

Part 13 | Site Specific Exceptions, Holding (H) Provisions, and Temporary Uses

13.1 Site Specific Exceptions

Where site specific exceptions are established for certain *lots*, the applicable regulations of the site specific exceptions apply in addition to, or as an exception to, the normal *zone* regulations that apply to the subject lands.

Where a *zone* symbol shown on Schedule “A” (e.g. R1A) is followed by a dash (-) and a number (e.g., -1), this indicates that site specific regulations apply to the subject *lot(s)*. The number after the dash corresponds with the site specific regulation number.

All other regulations of this By-law, not mentioned in this section shall continue to apply.

13.2 Holding (H) Provisions

The *use* of the holding (H) symbol, in conjunction with any *use* designation, specifies the *use* to which lands, *buildings* or *structures* may be put at such time in the future as the holding (H) symbol is removed by amendment to this By-law passed under Section 36 of the *Planning Act, R.S.O.1990*, as amended.

13.3 Temporary Uses

Temporary *use* of land, *buildings* or *structures* for any purpose set out that is otherwise prohibited by this By-law may be authorized by a by-law passed under Section 39 of the *Planning Act, R.S.O.1990*, as amended.

13.1 List of Site Specific Exceptions

| Site Specific Exception | Zone | Location | By-law |
|---|-------|--|--------|
| 1 | R1B-1 | Rolling Meadows Plan of Subdivision | - |
| <p><u>For Phases 1-11:</u></p> <p>The subject lands are subject to the regulations of the R1B zone, and all other regulations of this By-law, and with the following site specific regulations:</p> <p><i>Minimum Front Yard:</i> 3.0 m to dwelling</p> <p><i>Minimum Exterior Side Yard:</i> 3.0 m to dwelling; not applicable to attached private garage or carport</p> <p>Maximum Width of a Private Garage Attached to the Main Building: not applicable</p> <p>Table 6.3.a (1) footnote is not applicable.</p> | | | |

| Site Specific Exception | Zone | Location | By-law |
|--|-----------|---|--------|
| 2 | R1B-2 (H) | Rolling Meadows Draft Plan of Subdivision | - |
| <p><u>For Phase 12:</u></p> <p>The subject lands are subject to the regulations of the R1B zone, and all other regulations of this By-law, and with the following site specific regulations:</p> <p><i>Minimum Front Yard:</i> 3.0 m to dwelling</p> <p><i>Minimum Exterior Side Yard:</i> 3.0 m to dwelling; not applicable to attached private garage or carport</p> <p>Maximum Width of a Private Garage Attached to the Main Building: not applicable</p> <p>Table 6.3.a (1) footnote is not applicable.</p> <p>The lands identified as R1B-2 (H) zone on Schedule "A", attached hereto, shall not be used, nor any building or structure used, altered or erected until the holding (H) symbol is removed, pursuant to the provisions of the <i>Planning Act, R.S.O.1990</i>, as amended, providing that all servicing matters have been resolved to the satisfaction of the City of Thorold.</p> | | | |

| Site Specific Exception | Zone | Location | By-law |
|---|-------|-------------------------------------|--------|
| 5 | R1C-5 | Rolling Meadows Plan of Subdivision | - |
| <p><u>For Phases 1 -11:</u></p> <p>The subject lands are subject to the regulations of the R1C zone, and all other regulations of this By-law, and with the following site specific regulations:</p> <p><i>Minimum Lot Frontage:</i> 10.5 m</p> <p><i>Minimum Front Yard:</i> 3.0 m to dwelling</p> <p><i>Minimum Exterior Side Yard:</i> 3.0 m to dwelling; not applicable to attached private garage or carport</p> <p>Maximum Width of a Private Garage Attached to the Main Building: not applicable</p> <p>Table 6.3.a (1) footnote is not applicable.</p> | | | |

| Site Specific Exception | Zone | Location | By-law |
|---|-----------|---|--------|
| 6 | R1C-6 (H) | Rolling Meadows Draft Plan of Subdivision | - |
| <p><u>For Phase 12:</u></p> <p>The subject lands are subject to the regulations of the R1C zone, and all other regulations of this By-law, and with the following site specific regulations:</p> <p><i>Minimum Lot Frontage:</i> 10.5 m</p> <p><i>Minimum Front Yard:</i> 3.0 m to dwelling</p> <p><i>Minimum Exterior Side Yard:</i> 3.0 m to dwelling; not applicable to attached private garage or carport</p> <p>Maximum Width of a Private Garage Attached to the Main Building: not applicable</p> <p>Table 6.3.a (1) footnote is not applicable.</p> <p>The lands identified as R1C-6 (H) zone on Schedule "A", attached hereto, shall not be used, nor any building or structure used, altered or erected until the holding (H) symbol is removed, pursuant to the provisions of the <i>Planning Act, R.S.O.1990</i>, as amended, providing that all servicing matters have been resolved to the satisfaction of the City of Thorold.</p> | | | |

For Phases 13 and beyond:

The subject lands are subject to the regulations of the R1C zone, and all other regulations of this By-law, and with the following site specific regulations:

Minimum Lot Frontage: 10.5 m

The lands identified as R1C-6 (H) zone on Schedule "A", attached hereto, shall not be *used*, nor any *building or structure used, altered or erected* until the holding (H) symbol is removed, pursuant to the provisions of the *Planning Act, R.S.O.1990*, as amended, providing that all servicing and the protection of aggregate resource matters have been resolved to the satisfaction of the City of Thorold.

