

**The Corporation of the City of Port Colborne**

**By-law No. \_\_\_\_\_**

**Being a By-law to Amend Zoning By-law 6575/30/18  
For Mixed Residential Development**

Whereas an application was received to amend the City's Comprehensive Zoning By-law 6575/30/18 as amended, for the lands referred as 281 Chippawa Road and legally described as CON 2 PT LOT 25 59R-8400; PARTS 1,2 & 3, City of Port Colborne, Regional Municipality of Niagara, 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. That Schedule 'A6' of the City of Port Colborne Zoning By-law 6575/30/18, as amended, be amended as shown on Schedule "A" attached hereto and forming part of this By-law;
2. Notwithstanding the provisions of Section 7 Third Density Residential (R3) Zone contained in Zoning By-law 6575/30/18, as amended, the following site-specific provisions shall apply to the lands shown on Schedule "A" attached hereto:

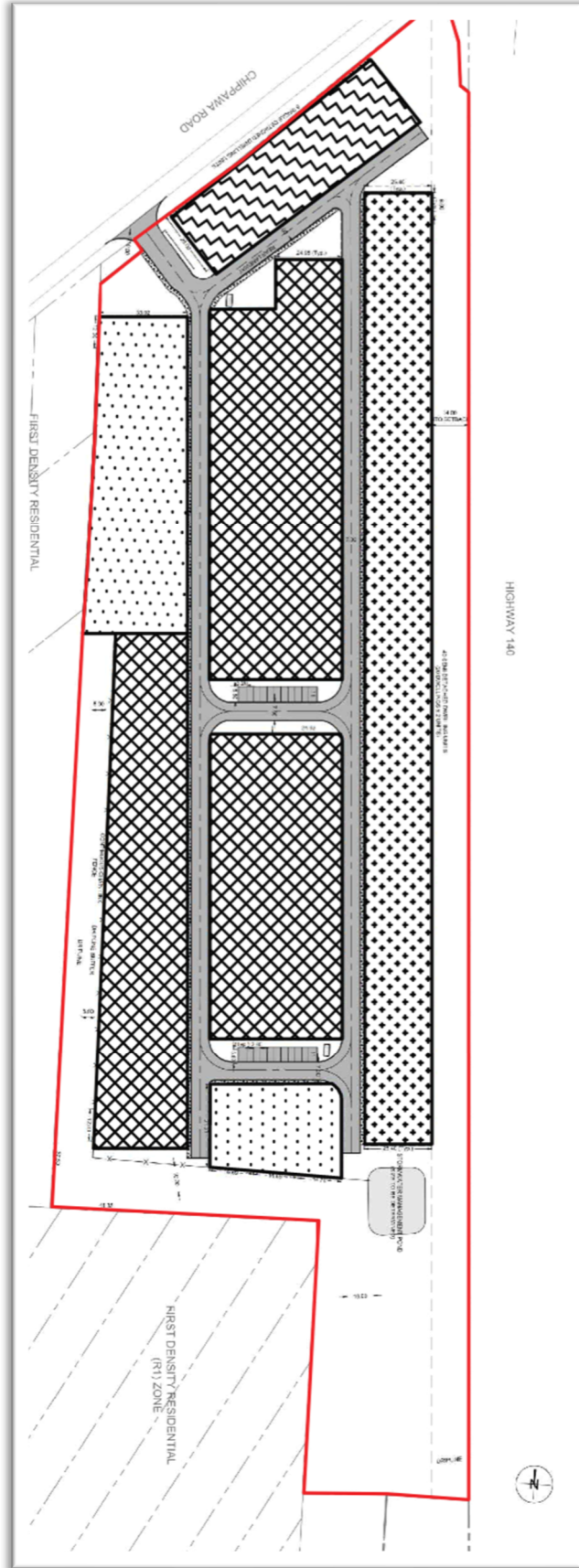
Zoning Regulations	Existing Zone Regulations (a) R2 - Section 6.3 R3 Zone - Section 7.3 & 7.7	Proposed Modification To Requested Zoning Regulations (b)
Uses Permitted	Detached dwelling Semi-detached dwelling Block townhouse	Comply
Minimum Lot Frontage	Detached Dwelling 6.3 (a) 12m & (b) corner lot-15m Semi-Detached 7.3(a) 18m Block Townhouse 7.7(a) 6m	Comply
Minimum Lot Area	Detached Dwelling 6.3 (c) 0.04 hectares (400 sqm) Semi-Detached 7.3 (b) 0.05 hectares (500 sqm) Block Townhouse 7.7 (b) 0.02 hectares (200 sqm)	Detached Dwelling (c) 0.032 hectares (320 sqm) Semi-Detached-Section 7.3 (b) 0.045 hectares (450 sqm) Block Townhouse-Section 7.7 (b) 0.015 hectares (150 sqm)
Minimum Front Yard	Detached Dwelling 6.3 (d) 6.5m Semi-Detached 7.3(c) 6.5m Block Townhouse 7.7(c) 7.5m	Detached Dwelling 6.3 (d) 4.5m Semi-Detached 7.3(c) 4.5m Block Townhouse 7.7(c) 4.5m
Minimum Exterior Side Yard	Detached Dwelling 6.3 (f) 3.5m Semi-Detached 7.3(e) 3m Block Townhouse 7.7(e) 4.5m	Detached Dwelling 6.3 (f) 2m  Block Townhouse 7.7(e) 3m
Minimum Interior Side Yard	Detached Dwelling 6.3 (e) 1m Semi-Detached 7.3(d) 1.2m Block Townhouse 7.7(d) 3m	Comply
Minimum Landscaped Area	Detached Dwelling 6.3 (j) 25% Semi-Detached 7.3(i) 25% Block Townhouse 7.7(h) 25%	Comply
Maximum Lot Coverage	Detached Dwelling 6.3 (h) 50%  Semi-Detached 7.3(g) 50%	Detached Dwelling 6.3 (h) 55%






Enacted and passed this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

**SCHEDULE "A"**



<b>LEGEND</b>	
Subject Site	
	 Block Townhouses
	 Semi-Detached Dwellings
	 Single Detached Dwellings with Rear Garage and Front Facing Chippawa Front
	 Single Detached Dwelling with Front Garage and Front Facing Private Road

**SCHEDULE "A" TO BY-LAW 6575/30/18**

**MAYOR:** \_\_\_\_\_

**CLERK:** \_\_\_\_\_