



The Corporation of the Town of Orangeville

By-law Number 067 - 2017

**A By-law to amend By-law 22-90 as amended,
(Hamount Investments Ltd.) Part of Lots 9, 10, 11 and 12, Plan 213 and
Part of Lots 34 and 35, Plan 189 (30 Townline)**

Whereas on April 24, 2017, Council held a public meeting with respect to Zoning By-law Amendment Application Z2/17 to rezone the subject property from Multiple Residential Medium Density (RM1) Zone, Special Provision (SP 24.194) to Multiple Residential Medium Density (RM1) Zone, Special Provision (SP 24.212), Holding (H) to permit the development of a maximum of 14 townhouse dwelling units of which 7 front onto a Public Road and 7 front onto a Private Street and site specific amendments to regulations related to minimum required lot area and lot frontage/dwelling unit; minimum required yards; maximum permitted dwelling height; minimum required floor area of each street townhouse unit; maximum permitted lot coverage; minimum required parking/dwelling unit; maximum permitted driveway width; and, maximum permitted number of dwelling units fronting onto Public Roads and Private Streets on the property.

And whereas on June 26, 2017, Council approved the Zoning By-law Amendment Application;

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

1. That Zoning Map C4 is hereby amended in accordance with Schedule "A" hereto.
2. That Section 24 of By-law 22-90, as amended, is hereby further amended by adding the following text thereto:

"24.212 Notwithstanding the provisions of Section 12.2 to the contrary, the following regulations shall apply to the lands zoned Multiple Residential Medium Density (RM1) Zone, SP 24.212:

Regulations for Townhouse Dwellings having frontage to Individual Dwelling Units from a Public Road (measurements taken from the Public Road):

- | | |
|---------------------------|--|
| 1) Lot Area (minimum) | 140.0 m ² per dwelling unit |
| 2) Lot Frontage (minimum) | 5.5 metres per dwelling unit |
| 3) Rear Yard (minimum) | 5.38 metres |

4) Exterior Side Yard to a Private Street	2.4 metres
5) Building Height (maximum)	
- three or more storeys	10.70 metres
6) Lot Coverage (maximum)	52.0%
7) Ground Floor Area (minimum)	70.0 m ² per dwelling unit
8) Number of Dwelling Units (maximum)	7 dwelling units

In addition to the provisions of Section 12.2, the following regulations shall apply to the lands zoned Multiple Residential Medium Density (RM1) Zone, SP 24.212:

Regulations for Townhouse Dwellings having frontage to Individual Dwelling Units from a Private Street (measurements taken from the Private Street):

1) Lot Area (minimum)	160.0 m ² per dwelling unit
2) Lot Frontage (minimum)	5.5 metres per dwelling unit
3) Front Yard (minimum)	
- to front of dwelling	5.5 metres
- to garage	6.0 metres
4) Interior Side Yard (minimum)	
- one-storey	1.2 metres
- two or more storeys	1.2 metres
5) Rear Yard (minimum)	6.0 metres
6) Building Height (maximum)	
- two-storey	8.50 metres
7) Lot Coverage (maximum)	52.0%
8) Ground Floor Area (minimum)	70.0 m ² per dwelling unit
9) Number of Dwelling Units (maximum)	7 dwelling units

Notwithstanding the provisions of Section 5.17.1(a) to the contrary, the following regulations shall apply to the lands zoned Multiple Residential Medium Density (RM1) Zone, SP 24.212:

Parking Area Regulations:

Minimum required parking for each individual dwelling unit located within a townhouse building shall be 2.0 parking spaces.

Notwithstanding the provisions of Section 5.17.7(b) to the contrary, the following regulations shall apply to the lands zoned Multiple Residential Medium Density (RM1) Zone, SP 24.212:

Parking Area Location on a Lot:

Maximum permitted width of a driveway for a townhouse dwelling lot with a lot frontage of less than 6.7 metres onto a public road with a driveway accessing a private street shall be 5.5 metres or 100% of the lot frontage, whichever is less.


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.”