| Site Specific Exception | Zone | Location | By-law |
|---|-----------|---|--------|
| 7 | R1C-7 (H) | Decew Terrace Draft Plan of Subdivision | - |
| <p>The subject lands are subject to the regulations of the R1C zone, and all other regulations of this By-law, and with the following site specific regulations:</p> <p><i>Minimum Front Yard:</i> 6.0 m</p> <p><i>Minimum Exterior Side Yard:</i> not applicable to <i>attached private garage or carport</i></p> <p><i>Maximum Width of a Private Garage Attached to the Main Building:</i> not applicable</p> <p><i>Maximum Encroachment for a Porch or Deck:</i></p> <p><i>Front Yard:</i> 2.0 m</p> <p><i>Rear Yard:</i> 2.5 m</p> <p><i>Exterior Side Yard:</i> 1.5 m</p> <p>No <i>fence, wall, hedge</i> or other plantings shall be greater than 0.6 m in <i>height</i> within the effective 18.0 m road allowance to maintain adequate sightlines around corners and for the roadway.</p> <p>That pursuant to Section 36(1) of the <i>Planning Act, R.S.O.1990</i>, as amended, the holding (H) symbol shall be removed upon: Archaeological Clearance(s) from the Ministry of Tourism, Culture and Sport (MTCS) for <i>Lot 1, Lot 2</i>, and a portion of <i>Lot 3</i>, with a copy provided to the City; a Record of Site Condition being deposited with the Ministry of Environment and Climate Change's (MOECC) Brownfields Environmental Site Registry, with a copy provided to the</p> | | | |

| City; and, the approval by the Council of the City of Thorold of a subdivision agreement for all of the lands. | | | |
|--|-----------|---|--------|
| Site Specific Exception | Zone | Location | By-law |
| 8 | R1C-8 (H) | Decew Terrace Draft Plan of Subdivision | - |
| <p>The subject lands are subject to the regulations of the R1C zone, and all other regulations of this By-law, and with the following site specific regulations:</p> <p><i>Minimum Front Yard:</i> 6.0 m</p> <p><i>Minimum Interior Side Yard:</i> 1.2 m north lot line; 8.0 m south lot line</p> <p><i>Maximum Width of a Private Garage Attached to the Main Building:</i> not applicable</p> <p><i>Maximum Encroachment for a Porch or Deck:</i></p> <p><i>Front Yard:</i> 2.0 m</p> <p><i>Rear Yard:</i> 2.5 m</p> <p>No fence, wall, hedge or other plantings shall be greater than 0.6 m in height within the effective 18.0 m road allowance to maintain adequate sightlines around corners and for the roadway.</p> <p>That pursuant to Section 36(1) of the <i>Planning Act, R.S.O. 1990,</i> as amended, the holding (H) symbol shall be removed upon: Archaeological Clearance(s) from the Ministry of Tourism, Culture and Sport (MTCS) for Lot 1, Lot 2, and a portion of Lot 3, with a copy provided to the City; a Record of Site Condition being deposited with the Ministry of Environment and Climate Change's (MOECC) Brownfields Environmental Site Registry, with a copy provided to the City; and, the approval by the Council of the City of Thorold of a subdivision agreement for all of the lands.</p> | | | |

| Site Specific Exception | Zone | Location | By-law |
|--|----------|---|--------|
| 9 | R1C-9(H) | Decew Terrace Draft Plan of Subdivision | - |
| <p>The subject lands are subject to the regulations of the R1C zone, and all other regulations of this By-law, and with the following site specific regulations:</p> <p><i>Minimum Front Yard:</i> 6.0 m</p> <p><i>Minimum Rear Yard:</i> 12.0 m</p> | | | |

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|---|---|
| <i>Minimum Interior Side Yard:</i> | 3.0 m west <i>lot line</i> ; 1.2 m east <i>lot line</i> |
| Maximum Width of a <i>Private Garage</i> Attached to the <i>Main Building</i> : | not applicable |
| Maximum <i>Encroachment</i> for a <i>Porch</i> : | |
| <i>Front Yard</i> : | 2.0 m |
| <p>No <i>fence, wall, hedge</i> or other plantings shall be greater than 0.6 m in <i>height</i> within the effective 18.0 m road allowance to maintain adequate sightlines around corners and for the roadway.</p> <p>That pursuant to Section 36(1) of the <i>Planning Act, R.S.O. 1990</i>, as amended, the holding (H) symbol shall be removed upon: Archaeological Clearance(s) from the Ministry of Tourism, Culture and Sport (MTCS) for <i>Lot 1, Lot 2</i>, and a portion of <i>Lot 3</i>, with a copy provided to the City; a Record of Site Condition being deposited with the Ministry of Environment and Climate Change's (MOECC) Brownfields Environmental Site Registry, with a copy provided to the City; and, the approval by the Council of the City of Thorold of a subdivision agreement for all of the lands.</p> | |

| Site Specific Exception | Zone | Location | By-law |
|---|--------|------------------------------------|--------|
| 10 | R1C-10 | West Community Plan of Subdivision | - |
| <p>The subject lands are subject to the regulations of the R1C zone, and all other regulations of this By-law, and with the following site specific regulations:</p> <p><i>Minimum Lot Frontage:</i> 11.0 m</p> <p><i>Minimum Front Yard:</i> 3.5 m to <i>dwelling</i></p> <p><i>Minimum Exterior Side Yard:</i> 3.0 m to <i>dwelling</i>; not applicable to <i>attached private garage or carport</i></p> <p>Maximum <i>Lot Coverage:</i> 50%</p> <p>Maximum Width of a <i>Private Garage</i> Attached to the <i>Main Building</i>: not applicable</p> <p>Table 6.3.a (1) footnote is not applicable.</p> <p>Maximum <i>Encroachment</i> for a <i>Porch</i>:</p> <p><i>Exterior Side Yard:</i> 1.8 m</p> | | | |

