



**The Corporation of the Town of Orangeville**

**By-law Number 61 - 2014**

**A by-law to amend By-law 22-90 as amended**  
(King 8<sup>th</sup> Holdings Inc.; 60-62 First Street; OPZ 1/13).

Whereas on September 27, 2013, Council held a public meeting with respect to Official Plan and Zoning By-law Amendment Application OPZ 1/13 to rezone the property from Multiple Residential High Density (RM2) Zone with a Holding Symbol and a Special Provision to Multiple Residential High Density (RM2) Zone with a Holding Symbol and a Special Provision to permit a 41 unit common element condominium townhouse development on the subject lands.

And whereas on October 7, 2013 Council approved the Official Plan and Zoning By-law Amendment applications to permit a 41 unit townhouse development with conditions;

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

1. That Section 24 of By-law 22-90, as amended, is hereby amended by deleting the text and adding the following thereto:

“24.184 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)(H) Zone, Special Provision 24.184:

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

- |                                 |                                     |
|---------------------------------|-------------------------------------|
| 1) Lot Area (minimum)           | 122 square metres per dwelling unit |
| 2) Lot Frontage (minimum)       | 5.5 metres per dwelling unit        |
| 3) Front yard (minimum)         | 6.0 metres                          |
| 4) Exterior Side yard (minimum) | 1.9 metres                          |
| 5) Interior Side yard (minimum) |                                     |
| - one storey                    | 1.2 metres                          |

- two or more storeys	1.5 metres
6) Rear Yard (minimum)	6.0 metres
7) Building Height (maximum)	10.4 metres
8) Ground floor area (minimum)	
- one storey	90 square metres per dwelling unit
- two storey	55 square metres per dwelling unit
- three storey	60 square metres per dwelling unit
9) Maximum units	41 units
10) Maximum density	50 units per hectare

Notwithstanding the minimum required rear yard, unroofed, unexcavated, unenclosed decks and stairs attached to the main building are permitted to encroach a maximum of 1.6 metres into the minimum required rear yard.

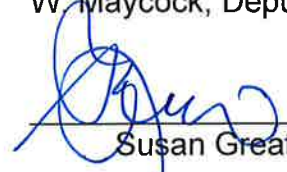
Section 5.26 (Special Front Yard Porch Encroachments) applies to the lands zoned as Multiple Residential High Density (RM2)(H) Zone, Special Provision 24.184.

**Holding Symbol**

The Holding Symbol (H) shall only be removed from all or a portion of the lands when the Town is satisfied 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 23rd day of June, 2014.

  
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 W. Maycock, Deputy Mayor

  
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 Susan Greatrix, Clerk