

**SECTION 8 - SINGLE-DETACHED DWELLING- SECOND DENSITY ZONE - R2**

The following provisions shall apply in all *SINGLE-DETACHED - DWELLING- SECOND DENSITY ZONES R2*:

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

**8.1 USES PERMITTED**

**8.1.1 Residential:**

*SINGLE-DETACHED DWELLING*

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

**8.2 AREA REQUIREMENTS**

**8.2.1 *LOT FRONTAGE:***

Minimum - 15 metres

**8.2.2 *LOT AREA:***

Minimum - 555 square metres

**8.2.3 *YARD Requirements:***

*FRONT YARD* - minimum 7.5 metres (By-law 2883)

*REAR YARD* - minimum 7.5 metres

*SIDE YARD* - minimum 1.5 metres

**8.2.4 *GROUND FLOOR AREA:***

Minimum - 60 square metres

**8.2.5 *GROSS FLOOR AREA:***

Minimum - 83 square metres

**8.2.6 *LOT COVERAGE:***

Maximum - 35 percent

**8.2.7 EXEMPTIONS**

**Parcel 1a (By-law 2972)**

Notwithstanding anything contained in Section 8.1 of this By-law *LOTS 972 and 973* of Registered Plan No. 40 of the Township of Crowland now in the City of Welland, and any buildings or structures located thereon may be used as a retail store.

**(134, 138, AND 140 CROWLAND AVENUE)**

**Parcel 1b (By-law 2972)**

Notwithstanding anything contained in Section 6.3 of this By-law, a main *BUILDING* may be constructed on *LOT 75* in Registered Plan No. 59 of the Township of Crowland, now the City of Welland with its main entrance facing on Hagar Street and with a *FRONT YARD* on Hagar Street not less than 3.048 metres.

**(80 GOLDEN BOULEVARD)**

**Parcel 1c (By-law 3384)**

NOTWITHSTANDING the provisions of By-law Number 2667 that the following lands, namely:

In the City of Welland, formerly part of *LOT 245*, Township of Thorold more particularly described as follows:

COMMENCING at the south east angle of *LOT 245*;

THENCE west along the south limit of *LOT*, 86.868 metres to the place of beginning of the *HEREIN* described lands;

THENCE continuing west along the south limit 18.288 metres;

THENCE north parallel with the east limit of the *LOT*, 160.325 metres;

THENCE east parallel with the south limit of the *LOT*, 18.288 metres;

THENCE south parallel with the east limit of the *LOT*, 160.325 metres to the place of beginning.

May be used for the purposes as set out in Section 20 (C2) of By-law Number 2667 together with the operation of a taxi stand or station provided, however, that the *SIDE YARD* requirements for any addition to the premises situate in the said lands as of the date of this By-law, be no less than those of the present *SIDE YARDS* of the said premises and further that all other requirements for a designated C2 area shall apply as set out in By-law Number 2667.

**(412 THOROLD ROAD)**

**Parcel 2 (By-laws 3384 and 5666)**

NOTWITHSTANDING the provisions of By-law Number 2667 that the following lands namely,

In the City of Welland, County of Welland being composed of part of Township *LOT* Number I Concession 11 for the Township of Pelham, now the City of Welland, more particularly described as follows:

COMMENCING at south east angle of *LOT*;

THENCE north along the east limit, 116.738 metres to place of commencement of

hereinafter described parcel;

THENCE west parallel with the south limit of *LOT*, 71.323 metres more or less;

THENCE south parallel with the east limit of *LOT*, 52.730 metres more or less;

THENCE east parallel with the south limit of *LOT*, 71.323 metres more or less to point in east limit of *LOT*;

THENCE north along east limit, 52.730 metres more or less to place of beginning.

May be used for the purposes as set out in Section 21 (C3) of By-law Number 2667 provided, that the requirements of Section 22 (C4) of By-law Number 2972 amending By-law Number 2667 are complied with.

