

## The Corporation of the City of Port Colborne

By-law no. 7141/83/23

Being a by-law to amend Zoning By-law 6575/30/18 respecting lands legally described Part of Lot 31, Concession 2, Geographic Township of Humberstone, now in the 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:

Third Density Residential (R3) Zone	to	Mixed Use (MU-74) Site-Specific Zone
Residential Development (RD) Zone	to	Mixed Use (MU-74) Site-Specific Zone
Residential Development (RD) Zone	to	Environmental Conservation (EC) Zone
Residential Development (RD) Zone	to	Public and Park (P) Zone
Residential Development (RD) Zone	to	Third Density Residential (R3-73) Site- Specific Zone
Environmental Conservation (EC) Zone	to	Third Density Residential (R3-73) 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:

R3-73

Notwithstanding the provisions of the Third Density Residential (R3) Zone, the following regulations shall apply to Street Townhouse Dwellings:

- a. Minimum Lot Area 180 square metres
- b. Minimum Interior Side Yard 1.5 metres

Notwithstanding the provisions of the Third Density Residential (R3) Zone, the following regulations shall apply to Detached Dwellings:

- a. Minimum Lot Area 327 square metres

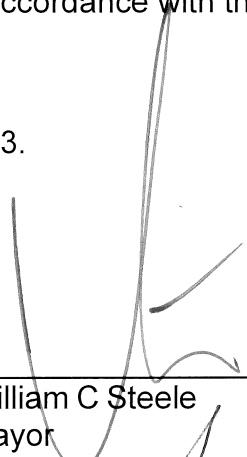
MU-74

Notwithstanding the provisions of the Mixed-Use Zone, the following regulation shall apply to Mixed Use (Residential and Non-residential) Buildings:

- a. Maximum Height 14 metres

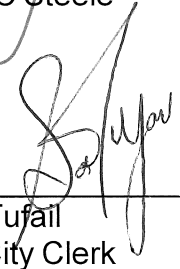
4. That this by-law shall come into force and take effect on the day that it is passed by Council, subject to the provisions of the Planning Act.
5. The City Clerk is hereby authorized and directed to proceed with the giving notice of the passing of this by-law, in accordance with the Planning Act.

Enacted and passed this 26<sup>th</sup> day of September, 2023.



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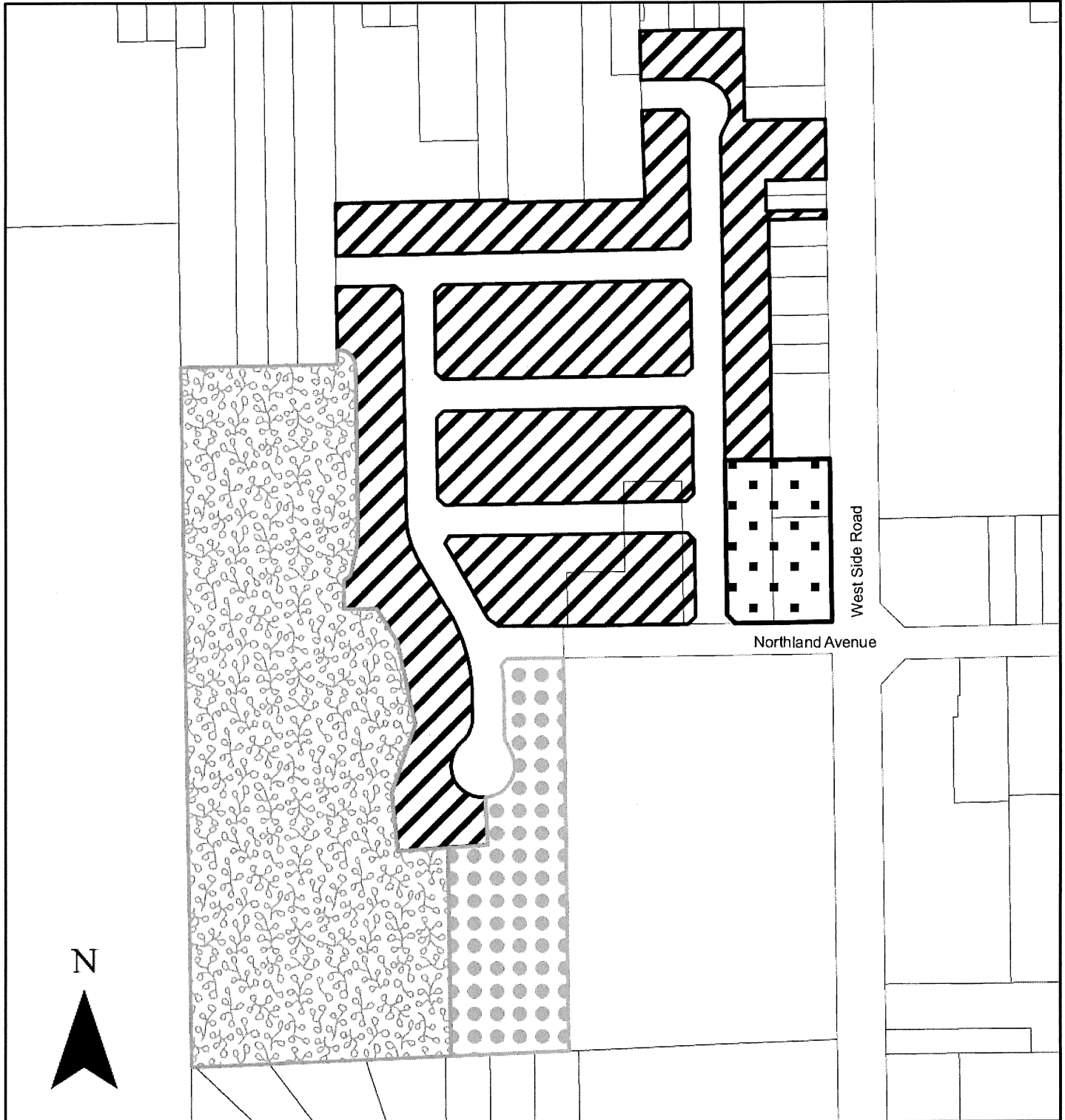
William C Steele  
Mayor



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Saima Tufail  
Acting City Clerk

Schedule A to By-law 7141/83/23



This is Schedule A to By-law 7141/83/23 passed this  
26th day of September, 2023

Northland Estates Draft Plan of Subdivision  
Zoning By-law Amendment File No. D14-06-22  
September 2023 – Not to scale

**Legend**



Lands to be rezoned to R3-73



Lands to be rezoned to MU-74



Lands to be rezoned to Public  
and Park (P)



Lands to be rezoned to  
Environmental Conservation