| Site Specific Exception | Zone | Location | By-law |
|--|------------|--|--------|
| 11 | R1C-11 (H) | West Community Draft Plan of Subdivision | - |
| <p>The subject lands are subject to the regulations of the R1C zone, and all other regulations of this By-law, and with the following site specific regulations:</p> <p><i>Minimum Lot Frontage:</i> 11.0 m</p> <p>The lands identified as R1C-11 (H) zone on Schedule "A", attached hereto, shall not be used, nor any building or structure used, altered or erected until the holding symbol (H) is removed, pursuant to the provisions of the <i>Planning Act, R.S.O 1990</i>, as amended, providing that a subdivision agreement has been executed.</p> | | | |

| Site Specific Exception | Zone | Location | By-law |
|--|--------|---|--------|
| 12 | R1D-12 | Artisan Ridge Phase 1 Plan of Subdivision | - |
| <p>The subject lands are subject to the regulations of the R1D zone, and all other regulations of this By-law, and with the following site specific regulations:</p> <p><i>Minimum Exterior Side Yard:</i> 3.0 m to dwelling; not applicable to attached private garage or carport</p> <p><i>Maximum Width of a Private Garage Attached to the Main Building:</i> not applicable</p> <p><i>Minimum Setback of Attached Garage from front face of Dwelling:</i> 1.0 m</p> <p>Table 6.3.a (1) footnote is not applicable.</p> <p><i>Maximum Encroachment for a Porch:</i></p> <p><i>Rear Yard:</i> 2.4 m</p> <p><i>Exterior Side Yard:</i> 1.8 m</p> | | | |

| Site Specific Exception | Zone | Location | By-law |
|--|--------|--|--------|
| 13 | R1D-13 | Hansler Heights Plan of Subdivision | - |
| <p>The subject lands are subject to the regulations of the R1D zone, and all other regulations of this By-law, and with the following site specific regulations:</p> <p><i>Minimum Rear Yard:</i> 6.0 m</p> <p><i>Minimum Exterior Side Yard:</i> 3.0 m to <i>dwelling</i>; not applicable to <i>attached private garage or carport</i></p> <p><i>Maximum Lot Coverage:</i> 55%</p> <p><i>Maximum Width of a Private Garage Attached to the Main Building:</i> not applicable</p> <p>Table 6.3.a (1) footnote is not applicable.</p> <p><i>Maximum Encroachment for a Porch:</i></p> <p><i>Front Yard:</i> 1.5 m</p> <p><i>Exterior Side Yard:</i> 1.8 m</p> | | | |

| Site Specific Exception | Zone | Location | By-law |
|---|--------|--|--------|
| 14 | R1D-14 | Merritt Meadows Plan of Subdivision | - |
| <p>The subject lands are subject to the regulations of the R1D zone, and all other regulations of this By-law, and with the following site specific regulations:</p> <p><i>Minimum Exterior Side Yard:</i> 3.0 m to <i>dwelling</i>; not applicable to <i>attached private garage or carport</i></p> <p><i>Maximum Lot Coverage:</i> 50%</p> <p><i>Maximum Width of a Private Garage Attached to the Main Building:</i> not applicable</p> <p>Table 6.3.a (1) footnote is not applicable.</p> <p><i>Maximum Encroachment for a Porch:</i></p> <p><i>Rear Yard:</i> 3.66 m</p> <p><i>Exterior Side Yard:</i> 1.8 m</p> | | | |

| Site Specific Exception | Zone | Location | By-law |
|---|--------|---|--------|
| 15 | R1D-15 | Port Robinson Estates Phase 1 Plan of Subdivision | - |
| <p>The subject lands are subject to the regulations of the R1D zone, and all other regulations of this By-law, and with the following site specific regulations:</p> <p><i>Minimum Rear Yard:</i> 7.0 m</p> <p><i>Minimum Interior Side Yard:</i> 1.2 m for one <i>interior side yard</i>; 0.6 m on other <i>interior side yard</i></p> <p><i>Minimum Exterior Side Yard:</i> 3.0 m to <i>dwelling</i>; not applicable to attached <i>private garage</i> or <i>carport</i></p> <p><i>Maximum Lot Coverage:</i> not applicable</p> <p><i>Maximum Width of a Private Garage Attached to the Main Building:</i> not applicable</p> <p>Table 6.3.a (1) footnote is not applicable.</p> <p><i>Maximum Encroachment for a Porch:</i></p> <p><i>Front Yard:</i> 1.5 m</p> <p><i>Rear Yard:</i> 2.4 m</p> <p><i>Exterior Side Yard:</i> 1.8 m</p> | | | |

| Site Specific Exception | Zone | Location | By-law |
|--|--------|-------------------------------------|--------|
| 16 | R3A-16 | Merritt Meadows Plan of Subdivision | - |
| <p>The subject lands are subject to the regulations of the R3A zone, and all other regulations of this By-law, and with the following site specific regulations:</p> <p><i>Minimum Rear Yard:</i> 6.0 m</p> <p><i>Minimum Interior Side Yard:</i> 1.0 m</p> <p><i>Minimum Exterior Side Yard:</i> not applicable to attached <i>private garage</i> or <i>carport</i></p> <p><i>Maximum Lot Coverage:</i> one <i>storey street townhouse</i> 60%; two <i>storey street townhouse</i> 50%</p> <p><i>Maximum Width of a Private Garage Attached to the Main Building:</i> not applicable</p> <p>Table 6.3.b (1) footnote is not applicable.</p> | | | |

