

SECTION 14: RESIDENTIAL FOURTH DENSITY R4A ZONE

14.1 Permitted Uses

The following uses are permitted in a Residential Fourth Density R4A Zone:

- (1) an apartment building;
- (2) a group home, in accordance with the provisions of Section 6.24;
- (3) accessory buildings and structures in accordance with the provisions of Section 6.25.

14.2 Zone Provisions

No person shall use any land or erect or use any building or structure in a Residential Fourth Density R4A Zone, except in accordance with Section 6 General Provisions and with the following:

- | | |
|---|--|
| (a) Minimum Lot Area per Dwelling Unit (square metres) | 150 |
| (b) Minimum Lot Frontage (metres) | 30 |
| (c) Front Yard Setback (metres) | 6 |
| (d) Rear Yard Setback (metres) | 7.5 |
| (e) Interior Side Yard Setback (metres) | 3 or one half of the building height, whichever is greater |
| (f) Exterior Side Yard Setback (metres) | 6 |
| (g) Maximum Lot Coverage (percent of lot area) | 40 |
| (h) Maximum Building Height (storeys) | 3 |
| (i) Minimum Landscaped Open Space (percent of lot area) | 30 |
| (j) Planting Strip - | |

In addition to the open space requirement in clause (i), a strip of land having a width of not less than 1.5 metres shall be provided and maintained adjacent to every interior side lot line and to the rear lot line, as landscaped open space.

14.3 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:

R4A-1a and R4A-1b 35 and 37 Wellington Street North

Notwithstanding the provisions of Section 6.9 of this by-law, the lands indicated as R4A-1a and R4A-1b on Schedule A7 may contain two (2) residential buildings on one lot subject to the following provisions:

(a) Minimum Lot Area per Dwelling Unit (square metres)	85
(b) Minimum Lot Frontage (metres)	22
(c) Rear Yard Setback (metres)	4
(d) Parking Spaces	1 space per every 1.1 units
(e) Parking Measurement - Curb to Curb (metres)	16
(f) Exempt from provisions of Section 6.15.7 Location of Parking Spaces	
(g) Landscaped Open Space (percentage of lot area)	16

and subject to the following additional provisions:

- | | |
|--|-------------|
| (i) Balconies may project from the main walls of the apartment house on said lot over the yards for a distance of 1.2 metres provided that none such may lie closer to a street or lot line than 1.8 metres. | |
| (ii) Front Yard Setback (metres) | 3 |
| (iii) Interior Side Yard Setback (metres) | 3 |
| (iv) Exterior Side Yard Setback (metres) | 3 |
| (v) Planting Strip | as existing |
| (vi) Planting Strip | Exempt |

R4A-2 Wellington Street North

Notwithstanding the provisions of the Residential Fourth Density R4A Zone, the lands indicated as R4A-2 on Schedule A7 may only be used as a parking lot in conjunction with the lands identified as R4A-1a and R4A-1b on Schedule A-7 subject to the following provisions:

- | | |
|---|--|
| (i) The minimum perpendicular width of the access driveway shall be 6 metres; | |
| (ii) Exempt from provisions of Section 6.15.7 Location of Parking Spaces | |

**R4A-3 97 Ormond Street North
82 Ormond Street North**

Notwithstanding the provisions of the Residential Fourth Density R4A Zone, the lands indicated as R4A-3 on Schedule A7 shall be subject to the following provision:

- (a) Minimum Lot Frontage (metres) 18

R4A-4 12 St. David's Street East

Notwithstanding the provisions of the Residential Fourth Density R4A Zone, the lands indicated as R4A-4 on Schedule A7 may only be used for an apartment to a maximum of 6 units, and shall be subject to the following provisions:

- (a) Minimum Lot Area (square metres) 539
- (b) Minimum Lot Frontage (metres) 23.6
- (c) Minimum Rear Yard Setback (metres) 3
- (d) Minimum Interior Side Yard Setback 3 metres and 0.3 metres
- (e) Maximum Lot Coverage (percent of lot area) 32
- (f) Minimum Landscaped Open Space (percent of lot area) 10
- (g) Minimum Number of Parking Spaces 7
- (h) removal of the Subject Holding (H) provision shall occur on the satisfactory conclusion of a Site Plan Agreement registered on title.

