



The Corporation of the Town of Orangeville

By-law Number 009 - 2018

A By-law to amend By-law 22-90 as amended, (Cachet Developments (Orangeville) Inc.) Block 92, Plan 7M-70 (File No. Z3/17)

Whereas on September 25, 2017, Council held a public meeting with respect to Zoning By-law Amendment Application Z3/17 to rezone the subject property from Multiple Residential Medium Density (RM1) Zone, Special Provision (SP 24.207), Holding (H) Symbol to Multiple Residential Medium Density (RM1) Zone, Special Provision (SP 24.214), Holding (H) to permit the development of a maximum of 39 townhouse dwelling units of which 14 front onto a Public Road and 25 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; permitted encroachments of decks and stairs; maximum permitted building height; and, maximum permitted number of dwelling units fronting onto Public Roads and Private Streets on the property.

And whereas on February 12, 2018, 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 B2 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:

"24.214 Notwithstanding the provisions of Section 12.2, the following regulations shall apply to the lands zoned Multiple Residential Medium Density (RM1) Zone, SP 24.214:

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

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|---------------------------|--|
| 1) Lot Area (minimum) | 170.0 m ² per dwelling unit |
| 2) Lot Frontage (minimum) | 5.5 metres per dwelling unit |

3) Front Yard (minimum)	6.0 metres
to garage	minimum 4.5 metres
to front wall of dwelling	maximum 7.0 metres

Notwithstanding the maximum front yard to the front wall of the dwelling, for lots where the front lot line is not a straight line or where the side lot lines are not parallel, the front wall of the dwelling shall be set back a maximum of 1.0 metre from the garage. Therefore, the maximum front yard to the front wall of the dwelling does not apply.

4) Rear Yard (minimum)	6.0 metres
5) Interior Side Yard (minimum)	1.2 metres
to a common wall	0.0 metres
6) Exterior Side Yard to a Public Road (minimum)	1.7 metres
to dwelling for Unit 1 where abutting Daylighting Triangle	
7) Exterior Side Yard to a Private Road (minimum)	2.2 metres
to dwelling for Unit 8	
8) Exterior Side Yard to a Private Road (minimum)	3.15 metres
to dwelling for Unit 9	
9) Building Height (maximum)	10.40 metres
10) Number of Dwelling Units (maximum)	14 dwelling units

Notwithstanding Section 5.22 (Yard Encroachments), the following encroachments shall be permitted and apply to the lands zoned Multiple Residential Medium Density (RM1) Zone, SP 24.214:

- (a) Unroofed, unexcavated, unenclosed decks and stairs attached to the main building are permitted to encroach a maximum of 3.0 metres into the minimum required rear yard;
- (b) Covered porches and stairs are permitted to encroach a maximum of 3.0 metres into the minimum required front yard; and,
- (c) Covered porches and stairs are permitted to encroach a maximum of 1.5 metres into the minimum exterior side yard.

Notwithstanding the provisions of Section 12.2, the following regulations shall apply to the lands zoned Multiple Residential Medium Density (RM1) Zone, SP 24.214:

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

- | | |
|--|--|
| 1) Lot Area (minimum) | 130.0 m ² per dwelling unit |
| 2) Lot Frontage (minimum) | 5.5 metres per dwelling unit |
| 3) Front Yard (minimum)
to garage | 6.0 metres |
| to front wall of dwelling | minimum 4.5 metres
maximum 7.0 metres |
| 4) Front Yard (minimum)
to dwelling for Unit 22 | 3.5 metres |
| to dwelling for Unit 23 | 1.5 metres |
| 5) Front Yard (maximum)
to dwellings for Units 15, 16, 17, and 18 | 12.0 metres |

Notwithstanding the maximum front yard to the front wall of the dwelling, for lots where the front lot line is not a straight line or is a diagonal line or where the side lot lines are not parallel, the front wall of the dwelling shall be set back a maximum of 1.0 metre from the garage. Therefore, the maximum front yard to the front wall of the dwelling does not apply to Units 19 to 23.

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|--|----------------------------------|
| 6) Rear Yard (Minimum)
abutting Hansen Boulevard | 6.0 metres
minimum 5.0 metres |
| 7) Interior Side Yard (minimum)
to side wall of Unit 23 where abutting Fire Route | 1.2 metres
1.5 metres |
| to a common wall | 0.0 metres |
| 8) Building Height (maximum) | 10.40 metres |
| 9) Number of Dwelling Units (maximum) | 25 dwelling units |

Notwithstanding Section 5.22 (Yard Encroachments), the following encroachments shall be permitted and apply to the lands zoned Multiple Residential Medium Density (RM1) Zone, SP 24.214:

- (a) Unroofed, unexcavated, unenclosed decks and stairs attached to the main building are permitted to encroach a maximum of 3.0 metres into the minimum required rear yard, excluding the units abutting Hansen Boulevard;

- (b) Unroofed, unexcavated, unenclosed decks attached to the main building are permitted to encroach a maximum of 3.0 metres into the minimum required front yard for units abutting Hansen Boulevard;
- (c) Covered porches and stairs in a rear yard abutting Hansen Boulevard are permitted to encroach to within 0.5 metres of the property line;
- (d) Covered porches and stairs are permitted to encroach a maximum of 3.0 metres into the minimum required front yard (excluding Unit 23);
- (e) Covered porches and stairs are permitted to encroach a maximum of 1.0 metre into the required front yard of Unit 23;
- (f) Covered porches and stairs are permitted to encroach a maximum of 1.5 metres into the minimum exterior side yard.