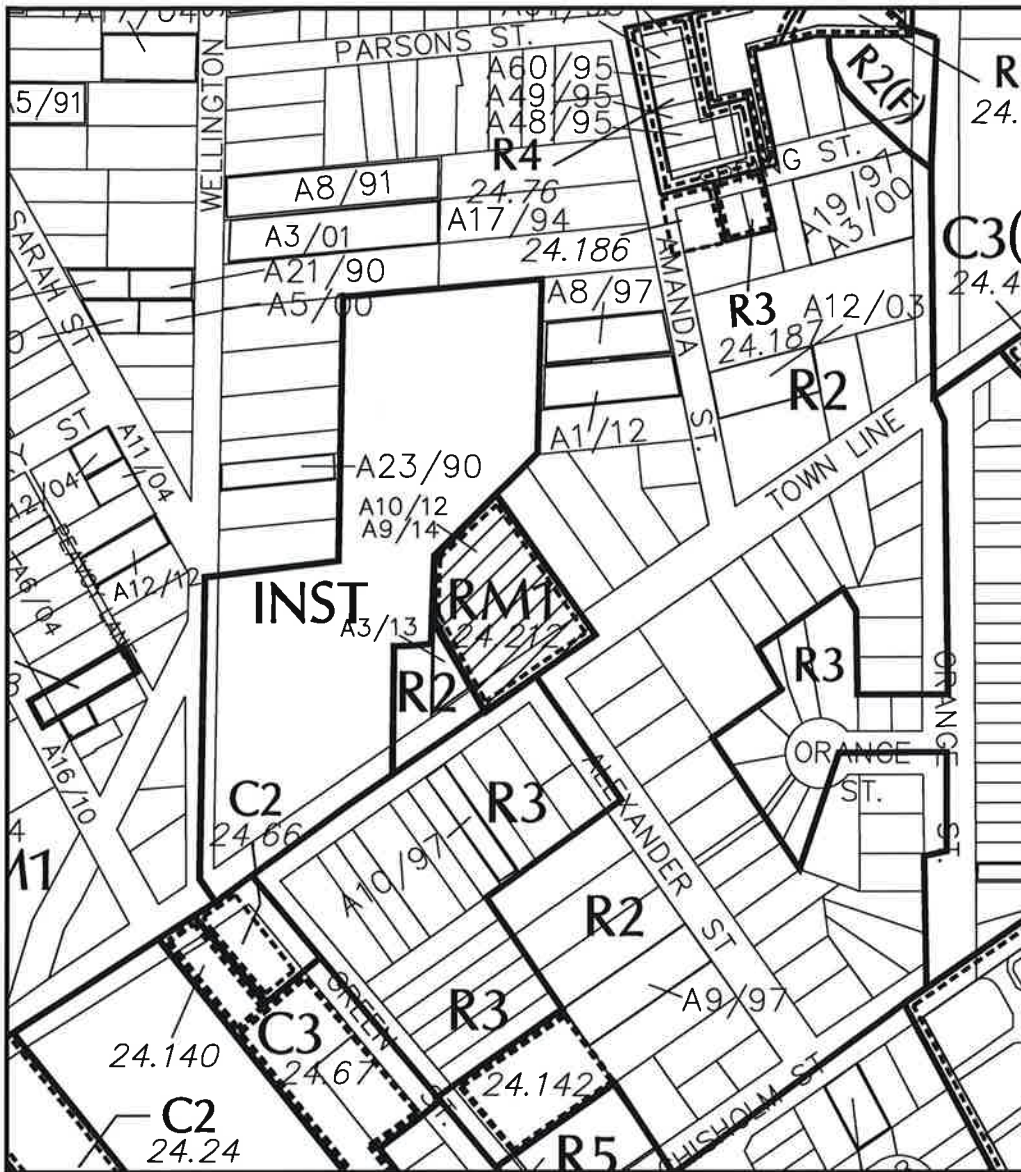
Passed in open Council this 17th day of July, 2017.



Jeremy D Williams, Mayor



Susan Greatrix, Clerk



The Corporation of the
Town of Orangeville

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

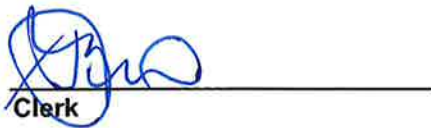


Schedule "A" to By-law No. 067-2017
Passed the 1th day of July, 2017


Mayor



Lands to be rezoned Multiple Residential
Medium Density (RM1) Zone, S.P. 24.212


Clerk

Zoning Map No. C4