

SECTION 10: RESIDENTIAL FIRST DENSITY R1D ZONE

10.1 Permitted Uses

The following uses are permitted in a Residential First Density R1D Zone:

- (1) single detached dwelling;
- (2) a home occupation, in accordance with the provisions of Section 6.21;
- (3) a group home, in accordance with the provisions of Section 6.24;
- (4) accessory buildings and structures to the foregoing permitted uses and in accordance with the provisions of Section 6.25.

10.2 Zone Provisions:

No person shall use any land or erect or use any building or structure in a Residential First Density R1D Zone, except in accordance with Section 6 General Provisions and with the following:

- (a) Minimum Lot Area (square metres) 250
- (b) Minimum Lot Frontage (metres) 9.0
- (c) Front Yard Setback (metres) 6.0
- (d) Rear Yard Setback (metres) 7.5
- (e) Interior Side Yard Setback (metres) 1.2 *

*except

- (i) where there is one storey containing no habitable rooms 0.9 metres shall be provided, and
- (ii) where there is no attached garage or carport 2.4 metres shall be provided on one side.

- (f) Exterior Side Yard Setback (metres) 3.0 *

* except

- (i) for those lots located within Registered Plan M42, the exterior side yard shall be as lawfully established or 3.0 metres, whichever is lesser.

- (g) Maximum Lot Coverage (percent of lot area) 45
- (h) Maximum Building Height (metres) 11

10.3 Special Provisions

In accordance with Section 5.1.3 the following special provisions shall apply to those lands shown on the zoning schedules as having reference to the corresponding special provision number:

R1D-1 Silvercrest Court

Notwithstanding the provisions of the Residential First Density R1D Zone, the lands indicated as R1D-1 on Schedule A6 shall be subject to the following provision:

- (a) Minimum Side Yard 0.6 metres on any side abutting an attached garage.

**R1D-2 Merritt Meadows Plan of Subdivision, Part Twp. Lot 224
(By-law No. 77-2015, modified by By-law No. 14-2017)**

Notwithstanding the provisions of Section 10.2 of the Residential First Density R1D Zone, the lands indicated as R1D-2 on Schedule A4 shall be subject to the following special provisions:

- (a) Maximum Lot Coverage (percent of lot area) 50%
- (b) Maximum permitted encroachment for an unenclosed covered porch:
 - i) Rear Yard 3.66 metres
 - ii) Exterior Side Yard Only 1.8 metres
- (c) An attached garage is required.
- (d) Site Triangle (metres) 6
- (e) Minimum Front Yard Setback (metres)
 - i) To Dwelling 4.5
 - ii) To Garage 6.0

**R1D(H)-3 Port Robinson Estates Subdivision
(By-law No. 145-2016)**

Notwithstanding the provisions of the Residential First Density R1D Zone, the lands identified as R1D(H)-3 on Schedule A3 shall not be used, nor any building or structure used, altered or erected until the (H) is removed, pursuant to the provisions of the Planning Act, provided that all servicing matters have been resolved to the satisfaction of the City of Thorold and confirmation has been received from the Ministry of Tourism, Culture and Sport, through the Regional Planning and Development Department, that all archaeological resource concerns have met licensing and resource conservation requirements.

The following special provisions shall apply:

- a) Minimum Lot Area (square metres) 250

b)	Minimum Lot Frontage (metres)	9.0
c)	Minimum Front Yard Setback to dwelling (metres)	4.5
d)	Minimum Front Yard Setback to garage (metres)	6.0
e)	Minimum Rear Yard Setback (metres)	7.0
f)	Minimum MTO Setback (metres)	14.0
g)	Minimum Interior Side Yard Setback (metres)	1.2 / 0.6 on other interior side
h)	Minimum Exterior Side Yard Setback (metres)	3.0
i)	Maximum Building Height (metres)	11
j)	Maximum driveway width (percent of lot width)	50%
k)	Maximum permitted encroachment for an unenclosed covered porch	
	i) Front yard	1.5
	ii) Rear yard	2.4
	iii) Exterior side yard only (metres)	1.8

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