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 24.214:


Parking Area Regulations:

Minimum required parking for each individual dwelling unit shall be 2.0 parking spaces.


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."

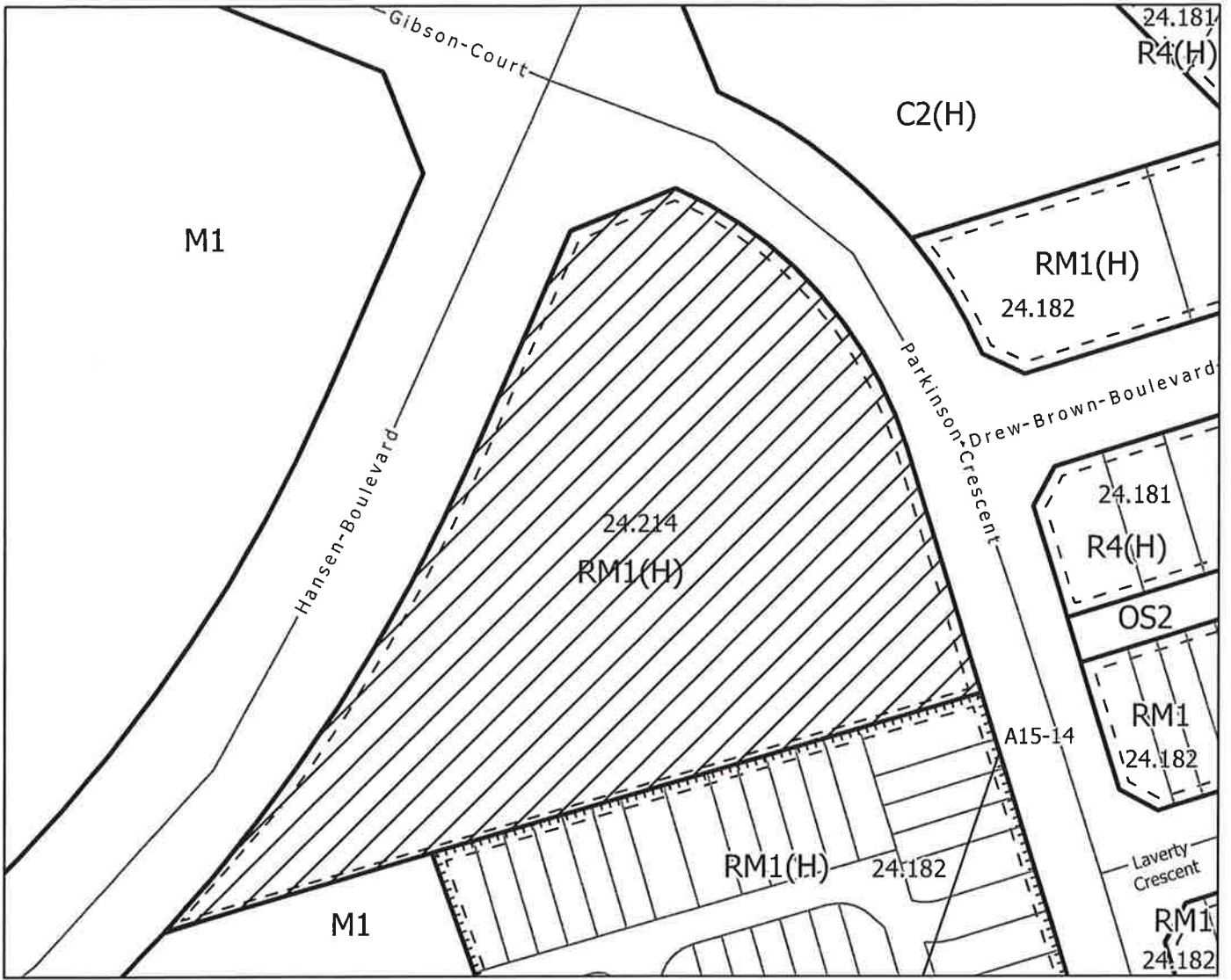
Passed in open Council this 12th day of February, 2018.



Jeremy D. Williams, Mayor
WARREN MAYCOCK, DEPUTY 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 **009-2018**

Passed the 12th day of February, 2018

 Lands to be rezoned from Multiple Residential Medium Density (RM1)(H) Zone, S.P. 24.207 to Multiple Residential Medium Density (RM1)(H) Zone, S.P. 24.214


 Mayor WARREN MAYCOCK, DEPUTY MAYOR


 Clerk

Zoning Map No. B2
 This is a reference map only