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|--|--------|
| <i>Maximum Encroachment for a Porch:</i> | |
| <i>Rear Yard:</i> | 3.66 m |
| <i>Exterior Side Yard:</i> | 1.8 m |

| Site Specific Exception | Zone | Location | By-law |
|---|--------|---|--------|
| 17 | R3A-17 | Artisan Ridge Phase 1 Plan of Subdivision | - |
| <p>The subject lands are subject to the regulations of the R3A zone, and all other regulations of this By-law, and with the following site specific regulations:</p> <p><i>Minimum Rear Yard:</i> 6.0 m</p> <p><i>Minimum Exterior Side Yard:</i> 3.0 m</p> <p><i>Maximum Lot Coverage: 50 %;</i> maximum lot coverage may be increased to 55% where the area of increase is used for porches</p> <p><i>Maximum Width of a Private Garage Attached to the Main Building:</i> not applicable</p> <p><i>Minimum Setback of Attached Garage from front face of Dwelling:</i> 1.0 m</p> <p>Table 6.3.b (1) footnote is not applicable.</p> <p><i>Maximum Encroachment for a Porch:</i></p> <p><i>Rear Yard:</i> 2.4 m</p> <p><i>Exterior Side Yard:</i> 1.8 m</p> | | | |

| Site Specific Exception | Zone | Location | By-law |
|---|--------|-------------------------------------|--------|
| 18 | R3A-18 | Hansler Heights Plan of Subdivision | - |
| <p>The subject lands are subject to the regulations of the R3A zone, and all other regulations of this By-law, and with the following site specific regulations:</p> <p><i>Minimum Rear Yard:</i> 6.0 m to dwelling; not applicable to attached private garage or carport</p> <p><i>Minimum Exterior Side Yard:</i> 3.0 m to dwelling; not applicable to attached private garage or carport</p> | | | |

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|---|----------------|
| Maximum <i>Lot Coverage</i> : | 60% |
| Maximum Width of a <i>Private Garage</i> Attached to the <i>Main Building</i> : | not applicable |
| Table 6.3.b (1) footnote is not applicable. | |
| Maximum <i>Encroachment</i> for a <i>Porch</i> : | |
| <i>Front Yard</i> : | 1.5 m |
| <i>Exterior Side Yard</i> : | 1.8 m |

| Site Specific Exception | Zone | Location | By-law | | | | | | | | | | | | | | | | | | |
|---|---|---|--------|-----------------------------|-------|----------------------------|-------|-------------------------------------|---|-------------------------------|-----|---|----------------|--|--|---------------------|-------|--------------------|-------|-----------------------------|-------|
| 19 | R3A-19 (H) | Decew Terrace Draft Plan of Subdivision | - | | | | | | | | | | | | | | | | | | |
| <p>The subject lands are subject to the regulations of the R3A <i>zone</i>, and all other regulations of this By-law, and with the following site specific regulations:</p> <table border="0"> <tr> <td><i>Minimum Front Yard</i>:</td> <td>6.0 m</td> </tr> <tr> <td><i>Minimum Rear Yard</i>:</td> <td>6.0 m</td> </tr> <tr> <td><i>Minimum Exterior Side Yard</i>:</td> <td>3.0 m; not applicable to attached <i>private garage</i> or <i>carport</i></td> </tr> <tr> <td>Maximum <i>Lot Coverage</i>:</td> <td>45%</td> </tr> <tr> <td>Maximum Width of a <i>Private Garage</i> Attached to the <i>Main Building</i>:</td> <td>not applicable</td> </tr> <tr> <td colspan="2">Maximum <i>Encroachment</i> for a <i>Porch</i>:</td> </tr> <tr> <td><i>Front Yard</i>:</td> <td>2.0 m</td> </tr> <tr> <td><i>Rear Yard</i>:</td> <td>2.5 m</td> </tr> <tr> <td><i>Exterior Side Yard</i>:</td> <td>1.5 m</td> </tr> </table> <p>No <i>fence</i>, <i>wall</i>, hedge or other plantings shall be: greater than 0.6 m in <i>height</i> within the effective 18.0 m <i>road</i> allowance to maintain adequate sightlines around corners and for the roadway.</p> <p>That pursuant to Section 36(1) of the <i>Planning Act, R.S.O.1990</i>, as amended, the holding (H) symbol shall be removed upon: a Record of Site Condition being deposited with the Ministry of Environment and Climate Change's (MOECC) Brownfields Environmental Site Registry, with a copy provided to the City; and, the approval by the Council of the City of Thorold of a subdivision agreement for all of the lands.</p> | | | | <i>Minimum Front Yard</i> : | 6.0 m | <i>Minimum Rear Yard</i> : | 6.0 m | <i>Minimum Exterior Side Yard</i> : | 3.0 m; not applicable to attached <i>private garage</i> or <i>carport</i> | Maximum <i>Lot Coverage</i> : | 45% | Maximum Width of a <i>Private Garage</i> Attached to the <i>Main Building</i> : | not applicable | Maximum <i>Encroachment</i> for a <i>Porch</i> : | | <i>Front Yard</i> : | 2.0 m | <i>Rear Yard</i> : | 2.5 m | <i>Exterior Side Yard</i> : | 1.5 m |
| <i>Minimum Front Yard</i> : | 6.0 m | | | | | | | | | | | | | | | | | | | | |
| <i>Minimum Rear Yard</i> : | 6.0 m | | | | | | | | | | | | | | | | | | | | |
| <i>Minimum Exterior Side Yard</i> : | 3.0 m; not applicable to attached <i>private garage</i> or <i>carport</i> | | | | | | | | | | | | | | | | | | | | |
| Maximum <i>Lot Coverage</i> : | 45% | | | | | | | | | | | | | | | | | | | | |
| Maximum Width of a <i>Private Garage</i> Attached to the <i>Main Building</i> : | not applicable | | | | | | | | | | | | | | | | | | | | |
| Maximum <i>Encroachment</i> for a <i>Porch</i> : | | | | | | | | | | | | | | | | | | | | | |
| <i>Front Yard</i> : | 2.0 m | | | | | | | | | | | | | | | | | | | | |
| <i>Rear Yard</i> : | 2.5 m | | | | | | | | | | | | | | | | | | | | |
| <i>Exterior Side Yard</i> : | 1.5 m | | | | | | | | | | | | | | | | | | | | |

