

**SECTION 7 - SINGLE-DETACHED DWELLING- FIRST DENSITY ZONE - R1**

The following provisions shall apply in all *SINGLE-DETACHED DWELLING- FIRST DENSITY ZONES R1*:

No *PERSON* shall *HEREAFTER USE* any *BUILDING, STRUCTURE* or land nor *ERECT* any *BUILDING* or *STRUCTURE* except in accordance with the following provisions:

**7.1 USES PERMITTED**

**7.1.1 Residential:**

*SINGLE-DETACHED DWELLING*

*BED & BREAKFAST (By-law 2003-137)*

**7.2 AREA REQUIREMENTS**

**7.2.1 *LOT FRONTAGE:***

Minimum - 18 metres

**7.2.2 *LOT AREA:***

Minimum - 665 square metres

**7.2.2 (a) EXEMPTION**

NOTWITHSTANDING the provisions of Section 7.2.2, the lands described in Schedule "B" of By-law 9734 shall be given an exemption to permit a *LOT AREA* of 482.15 square metres for Part 1 and 643.8 square metres for Part 2 as shown on Reference Plan 59R-7782.

***(10 ANN STREET AND VACANT LOT EAST OF IT)***

**7.2.3 *YARD Requirements:***

*FRONT YARD* - minimum 7.5 metres

*REAR YARD* - minimum 7.5 metres

*SIDE YARD* - minimum 1.5 metres

**7.2.4 *GROUND FLOOR AREA:***

Minimum - 69 square metres

**7.2.5 *GROSS FLOOR AREA:***

Minimum - 100 square metres

**7.2.6 *LOT COVERAGE:***

Maximum - 35 percent

7.3

**EXCEPTION**

**Parcel 1 (Deleted by By-law 10016)**

**Parcel 2**

NOTWITHSTANDING anything *HEREIN* contained, the following lands may be used for the operation of a beauty salon and shall conform to Section 19 hereof:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Welland in the Regional Municipality of Niagara, formerly in the County of Welland and being composed of part of *LOT 242* for the Township of Thorold now in the City of Welland and more particularly described as follows:

COMMENCING at the south-west angle of said *LOT*;

THENCE easterly along the southerly limit of said *LOT*, 100.584 metres to a point in the said southerly limit which is the place of beginning of the lands *HEREIN* to be described;

THENCE northerly parallel with the westerly limit of said *LOT*, 45.72 metres to a point;

THENCE easterly parallel with the southerly limit of said *LOT*, 20.117 metres to a point;

THENCE southerly parallel with the westerly limit of said *LOT*, 45.72 metres, more or less to a point in the southerly limit of said *LOT*;

THENCE westerly along the last mentioned limit, 20.117 metres more or less to the place of beginning. **(By-law 5603)**

***(202 THOROLD ROAD)***

7.3 (a)

NOTWITHSTANDING anything contained *HEREIN*, a senior citizens' *APARTMENT BUILDING* may be established on the lands described below:

ALL AND SINGULAR that certain parcel or tract of land and premises situate lying and being in the City of Welland in the Regional Municipality of Niagara and being composed of part of *BLOCK "A"*, Registered Plan 13, for the Township of Thorold, now in the City of Welland, now known as Plan 648 and designated as Part 2 on Reference Plan 59R-3363. **(By-law 7140)**

***(235 FITCH STREET - ALSO SEE: 5.20.9, 5.20.10, 5.20.24 "OFF-STREET PARKING REQUIREMENTS" – 15)***

7.3 (b)

NOTWITHSTANDING anything contained *HEREIN*, a *VETERINARY CLINIC*, a *CLINIC* and *BUSINESS OFFICES* shall be deemed to be permitted *USES* for the lands described in Schedule "B" of By-law 9518.

