



**THE CORPORATION OF THE TOWN OF ORANGEVILLE**

**BY-LAW NUMBER 66 - 2011**

**A BY-LAW TO AMEND BY-LAW 22-90 AS AMENDED** (Sarah Properties Ltd., East of Veterans' Way; Part of West Half of Lot 1, Concession 3 WHS; Z 4/11).

WHEREAS on July 11, 2011, Council held a public meeting with respect to Zoning Amendment Application Z 4/11 to rezone portions of the lands owned by Sarah Properties Ltd. to permit the garages of new single-detached homes to protrude 1.5 metres beyond the main front wall of the dwelling, a habitable second floor located above the garage, or a fully-roofed front porch or verandah;

AND WHEREAS on August 15, 2011, Council approved the zoning amendment application;

**NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWN OF ORANGEVILLE ENACTS AS FOLLOWS:**

1. THAT Zoning Map B2 is hereby amended in accordance with Schedule "A" hereto;
2. AND THAT Section 24 of By-law 22-90, as amended, is hereby further amended by adding the following thereto:

"24.191 Notwithstanding the provisions of Sections 10.2(1), 10.2(2), 10.2(3), 10.2(4), 10.2(6) and 10.2(8), the following regulations shall apply to the lands zoned Residential Fourth Density (R4) Zone Special Provision 24.191:

Regulations

<i>Lot area</i> (minimum)	315 square metres
<i>Lot frontage</i> (minimum)	
– interior <i>lot</i> .	12.2 metres
– corner <i>lot</i> .	14.2 metres
<i>Front Yard</i> (minimum)	
– to garage:	6.0 metres
– to front wall of the dwelling:	4.5 metres

Coverage (maximum) 45%

Notwithstanding Subsection 5.17 (Parking Area Regulations), a minimum of 2 outdoor parking spaces shall be provided on each lot.

Notwithstanding the minimum required front, *exterior side* and *rear yards*, the following encroachments are permitted:

- (a) unroofed, unexcavated, unenclosed decks and stairs attached to the main building are permitted to encroach a maximum of 3 metres into the minimum required *rear yard*;
- (b) covered porches and stairs are permitted to encroach a maximum of 1.5 metres into the minimum required *front yard*; and,
- (c) covered porches and stairs are permitted to encroach a maximum of 1 metre into the minimum *exterior side yard*.

In cases where the lot frontage is 15 metres or less, a garage face may protrude a distance up to 1.5 metres beyond one or more of the following:

- (a) the main front wall of the dwelling,
- (b) a habitable second floor located above the garage, or
- (c) a fully-roofed front *porch* or *verandah*.

#### 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.”

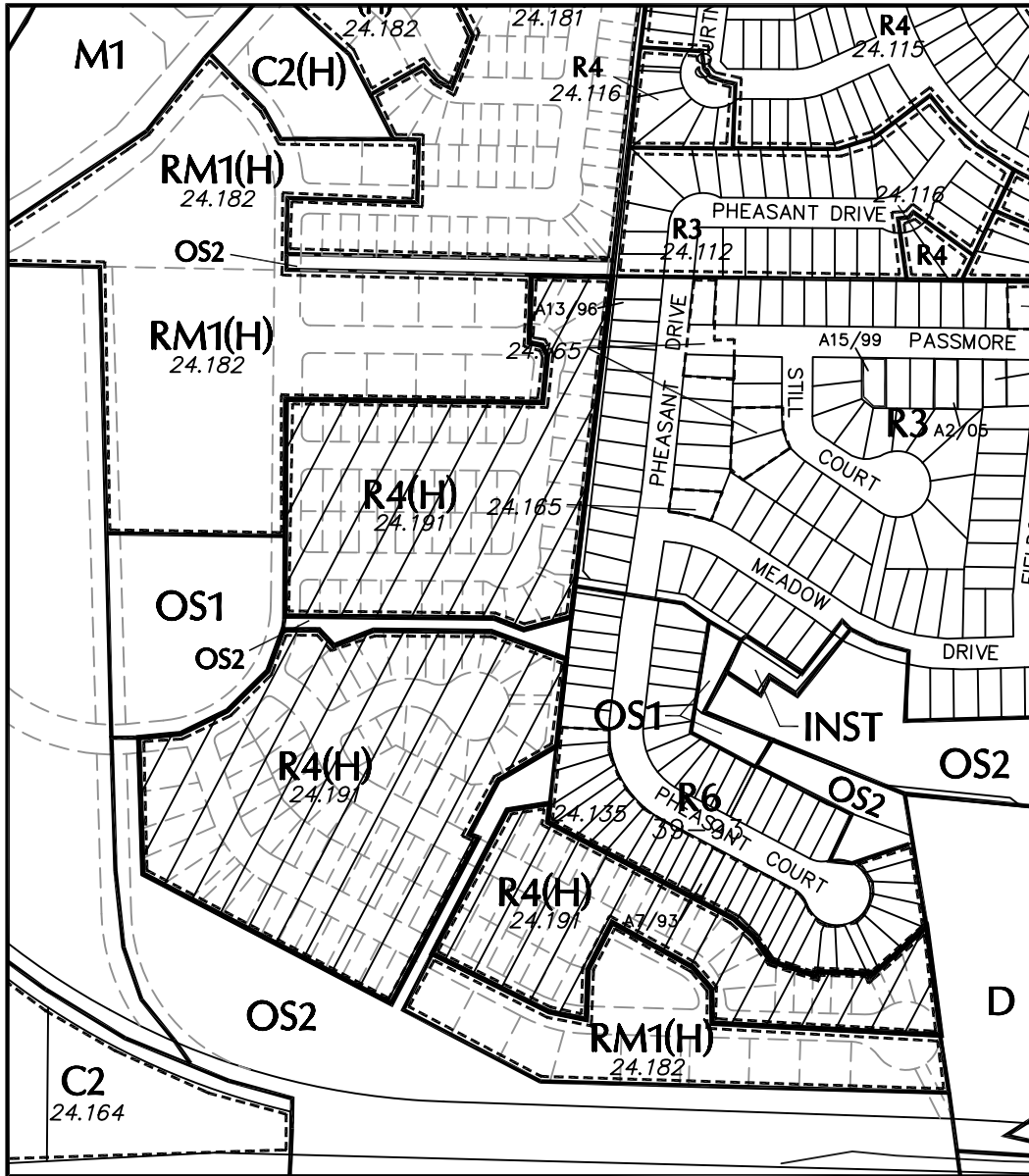
PASSED IN OPEN COUNCIL THIS 15TH DAY OF AUGUST 2011.

Signed by R. Adams

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Rob Adams, Mayor

Signed by C. Johns

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Cheryl Johns, Clerk



THE CORPORATION OF THE  
TOWN OF ORANGEVILLE

**SCHEDULE 'A'  
TOWN OF ORANGEVILLE  
ZONING BY-LAW 22-90**



SCHEDULE "A" TO BY-LAW NO. \_\_\_\_\_

PASSED THE \_\_\_\_\_ DAY OF \_\_\_\_\_

\_\_\_\_\_  
MAYOR



LANDS TO BE REZONED FROM  
RESIDENTIAL FOURTH DENSITY (R4)(H)  
ZONE, S.P. 24.181 TO RESIDENTIAL  
FOURTH DENSITY (R4)(H) ZONE, S.P. 24.191

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CLERK

**ZONING MAP NO. B2**