

Schedule B

205 St. David's Road - Draft Zoning By-Law Amendment

THE CORPORATION OF THE CITY OF THOROLD

BY-LAW NUMBER _____

BEING A BY-LAW TO AMEND THE CITY OF THOROLD ZONING BY-LAW 2140 (97)

WHEREAS the Council of the Corporation of the City of Thorold adopted By-law 2140 (97);

AND WHEREAS the Council of the Corporation of the City of Thorold deems it expedient to amend said Zoning By-law 2140 (97).

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF THOROLD ENACTS AS FOLLOWS:

- 1) That the City of Thorold Zoning By-law 2140 (97) is hereby amended.
- 2) That Schedule 'A6' to the City of Thorold Zoning By-law 2140 (97), as amended, is hereby further amended as shown on Schedule 'A' attached hereto and forming part of this By-law.
- 3) That all of the provisions of the Residential Third Density Zone (R3) outlined in By-law 2140 (97) shall apply to the subject lands, subject to the site specific provisions outlined in the Table below:

Residential Third Density Zone (R3)		
13.2.3 – Block Townhouse Dwelling, Street Townhouse Dwelling, Fourplex Dwelling		
Provision	Requirement	Requested
13.2.3 a) (ii) Minimum Lot Area	270 square metres per dwelling unit for a block townhouse dwelling or a fourplex dwelling.	214 square metres for Units 2, 3, 4, 7 & 10
13.2.3 (b) ii) Minimum Lot Frontage	30 metres for a Block Townhouse	Additional Provision: 8 metres for a Condominium Unit along a private roadway.
13.2.3 (c) Front Yard Setback	6 metres	Additional Provisions: 6 metres from St. David's Road to a dwelling unit, and 4.5 metres to a covered porch.

		4.5 metres to a dwelling and 6 metres to an attached garage measured from a private roadway.
13.2.3 (i) (i) Minimum Landscaped Open Space	where the lot abuts any R1A, R1B, R1C, R1D, R2 or R2S Zone, a strip of land having a width of not less than 1.5 metres shall be provided and maintained on the lot adjacent to the abutting lot line(s) as landscaped open space,	where the lot abuts any R1A, R1B, R1C, R1D, R2 or R2S Zone, a strip of land having a width of not less than 0.7 metres shall be provided and maintained on the lot adjacent to the abutting lot line(s) as landscaped open space,

4) That the following provision, having due regard for Section 6.2.2.3 of By-law 2140 (97) be applied to the property:

“Subject to compliance Section 6.2.2.3 of By-law 2140 (97), covered decks are permitted for all Units.”

READ A FIRST, SECOND AND THIRD TIME AND PASSED BY COUNCIL THIS _____ DAY OF _____, 2017.

_____ MAYOR
 _____ CLERK

Schedule B

205 St. David's Road - Draft Zoning By-Law Amendment

THE CORPORATION OF THE CITY OF THOROLD

BY-LAW NUMBER _____

BEING A BY-LAW TO AMEND THE CITY OF THOROLD ZONING BY-LAW (60) 2019

WHEREAS the Council of the Corporation of the City of Thorold adopted By-law (60) 2019;

AND WHEREAS the Council of the Corporation of the City of Thorold deems it expedient to amend said Zoning By-law (60) 2019.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF THOROLD ENACTS AS FOLLOWS:

- 1) That the City of Thorold Zoning By-law (60) 2019 is hereby amended.
- 2) That Schedule 'A6' to the City of Thorold Zoning By-law (60) 2019, as amended, is hereby further amended as shown on Schedule 'A' attached hereto and forming part of this By-law.
- 3) That all of the provisions of the R3D Zone outlined in By-law (60) 2019 shall apply to the subject lands, subject to the site specific provisions outlined in the Table below:

R3D Zone – Private Street Development		
Table 6.3 b Lot, Building, and Structure Requirements for Townhouses (Street or Stacked), Triplex, Fourplex and Private Street Development		
Provision	Requirement	Requested
Minimum Distance from Private Street or Condominium Roadway	4.5 m to dwelling 6.0 m to private garage or rear wall	Additional Provision: 2.9 metres to dwelling for Unit 8.
Minimum Planting / Buffer Strip	1.5 m where abutting R1A, R1B, R1C, R1D, R2A and R2B zones	0.7 m where abutting R1A, R1B, R1C, R1D, R2A and R2B zones
Minimum Dwelling Unit Area	160.0 m ² per interior unit and 200.0 m ² per end unit	113 m ² for an interior unit. 131 m ² for an end unit.

