



## The Corporation of the Town of Orangeville

### **Notice of the Passing of a Zoning By-law 2024-030, 515 Broadway, File No. RZ-2022-04**

**Take notice that** the Council of The Corporation of the Town of Orangeville passed By-law No. 2024-030 on the 29th day of April, 2024, under Sections 34 and 36 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended.

#### **Purpose and Effect**

The purpose and effect of By-law 2024-030 is to amend the Town of Orangeville Zoning By-law No. 22-90, as amended, to revise the regulations in Special Provision 24.224 and adjust the boundaries of the RM2 and OS2 zones that apply to the lands located at 515 Broadway, in order to permit the development of 57 townhouse dwelling units on a private road on these lands.

The location of the subject lands is shown on the accompanying Location Map.

A public information meeting was held in accordance with the *Planning Act* requirements on February 13, 2023. Limited comment was received at the statutory public meeting other than a written submission. All public comments received with respect to this amendment, as summarized in the Planning Staff Report, were considered by Council in making this decision.

**And take notice that** a notice of appeal to the Ontario Land Tribunal in respect to the by-law may be submitted to the Clerk of The Corporation of the Town of Orangeville, 87 Broadway, Orangeville, ON L9W 1K1 no later than **4:30 p.m. on the 3rd day of June, 2024.**

Only individuals, corporations and public bodies may appeal a zoning by-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

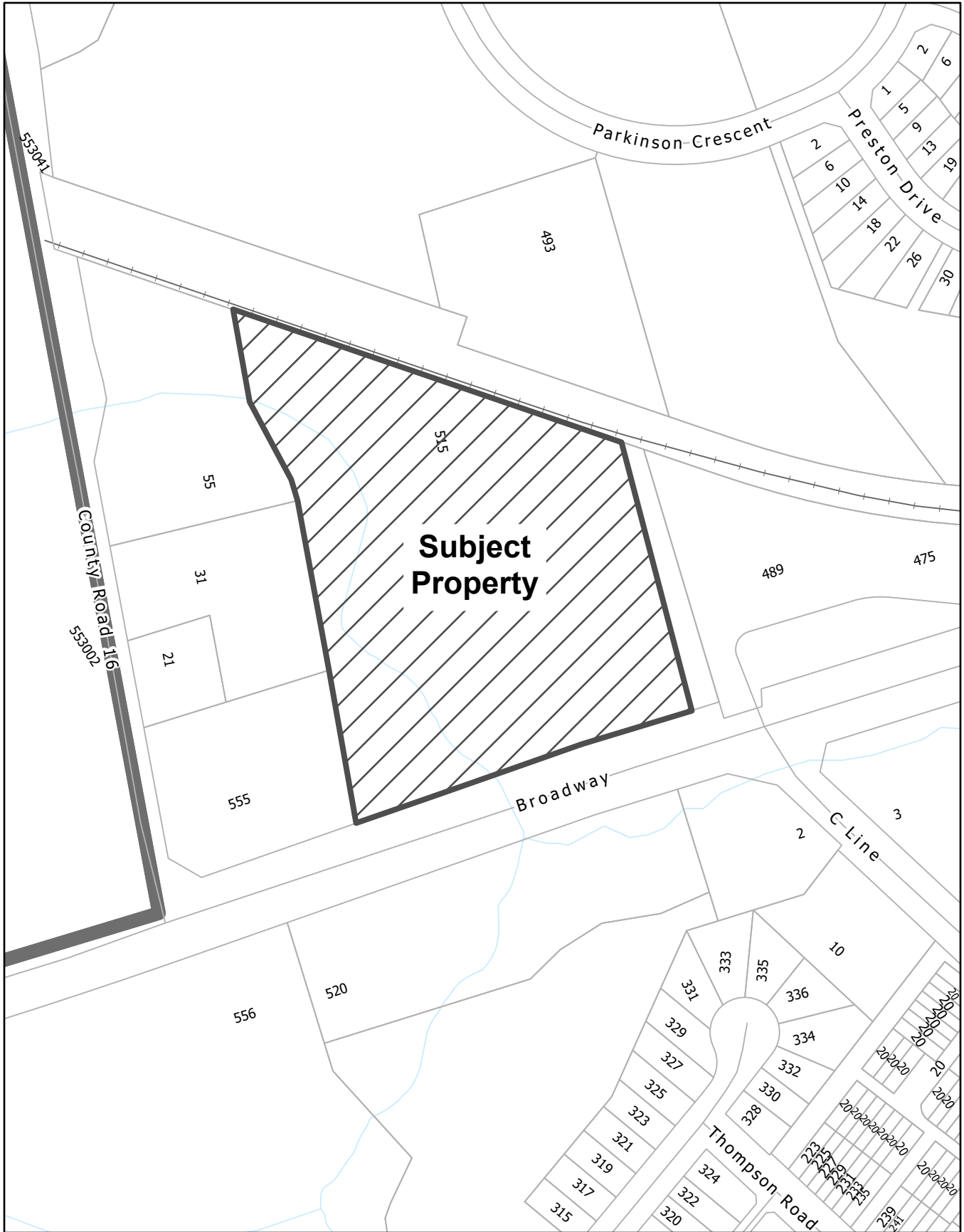
If you wish to file an appeal with respect to the by-law to the Ontario Land Tribunal, a copy of the appeal form is available from the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/>. A notice of appeal must set out the reasons for the appeal and be accompanied by a certified cheque or money order in the amount of \$1100.00 payable to the Minister of Finance. An Appellant may request a reduction of the filing fee to \$400, if the Appellant is a private citizen or eligible community group. The request for a reduction in the fee must be made at the time of filing the appeal. Please see <https://olt.gov.on.ca/appeals-process/>.

