

The Corporation of the City of Thorold

By-law No. 63-2023

Being a By-Law to amend Comprehensive Zoning By-law No. 2140 (97), as amended, for the lands addressed as 49 Hayes Road.

Whereas the Owner of the property has requested to amend the City's Comprehensive Zoning By-law No. 2140 (97) as amended, for the lands described as Part of Township Lot 71, in the City of Thorold, Regional Municipality of Niagara (municipally addressed as 49 Hayes Road); and,

Whereas a Public Meeting pursuant to Section 34 (12) of the Planning Act, R.S.O. 1990, c.P.13 was held on February 7th, 2023; and,

Whereas it is deemed desirable to amend the Comprehensive Zoning By-law No. 2140 (97), as amended, pursuant to Report No. DS-26-2023 approved at the Council meeting of May 2nd, 2023;

Now therefore, the Council of The Corporation of the City of Thorold enacts as follows:

1. That Schedule "A9" of By-law No. 2140 (97), as amended, is further amended by changing the zoning of the lands as described above and shown on the attached Schedule "A" as follows:
 - a) From Residential Development (RD) to Site specific Residential Third Density (R3-23) Zone
2. That By-law No. 2140 (97), as amended, is further amended by adding to "Section 13: Residential Third Density R3 Zone" subsection 13.3 "Special Provisions" the following exception:

R3-23 49 Hayes Road

These lands are zoned "Residential Third Density R3-23 Zone" and all of the provisions of By-law No. 2140 (97), as amended, that relate to lands zoned

“Residential Third Density R3 Zone” by this by-law shall apply to those lands zoned “Residential Third Density R3-23 Zone” shown on the attached Schedule “A” and shall be subject to the following provisions:

1. Notwithstanding the “Zone Provisions – Block Townhouse Dwelling, Street Townhouse Dwelling, Fourplex Dwelling” in Section 13.2.3, the permitted uses shall be subject to the following provisions:

Minimum Front Yard	4m
Maximum Lot Coverage	47%
Minimum Landscape Open Space	Clause (ii) of Section 13.2.3 (i) shall not apply

2. Notwithstanding the “Location of Parking Space Requirements” in Section 6.15.7, a parking area may be located 2.4 meters from the window of a habitable room.

Read a first, second and third time and finally passed by Council this 2nd day of May, 2023.

_____ Terry Ugulini, Mayor

_____ Matthew Trennum, City Clerk