**(681 SOUTH PELHAM ROAD - ALSO SEE: 8.2.7 - PARCEL 8, 17.4.3, 17.4.4)**

**Parcel 3 (By-law 3089)**

NOTWITHSTANDING the provisions of Section 8.1.1, *LOTS* 5 and 6, according to Plan 940 for the City of Welland being Municipal Number 217 Merritt shall be given a special *USE* allowing the owner to convert the premises into a *DUPLEX* containing only two *DWELLING UNITS* provided that there is no change in the exterior of the *DWELLING*.

**(217 MERRITT STREET)**

**Parcel 4 (By-law 3475)**

NOTWITHSTANDING the *FRONT YARD* requirements of Section 8.2.3, any *SINGLE-DETACHED DWELLING ERECTED HEREAFTER* on the lands described as follows, shall have a *FRONT YARD* of 41.148 metres;

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Welland and the County of Welland in the Province of Ontario and being composed of part of *LOT* 1 in the 11th Concession of the Township of Pelham now in the City of Welland and being more particularly described as follows:

COMMENCING at an iron stake planted in the east limit of said *LOT* distant southerly therein 148.742 metres from the north-east angle of said *LOT*;

THENCE westerly parallel to the north limit of said *LOT* 201.168 metres more or less to an iron stake;

THENCE Northerly parallel to the said east limit of said *LOT* a distance of 18.29 metres to a point being the north-west angle of the lands;

THENCE Easterly parallel to the north limit of said *LOT* a distance of 201.168 metres more or less to an iron stake planted in the east limit of said *LOT*;

THENCE Southerly along the said east limit 18.288 metres to the place of beginning.

**(845 SOUTH PELHAM ROAD)**

**Parcel 5 (By-laws 5364 and 5419)**

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 241* for the Township of Thorold now in the City of Welland and more particularly described as follows:

COMMENCING at the south east corner of said *LOT 241*;

THENCE westerly 60.350 metres, more or less, to a point in the southerly limit of said *LOT 241*;

THENCE northerly 60.960 metres to a point;

THENCE easterly 10.058 metres, more or less to the centre line of a private right-of-way; which point is the place of beginning of the *HEREIN* described parcel of land;

THENCE northerly 56.388 metres to a point;

THENCE westerly 70.409 metres to a point;

THENCE southerly 56.388 metres to a point;

THENCE easterly 70.409 metres, more or less, to the place of beginning, may, conditional on an acceptable site plan being submitted to the Development Services Department, be used for furniture retail sales in an *EXISTING* barn situated on the above property, and further that the access to the *HEREIN* before described parcel of land be restricted to the mutual right-of-way at the east limit of the said property.

***(144A THOROLD ROAD)***

**Parcel 6 (By-law 6574)**

NOTWITHSTANDING anything contained in Section 8.2.3 of this By-law, the *FRONT YARD* requirement, for the lands described in Schedule "B" for the R2 area of By-law 6574 may be reduced to a minimum of 6.0 metres.

***(ALL R2 LOTS BETWEEN CLARE AVENUE AND RICE ROAD, NORTH OF WOODLAWN ROAD EXCEPT LOTS ON SILVERSTAR COURT)***

**Parcel 7 (By-law 6620)**

NOTWITHSTANDING anything contained in Section 8.2.3 of this By-law, the *FRONT YARD* requirement, for the lands described in Schedule "B" for the R2 area of By-law 6620 may be reduced to a minimum of 6.0 metres.

***(ALL R2 LOTS BETWEEN CLARE AVENUE AND RICE ROAD, NORTH OF WOODLAWN ROAD EXCEPT LOTS ON SILVERSTAR COURT)***

**Parcel 8 (By-law 6863)**

NOTWITHSTANDING the provisions of By-law 2667 that the following lands; namely:

In the City of Welland, in the Regional Municipality of Niagara, formerly in the Township of Pelham, and being composed of part of *LOT 1*, Concession 11 and designated as Parts 1, 2 and 4 on Plan 59R-2861,

May be used for the purposes as set out in Section 21 (C3) of By-law 2667 provided that the requirements of Section 22 are complied with.