***(194 THOROLD ROAD - ALSO SEE: 5.20.19, 5.21.3)***

**7.3 (c) R1-X1 ZONE (By-law 10436) (HOLDING SYMBOL "H" REMOVED BY BY-LAW 10579)**

1. Part of *LOT* 176, former Township of Thorold, known municipally as 672A Quaker Road and as shown on Schedule "A" attached to By-law 10436 as "Change to H-R1-X1 *ZONE*" is hereby rezoned H-R1-X1 *ZONE*.
2. The *USES* permitted in the R1-X1 *ZONE* shall be those permitted in the R1 *ZONE*.
3. The *ZONE* Provisions of the R1-X1 *ZONE* shall be those required in the R1 *ZONE*, with the westerly *LOT LINE* designated as the *FRONT LOT LINE*. Notwithstanding the foregoing, the *EXISTING FRONT YARD* setback of 3.9 metres for the most southerly residential *DWELLING* (**72 MILKWEED TRAIL**) shall be the required *FRONT YARD* setback.
4. That notwithstanding Section 5.2 of By-law 2667 (*FRONTAGE* on a *STREET*) the erection or *USE* of a *BUILDING* or *STRUCTURE* on a *LOT* which does not front on a *STREET* is permitted.
5. That notwithstanding Section 6.6 of By-law 2667 (Municipal Services Required), residential development will be permitted on private water and sanitary services which are ultimately connected to a municipal system.

**(NOW 72, 86 AND 100 MILKWEED TRAIL)**

**7.3 (d) R1-X2 ZONE (By-law 11008)**

1. That *LOTS* 1-7 and 31-55 all inclusive, Plan 59M-226 located on Cedar Park Drive, Redwood Court and Wellandvale Drive and shown on Schedule "A" of By-law 11008 as "Change to R1-X2 *ZONE*" are hereby rezoned R1-X2 *ZONE*.
2. The *USE* permitted in the R1-X2 *ZONE* shall be a *SINGLE-DETACHED DWELLING*.
3. The provisions for the R1-X2 *ZONE* shall be those provided for in the *SINGLE-DETACHED DWELLING* - First Density *ZONE* (R1) save and except as follows:

YARD Requirements:

<i>SIDE YARD</i>	Minimum 1.5 metres
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**(PART OF CEDAR PARK ESTATES SUBDIVISION 59M-226)**

**7.3 (e) R1-X3 ZONE (By-law 11016)**

1. That *LOTS* 510-551; 560-601 all inclusive, and part of Roxborough Street and Lawrence Street, Plan 944 known municipally as 1 Vanier Drive and shown on Schedule "A" of By-law 11016 as "Change to R1-X3 *ZONE*" is hereby rezoned R1-X3 *ZONE*.
2. The *USES* permitted in the R1-X3 *ZONE* shall be those permitted in the R1 *ZONE* with the additional *USE* of a Community Health and Social

Service Centre.

**(1 VANIER DRIVE)**

**7.3 (f) R1-X4 ZONE (By-law 2001-77)**

1. That Part of Lot 258, former Township of Thorold, now in the City of Welland, known municipally as 381 Clare Avenue and shown on Schedule "A" to By-law 2001-77 as "Change to R1-X4 ZONE" is hereby rezoned R1-X4 ZONE;
2. The *USES* permitted in the R1-X4 ZONE shall be those permitted in the R1 ZONE and a *PARKING LOT*;
3. The provisions of the R1-X4 ZONE shall be those of the R1 ZONE save and except as follows:
 

Minimum North YARD Setback for 25 metres  
*PARKING LOT*
4. Notwithstanding Section 5.20, the *PARKING LOT* does not have to be hard surfaced.

**(381 CLARE AVENUE)**

**7.3 (g) R1-X5 ZONE (By-law 2002-177)**

That Part of Lot 242, former Township of Thorold, now in the City of Welland known municipally as 180 and 184 Thorold Road and shown on Schedule "A" of By-law 2002-177 as "Change to R1-X5 ZONE" is hereby rezoned R1-X5 ZONE;

The *USES* permitted in the R1-X5 ZONE shall be limited to a *CLINIC* and *BUSINESS OFFICE* and associated parking on the westerly 51 metres and only parking associated with permitted *USES* on the easterly 25.6 metres;

Notwithstanding the provisions of By-law 2667, the *ZONE* provisions for the R1-X5 ZONE shall be as follows:

Minimum <i>LOT FRONTAGE</i>	77.0 metres
Minimum <i>LOT AREA</i>	4,000 square metres
Minimum <i>FRONT YARD</i> Setback	17.5 metres
Minimum <i>REAR YARD</i> Setback	13.5 metres
Minimum West <i>YARD</i> Setback	20.0 metres
Minimum East <i>YARD</i> Setback	25.6 metres
Minimum Landscaped Buffer Along West, North and East Property Lines	3.0 metres
Minimum South <i>YARD</i> Setback for Parking	17.5 metres

On Easterly 25.6 metres

**(180 AND 184 THOROLD ROAD)**

**7.3 (h) R1 ZONE (By-law 2003-175) (HOLDING SYMBOL REMOVED BY BY-LAW 2004-168)**

**(PART BLOCK 15, PLAN M-86, COLBECK DRIVE)**

**7.3 (i) H-R1-X6 ZONE (By-law 2008-42) (HOLDING SYMBOL "H" REMOVED BY BY-LAW 2008-68)**

1. That Part of Lot 242, former Township of Thorold, now in the City of Welland being Part 7, Plan 59R-2523, known municipally as 196 Thorold Road and shown on Schedule "A" attached to By-law 2008-42 as "Change to H-R1-X6 ZONE" is hereby rezoned H-R1-X6 ZONE;

2. The uses permitted in the H-R1-X6 ZONE shall be:

a *SINGLE-DETACHED DWELLING*;

a financial services *BUSINESS OFFICE*;

3. The provisions for the H-R1-X6 ZONE shall be as follows:

Minimum <i>FRONT YARD</i> Setback	7.5 metres
Minimum <i>REAR YARD</i> Setback	26.0 metres
Minimum East <i>YARD</i> Setback	6.0 metres
Minimum West <i>YARD</i> Setback	6.8 metres
Minimum <i>FRONTAGE</i>	21.0 metres
Minimum <i>LOT AREA</i>	1,100.0 square metres
Parking Area Setbacks	
North Setback	13.0 metres
West Setback	0.9 metres
East Setback	6.0 metres
Maximum Parking <i>LOT</i> Area	21%
Minimum <i>LANDSCAPED OPEN SPACE</i> Area	70%

Within the *LANDSCAPED OPEN SPACE* Area, a minimum 3 metre landscaped strip shall be provided along the north property line. Said 3 metre strip shall be included within the required percentage (70%) devoted to

*LANDSCAPED OPEN SPACE* Area.

4. Notwithstanding Section 5.20 – Parking Requirements the minimum number of *PARKING SPACES* shall be seven (7) for the existing 130 square metre *BUILDING* to be used for commercial (financial services *BUSINESS OFFICE*) purposes. *PARKING SPACES* are permitted in the *EXTERIOR SIDE YARD* in excess of 50% of the width of the *EXTERIOR SIDE YARD*.

**(196 THOROLD ROAD)**

7.3.(j)

**R1-X7 AND H-R1-X7 ZONE (By-law 2013-21) (HOLDING SYMBOL “H” REMOVED BY BY-LAW 2016-76)**

1. That Part of Township Lot 176 Thorold as in TH23166, Welland, municipally known as 136 Milkweed Trail; as shown on Schedule “A” attached to By-law 2013-21 as “Change to R1-X7 ZONE” is hereby rezoned to R1-X7 ZONE.
2. That Part of Township Lot 176 Thorold as in RO715703, municipally known as 188 Milkweed Trail, as shown on Schedule “A” attached to By-law 2013-21 as “Change to H-R1-X7 ZONE” is hereby rezoned to H-R1-X7 ZONE.
3. That the *USES* permitted in the R1-X7 and the H-R1-X7 ZONE shall be those permitted in the R1 ZONE.
4. That the provisions of the R1-X7 and the H-R1-X7 ZONE shall be those provided for in the R1 ZONE with the westerly *LOT LINE* designated as the front *LOT LINE*.
5. Notwithstanding Section 5.2 (a) the erection or *USE* of a *BUILDING* or *STRUCTURE* is permitted on a *LOT* that does not front onto a *STREET*.
6. The Holding Symbol (H) shall be removed from the H-R1-X7 ZONE by way of an Amending By-law when the following information is submitted to the satisfaction of the City:
  - a. Establish to the City's satisfaction that full municipal services will be extended to service the property at 188 Milkweed Trail.

**(136 AND 188 MILKWEED TRAIL)**