| Site Specific Exception | Zone | Location | By-law |
|--|--------|--|--------|
| 20 | R3A-20 | Rolling Meadows Plan of Subdivision | - |
| <p><u>For Phases 1-11:</u></p> <p>The subject lands are subject to the regulations of the R3A <i>zone</i>, and all other regulations of this By-law, and with the following site specific regulations:</p> <p><i>Minimum Front Yard:</i> 3.0 m to <i>dwelling</i></p> <p><i>Minimum Rear Yard:</i> 6.0 m</p> <p><i>Minimum Exterior Side Yard:</i> 3.0 m to <i>dwelling</i>; no requirement to <i>attached private garage or carport</i></p> <p><i>Maximum Lot Coverage:</i> 50 %</p> <p><i>Maximum Width of a Private Garage Attached to the Main Building:</i> not applicable</p> <p><i>Maximum Number of Attached Dwelling Units:</i> 8 attached units for Phases 1-5 inclusive only</p> <p>Table 6.3.b (1) footnote is not applicable.</p> | | | |

| Site Specific Exception | Zone | Location | By-law |
|---|------------|---|--------|
| 21 | R3A-21 (H) | Rolling Meadows Draft Plan of Subdivision | - |
| <p><u>For Phase 12:</u></p> <p>The subject lands are subject to the regulations of the R3A <i>zone</i>, and all other regulations of this By-law, and with the following site specific regulations:</p> <p><i>Minimum Front Yard:</i> 3.0 m to <i>dwelling</i></p> <p><i>Minimum Rear Yard:</i> 6.0 m</p> <p><i>Minimum Exterior Side Yard:</i> 3.0 m to <i>dwelling</i>; no requirement to <i>attached private garage or carport</i></p> <p><i>Maximum Lot Coverage:</i> 50 %</p> <p><i>Maximum Width of a Private Garage Attached to the Main Building:</i> not applicable</p> <p>Table 6.3.b (1) footnote is not applicable.</p> | | | |

The lands identified as R3A-21 (H) zone on Schedule “A”, attached hereto, shall not be *used*, nor any *building or structure used, altered or erected* until the holding symbol (H) is removed, pursuant to the provisions of the *Planning Act, R.S.O. 1990*, as amended, providing that all servicing matters have been resolved to the satisfaction of the City of Thorold.

| Site Specific Exception | Zone | Location | By-law |
|--|--------|-------------------------------|--------|
| 22 | R3A-22 | 25 and 25 1/2 Metcalfe Street | - |
| <p>The subject lands are subject to the regulations of the R3A zone, and all other regulations of this By-law, and with the following site specific regulations:</p> <p><i>Minimum Lot Frontage:</i> 6.0 m per interior unit and 7 m per end unit</p> <p><i>Minimum Landscape Open Space:</i> not applicable</p> <p><i>Minimum Planting/Buffer Strip:</i> 1.2 m where <i>abutting</i> R1A, R1B, R1C, R1D, R2A and R2B zones.</p> | | | |

| Site Specific Exception | Zone | Location | By-law |
|--|--------|------------------------------------|--------|
| 23 | R3B-23 | West Community Plan of Subdivision | - |
| <p><u>For Phase 7:</u></p> <p>The subject lands are subject to the regulations of the R3B zone, and all other regulations of this By-law, and with the following site specific regulations:</p> <p><i>Minimum Front Yard:</i> 3.5 m to <i>dwelling</i></p> <p><i>Minimum Exterior Side Yard:</i> 3.0 m to <i>dwelling</i>; not applicable to attached <i>private garage or carport</i></p> <p><i>Minimum Interior Side Yard:</i> 0.9 m to <i>dwelling</i></p> <p><i>Minimum Landscape Open Space:</i> not applicable</p> <p><i>Maximum Lot Coverage:</i> 50%</p> <p><i>Maximum Width of a Private Garage Attached to the Main Building:</i> not applicable</p> <p><i>Maximum Encroachment for a Porch:</i></p> <p><i>Exterior Side Yard:</i> 1.8 m</p> | | | |

| Site Specific Exception | Zone | Location | By-law |
|---|--------|---|--------|
| 24 | R3B-24 | Port Robinson Estates Phase 1 Plan of Subdivision | - |
| <p>The subject lands are subject to the regulations of the R3B zone, and all other regulations of this By-law, and with the following site specific regulations:</p> <p><i>Minimum Rear Yard:</i> 6.0 m</p> <p><i>Minimum Interior Side Yard:</i> 1.0 m</p> <p><i>Minimum Exterior Side Yard:</i> 3.0 m to <i>dwelling</i>; no requirement to attached <i>private garage</i> or <i>carport</i></p> <p><i>Maximum Lot Coverage:</i> not applicable</p> <p><i>Maximum Width of a Private Garage Attached to the Main Building:</i> not applicable</p> <p>Table 6.3.b (1) footnote is not applicable.</p> <p><i>Maximum Encroachment for a Porch:</i></p> <p><i>Front Yard:</i> 1.5 m</p> <p><i>Rear Yard:</i> 2.4 m</p> <p><i>Exterior Side Yard:</i> 1.8 m</p> | | | |

