

The Corporation of the City of Port Colborne

By-law No _____

Being a by-law to amend Zoning By-law 6575/30/18 respecting lands legally described as Lots 36 to 40, Registered Plan No. 826 City of Port Colborne, Regional Municipality of Niagara

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 "A8" forming part of By-law 6575/30/18 is hereby amended by changing those lands described on Schedule A from:

Residential Third Density (R3) Zone to Residential Fourth Density (R4-XX) Site-Specific Zone

Residential First Density (R1) Zone to Zone to Residential Fourth Density (R4-XX) Site-Specific Zone

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

R4-XX

Notwithstanding the provisions of the Residential Fourth Density Zone, the minimum lot area required in the Residential Fourth Density R4-XX (Residential and Nonresidential) is 50 square meters per dwelling unit.

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

Charlotte Madden
City Clerk