**(681 SOUTH PELHAM ROAD - ALSO SEE: 8.2.7 - PARCEL 2, 17.4.3, 17.4.4)**

**Parcel 9 (By-law 7176 and 7448)**

NOTWITHSTANDING the provisions of Section 8, *LOTS* 13 and 14, according to Registered Plan 61 for the Township of Crowland, now in the City of Welland, now known as Plan 980, shall be given an exemption to permit the *USE* of the said lands for the purposes of a *FRATERNAL ORGANIZATION*.

**(281 RIVERSIDE DRIVE - ALSO SEE: 6.8.1, 5.20.11)**

**Parcel 10 (By-law 7957)**

NOTWITHSTANDING the provisions of Section 6.6 of this By-law, Part of *LOT* 31, Concession 7, former Township of Crowland, now in the City of Welland and more particularly described as follows, shall be given an exemption to permit the construction on the said lands of a *SINGLE-DETACHED DWELLING* without municipal services:

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the City of Welland, in the County of Welland, and being composed of Part of *LOT* 31, Concession 7, Township of Crowland, now in the City of Welland, more particularly described as follows:

COMMENCING at a point in the southerly limit of the King's Highway No. 3A as shown on Deposited Plan No. 87176 for the Township of Crowland distant therein 30.614 metres measured N. 84° 05' E. from the intersection of the said southerly limit and the westerly limit of *LOT* 31;

THENCE continuing N. 84° 05' E. along said southerly limit 193.807 metres to the intersection of the southerly limit of Highway No. 3A and the northerly limit of the Canada Southern Railway lands;

THENCE south-westerly along the northerly limit of the said railway lands, 219.547 metres to a point;

THENCE northerly and parallel to and being distant 30.480 metres perpendicular therefrom the westerly limit of *LOT* 31, 86.380 metres to the place of beginning.

CONTAINING by admeasurement 0.835 hectares more or less.

**(717 RIVERSIDE DRIVE)**

**Parcel 11 (By-laws 8141 and 8975)**

NOTWITHSTANDING the provisions of Section 8, part of *LOT* 244, formerly Township of Thorold, now in the City of Welland in the Regional Municipality of Niagara, designated as Part 1 on Plan 59R-4736, being Parcel 244-2, Section 59-Thorold, shall be given an exemption to allow the *USE* of the said lands for the purposes of *DRY CLEANING AND LAUNDRY DEPOT* and a laundromat and a spotting and stain removing establishment, *PERSONAL SERVICE ESTABLISHMENTS, RETAIL STORES, BUSINESS OFFICES*, a *CLINIC*, duplicating

shop and *CONVENIENCE STORE*, subject to the provisions of Section 19.2.

**(340 THOROLD ROAD - ALSO SEE: 8.2.7 - PARCEL 17)**

**Parcel 12 (By-law 8396)**

NOTWITHSTANDING any provision of Section 8.2.3 of this By-law, the minimum *SIDE YARD* requirements for *LOTS* 11 to 14, 18 to 32 and 69 to 80, Plan M-79 on Melissa Crescent shall be as follows:

1 STOREY	minimum 1.2 metres
1 1/2 STOREY	minimum 1.5 metres
2 STOREY	minimum 1.5 metres

**(LOTS ON MELISSA CRESCENT - SEE DESCRIPTION)**

**Parcel 13 (By-law 9256)**

NOTWITHSTANDING the provisions of Section 8.2.2, the following lands, rezoned by By-law 9256, shall be given an exemption to allow a minimum of 405 square metres of required *LOT AREA*, instead of the 555 square metres: Parts of *LOTS* 572 and 571 and part of the closed *LANE*, according to Registered Plan 942 of the City of Welland in the Regional Municipality of Niagara and designated as Part 2 on Reference Plan 59R-6760.

**(185 ST. GEORGE STREET)**

**Parcel 14 (By-law 9415)**

NOTWITHSTANDING the provisions of Section 8 of the lands described in Schedule "B" of By-law 9415, may be used for the purposes of a banquet hall, club and *FRATERNAL ORGANIZATION*.

