

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 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 By-law 7141/83/23 is a site-specific by-law of The Corporation of the City of Port Colborne for the subject lands restricting the use of the 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" of the original Zoning By-law Amendment 7141/83/23 which has been attached to and forming part of this by-law.
2. That Section 37 entitled "Special Provisions" of Zoning By-law 6575/30/18, is hereby further amended by amending the R3-73 zone regulations with the following additions/replacements:

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 | 160 square metres |
| b. Minimum Front Yard | 6 metres |
| c. Minimum Corner Side Yard | 3 metres |
| d. Maximum Dwelling Height | 12 metres |

The following regulations shall apply to all uses permitted in the R3-73 zone:

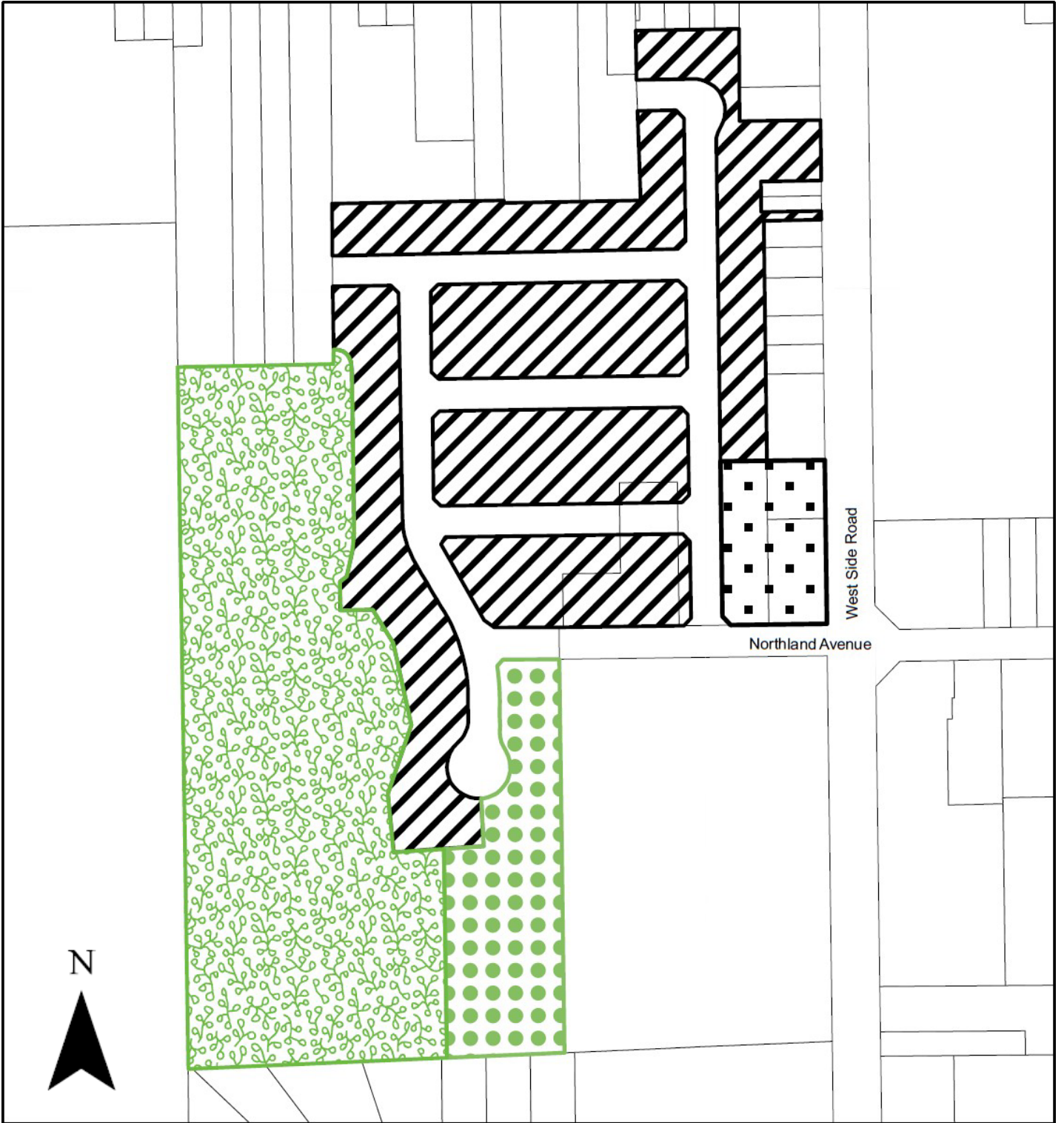
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|--|------------|
| a. Minimum setback for uncovered stairs of the first storey of a dwelling to a lot line | 0.3 metres |
| b. Minimum parking space width of parking space obstructed on two sides | 3 metres |
| c. Minimum corner side yard setback from a deck 1.2m or greater above the ground floor level to a lot line | 1.5 metres |

3. 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.
4. 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



This is Schedule A to By-law _____
passed this _____ day of _____, 2024

Northland Estates Draft Plan of Subdivision
Zoning By-law Amendment
December 2024 – Not to scale

Legend

-  R3-73
-  MU-74
-  Public and Park (P)
-  Environmental Conservation