

THE CORPORATION OF THE CITY OF THOROLD

BY-LAW NO. XX-2024

A BY-LAW TO AMEND COMPREHENSIVE ZONING BY-LAW NO. 60
(2019), AS AMENDED, FOR THE LANDS MUNICIPALLY KNOWN AS 46
& 48 ST DAVID STREET WEST

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 Plan 1890, Lots 39 and 40, NP894, in the City of Thorold, Regional Municipality of Niagara (municipally addressed as 46 & 48 St David Street West); and,

WHEREAS a Public Meeting pursuant to Section 34 (12) of the Planning Act, R.S.O. 1990, c.P.13 was held on June 18, 2024; and,

WHEREAS Council has deemed it desirable to amend the Comprehensive Zoning By-law No. 60 (2019), as amended, pursuant to Report No. DS 33-2024 approved at the Council meeting of September 10, 2024;

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

1. That Schedule "A2A" 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 Residential One (R1C) Zone to site-specific Residential Four (R4A-104) Zone.
 - b. That the subject lands are subject to the permitted uses and regulations of the R4A zone, and all other regulations of this By-law, and with the following site specific uses and provisions:
In addition to the permitted uses of the R4A Zone, the lands described as special exception Residential Four (R4A-104) zone may be used subject to the following special provisions.
A parking aisle shall have a minimum width of 6.0 metres
2. That this by-law shall come into force and effect on the 10th day of September, 2024.

Terry Ugolini, Mayor

Nicholas Debono, City Clerk