**(34 LINCOLN STREET)**

**Parcel 15 Repealed by By-law 10872.**

**Parcel 16 - Lands Zoned R2(H) (By-law 9806) (HOLDING SYMBOL "H" REMOVED BY BY-LAW 10128)**

NOTWITHSTANDING the provisions of Section 8.1, the lands described in Schedule "B" of By-law 9806 shall be given exemption to permit two (2) Regional Assessment Centre Residences and an Institutional Office *BUILDING*.

**(654 SOUTH PELHAM ROAD - ALSO SEE: 5.20.21, 5.21.4, 6.1.1(d))**

**Parcel 17 - Lands Zoned R2(H) (By-law 9842)**

NOTWITHSTANDING the provisions of Section 8, the lands described in Schedule "B" of By-law 9842 shall be given an exemption to allow the *USE* of the said lands for the purposes of a *DRY CLEANING AND LAUNDRY DEPOT* and a laundromat and a spotting and stain removing establishment, *PERSONAL SERVICE ESTABLISHMENT*, *RETAIL STORES*, *BUSINESS OFFICES*, a *CLINIC*, duplicating

shop and *CONVENIENCE STORE*, subject to the provisions of Section 19.2.

**(VACANT LAND WEST OF 340 THOROLD ROAD - ALSO SEE: 8.2.7 PARCEL 11)**

**Parcel 18 - Lands Zoned R2 (By-law 9909) (HOLDING SYMBOL "H" REMOVED BY BY-LAW 10395)**

**(NORTH END OF MARC COURT)**

**Parcel 19 - Repealed by By-law 1999-131.**

**Parcel 20 - H-R2-X1 ZONE (By-law 10255)**

1. Part of *LOTS* 36, 37 and 38, Plan 813 shown on Schedule "A" of By-law 10255 as "Change to H-R2-X1 *ZONE*" is hereby rezoned to H-R2-X1 *ZONE*.
2. That the *USES* permitted in the H-R2-X1 *ZONE* shall be limited to an industrial laundry operation in the northerly 29.7 metres of the *ZONE* and parking associated with the laundry operation in the southerly 31.8 metres of the *ZONE*.
3. That the *ZONE* Provisions for the H-R2-X1 *ZONE* shall be as follows:

Minimum <i>FRONTAGE</i>	61.4 metres
Minimum <i>FRONT YARD</i>	15.0 metres
Minimum <i>REAR YARD</i>	6.1 metres
Minimum North <i>SIDE YARD</i>	5.69 metres
Minimum South <i>SIDE YARD</i>	33.5 metres
4. Notwithstanding Section 5.20.4.1, parking of non-commercial vehicles will be permitted in the *FRONT YARD* of the northerly 29.7 metres of the *ZONE*.
5. Notwithstanding Section 6.4, the parking and storage of *COMMERCIAL VEHICLES ACCESSORY* to the permitted *USE* will be allowed.
6. Any proposed propane tanks or dispensing facility, *ACCESSORY* to the permitted *USES*, shall be located in the southerly *SIDE YARD* with a minimum setback from the *NEAREST WALL* of any *BUILDING* of 10 metres and 7.5 metres from any *LOT LINE*, or in accordance with the requirements of the Fuel Safety Branch, whichever is greater.
7. That prior to the lifting of the Holding Symbol (H), the only *USES* permitted will be the *EXISTING* laundry operation and the *SINGLE-DETACHED DWELLING*.

**(180-184 KINGSWAY)**

**Parcel 21 - Lands Zoned R2 (By-law 10357) (HOLDING SYMBOL "H" REMOVED BY BY-LAW 10559)**

**(370 RIVERSIDE DRIVE AND VACANT LANDS OPPOSITE ABOVE)****Parcel 22 - R2-X2 ZONE (By-law 10357)**

1. Part of *LOT 30*, Concession 6, former Township of Crowland more particularly described as part of Part 1, Plan 59R-4551 and known municipally as 358 Riverside Drive, shown on Schedule "A" of By-law 10357 as "Change to R2-X2 ZONE" is hereby rezoned R2-X2 ZONE.

