

SECTION 48: ROLLING MEADOWS - RESIDENTIAL THIRD DENSITY RM-R3 ZONE

48.1 Permitted Uses

The following uses are permitted in a Rolling Meadows Residential Third Density RM-R3 Zone:

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

48.2 Zone Provisions

48.2.1 Semi-Detached Dwelling

No person shall use any land or erect or use any building or structure in a Rolling Meadows Residential Third Density RM-R3 Zone, except in accordance with Section 6 General Provisions and with the following zone provisions:

- | | |
|--|--|
| (a) Minimum Lot Area (square metres) | 400 |
| (b) Minimum Lot Frontage (metres) | 14.6 |
| (c) Front Yard Setback (metres) | |
| - to Dwelling | 3.0 |
| - to Garage | 6.0 |
| (d) Rear Yard Setback (metres) | 7.5 |
| (e) Interior Side Yard Setback (metres) | 1.2, except that a common wall may be centred on the side lot line |
| (f) Exterior Side Yard Setback (metres) | 3.0 |
| (g) Maximum Lot Coverage (percent of lot area) | 45 |
| (h) Maximum Building Height (storeys) | 2 |

48.2.2 Street Townhouse Dwelling

No person shall use any land or erect or use any building or structure in a Rolling Meadows Residential Third Density RM-R3 Zone, except in accordance with Section 6 General Provisions and with the following zone provisions:

- (a) Minimum Lot Area -
180 square metres per dwelling unit for a street townhouse dwelling, except that the minimum lot area for an end unit shall be 225 square metres.
- (b) Minimum Lot Frontage -
6 metres per dwelling unit for a street townhouse dwelling, except that the minimum lot frontage for an end unit shall be 7.5 metres.
- (c) Front Yard Setback (metres)

- to Dwelling	3.0
- to Garage	6.0
- (d) Rear Yard Setback (metres) 6
- (e) Interior Side Yard Setback (metres) 1.2, except that a common wall may be centred on the side lot line
- (f) Exterior Side Yard Setback (metres) 3.0
- (g) Maximum Lot Coverage (percent of lot area) 50
- (h) Maximum Building Height (storeys) 2
- (i) Maximum Number of Units 8

48.3 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:

**RM-R3(H)-1 Rolling Meadows Subdivision (Phases 6 and beyond)
(By-law No. 110-2017)**

**NOTE: All holding provisions have been removed for Phases 1 through 10
(By-law No. 40-2018)**

Notwithstanding the provisions of the Rolling Meadows Residential First Density 'RM-R3-1' Zone, the lands identified as 'RM-R3(H)-1' Zone on Schedule "A" attached hereto 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 and the protection of aggregate resources matters, as indicated in Schedule 'A', have been resolved to the satisfaction of the City of Thorold.

The following special provisions shall apply:

Permitted Uses

The following uses are permitted in a Rolling Meadows Residential Density RM-R3-1 Zone:

- (1) street townhouse dwelling, one or more;
- (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 following provisions and Section 6.25;
- (5) Second Dwelling Unit in accordance with Section 48.3.

Zone Provisions

No person shall use any land or erect or use any building or structure in a Rolling Meadows Residential Density RM-R3-1 Zone, except in accordance with Section 6 General Provisions and with the following zone provisions:

- (a) Minimum Lot Area -

180 square metres per dwelling unit for a street townhouse dwelling, except that the minimum lot area for an end unit shall be 225 square metres.

- (b) Minimum Lot Frontage -

6 metres per dwelling unit for a street townhouse dwelling, except that the minimum lot frontage for an end unit shall be 7.5 metres.

- (c) Front Setback (metres)

- to Dwelling	3.0
- to Garage	6.0

- (d) Rear Setback (metres)

6

- (e) Interior Side Setback (metres)

1.2, except that a common wall may be centred on the side lot line

- (f) Exterior Side Setback (metres)

3.0

- (g) Maximum Lot Coverage (percent of lot area) 50%
- (h) Maximum Building Height (metres) 11
- (l) Maximum Number of Units 6

Second Dwelling Unit

Means a dwelling unit that is secondary to a detached dwelling and is maintained as a self-contained unit with food preparation and sanitary facilities, and in accordance with the Zoning By-law subject to the following provisions:

- a) A maximum of one (1) second dwelling unit is permitted on a lot.
- b) A second dwelling unit is only permitted within a detached dwelling.
- c) Maximum floor area of the lesser of 40% of the dwelling unit area.
- d) Any separate entrance and exit to the second dwelling unit shall be oriented toward the flankage lot line, interior side lot line or rear lot line.
- e) Maximum of 1 parking space permitted in tandem.

**RM-R3(H)-2 Rolling Meadows Subdivision (Phases 6 and beyond)
(By-law No. 110-2017)**

**NOTE: All holding provisions have been removed for Phases 1 through 10
(By-law No. 40-2018)**

Notwithstanding the provisions of the Rolling Meadows Residential First Density 'RM-R3-2' Zone, the lands identified as 'RM-R3(H)-2' Zone on Schedule "A" attached hereto 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 and the protection of aggregate resources matters, as indicated in Schedule 'A', have been resolved to the satisfaction of the City of Thorold.

The following special provisions shall apply:

Permitted Uses

The following uses are permitted in a Rolling Meadows Residential Density RM-R3-2 Zone:

- (1) street townhouse dwelling, one or more;
- (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 following provisions and Section 6.25;
- (5) Second Dwelling Unit in accordance with Section 48.3.

Zone Provisions

No person shall use any land or erect or use any building or structure in a Rolling Meadows Residential Density RM-R3-2 Zone, except in accordance with Section 6 General Provisions and with the following zone provisions:

- (a) Minimum Lot Area -

180 square metres per dwelling unit for a street townhouse dwelling, except that the minimum lot area for an end unit shall be 225 square metres.

- (b) Minimum Lot Frontage -

6 metres per dwelling unit for a street townhouse dwelling, except that the minimum lot frontage for an end unit shall be 7.5 metres.

- (c) Front Setback (metres)

- to Dwelling	3.0
- to Garage	6.0

- (d) Rear Setback (metres)

6

- (e) Interior Side Setback (metres)

1.2, except that a common wall may be centred on the side lot line

- (f) Exterior Side Setback (metres)

3.0

- (g) Maximum Lot Coverage (percent of lot area)

50%

- (h) Maximum Building Height (metres)

11

- (l) Maximum Number of Units

6

Second Dwelling Unit

Means a dwelling unit that is secondary to a detached dwelling and is maintained as a self-contained unit with food preparation and sanitary facilities, and in accordance with the Zoning By-law subject to the following provisions:

- a) A maximum of one (1) second dwelling unit is permitted on a lot.
- b) A second dwelling unit is only permitted within a detached dwelling.

- c) Maximum floor area of the lesser of 40% of the dwelling unit area.
- d) Any separate entrance and exit to the second dwelling unit shall be oriented toward the flankage lot line, interior side lot line or rear lot line.

- e) Maximum of 1 parking space permitted in tandem.

Street Townhouse Dwelling and Accessory Structures Subject to TransCanada Pipeline

- a) Minimum Rear Yard Setback to TransCanada Pipeline (metres) 7.0

- b) Accessory Structures Minimum Rear Yard Setback (metres) 3.0