

THE CORPORATION OF THE CITY OF THOROLD

BY-LAW NO. 64-2023

A BY-LAW TO AMEND COMPREHENSIVE ZONING BY-LAW No.60
(2019), 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. 60 (2019) 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 Council has deemed it desirable to amend the Comprehensive Zoning By-law No. 60 (2019), as amended, pursuant to Report No. DS-26-2023 approved at the Council meeting of May 2nd, 2023.

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the City of Thorold enacts as follows:

1. That Schedule "A12" of By-law No. 60 (2019), 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 Future Development (FD) Zone to Site specific Private Street Development (R3D-88) Zone
2. That By-law No. 60 (2019), as amended, is further amended by adding to "Site Specific Exceptions, Holding (H) Provisions, and Temporary Uses" the following exceptions:

Private Road Development (R3D-88) Zone

These lands are zoned “Private Road Development (R3D-88) Zone” and all of the provisions of By-law No. 60 (2019) as amended, that relate to lands zoned “Private Road Development (R3D) Zone” by this by-law shall apply to those lands zoned “Private Road Development (R3D-88) Zone” shown on the attached Schedule “A” and shall be subject to the following provisions:

1. Notwithstanding the “Zone Provisions” in Table 6.3.b, the permitted uses shall be subject to the following provisions:

Maximum Lot Coverage	47%
Maximum Width of a Private Garage Attached to the Main Building	71% of the main building front wall length
Minimum Condominium Unit Area	140m ² for an interior unit

2. Notwithstanding footnote 2 to the “Platform Structure Permitted Encroachments / Projections” in Table 3.5, there shall be no minimum setback from a platform structure to a condominium unit line.

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

Terry Ugolini, Mayor

Matthew Trennum, City Clerk