Dated at the Town of Orangeville this 14th day of May, 2024.

Raylene Martell, Town Clerk

Location Map

Applicant: 714415 Ontario Limited





## **The Corporation of the Town of Orangeville**

### **By-law Number 2024-030**

#### **A By-law to amend Zoning By-law No. 22-90, as amended, with respect to Part of Lot 1, Concession 3 WHS, municipally known as 515 Broadway (2857802 Ontario Inc, File No. RZ-2022-04)**

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 townhouse dwellings with related development regulations on Part of Lot 1, Concession C WHS, Town of Orangeville, County of Dufferin.

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

1. That Section 24.224 of By-law 22-90, as amended, is hereby further amended by adding a new Section as follows:
  1. Notwithstanding the provisions of Section 13.1 of By-law 22-90, as amended, the following provisions shall also apply to the lands zoned Multiple Residential High Density (RM2), Special Provision 24.224 other than a "Home for Special Care":

(i) Number of dwelling units (maximum)	57 townhouse dwellings
(ii) Lot Area (minimum)	137 square metres per dwelling unit
(iii) Lot Frontage (minimum)	5.5 metres per dwelling unit
(iv) Interior Side Yard (minimum)	1.5 metres

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| (vii) Front yard (minimum)   | 4.5 metres       |
| (v) Exterior Side yard (minimum)   | 1.5 metres       |
| (vi) Rear Yard (minimum)   | 7.0 metres       |
| (viii) Ground floor area (minimum)   | 65 square metres |
| (x) Building Height (maximum)  | 12.0 metres      |
| (ix) Notwithstanding Section 5.17<br>2(b) the minimum depth of a<br>parking space for an end unit<br>Townhouse Dwelling on a corner<br>rounding shall have an average<br>of 5.5 metres |                  |

Read three times and finally passed this 29<sup>th</sup> day of April, 2024.



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Lisa Post, Mayor



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Raylene Martell, Town Clerk

Schedule A  
Town of  
Orangeville  
Zoning By-law

Zoning Map

**C2**

SCALE 1:1,000



- Zone Boundary  
Refer to Section 4.2 for Information on Reporting Area Boundaries
- Refer to Minor Variance Approval
- Special Provisions  
Refer to Section 24 of Zoning By-law
- Lands Subject to Credit Valley Conservation Authority Regulation to which the suffix "(F)" applies to the zone symbol.  
See section 5.23 (Regional Storm)
- Subject Lands
- Municipal Boundary
- Property Parcels
- Waterbodies
- Rivers, Streams

December 31, 2020

	B2	B3
C1	C2	C3
D1	D2	D3