

1970 Decew Road

Zoning By-law Amendment Application

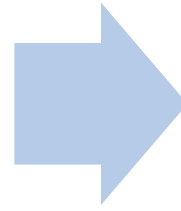
Paul Klassen, BES, MCIP, RPP
Senior Planner



Zoning By-law 2140 (97)

R1A

Residential
First Density



R4B

Residential
Fourth Density

Minimum Lot Area Per Dwelling Unit

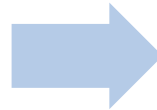
130 m²



80 m²

Minimum Interior Side Yard

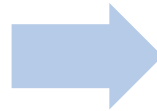
½ of building height



3 m (west side)

Minimum Landscaped Open Space

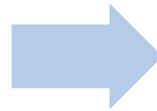
30%



20%

Minimum Planting Strip

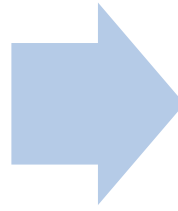
1.5 m



0.7 m (west side)

Zoning By-law 60-2019

R1A
Single
Detached



R4B
Apartment and
Long-term Care
Facility

Minimum Interior Side Yard

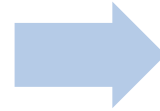
½ of building height



3 m (west side)

Minimum Landscaped Open Space

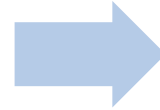
30%



20%

Minimum Planting/Buffer Strip

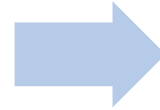
1.5 m



0.7 m (west side)

Maximum Density

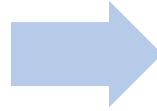
85 units/ha



112 units/ha

Front Yard – Accessory Buildings/Structures

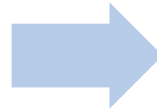
6 m, not permitted closer to street than front wall of dwelling



3.5 m, permitted between dwelling and street

Minimum Two-way Parking Area Access Width

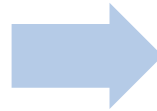
7 m



5.5 m

Required Loading Spaces

1



0

Public Meeting

Oral submissions from Public Meeting incorporated into recommendation report



Preparation of Recommendation Report

All written submissions received until report due date (TBD) incorporated into recommendation report



Council Meeting and Decision (TBD)

Opportunity to delegate in accordance with Procedural By-law



MORE INFORMATION

Paul Klassen, BES, MCIP, RPP

Senior Planner

905-227-6613 ext. 278

Paul.Klassen@thorold.ca

<https://www.thorold.ca/en/city-hall/open-house-public-meetings.aspx>