| Site Specific Exception | Zone | Location | By-law |
|---|------------|---|--------|
| 25 | R3D-25 (H) | Decew Terrace Draft Plan of Subdivision | - |
| <p>The subject lands are subject to the regulations of the R3D zone, and all other regulations of this By-law, and with the following site specific regulations:</p> <p><i>Minimum Interior Side Yard:</i> 5.0 m for <i>lot lines</i> adjacent to cemetery</p> <p><i>Maximum Lot Coverage:</i> not applicable</p> <p><i>Minimum Landscape Open Space:</i> 25%</p> <p><i>Maximum Height:</i> 6.0 m</p> <p><i>Maximum Width of a Private Garage Attached to the Main Building:</i> not applicable</p> <p><i>Minimum Distance from Private Street or Condominium Roadway:</i> 3.0 m to <i>dwelling</i></p> | | | |

| | |
|---|-------|
| Maximum Encroachment for a Porch | |
| <i>Rear Yard:</i> | 2.5 m |
| No <i>fence, wall, hedge</i> or other plantings shall be: greater than 0.6 m in <i>height</i> within the effective 18.0 m road allowance to maintain adequate sightlines around corners and for the roadway. | |
| That pursuant to Section 36(1) of the <i>Planning Act, R.S.O. 1990</i> , as amended, the holding (H) symbol shall be removed upon: a Record of Site Condition being deposited with the Ministry of Environment and Climate Change's (MOECC) Brownfields Environmental Site Registry, with a copy provided to the City; and, the approval by the Council of the City of Thorold of a subdivision agreement for all of the lands. | |

| Site Specific Exception | Zone | Location | By-law |
|---|------------|---|--------|
| 26 | R3D-26 (H) | Decew Terrace Draft Plan of Subdivision | - |
| The subject lands are subject to the regulations of the R3D zone, and all other regulations of this By-law, and with the following site specific regulations: | | | |
| <i>Maximum Lot Coverage:</i> | | not applicable | |
| <i>Minimum Landscape Open Space:</i> | | 25% | |
| <i>Maximum Width of a Private Garage</i> | | | |
| <i>Attached to the Main Building:</i> | | not applicable | |
| <i>Minimum Distance from Private Street or Condominium Roadway:</i> | | 3.0 m to <i>dwelling</i> | |
| | | | |
| Maximum Encroachment for a Porch: | | | |
| <i>Rear Yard:</i> | 2.5 m | | |
| No <i>fence, wall, hedge</i> or other plantings shall be: greater than 0.6 m in <i>height</i> within the effective 18.0 m road allowance to maintain adequate sightlines around corners and for the roadway. | | | |
| That pursuant to Section 36(1) of the <i>Planning Act, R.S.O. 1990</i> , as amended, the holding (H) symbol shall be removed upon: a Record of Site Condition being deposited with the Ministry of Environment and Climate Change's (MOECC) Brownfields Environmental Site Registry, with a copy provided to the City; and, the approval by the Council of the City of Thorold of a subdivision agreement for all of the lands. | | | |

| | |
|-------------------------------------|--|
| <i>Minimum Amenity Area:</i> | not applicable |
| <i>Minimum Driveway Width:</i> | shall be 3.0 m if the <i>driveway</i> is one-way traffic and 6.0 m if the <i>driveway</i> is two-way traffic |
| <i>Minimum Parking Aisle Width:</i> | 6.0 m |

| Site Specific Exception | Zone | Location | By-law |
|-------------------------|--------|---------------------------|--------|
| 29 | R4B-29 | 23A St. David Street East | - |

The subject lands are subject to the regulations of the R4B *zone*, and all other regulations of this By-law, and with the following site specific regulations:

| | |
|-------------------------------------|--|
| <i>Minimum Lot Frontage:</i> | 4.8 m |
| <i>Minimum Rear Yard:</i> | 5.0 m |
| <i>Minimum Interior Side Yard:</i> | 6.5 m |
| <i>Minimum Exterior Side Yard:</i> | 3.0 m |
| <i>Maximum Height:</i> | 16.8 m |
| Density per Hectare: | not applicable |
| <i>Minimum Amenity Area:</i> | not applicable |
| <i>Minimum Driveway Width:</i> | shall be 3.0 m if the <i>driveway</i> is one-way traffic and 6.0 m if the <i>driveway</i> is two-way traffic |
| <i>Minimum Parking Aisle Width:</i> | 6.0 m |

| Site Specific Exception | Zone | Location | By-law |
|-------------------------|--------|--|--------|
| 30 | OS1-30 | 2250 Merrittville Highway (Pleasantview Memorial Gardens Cemetery) | - |

The subject lands are subject to the regulations of the OS1 *zone*, and all other regulations of this By-law, and with the following site specific regulations:

A funeral establishment is a permitted use.

| | |
|----------------------------|-------|
| <i>Minimum Front Yard:</i> | 7.5 m |
|----------------------------|-------|

| | |
|------------------------------------|------------------------|
| <i>Minimum Rear Yard:</i> | 7.5 m |
| <i>Minimum Interior Side Yard:</i> | 7.5 m |
| <i>Minimum Exterior Side Yard:</i> | 7.5 m |
| <i>Maximum Height:</i> | 11.0 m |
| <i>Maximum Gross Floor Area:</i> | 1,800.0 m ² |

| Site Specific Exception | Zone | Location | By-law |
|---|-------|---------------------|--------|
| 31 | M1-31 | 3460 Schmon Parkway | - |
| <p>The subject lands are subject to the regulations of the M1 zone, and all other regulations of this By-law, and with the following site specific regulations:</p> <p>The lands may be used for a <i>clinic</i> with an <i>accessory pharmacy use</i>.</p> | | | |

