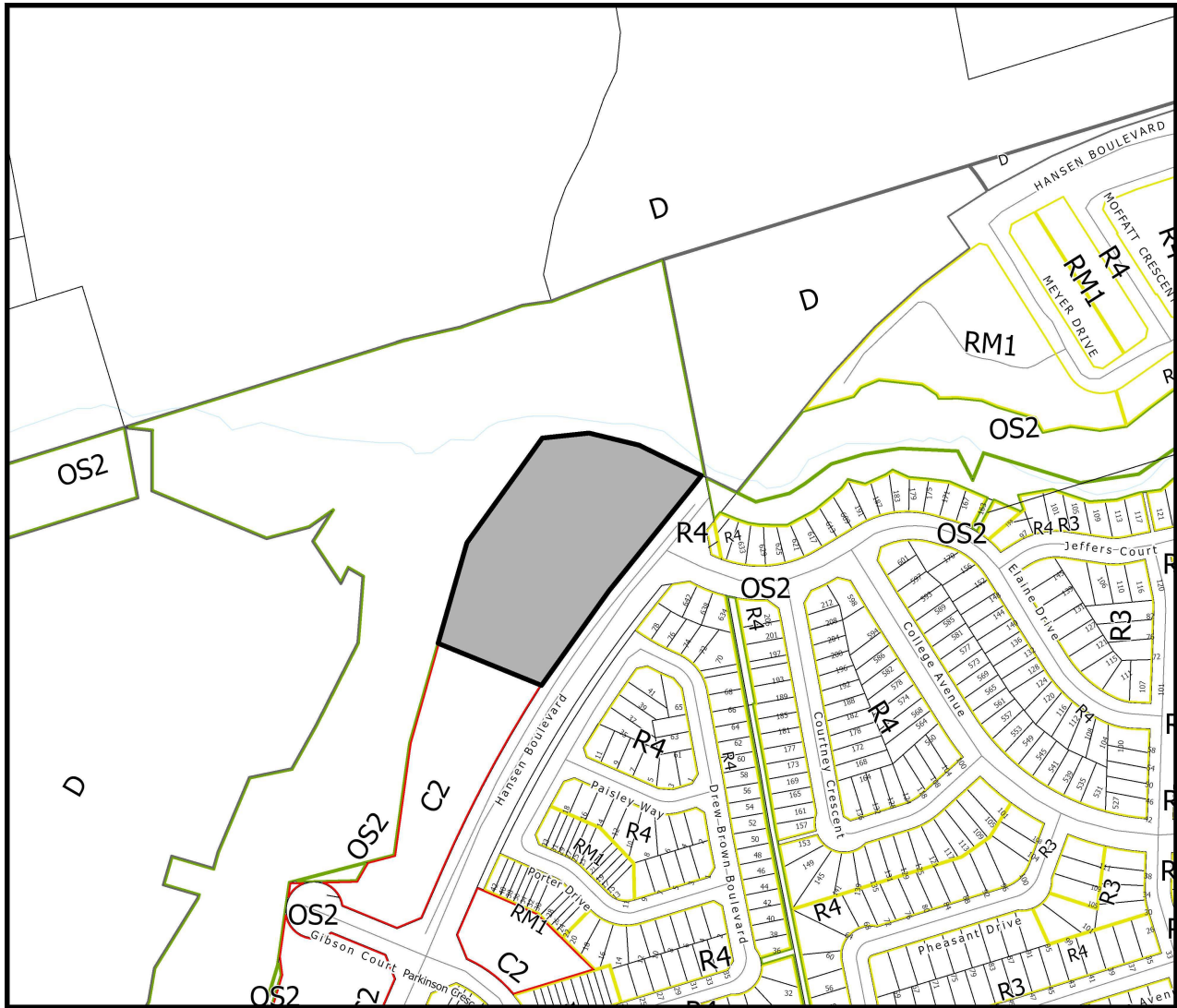
\_\_\_\_\_  
 Mayor

\_\_\_\_\_  
 Clerk



Lands to be rezoned from General Industrial (M1) to Open Space Conservation (OS2)





The Corporation of The Town of Orangeville  
Schedule 'A' Town of Orangeville Zoning By-law 22-90



Schedule "D" to by-law \_\_\_\_\_

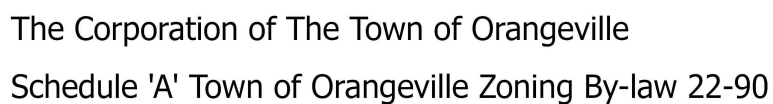
Passed the \_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



Lands to be rezoned from General Industrial (M1) to Open Space Conservation (OS2)



Passed the \_\_\_\_ day of \_\_\_\_

Mayor

Clerk