R4A-5 16 and 18 Sullivan Avenue (Apartments)

Notwithstanding the permitted uses of Section 14.1 of the Residential Fourth Density R4A Zone, the lands indicated as R4A-5 on Schedule A7 shall only permit the following uses:

- a) an Apartment Building;
- b) accessory buildings and structures in accordance with the provisions of Section 6.25.

Notwithstanding the provisions of Section 14.2 of the Residential Fourth Density R4A Zone, the lands indicated as R4A-5 on Schedule A7 shall be subject to the following special provisions:

- a) Minimum Lot Area per Dwelling Unit to a Maximum of 31 Dwelling Units (square metres) 131.0
- b) Interior Side Yard Setback (metres) 5
- c) Interior Side Yard Setback (metres) one half the building height if greater than 11 metres

- | | | |
|----|--|---|
| d) | Rear Yard Setback (metres) | 3.05 |
| e) | Location of Parking Spaces | 1.5 metres from street line
1.5 metres from R2S Zone |
| f) | Balconies shall not be located on the east or west side of the apartment building. | |

R4A(H)-6 Port Robinson Estates Subdivision, Part 3

Notwithstanding the provisions of the Residential Fourth Density R4A Zone, the lands identified as R4A(H)-6 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:

Permitted Uses

In addition to the permitted uses of the Residential Fourth Density R4A Zone, a Block Townhouse Dwelling shall be permitted.

Notwithstanding the provisions of the Residential Fourth Density R4A Zone, the following zone provisions shall apply to those lands indicated as R4A(H)-6 on Schedule A3:

Apartment Building

- | | | |
|----|--|------|
| a) | Minimum Lot Frontage (metres) | 30.0 |
| b) | Minimum Front Yard Setback (metres) | 6.0 |
| c) | Minimum Rear Yard Setback (metres) | 7.5 |
| d) | Minimum MTO setback (metres) | 14.0 |
| e) | Minimum Interior Side Yard Setback (metres) | 3.0 |
| | i) Or one half the building height, whichever is greater | |
| f) | Minimum Exterior Side Yard Setback (metres) | 6.0 |
| g) | Maximum Lot Coverage (percent of lot area) | 40% |
| h) | Maximum Building Height (storeys) | 3 |
| i) | Minimum Landscaped Open Space (% of lot) | 30% |
| j) | Minimum Width of Planting Strip (metres) | 1.5 |

(required in addition to the landscape open space requirement above and shall be provided and maintained adjacent to every interior and/or exterior side lot line and rear lot line)

- k) Building must have street presence (façade design, scale, mass) along both the frontage and, if applicable, exterior side yard of the property.

- l) Parking must be located at the rear of the building and must not be located within an exterior side yard.

Block Townhouse Dwelling

a) Minimum Lot Area (square metres/per unit)	270
b) Minimum Lot Frontage (metres)	30.0
c) Minimum Front Yard Setback to dwelling (metres)	6.0
d) Minimum Front Yard Setback to garage (metres)	6.0
e) Minimum Rear Yard Setback (metres)	6.0
f) Minimum MTO setback (metres)	14.0
g) Minimum Interior Side Yard Setback (metres)	1.2*
*To the Party Wall (metres)	0.0
h) Minimum Exterior Side Yard Setback (metres)	4.5
i) Maximum Lot Coverage (percent of lot area)	40%
j) Maximum Building Height (metres)	11.0
k) Minimum Landscaped Open Space (% of lot)	30%

- i) Where the lot abuts a R1C, R3 or SC zone, an adjacent strip of land having a minimum width of 1.5 metres shall be provided and maintained as landscaped open space.
 - ii) An outdoor privacy area of at least 18.5 square metres shall be provided per dwelling unit.
- l) Buildings must have street presence (façade design, scale, mass) along both the frontage and, if applicable, exterior side yard of the property being Kottmeier Road.

THIS PAGE INTENTIONALLY LEFT BLANK