



## **The Corporation of the Town of Orangeville**

### **By-law Number 2020-046**

**A By-law to amend Zoning By-law No. 22-90 as amended,  
with respect to Part of Lots 3 and 4, Plan 275, municipally known as  
62A, 64, 66 and 68 First Street  
Saberwood Homes, OPZ 2/19**

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 the use of Part of Lots 3 and 4, Plan 275 for a 40-unit townhouse development on this property.

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

1. That Schedule "A", Map B4 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:

"24.221 Notwithstanding the provisions of Section 13 of By-law 22-90, as amended, the following provisions shall also apply to the lands zoned as Multiple Residential High Density (RM2) Zone, Special Provision 24.221:

- |    |                 |                      |
|----|-----------------|----------------------|
| 1) | Maximum units   | 40 units             |
| 2) | Maximum density | 51 units per hectare |

**Regulations for Townhouse Dwellings having Frontage to  
Individual Dwelling Units from a Private Street (measurements  
taken from the Private Road)**

- |                                 |                                     |
|---------------------------------|-------------------------------------|
| 1) Lot Area (minimum)           | 110 square metres per dwelling unit |
| 2) Lot Frontage (minimum)       | 5.5 metres per dwelling unit        |
| 3) Front yard (minimum)         | 4.5 metres                          |
| 4) Exterior Side yard (minimum) | 1.2 metres                          |
| 5) Exterior Side yard to        |                                     |
| a Public Street (minimum)       | 3.0 metres                          |
| 6) Interior Side yard (minimum) | 1.2 metres                          |
| 7) Rear Yard (minimum)          | 6.0 metres                          |
| 8) Building Height (maximum)    | 11.0 metres                         |
| 9) Ground floor area (minimum)  | 45 square metres                    |

Notwithstanding Section 5.17 2(b) the minimum depth of a parking space for an end unit Townhouse Dwelling on a corner rounding shall have an average of 5.5m.

Notwithstanding the minimum required rear yard, unroofed, unexcavated, unenclosed decks and stairs attached to the main building are permitted to encroach a maximum of 2.0 metres into the minimum required rear yard.

**Regulations for Townhouse Dwellings having Frontage to Individual Dwelling Units from a Public Street (measurements taken from the Public Road)**


- |                                 |                                     |
|---------------------------------|-------------------------------------|
| 1) Lot Area (minimum)           | 110 square metres per dwelling unit |
| 2) Lot Frontage (minimum)       | 5.4 metres per dwelling unit        |
| 3) Front yard (minimum)         | 2.5 metres                          |
| 4) Exterior Side yard (minimum) | 1.3 metres                          |
| 5) Interior Side yard (minimum) | 1.5 metres                          |
| 6) Rear Yard (minimum)          | 4.3 metres                          |
| 7) Building Height (maximum)    | 12.0 metres                         |
| 8) Ground floor area (minimum)  | 50 square metres                    |


