

PART F – SITE SPECIFIC POLICY AREAS

F1 SITE SPECIFIC POLICY AREAS

Site Specific/Special Policy Area	Location	Policy	By-law
1	Hansler Heights Subdivision	The lands described on the attached Schedule “A” are subject to an Official Plan Amendment Special Policy that permits townhouse dwellings to be constructed throughout the plan area, subject to meeting other policies of the City of Thorold Official Plan, including density targets.	By-law No. 01-2017
2	23A St. David Street East	<p>The lands designated on Schedule “A” as “Site Specific Policy Area 2” shall generally be governed by the “Urban Living Area” policies.</p> <p>Notwithstanding the policies of Section B1.1.3 c) ii) the subject lands shall:</p> <p>a) Have a maximum density of 113 units per hectare.</p> <p>The subject lands shall also meet the following policies:</p> <p>a) An apartment dwelling is permitted subject to the policies contained in Section B1.1.5.</p> <p>b) An apartment dwelling will be restricted to a maximum height of four (4) storeys.</p>	By-law No. 27-2018
3	1596 Allanport Road	<p>The lands designated on Schedule “A” as “Site Specific Policy Area 3” shall generally be governed by the “Rural Industrial” designation policies.</p> <p>Notwithstanding the policies of Section B2.4.2 a home-based commercial dog kennel is permitted to be used in the existing barn on the subject lands.</p>	By-law No. 90-2019

4	32 & 34 Pine Street South, 8 & 10 Sullivan Ave, and 33 Towpath Street	<p>The lands designated on Schedule "A" as "Site Specific Policy Area 4" shall generally be governed by the "Downtown" designation policies.</p> <p>Notwithstanding Section B1.2.2 q), an apartment building containing residential uses only is permitted on the subject lands.</p>	By-law No. 27-2020
5	75 Ormond Street South	<p>The lands described as Reference Plan 59R-13920, Part of Township Lots 16 and 17 and all of Lots 76, 77, 78 and 79, Registered Plan No. 897 (formerly Plan No. 103), City of Thorold; Reference Plan 59R-9691, Part of Lot 16; Reference Plan 59R-1681, Parts of Township Lots 16, 17, 29, and 30, Part of Road Allowance between Township Lots 16 and 29, Part of Lot 5, Part of Lots 24A and 25A, Part of Portland Street, Part of William Street (formerly Clifton Street) and Part of Ormond Street; municipally known as 75 Ormond Street South, City of Thorold on the attached Schedule "A" are designated Urban Living Area Special Policy Area No. 5 to permit medium to high density residential uses not greater than 120 units per hectare, subject to meeting other policies of the City of Thorold Official Plan and conditions of site plan approval including but not limited to:</p> <ul style="list-style-type: none"> a) A land Use compatibility Analysis be completed using the MECP's D-1 and D-6 Guidelines; b) A noise study (completed by a qualified Acoustical Noise Consultant) be completed, if required; c) The filing of a Record of Site Condition on the MECP Brownfields Environmental Site Registry, in accordance with Ontario Regulation 153/04 as amended by Ontario Regulation 511/09, and providing a 	By-law No. 160-2018

		<p>copy of the Ministry's acknowledgement of the filing of the RSC to the Region;</p> <p>d) An analysis of Section C7 of the Official Plan by a qualified professional;</p> <p>e) A Geotechnical Study be submitted to support the proposed structure as it relates to the former canal and infrastructure easements; and</p> <p>f) The removal of abandoned infrastructure and any related easements.</p>	
6	2350 Gainer Street	<p>The lands designated on Schedule "A" as "Site-specific Policy Area 6" shall generally be governed by the "General Industrial" and "Greenfield Overlay" designation policies.</p> <p>Notwithstanding Section B1.5.3, the existing accessory building only is permitted to be used for a hockey training facility.</p>	By-law No. 2020-142 & By-law No. 2020-143
7	PLAN 662 PT Mackan Street	<p>The lands designated on Schedule "A" as "Site-specific Policy Area 7" shall generally be governed by the "Urban Living Area" Policies.</p> <p>Notwithstanding Section B1.1.3 c) i), the maximum density for the subject lands shall be 29 units per hectare.</p>	By-law No. 149-2020
8	1071 Old Thorold Stone Road	<p>The lands designated on Schedule "A" as "Site Specific Policy Area 8" shall generally be governed by the "Rural Industrial" designation policies.</p> <p>Section B2.4.6 b) shall not apply to the lands identified on Schedule "A"</p> <p>The lands designated on Schedule "A" as "Environmental Protection 2" shall generally be governed by the</p>	By-law No. 60-2021

		“Environmental Protection 2” designation policies.	
9	2015 Allanport Road	The lands designated on Schedule “A” as “Site Specific Policy Area 9” shall generally be governed by the “Rural Industrial” designation policies. Section B2.4.6 b) shall not apply to the lands identified on Schedule “A”	By-law No. 39-2022
10	2248 Centre Street	The lands designated as “Special Policy Area 10” on Schedule “A-2” shall be governed by the “Urban Living Area” policies. Notwithstanding Section B1.1.3.c), the maximum density of development on the subject lands shall be 13 units per hectare.	By-law No. 126-2023
11	3401 Schmon Parkway	The lands designated as “Special Policy Area 11” on Schedule “A-7” shall be governed by the “BBP Employment” policies. Notwithstanding Section 2.3.3 Employment Areas, non-residential <i>Institutional</i> uses associated with a Post-Secondary institution shall be permitted.	By-law No. 125-2023
12	22 Cunningham Street, 10 Lyndon Street West and 12 Lyndon Street West	The lands designated on Schedule “A” as “Site Specific Policy Area 12” shall generally be governed by the “Urban Living Area” designation policies. Notwithstanding Section B1.1.3(c)(i), the unit density on the lands described above and shown on Schedule “A” may be increased to 62 units per hectare for two 3-storey apartment buildings containing six units in each building for a total of twelve units.	By-law No. 42-2020
13	1426 Kottmeier Road	Notwithstanding Policy B1.9.6.2.1.1, the lands [designated on Schedule “A-5” as “Site-specific Policy Area 13”] shall be permitted to be developed entirely with	By-law No. 118-2023

		townhouses to a maximum density of 40 units per hectare.	
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