

THE CORPORATION OF THE CITY OF THOROLD

BY-LAW NO. XX-2024

A BY-LAW TO AMEND ZONING BY-LAW NO. 60-2019, AS AMENDED,  
BY REZONING THE LANDS MUNICIPALLY KNOWN AS 75 ORMOND  
STREET SOUTH, CITY OF THOROLD.

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WHEREAS the Council of the Corporation of the City of Thorold deems it desirable to approve an application to rezone the lands legally described as 75 Ormond Street South, in the City of Thorold in accordance with the recommendations in report DS 37-2024, approved by Council at the meeting held on September 10th, 2024.

WHEREAS authority to pass this By-law is provided pursuant to Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended.

WHEREAS a Public Meeting pursuant to Section 34(12) of the Planning Act, R.S.O. 1990, c.P.13 was held on February 27th, 2024.

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

1. That By-law No. 60-2019, as amended, is further amended by modifying the existing Apartment and Long-Term Care Facility (R4B-33).
2. That By-law No. 60-2019 as amended, is further amended by modifying to Part 13 "Site Specific Exceptions, Holding (H) Provisions, and Temporary Uses" the following exception:
3. That all other provisions of By-Law No. 60-2019, as amended from time to time, not considered in the By-law shall continue to apply to the lands described on the Schedule attached hereto and forming part of this By-Law.
4. That this By-Law shall come into force and effect on the date of passing by Council, subject to the provisions of the Planning Act, R.S.O 1990 C.P.13, as amended.
5. That this by-law shall come into force and effect on the 10<sup>th</sup> day of September, 2024.

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Terry Ugolini, Mayor

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Nicholas Debono, City Clerk

Special Provision	Zone	Schedule	Location	By-Law
33(H)	R4B	A	75 Ormond Street South	
<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>				
<p>a) a total density of 400 units/hectare;</p>				
<p>b) Interior side yard setback - 3.0 metres;</p>				
<p>c) Front and exterior side yard (east) setback - 4.0 metres;</p>				
<p>d) Maximum height - fifteen (15) stories/fifty (50) metres;</p>				
<p>e) Parking rate (residential) - 1.08 spaces per residential unit;                      Parking rate (commercial) – 1 per 30 m<sup>2</sup> of convenience commercial space</p>				
<p>f) Parking space width of 2.6 metres for all on surface parking spaces and a parking space width of 2.5 metres for all underground parking spaces, with an encroachment of up to 0.5 metres for any infrastructure related to the underground parking structure.</p>				
<p>g) To permit the following as convenience commercial uses in accordance with the location depicted on Appendix A to this By-law:</p> <ul style="list-style-type: none"> <li>• Clinic, commercial school, convenience store, day care, office, personal service shop, pharmacy, restaurant, retail store, tavern, veterinary clinic, or residential unit.</li> </ul>				
<p>h) 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; the acceptance of a detailed noise analysis to the satisfaction of the City of Thorold; and clearance to the satisfaction of the City of Thorold from the requirements of the Solid Waste Disposal Assessment Area.</p>				