



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 & 2 (Block 4), Plan 237,
municipally known as
200 Elizabeth Street
1705381 Ontario Limited, RZ-2020-02**

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 four residential dwellings units and one convenience retail store on Part of Lot 1 & 2 (Block 4), Plan 237, municipally known as 200 Elizabeth Street.

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

1. That Schedule "A", Map C4 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 24.46A of Zoning By-law No. 22-90, as amended, is hereby by deleted.
3. That Section 24 of By-law 22-90, as amended, is hereby further amended by adding the following thereto:

"24.226 Notwithstanding the provisions of Section 15.1, only the following uses are permitted on the lands zoned Neighbourhood Commercial (C2), Special Provision 24.226:

- i. a live-work dwelling containing a convenience retail use on a corner lot; and
- ii. a semi-detached dwelling on an interior lot.

Notwithstanding the provisions of Section 2, the following definitions shall only apply to the lands that are subject to Special Provision 24.226:

“DWELLING, LIVE-WORK” means a semi-detached dwelling, where each dwelling is located on its own lot, where units have at least one common interior side wall, and where convenience retail uses are permitted on the ground floor and in portions of the basement.

"DWELLING, SEMI-DETACHED" means a free-standing building that is divided vertically into two dwelling units, or into one dwelling unit and one live-work unit, each of which has a private entrance from outside the building and which are connected one to the other by an above-grade party wall.

Notwithstanding Section 15.2, the following regulations shall apply to the lands zoned Neighbourhood Commercial (C2) Zone, SP 24.226:

Lot area (minimum)

- Corner Lot 365 square metres
- Interior Lot 245 square metres

Lot frontage (minimum)

- Corner Lot 12.0 metres
- Interior Lot 8.0 metres

Front yard (minimum)

- To building 5.5 metres
- To garage 6.0 metres

Interior side yard (minimum)

- 1-storey building 1.2 metres
- 2-storey building 1.5 metres
- To party wall 0.0 metres
- Corner lot 1.0 metres

Exterior side yard (minimum) 5.5 metres

Rear yard (minimum)

- Corner Lot 4.0 metres
- Interior Lot 10.0 metres

Building height (maximum) 8.0 metres

Notwithstanding Section 5.17.7(a), the following regulations shall apply to the lands zoned Neighbourhood Commercial (C2) Zone, SP 24.226:

Landscape strip (minimum)

- Abutting a street line 0.0 meters
- Abutting a Residential zone 1.0 metres”

Holding Symbol

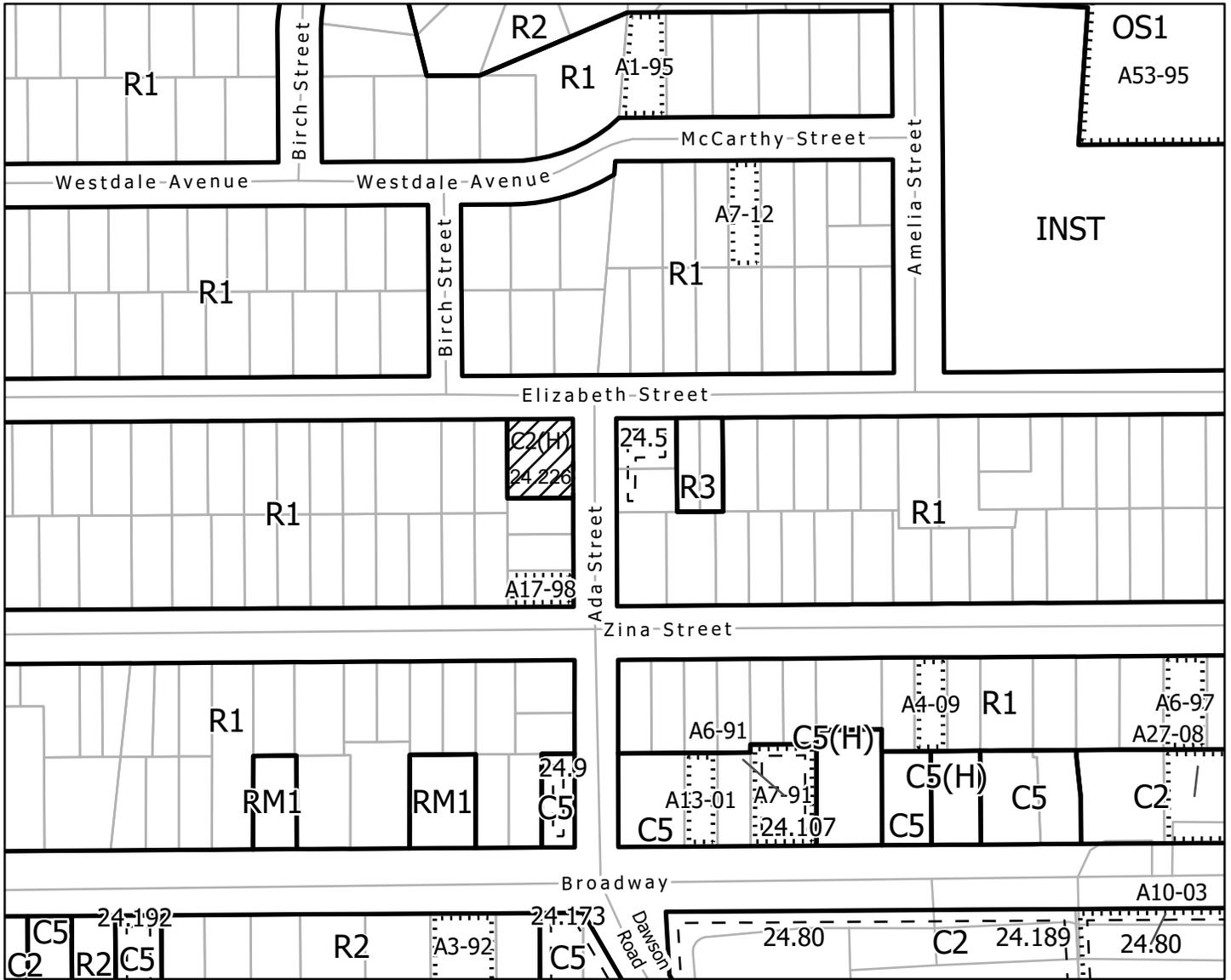
The Holding Symbol (H) shall only be removed from all or a portion of the lands when the Town is satisfied that:

- 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 June, 2021.

Sandy Brown, Mayor

Karen Landry, Clerk

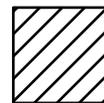


The Corporation of The Town of Orangeville
 Schedule 'A' Town of Orangeville Zoning By-law 22-90



Schedule **"A"** to by-law

Passed the _____ day of _____



Lands to be rezoned from
 Neighbourhood Commercial (C2) Zone,
 S.P. 24.46A to Neighbourhood
 Commercial (C2)(H) Zone, S.P. 24.226

 Mayor

 Clerk