

The Corporation of the City of Port Colborne

By-law no. _____

Being a by-law to amend Zoning By-law 6575/30/18 for the lands legally known as Lot 29 on Plan 24, Parts 4 & 6 on Plan 59R-9034, and Concession 1, Part of Lot 29, being Part of Lot 2 on Plan 59R-2366, on the east side of Elm Street, formerly in the Township of Humberstone, now in the City of Port Colborne, Regional Municipality of Niagara, municipally known as 395 Elm Street and the vacant hydro corridor to the south

Whereas By-law 6575/30/18 is a by-law of The Corporation of the City of Port Colborne restricting the use of land and the location and use of buildings and structures; and

Whereas, the Council of The Corporation of the City of Port Colborne desires to amend the said by-law.

Now therefore, and pursuant to the provisions of Section 34 of the *Planning Act*, R.S.O. 1990, The Corporation of the City of Port Colborne enacts as follows:

1. This amendment shall apply to those lands described on Schedule “A” attached to and forming part of this by-law.
2. That the Zoning Map referenced as Schedule “A7” forming part of By-law 6575/30/18 is hereby amended by changing those lands described on Schedule A from Second Density Residential with Conversion Holding (R2-CH) and Second Density Residential (R2) to DC-76, being a special provision of the Downtown Commercial (DC) zone.
3. That Section 37 entitled “Special Provisions” of Zoning By-law 6575/30/18, is hereby further amended by adding the following:

DC-76

Notwithstanding the provisions of sections 3 and 23 of Zoning By-law 6575/30/18, the following regulations shall apply:

- | | |
|---|---------------------|
| a) Minimum parking spaces | 1.1 spaces per unit |
| b) Minimum standard parking space width | 2.5 metres |
| c) Minimum driveway aisle width | 6 metres |
| d) Minimum landscape buffer | 1 metre |
| e) Minimum landscaped area | 20% of the lot area |

4. That this by-law shall come into force and take effect on the day that it is passed by Council, subject to the provisions of the *Planning Act*.
5. The City Clerk is hereby authorized and directed to proceed with the giving notice of the passing of this by-law, in accordance with the *Planning Act*.

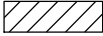
Enacted and passed this day of , 2023.

William C Steele
Mayor

Saima Tufail
Acting City Clerk

Schedule "A"



<p>This is Schedule "A" to By-law No _____</p> <p>Passed _____, 2023</p> <p>_____ Mayor</p> <p>_____ Clerk</p>	<p> - Lands to be rezoned to DC-76</p> <p>August 2023</p> <p>File No. D14-05-23</p> <p>Drawn by: DS - City of Port Colborne Planning Division</p> <p>Not to scale</p>
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