| Site Specific Exception | Zone | Location | By-law | | | | | | | | | | |
|--|------------|--|--------|---------------------------|-------|--------------------------|-------|-----------------------------------|-------|-----------------------|--------|---------------------|-----------|
| 32 | R4B-32 (H) | Formerly part of 1522 Beaverdams Road (Thorold Non-Profit) | - | | | | | | | | | | |
| <p>The subject lands are subject to the regulations of the R4B zone, and all other regulations of this By-law, and with the following site specific regulations:</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 60%;"><i>Minimum Front Yard</i></td> <td style="text-align: right;">6.0 m</td> </tr> <tr> <td><i>Minimum Rear Yard</i></td> <td style="text-align: right;">7.5 m</td> </tr> <tr> <td><i>Minimum Exterior Side Yard</i></td> <td style="text-align: right;">6.0 m</td> </tr> <tr> <td><i>Maximum Height</i></td> <td style="text-align: right;">32.2 m</td> </tr> <tr> <td>Density per Hectare</td> <td style="text-align: right;">113 units</td> </tr> </table> <p>The lands identified as R4B-32 (H) zone on Schedule "A", attached hereto, shall not be <i>used</i>, nor any <i>building</i> or <i>structure</i> used, <i>altered</i> or <i>erected</i> until the holding (H) symbol is removed, pursuant to the provisions of the <i>Planning Act, R.S.O.1990</i>, as amended, providing that a Record of Site Condition is granted, a comprehensive servicing and stormwater management plan are approved and all servicing matters have been resolved to the satisfaction of the City of Thorold.</p> | | | | <i>Minimum Front Yard</i> | 6.0 m | <i>Minimum Rear Yard</i> | 7.5 m | <i>Minimum Exterior Side Yard</i> | 6.0 m | <i>Maximum Height</i> | 32.2 m | Density per Hectare | 113 units |
| <i>Minimum Front Yard</i> | 6.0 m | | | | | | | | | | | | |
| <i>Minimum Rear Yard</i> | 7.5 m | | | | | | | | | | | | |
| <i>Minimum Exterior Side Yard</i> | 6.0 m | | | | | | | | | | | | |
| <i>Maximum Height</i> | 32.2 m | | | | | | | | | | | | |
| Density per Hectare | 113 units | | | | | | | | | | | | |

| Site Specific Exception | Zone | Location | By-law |
|--|--------|--------------------|--------|
| 33 | R4B-33 | 75 Ormond Street S | - |
| Maximum <i>Density</i> per Hectare | | maximum 120 units | |
| <i>Minimum Interior Side Yard Setback of Building to northerly adjacent property line (private club parking lot)</i> | | 7.0 m | |
| <i>Loading Space</i> | | 1 required | |
| <i>Setback of underground parking to street line</i> | | 0.0 m | |
| <i>Maximum Height</i> | | 7 storeys/25 m | |

| Site Specific Exception | Zone | Location | By-law |
|---|------------|---|--------|
| 34 | RID-34 (H) | Rolling Meadows Draft Plan of Subdivision | - |
| <u>For Phase 12:</u> | | | |
| The subject lands are subject to the regulations of the R1D zone, and all other regulations of this By-law, and with the following site specific regulations: | | | |
| <i>Minimum Front Yard:</i> | | 3.0 m to dwelling | |
| <i>Minimum Exterior Side Yard:</i> | | 3.0 m; not applicable to attached private garage or carport | |
| <i>Maximum Width of a Private Garage</i> | | | |
| Attached to the <i>Main Building:</i> | | not applicable | |
| Table 6.3.a (1) footnote is not applicable. | | | |
| The lands identified as R1D-34 (H) zone on Schedule "A", attached hereto, shall not be used, nor any building or structure used, altered or erected until the holding (H) symbol is removed, pursuant to the provisions of the <i>Planning Act, R.S.O. 1990</i> , as amended, providing that all servicing matters have been resolved to the satisfaction of the City of Thorold. | | | |

Site specific exception #'s 35 to 41 are being saved for when the Zoning Bylaw 60(2019) is consolidated

| Site Specific Exception | Zone | Location | By-law | | | | | | | | | | | | |
|--|----------------|---|------------------------------|--|----------------|----------------------------------|----------------|--|----------------|---|-------|-----------------------------|-------|--------------------|-------|
| 42 | R4A-42 | 22 Cunningham Street, 10 Lyndon Street West and 12 Lyndon Street West | LPAT Decision Case #PL190511 | | | | | | | | | | | | |
| <p>Notwithstanding the definitions of “Landscape Open Space” and “Planting/Buffer Strip” in Part 2 “Definitions”, a curb associated with a parking area may be located within the required planting/buffer strip adjacent to the north interior side lot line.</p> <p>Notwithstanding the regulations of Part 3 “General Regulations”, Sections 3.18, 3.22, and 3.26, the following regulations shall apply:</p> <table border="0"> <tr> <td>Minimum setback from a Principal Branch Line or Spur Line to a building or structure containing a dwelling</td> <td>Not applicable</td> </tr> <tr> <td>Minimum site triangle dimensions</td> <td>4.5 m by 4.5 m</td> </tr> <tr> <td>Maximum encroachment or projection into an exterior side yard for: uncovered stairs or ramps to the first storey of a building; exterior landings; and platform structures</td> <td>Not applicable</td> </tr> </table> <p>Notwithstanding the regulations of Part 4 “Parking and Loading Requirements”, Sections 4.4.2 and 4.4.3, the following regulations shall apply:</p> <table border="0"> <tr> <td>Minimum two-way ingress/egress driveway width</td> <td>6.1 m</td> </tr> <tr> <td>Minimum parking aisle width</td> <td>6.1 m</td> </tr> </table> <p>Notwithstanding the regulations of Part 6 “Residential Zones”, Section 6.3 “Lot, Building and Structure Requirements”, Table 6.3.c “Lot, Building, and Structure Requirements for Apartment Building and Long Term Care Facility”, the following regulations shall apply:</p> <table border="0"> <tr> <td>Minimum front yard</td> <td>2.4 m</td> </tr> </table> | | | | Minimum setback from a Principal Branch Line or Spur Line to a building or structure containing a dwelling | Not applicable | Minimum site triangle dimensions | 4.5 m by 4.5 m | Maximum encroachment or projection into an exterior side yard for: uncovered stairs or ramps to the first storey of a building; exterior landings; and platform structures | Not applicable | Minimum two-way ingress/egress driveway width | 6.1 m | Minimum parking aisle width | 6.1 m | Minimum front yard | 2.4 m |
| Minimum setback from a Principal Branch Line or Spur Line to a building or structure containing a dwelling | Not applicable | | | | | | | | | | | | | | |
| Minimum site triangle dimensions | 4.5 m by 4.5 m | | | | | | | | | | | | | | |
| Maximum encroachment or projection into an exterior side yard for: uncovered stairs or ramps to the first storey of a building; exterior landings; and platform structures | Not applicable | | | | | | | | | | | | | | |
| Minimum two-way ingress/egress driveway width | 6.1 m | | | | | | | | | | | | | | |
| Minimum parking aisle width | 6.1 m | | | | | | | | | | | | | | |
| Minimum front yard | 2.4 m | | | | | | | | | | | | | | |

