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 as Part of Lots 15 and 16 on Plan 849, municipally known as 174 Mitchell Street

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 "A6" forming part of By-law 6575/30/18 is hereby amended by changing those lands described on Schedule A6 from R3-CH to R4-80, a special provision of the Fourth Density Residential.

3.   That Section 37 entitled "Special Provisions" of Zoning By-law 6575/30/18, is hereby further amended by adding the following:

   R4-80

   Notwithstanding the provisions of section 8.7 of the Zoning By-law 6575/30/18, following regulations shall apply:
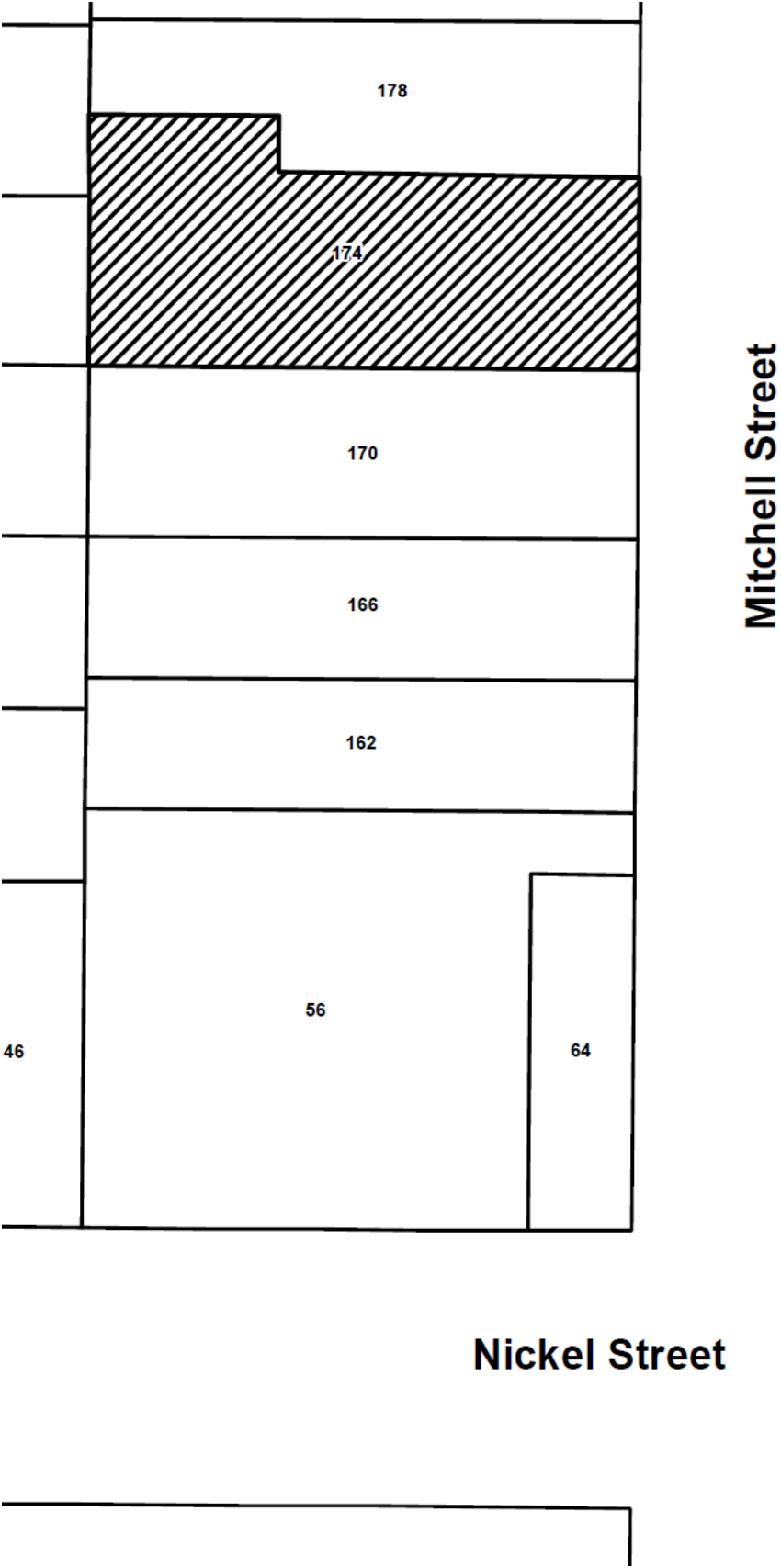
Minimum Lot Frontage	14.1 meters
Minimum Lot Area Per Unit	52.2 square meters
Minimum Front Yard Setback	0 meters
Minimum Interior Sideyard Setback	0 meters
Maximum Lot Coverage	43.5%
Minimum Landscaped Area	0 meters
Minimum Floor Area Per Unit	24 square meters
Minimum Driveway Width	3.6 meters
Landscape buffer	0 meters

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   , 2024.

_____
William C Steele
Mayor

_____
Carol Schofield
Acting City Clerk

178

174

170

166

162

56

46

64

Mitchell Street

Nickel Street

Schedule "A"

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