



The Corporation of the Town of Orangeville

By-law Number 2024-009

A By-law to amend Zoning By-law No. 22-90, as amended

**Lot 4, Part of Lot 3, Plan 256, Part of Lot 1, Concession 1, WHS,
Part of First Ave, Plan 201, as closed by MF142542, Part 1,
7R-2717, S/T MF155105; Town of Orangeville**

municipally known as 33-37 Broadway

2131997 Ontario Inc., RZ-2021-02

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 an 8-storey building containing 97 dwelling units, and commercial uses at-grade, on Lot 4, Part of Lot 3, Plan 256, Part of Lot 1, Concession 1, WHS, Part of First Ave, Plan 201, as closed by MF142542, Part 1, 7R-2717, S/T MF155105; Town of Orangeville, municipally known as 33-37 Broadway.

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

1. That Schedule "A", Maps C5 and C6 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:

"24.240 Notwithstanding the provisions of Section 15.1, the following uses are prohibited on the zoned Neighbourhood Commercial (C2), Special Provision 24.240:

i. Automobile service station

Notwithstanding the provisions of Section 15.2, the following regulations shall apply to the lands zoned Neighbourhood Commercial (C2), Special Provision 24.240:

Exterior side yard (maximum)	67 metres
Interior side yard (minimum)	4.5 metres
Building height (maximum)	28 metres
Number of dwelling units (maximum)	97 units

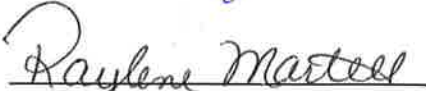
Notwithstanding the minimum required front, exterior side, and rear yards, the following encroachments are permitted:

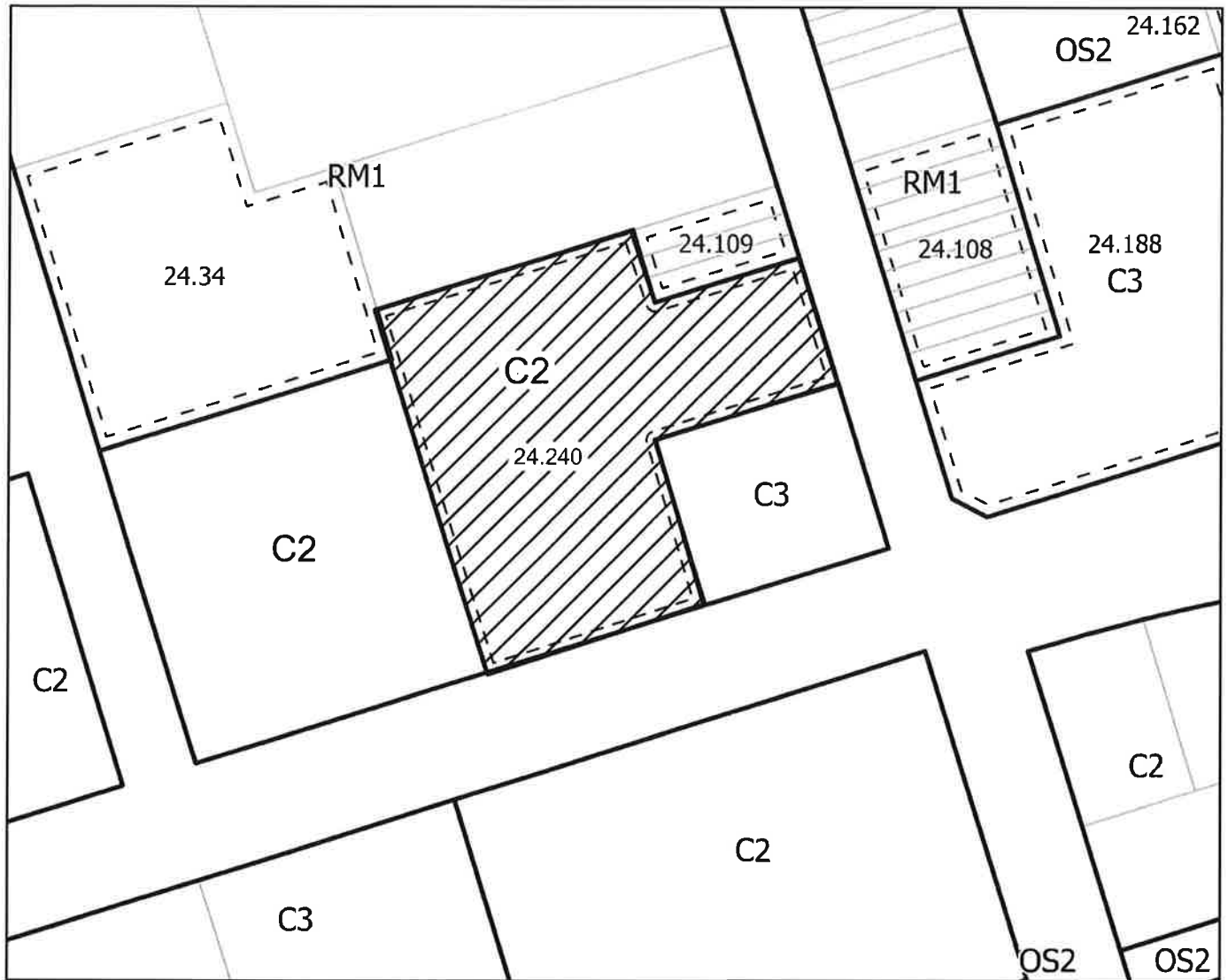
- a) balconies shall be permitted to encroach a maximum of 1.8 metres into the minimum required front yard.

Notwithstanding the provisions of Section 5.17(1)(a), the parking requirement for each dwelling unit shall be calculated at 1.15 parking spaces for each dwelling unit.

Passed in open Council this 22nd day of January 2024.


Todd Taylor, Deputy Mayor

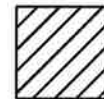

Raylene Martell, Town Clerk



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

Schedule **"A"** to by-law 2024-009

Passed the 22 day of January 2024



S.P. 24.240 to be added to
subject lands


Todd Taylor, Deputy Mayor


Raylene Martell, Town Clerk

Zoning Map Nos. C5 and C6
This is a reference map only