



## 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 Lots 8 and 9, Block 1, Plan No. 216, Town of  
Orangeville, County of Dufferin, municipally known as**

**41 William Street**

**Duncan Shaw, RZ-2021-01**

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 Council considers it desirable to pass a By-law to amend Zoning By-law No. 22-90, as amended, to permit single detached and semi-detached dwellings Lots 8 and 9, Block 1, Plan No. 216, Town of Orangeville, County of Dufferin, municipally known as 41 William Street.

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

1. That Schedule "A", Map D5 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:

"24.228 Notwithstanding Section 9.2 (*Regulations for Single-Detached Dwellings and Group Homes*), the following regulations shall apply to the lands zoned Residential Third Density (R3) Zone, SP 24.228:

Lot area (minimum)

- Corner lot

250 square metres

Lot frontage (minimum)	
- Corner Lot	9.3 metres
Exterior side yard (minimum)	0.3 metres
Interior side yard (minimum)	1.2 metres
Rear yard (minimum)	
- Interior lot	2.5 metres
- Corner lot	6.5 metres
Coverage (maximum)	
- Two or more storeys	40%

Notwithstanding Section 9.3 (*Regulations for Semi-Detached Dwellings*), the following regulations shall apply to the lands zoned Residential Third Density (R3) Zone, SP 24.228:

Lot area (minimum)	224 square metres per dwelling unit
Lot frontage (minimum)	
- Interior lot	7.5 metres per dwelling unit
Coverage (maximum)	
- Two or more storeys	41%

Notwithstanding Section 5.29 (Second Dwelling Units), a second dwelling unit shall not be permitted in any half of a semi-detached dwelling.

### **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;
- 2) a satisfactory servicing plan has been submitted to the Town and that all required water and wastewater services have been installed to the satisfaction of the Town; and
- 3) the Owner has entered into a Development Agreement with the Town, to be registered on title, which includes the following obligations for the owner to:

- a) implement low impact development (LID) measures recommended in a Functional Servicing Report and Preliminary Water Balance, to the satisfaction of the Town;
- b) include warning clauses in any purchase and sale agreements for the new dwelling lots, advising future owners of the presence and function of the LID features, along with recommended maintenance practices;
- c) carry-out tree protection measures and any compensation planting as recommended in an Arborist report, all to the satisfaction of the Town; and
- d) submit a site plan and building elevations to the satisfaction of the Planning Division, for any new single detached dwelling, prior to the submission of any building permit application to the Town.

Passed in open Council this 27<sup>th</sup> day of September, 2021.

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Sandy Brown, Mayor

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Karen Landry, Clerk



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

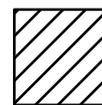


Schedule **"A"** to by-law

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

\_\_\_\_\_  
 Mayor

\_\_\_\_\_  
 Clerk



Lands to be rezoned from Residential Second Density (R2) Zone to Residential Third Density (R3)(H) Zone, S.P. 24.228



Lands to be rezoned from Residential Second Density (R2) Zone to Residential Third Density (R3) Zone, S.P. 24.228