2. The *USES* permitted in the R2-X2 ZONE shall be limited to a *SINGLE-DETACHED DWELLING, RETAIL STORE, PERSONAL SERVICE ESTABLISHMENT, DAY CARE FACILITY, BUSINESS OFFICE* and Dance Studio.

3. Notwithstanding the provisions of By-law 2667, the ZONE Provisions for the R2-X2 ZONE shall be as follows:

Minimum <i>LOT FRONTAGE</i>	56 metres
Minimum <i>LOT AREA</i>	3,000 square metres
Minimum <i>FRONT YARD</i> (East)	11.7 metres
Minimum <i>REAR YARD</i> (West)	14.3 metres from top of bank
Minimum <i>SIDE YARD</i> (North)	33.0 metres
Minimum <i>SIDE YARD</i> (South)	5.0 metres
Maximum <i>LOT COVERAGE</i>	35 percent

4. Notwithstanding Section 5.3, an *ACCESSORY BUILDING* not exceeding 28 square metres in area may be erected in the *REAR YARD* on lands zoned R2-X2 only.

**(358 RIVERSIDE DRIVE)****Parcel 23 - R2-X3 ZONE (By-law 10465)**

1. Part of *LOT 246*, former Township of Thorold, now in the City of Welland known municipally as 640 South Pelham Road, and shown on Schedule "A" of By-law 10465 as "Change to R2-X3 ZONE" is hereby rezoned R2-X3 ZONE.

2. The *USES* permitted in the R2-X3 ZONE shall be limited to a *SINGLE-DETACHED DWELLING, COMMERCIAL GREENHOUSES* with an associated retail outlet and *ACCESSORY USES* thereto.

3. The Zone Provisions for the R2-X3 ZONE shall be as follows:

Minimum <i>LOT FRONTAGE</i>	24 metres
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Minimum <i>LOT AREA</i>	1,500 square metres
Minimum <i>FRONT YARD</i>	7.5 metres
Minimum <i>REAR YARD</i>	10 metres
Minimum	South <i>SIDE YARD (EXISTING COMMERCIAL GREENHOUSE)</i> 2.1 metres
	South <i>SIDE YARD</i> 7.0 metres
	South <i>SIDE YARD (DWELLING)</i> 7.0 metres
	North <i>SIDE YARD (EXISTING COMMERCIAL GREENHOUSE)</i> 1.07 metres
	North <i>SIDE YARD (Retail Outlet)</i> 1.9 metres
	North <i>SIDE YARD</i> 3.0 metres
Minimum <i>LANDSCAPED OPEN SPACE</i>	15 percent
Maximum <i>LOT COVERAGE</i>	60 percent
Maximum <i>BUILDING HEIGHT</i>	9 metres

4. Notwithstanding Section 5.20.1 of By-law 2667, a driveway with a width of 2.4 metres on the south side of the subject lands will be permitted and parking associated with the *COMMERCIAL GREENHOUSE* operation will be permitted on the property to the north, which property is known municipally as 644 South Pelham Road.

**(640 SOUTH PELHAM ROAD)**

**Parcel 24 - R2-X4 ZONE (By-law 10465)**

1. Part of *LOT 246*, former Township of Thorold, now in the City of Welland, known municipally as 644 South Pelham Road, shown on Schedule "A" of By-law 10465 as "Change to R2-X4 ZONE" is hereby rezoned to R2-X4 ZONE.
2. The *USES* permitted in the R2-X4 ZONE shall be those permitted in the R2 ZONE as well as parking and vehicular access associated with the *COMMERCIAL GREENHOUSE* operation to the south (640 South Pelham Road).
3. The ZONE Provisions for the R2-X4 ZONE shall be those of the R2 ZONE, save and except that there is no minimum *FRONTAGE* required.

