



**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 Lots 1, 3, 4 & 5, Block 4, Registered Plan 138
municipally known as 60 and 62 Broadway**

(25755845 Ontario Inc., File No. OPZ-2019-06)

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 a 5-storey, 58-unit mixed use building on Part of Lots 1, 3, 4 & 5, Block 4, Registered Plan 138, municipally known as 60 and 62 Broadway.

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

1. That Schedule "A", Map C5 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 of By-law 22-90, as amended, is hereby further amended by adding the following thereto:

"24.227 Notwithstanding the provisions of Section 13A.2 (7) of By-law 22-90, as amended, the following provisions shall apply to the lands zoned as Central Business District (CBD) Zone, Special Provision 24.227:

Maximum Dwelling Units: 58 units

Building Height (maximum): 16 metres or 4 storeys, whichever is the lesser, for the portion of the building that is within 21 metres of the easterly side

lot line, and 20 metres or 5 storeys,
whichever is the lesser, for the
remainder of the building.

Notwithstanding Section 5.17.7(a), the following regulations shall apply to
the lands zoned Central Business District (CBD) Zone, SP 24.227:

Landscape Strip (minimum)

- Abutting the Wellington Street lot line 0.4 metres"

Holding Symbol

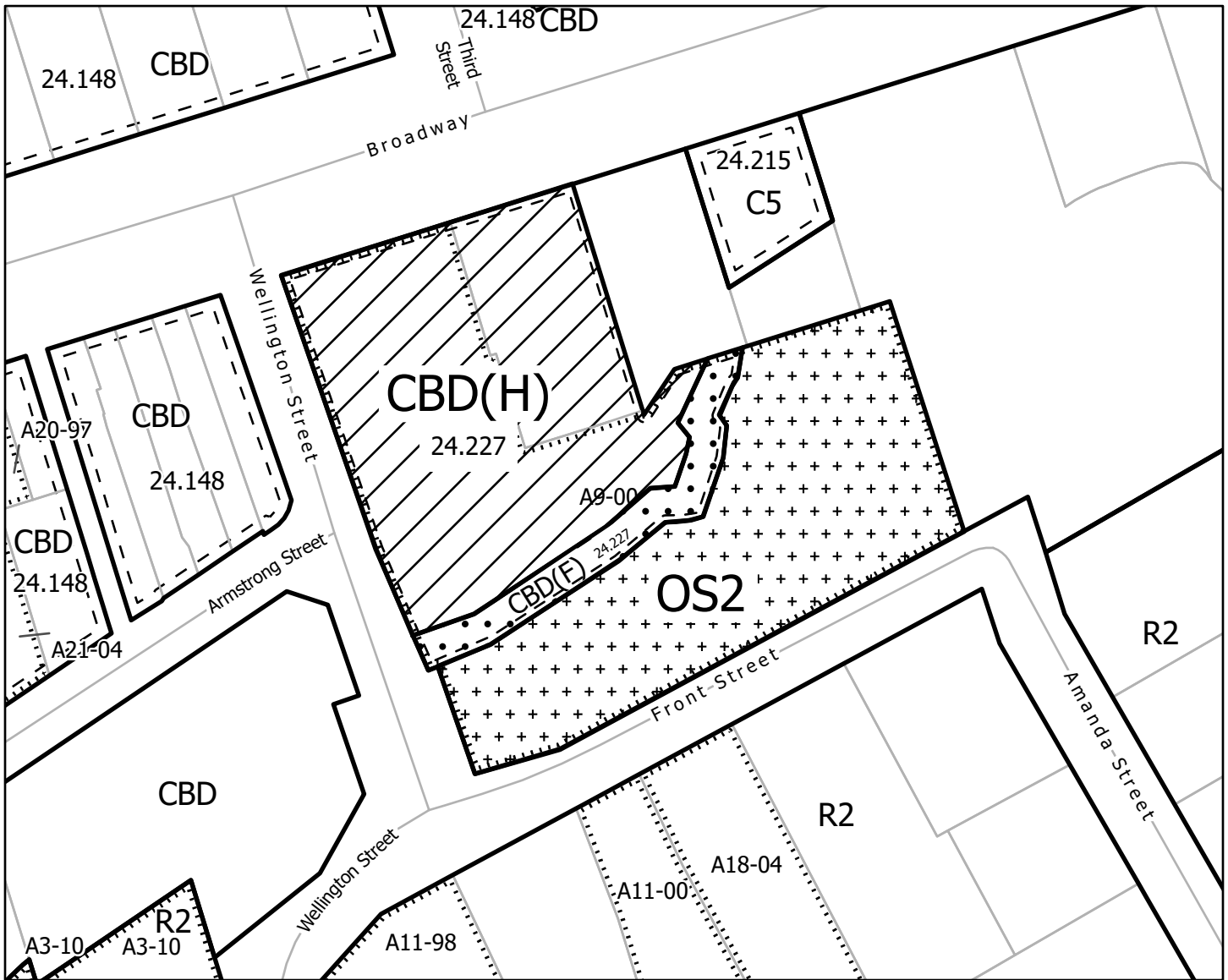
The Holding Symbol (H) shall only be removed from all or a portion of the
lands when the Town is satisfied:

- 1) that 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 9th day of August, 2021.

Sandy Brown, Mayor

Karen Landry, Clerk



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



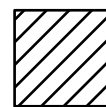
Schedule **"A"** to by-law

Passed the _____ day of _____

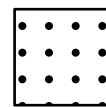
 Mayor

 Clerk

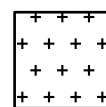
Zoning Map No. C5
 This is a reference map only



Lands to be rezoned from
 Service Commercial (C3) Zone to
 Central Business District (CBD)(H)
 Zone, S.P. 24.227



Lands to be rezoned from
 Service Commercial (C3) Zone to
 Central Business District (CBD)(F)
 Zone, S.P. 24.227



Lands to be rezoned from
 Service Commercial (C3) Zone and
 Service Commercial (C3)(F) Zone
 to Open Space - Conservation
 (OS2) Zone