## Holding Symbol

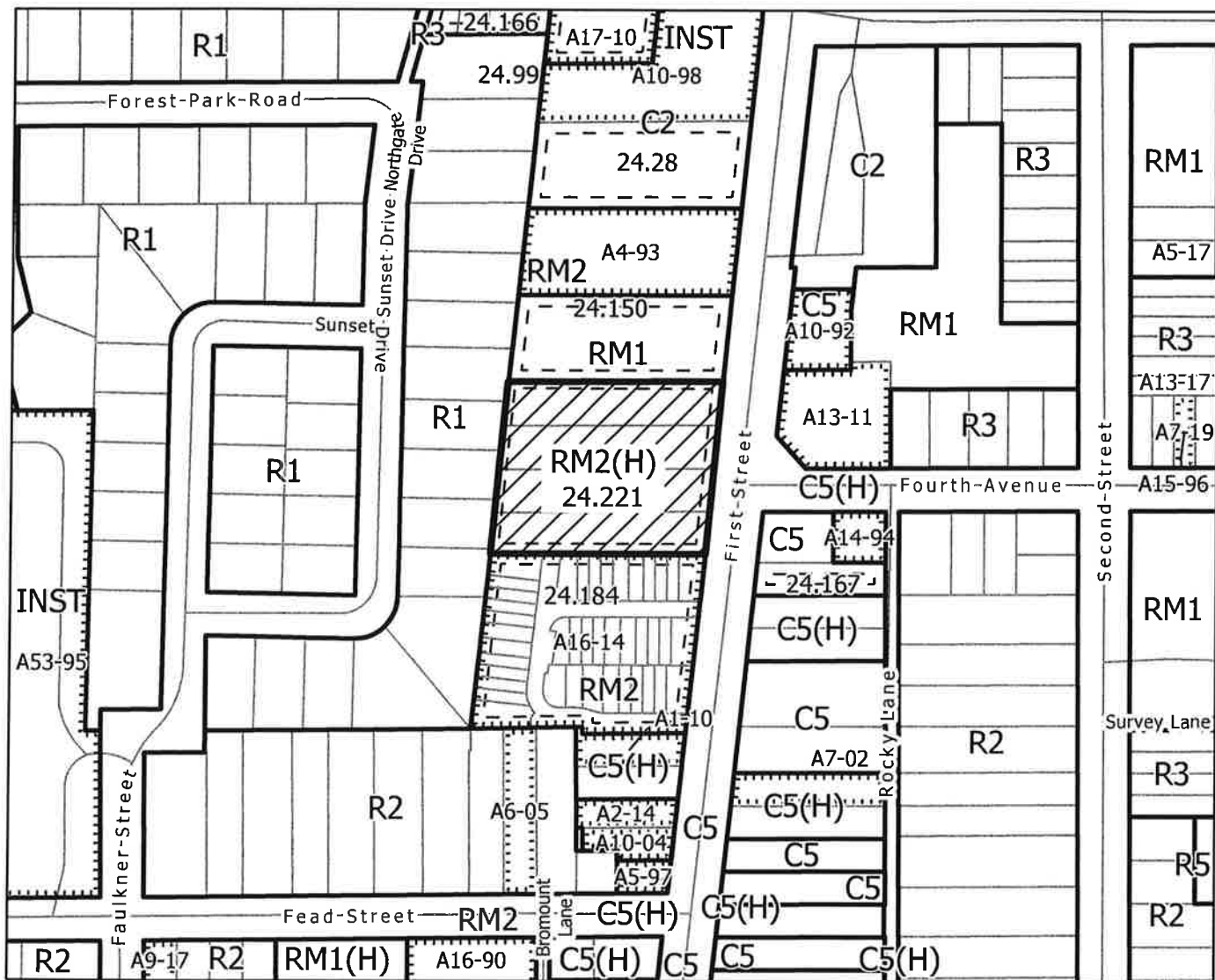
The Holding Symbol (H) shall only be removed from all or a portion of the lands when the Town is satisfied that:

- 1) there is sufficient water supply and sewage treatment capacity to service the development or portion thereof as the case may be;
- 2) a satisfactory Water Conservation Plan has been submitted, which demonstrates that the development will achieve a minimum twenty percent (20%) reduction in potable water use; and
- 3) a satisfactory Energy Efficiency Assessment has been submitted, which demonstrates that the development will achieve a minimum ten percent (10%) energy savings in exceedance of applicable building code requirements for new dwelling construction.

Passed in open Council this 10<sup>th</sup> day of August, 2020.

  
Archy Mcintosh Sandy Brown, Mayor  
Deputy 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 Restricted Commercial/Residential (C5)(H) Zone to Multiple Residential High Density (RM2)(H) Zone, S.P. 24.221

\_\_\_\_\_  
 Mayor

\_\_\_\_\_  
 Clerk

Zoning Map No. B4  
 This is a reference map only