



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 C, municipally known as 515 Broadway

714415 Ontario Limited, OPZ 3/18

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 retirement home and residential uses on Part of Lot 1, Concession C municipally known as 515 Broadway.

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

1. That Schedule "A", Map C2 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:

"24.224 Notwithstanding any zone boundaries or future land divisions, the lands shown as "RM2, S.P. 24.224" and "OS2" on the attached Schedule "A" shall be treated as one property, only for the purpose of regulating setbacks and lot frontage.

Notwithstanding any zone boundaries or future land divisions, the lands shown as "RM2, S.P. 24.224" on the attached Schedule "A" shall be treated as one property, only for the purpose of regulating density.

Section 5.12 (Frontage on a Street) is not applicable, and the front lot line shall be deemed the lot line abutting Broadway.

Notwithstanding the provisions of Section 13.1 (Permitted Uses), a home for special care shall be permitted.

The following definition shall apply only to the lands that are subject to Special Provision 24.224:

“HOME FOR SPECIAL CARE” means an establishment for the care of persons requiring nursing, residential or sheltered care, or as defined by the Homes for Special Care Act or subsequent legislation.

Notwithstanding the provisions of Sections 13.3 (5), (7) and (8) of By-law 22-90, as amended, the following provisions shall apply to the lands zoned as Multiple Residential High Density (RM2) Zone, Special Provision 24.224:

Interior side yard (minimum)	5.5 metres
Building height (maximum)	
- for a retirement home, long term care facility, or home for special care	23.0 metres
Maximum density	
- for a retirement home, long term care facility, or home for special care	148 units per hectare

Notwithstanding the provisions of Section 5.17 1(a) (Parking Space Requirements), a parking rate of 1 parking space per three beds for a home for special care, shall be provided.”

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;
- 2) that servicing easements to facilitate the transfer of the sanitary and water sewers be established in favour of the Town over 489 Broadway and 493 Broadway, and that those services are deemed to be in a condition that is satisfactory to the Town;
- 3) that emergency access easements be established in favour of 515 Broadway over 489 Broadway;

- 4) that a satisfactory access configuration is established among 515 Broadway, 489 Broadway and 493 Broadway to the C Line and Broadway intersection; and
- 5) that an Environmental Restoration and Enhancement Study is submitted to the satisfaction of the Credit Valley Conservation and the Town, based on Terms of Reference approved by the Credit Valley Conservation and the Town. The Environmental Restoration and Enhancement Study shall facilitate the restoration and enhancement of a section of the Natural Heritage system along Mill Creek within Subwatershed 19 through the removal of an online pond (Monk's Pond) in conjunction with eliminating water contributions from Town Well 5B, while maintaining the integrity of downstream ecological features.

Passed in open Council this 23rd day of November, 2020.

Sandy Brown, Mayor

Karen Landry, Clerk