**(644 SOUTH PELHAM ROAD)**

**Parcel 25 - R2-X5 ZONE (By-law 11008)**

1. That *LOTS* 8-30 all inclusive, Plan 59M-226 located on Cedar Park Drive and shown on Schedule "A" of By-law 11008 as "Change to R2-X5 ZONE" are hereby rezoned R2-X5 ZONE.
2. The *USES* permitted in the R2-X5 ZONE shall be a *SINGLE-DETACHED DWELLING*.
3. The provisions for the R2-X5 ZONE shall be those provided for in the *SINGLE-DETACHED DWELLING - Second Density ZONE (R2)* 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 - CEDAR PARK DRIVE)***

**Parcel 26 - R2-X6 ZONE (By-law 11187, 1999-97)**

1. That *LOTS* 35 through 53 inclusive, *BLOCK* 57 and portions of Redwood Court and Wellandvale Drive, Plan 59M-226 and shown on Schedule "A" of By-law 11187 as "Change to R2-X6 ZONE" are hereby rezoned R2-X6 ZONE.
2. The *USE* permitted in the R2-X6 ZONE shall be a *SINGLE-DETACHED DWELLING*
3. The provisions for the R2-X6 ZONE shall be those provided for in the *SINGLE-DETACHED DWELLING - Second Density ZONE (R2)* save and except as follows:

<i>LOT AREA</i>	Minimum 500 square metres
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YARD Requirements

<i>SIDE YARD</i>	1 <i>STOREY</i>	minimum 1.2 metres
	1 ½ <i>STOREY</i>	minimum 1.2 metres
	2 <i>STOREY</i>	minimum 1.5 metres

***(CEDAR PARK ESTATES SUBDIVISION 59M-226) (CEDAR PARK EXTENSION 59M-256; PART OF CEDAR PARK ESTATES 59M-256, 178, 186, 196 CEDAR PARK DRIVE)***

**Parcel 27 - R2-X7 ZONE (By-law 2000-10)**

1. That Part of *LOT* 252, former Township of Thorold, now in the City of Welland, known municipally as 369 Thorold Road and shown on Schedule "A" of By-law 2000-10 as "Change to R2-X7 ZONE" is hereby rezoned R2-X7

*ZONE;*

2. The *USES* permitted in the R2-X7 *ZONE* shall be those permitted in the R2 *ZONE* with the additional use of an interior columbarium;
3. The provisions for the R2-X7 *ZONE* shall be those provided for in the R2 *ZONE*.

**(369 THOROLD ROAD)**

**Parcel 28 - R2-X8 ZONE (By-law 2001-14)**

1. That *LOTS* 779 through 798, all inclusive, Plan 951 known municipally as 535 Sutherland Avenue and shown on Schedule "A" of By-law 2001-14 as "Change to R2-X8 *ZONE*" is hereby rezoned R2-X8 *ZONE*;
2. The *USES* permitted in the R2-X8 *ZONE* shall be those permitted in the R2 *ZONE* with the additional *USES* of a community health and social service centre and respite care;
3. The respite care *USE* shall be limited to weekends and to one (1) occupant, with supervision, at any one (1) time;
4. That the minimum number of required *PARKING SPACES* for the existing *USE* within the existing *BUILDING* be seventeen (17); and
5. The provisions for the R2-X8 *ZONE* shall be those provided for in the R2 *ZONE* for *SINGLE-DETACHED DWELLINGS* and Section 6.8 of Zoning By-law 2667, as amended, for the additional *USES*.

**(535 SUTHERLAND AVENUE)**

**Parcel 29 - R2-X9 ZONE (By-law 2001-70)**

1. That Lots 2068 and 2069, Plan 984 known municipally as 324 and 326 Kilgour Avenue and shown on Schedule "A" of By-law 2001-70 as "Change to R2-X9" *ZONE* is hereby rezoned R2-X9 *ZONE*;
2. The *USES* permitted in the R2-X9 *ZONE* shall be a *SINGLE-DETACHED DWELLING* and a *SEMI-DETACHED DWELLING*;
3. The provisions for the R2-X9 *ZONE* shall be those provided for in the R2 *ZONE* and the following:

	<b>Regulations for a SEMI-DETACHED DWELLING</b>	<b>Regulations for each DWELLING UNIT of a SEMI-DETACHED DWELLING</b>
Minimum <i>LOT FRONTAGE</i>	15.2 metres	7.3 metres
Minimum <i>LOT AREA</i>	550 square metres	270 square metres

Minimum <i>FRONT YARD</i> Setback	5.6 metres	5.6 metres
Minimum <i>REAR YARD</i> Setback	7.5 metres	7.5 metres
Minimum <i>SIDE YARD</i> Setback	1.5 metres	Minimum Exterior - 1.5 metres Common Wall - 0 metres
Minimum <i>GROUND FLOOR AREA</i>	-	50 square metres
Minimum <i>GROSS FLOOR AREA</i>	-	80 square metres
Maximum <i>LOT COVERAGE</i>	40%	40%

4. Notwithstanding Section 5.20.4.1 and Schedule "B" of By-law 2667, parking for 326 Kilgour Avenue shall be permitted in the *FRONT YARD* with a parking stall length of 5.6 metres.

**(324 AND 326 KILGOUR AVENUE)**

**Parcel 30 – R2-X10 ZONE (By-law 2003-172)**

1. That Lot 163 and Part of Lot 164, Plan 655 known municipally as 35 Rice Road and shown on Schedule "A" attached to By-law 2003-172 as "Change to R2-X10 ZONE" is hereby rezoned R2-X10 ZONE;
2. That the *USES* permitted in the R2-X10 ZONE shall be those permitted in the R2 ZONE;
3. The provisions for the R2-X10 ZONE shall be those permitted in the R2 ZONE;

Minimum <i>LOT FRONTAGE</i>	11.9 metres
Minimum <i>LOT AREA</i>	360 square metres
Minimum <i>FRONT YARD</i> Setback	6.0 metres
Maximum <i>LOT COVERAGE</i>	38%

**(35 RICE ROAD)**

**Parcel 31 – R2-X11 ZONE (By-law 2003-172)**

1. That Lot 165 and Part of Lot 164, Plan 655 known municipally as 37 Rice Road and shown on Schedule "A" attached to By-law 2003-172 as "Change to R2-X11 ZONE" is hereby rezoned R2-X11 ZONE;

2. The uses permitted in the R2-X11 ZONE shall be those permitted in the R2 ZONE and the existing DUPLEX;
3. The provisions for the R2-X11 ZONE shall be those provided for in the R2 ZONE and the following:

Minimum LOT FRONTAGE	15.0 metres
Minimum LOT AREA	470 square metres
Minimum FRONT YARD Setback	3.0 metres
(Existing DUPLEX)	
Minimum FRONT YARD Setback	7.5 metres
(for any new SINGLE-DETACHED DWELLING)	
Minimum REAR YARD Setback	6.9 metres
Minimum North YARD Setback	3.0 metres
Minimum South YARD Setback	1.8 metres
(for Existing DUPLEX)	
Maximum LOT COVERAGE	35%

**(37 RICE ROAD)**

**Parcel 32 - R2 ZONE (By-law 2005-26) (HOLDING SYMBOL “H” REMOVED BY BY-LAW 2005-74)**

**(322, 326, 330, 334, 338, 342, 346 CLARE AVENUE))**

**Parcel 33 – H-R2 ZONE (By-law 2006-129) (HOLDING SYMBOL “H” REMOVED BY BY-LAW 2008-10)**

**(MICHAEL ESTATES SUBDIVISION)**

**Parcel 34 – R2-X12 ZONE (By-law 2006-130)**

1. That Part of Lot 230, former Township of Thorold, now in the City of Welland, known municipally as 127 Quaker Road and shown on Schedule “A” attached to By-law 2006-130 as “Change to R2-X12 ZONE” is hereby rezoned R2-X12 ZONE;
2. The permitted USES shall be those permitted in the R2 ZONE save and except that up to eight (8) residents will be permitted in a GROUP HOME;
3. The provisions of the R2-X12 ZONE shall be those provided for in the R2 ZONE.