| | |
|--|--|
| Minimum rear yard | 2.4 m |
| Minimum exterior side yard | 2.4 m |
| Minimum planting/buffer strip | 1.5 m where abutting R1A, R1B, R1C, R1D, R2A and R2B zones |
| Minimum yard requirement between buildings | 2.4 |
| Minimum amenity area | Not applicable |

| Site Specific Exception | Zone | Location | By-law |
|-------------------------|-------|---------------------|------------------------------|
| 43 | M3-43 | 3530 Schmon Parkway | LPAT Decision Case #PL180667 |

In addition to the permitted uses within the M3 Zone a dormitory with ancillary office and/or commercial uses is permitted subject to the following provisions:

| | |
|--|--|
| Minimum gross floor area for ancillary commercial and/ or office type uses (% of total gross residential floor area) | 3% or 507 m ² whichever is more |
|--|--|

Notwithstanding the parking requirements of Section 4.1 the following parking regulations shall apply:

| | |
|----------------------------|----------------------------------|
| Dormitory | 0.24 spaces per bed |
| Visitor | 0.05 spaces |
| Commercial and office uses | 3.43 spaces per 92m ² |

A maximum of 50% of the required parking spaces may be provided off site on the adjacent lot legally described as Plan 59M131 Part Lots 1 and 2 for which an easement for parking is registered.

Notwithstanding the definition of Dormitory under Part 2, the following definition shall apply:

Dormitory: means a building or part therefor used for the housing of people with independent bedrooms, independent or shared washroom facilities, with central kitchen and dining facilities and common indoor and outdoor amenity areas.

13.2 List of Holding (H) Provisions

| Zone(s) | Location | By-law | Provision |
|--|--|--------|--|
| RIB (H), RIC (H), R3A (H), R3D (H), OS1 (H), OS2 (H), U (H), I1 (H) | Rolling Meadows Draft Plan of Subdivision Phases 13 and Beyond | | The lands identified as R1B (H), RIC (H), R3A (H), R3D (H), OS1 (H), OS2 (H), U (H), I1 (H) <i>zone</i> in the Rolling Meadows Draft Plan of Subdivision on Schedule “A”, attached hereto, shall not be <i>used</i> , nor any <i>building</i> or <i>structure</i> used, altered or erected until the holding (H) symbol is removed, pursuant to the provisions of the <i>Planning Act, R.S.O.1990</i> , as amended, providing that all servicing, and the protection of aggregate resource matters (refer to Schedule A-3 in the Official Plan) have been resolved to the satisfaction of the City of Thorold. |
| R1D (H) R3A (H) | Proposed Artisan Ridge Phase 2 Draft Plan of Subdivision | | The lands identified as R1D (H) and R3A (H) <i>zone</i> in the proposed Artisan Ridge Phase 2 Draft Plan of Subdivision on Schedule “A” attached hereto, shall not be <i>used</i> , nor any <i>building</i> or <i>structure</i> used, altered or erected until the holding (H) symbol is removed, pursuant to the provisions of the <i>Planning Act, R.S.O.1990</i> , as amended, providing that access to the lands is obtained from Trillium Railway. |
| R2B (H), OS1 (H) | West Community Draft Plan | | The lands identified as R2B (H) and OS1 (H) <i>zone</i> in the West Community Draft Plan, on Schedule “A”, attached hereto, shall not be <i>used</i> , nor any <i>building</i> or <i>structure</i> used, altered or erected until the holding (H) symbol is removed, pursuant to the provisions of the <i>Planning Act, R.S.O.1990</i> , as amended, providing that a subdivision agreement has been executed. |

13.3 List of Temporary Uses

| Zone(s) | Location | By-law | Expires | Temporary Use |
|---------|---|----------|-----------------|---|
| C6 | Kottmeier Road (Port Robinson Estates Phase 1 Subdivision) PLAN 59M454 BLK 416 | 121-2016 | Oct. 4 2019 | <i>Temporary use</i> of lands for Sales Centre Complex on the south-east corner of the overall property. |
| FD/EP2 | 2711 Thorold Townline Rd (Roll Number 273100002433700) Part Twp Lt 66 | 29-2017 | May 20, 2020 | <i>Temporary use</i> of lands for a Paintball Facility and a Recreational Sports Field. |