- 4) That all of the provisions of Section 4, Parking and Loading Requirements outlined in By-law (60) 2019 shall apply to the subject lands, subject to the site specific provisions outlined in the Table below:

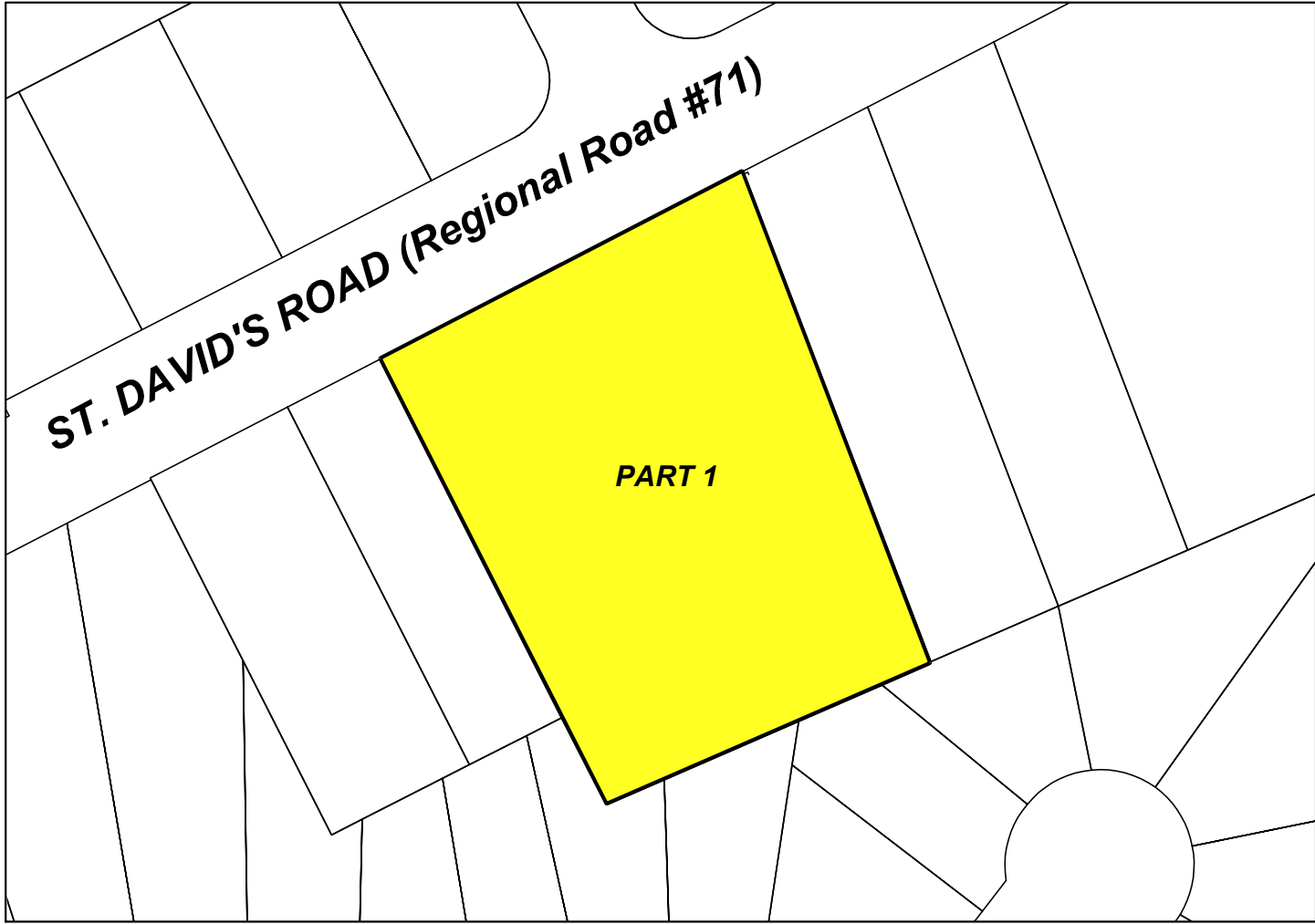
Parking		
4.4.2 - Driveways		
Provision	Requirement	Requested
Driveways	b) In any zone where a dwelling is permitted, the maximum driveway width shall be 7.0 m or 50% of the frontage or the exterior side lot line distance; whichever is less, for the entire length of the driveway.	Notwithstanding Policy 4.4.2 b), that a driveway width of 7.0 metres, or 55% is permitted for all Units.

5) That the following provision, having due regard for Table 3.5 of By-law (60) 2019 be applied to the property:


“Subject to compliance with Table 3.5 Platform Structure Permitted Encroachments/ Projections (i.e. Deck, Porch, Balcony, Patio), covered decks are permitted for all Units.”

READ A FIRST, SECOND AND THIRD TIME AND PASSED BY COUNCIL THIS _____ DAY OF _____, 2017.

_____ MAYOR
 _____ CLERK



LEGEND

 PART 1 - FROM RESIDENTIAL 1A (R1A) TO RESIDENTIAL THIRD DENSITY SITE SPECIFIC (R3-__) ZONE IN BY-LAW 2140(97) AND RESIDENTIAL 3 SITE SPECIFIC (R3D-__) ZONE IN COMPREHENSIVE ZONING BY-LAW (60) 2019

205 ST. DAVID'S ROAD

SCHEDULE 'A' TO ZONING BY LAW AMENDMENT No. _____



MAYOR: _____

CLERK: _____