**(127 QUAKER ROAD)**

**Parcel 35 – H-R2 ZONE (By-law 2006-137)**

1. That part of Lot 29 and 30, Concession 6, in the City of Welland, municipally known as 290 Riverside Drive and shown on Schedule “A” attached to By-law 2006-137 as “Change to H-R2 ZONE” is hereby rezoned H-R2 ZONE.

**(290 RIVERSIDE DRIVE)**

**Parcel 36 – H-R2-X13 ZONE (By-law 2012-42)**

1. That Lots 312 to 319 inclusive, 418, 419, 424 to 435 inclusive, Part of Lots 296 to 311 inclusive, 320 to 333 inclusive, 412 to 415 inclusive, 420 to 423 inclusive, 436 to 440 inclusive, 444 to 447 inclusive, Part of closed Birmingham Street Road Allowance, Part of closed Lawrence Avenue Road Allowance and Part of closed Sheffield Avenue Road Allowance, Plan 947, Registered Plan 26, former Township of Crowland, now in the City of Welland and shown on Schedule “A” attached to By-law 2012-42 as “Change to H-R2-X13 ZONE” is hereby rezoned H-R2-X13 ZONE.
2. That the *USES* permitted in the H-R2-X13 ZONE shall be *SINGLE-DETACHED DWELLINGS* and *BUILDINGS, STRUCTURES* and *USES ACCESSORY* thereto.
3. That the provisions of the H-R2-X13 ZONE shall be those provided for in the R2 ZONE save and except as follows:

Minimum <i>FRONT YARD</i>	4.5 metres to DWELLING UNIT
	6.0 metres to attached garage
<i>LOT COVERAGE</i>	Maximum 50%

No *BUILDINGS* or *STRUCTURES* shall be permitted within 14 metres of the Ministry of Transportation designated future Highway 406 corridor.

**(CANAL VIEW HEIGHTS SUBDIVISION)**

**Parcel 37 – R2-X14 ZONE (By-law 2012-131)**

1. That Lot 886 and Part of Lot 887, Plan 960, municipally known as 325 McAlpine Avenue and shown on Schedule “A” attached to By-law 2012-131 as “Change to R2-X14 ZONE” is hereby rezoned R2-X14 ZONE.
2. That the *USES* permitted in the R2-X14 ZONE shall be those provided for in the R2 ZONE as well as an *ACCESSORY DWELLING UNIT* located in the principal *DWELLING UNIT*, subject to the following criteria:
  - a. The *GROSS FLOOR AREA* of the *ACCESSORY DWELLING UNIT* is equal to, or less than, the *GROSS FLOOR AREA* of the principal *DWELLING UNIT* without any modification to the *BUILDING FOOTPRINT*. Notwithstanding Section 2.61 *GROSS FLOOR AREA*

shall include any floor area in a *CELLAR*;

- b. One additional on-site *PARKING SPACE* is provided exclusively for the *ACCESSORY DWELLING UNIT*.

**(325 MCALPINE AVENUE)**

**Parcel 38 – R2=X15 ZONE (By-law 2016-77)**

1. That Part Lot 246, former Township of Thorold, now in the City of Welland and shown on Schedule “A” attached to By-law 2016-77 hereto as “Change to R2-X15 ZONE” is hereby rezoned to R2-X15 ZONE.
2. That the *USES* permitted in the R2-X15 ZONE shall be *SINGLE-DETACHED DWELLINGS* and *BUILDINGS, STRUCTURES* and *USES* accessory thereto.
3. That the provisions of the R2-X15 ZONE shall be those provided for in the R2 ZONE save and except as follows:

<i>LOT AREA</i>	Minimum – 525 square metres
Minimum <i>FRONT YARD</i>	4.5 metres to <i>DWELLING UNIT</i>
	6.0 metres to attached garage
Minimum <i>SIDE YARD</i>	1.2 metres
<i>LOT COVERAGE</i>	Maximum 40%

**(VALLEYWAY ESTATES SUBDIVISION)**