

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 26 on Plan 19, on the northeast corner of Nickel and
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 R4 to R4-81, 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:

R4-81

Notwithstanding the provisions of section 8.7 of the Zoning By-
law 6575/30/18, following regulations shall apply:

Landscape buffer

0 meters

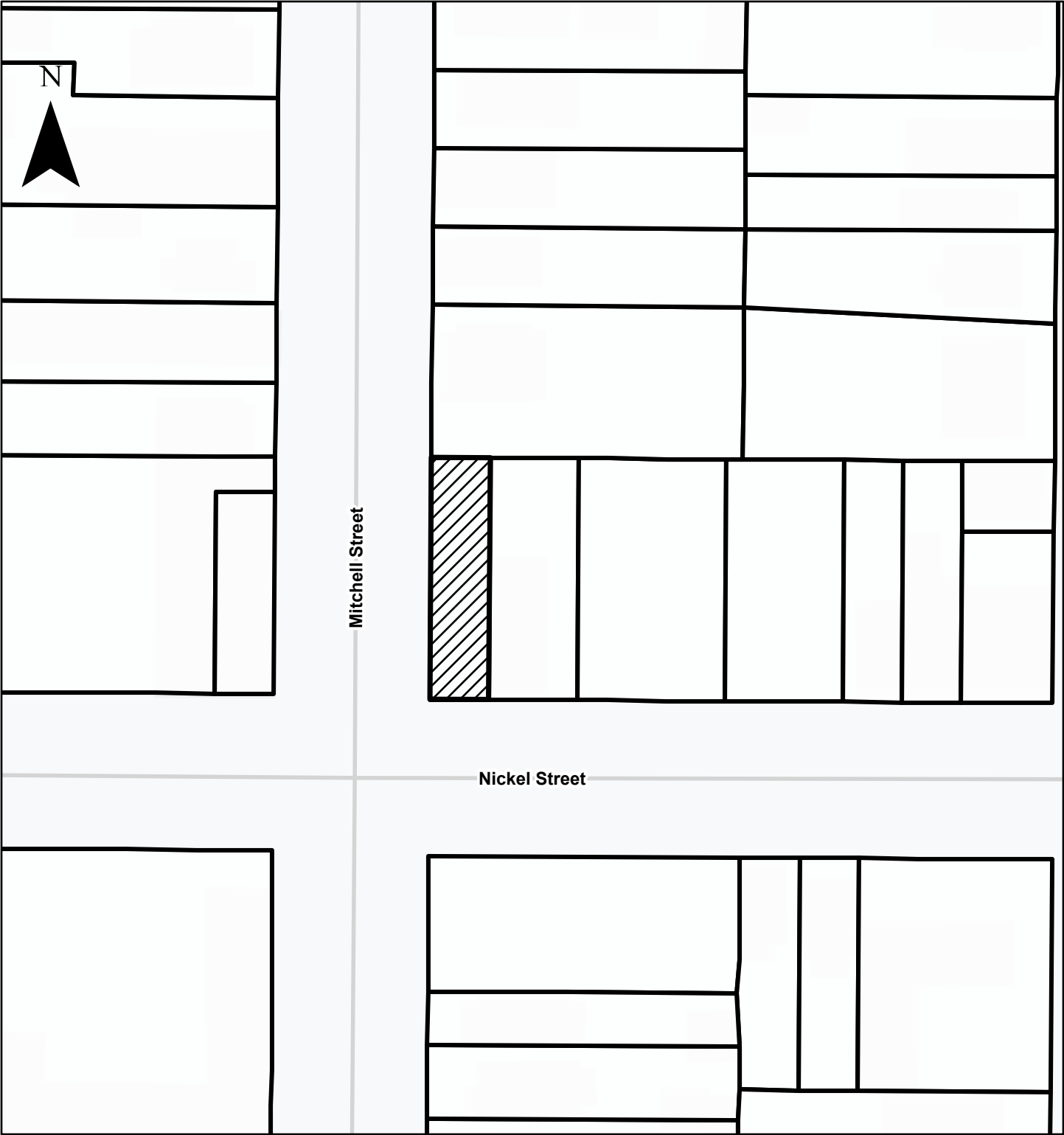
4. That this by-law shall come into force and take effect on the day that it is passed by
Council, subject to the provisions of the *Planning Act*.
5. The City Clerk is hereby authorized and directed to proceed with the giving
notice of the passing of this by-law, in accordance with the *Planning Act*.

Enacted and passed this day of , 2024.

William C Steele
Mayor

Carol Schofield
Acting City Clerk

Schedule A




This is Schedule "A" to By-law No _____

Passed _____, 2024

Mayor

Clerk

 - Lands to be rezoned to R4-81

March 2024

File No. D14-10-23

Drawn by: CR - City of Port Colborne

Not to scale