

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 9, 10, and Part of Lot 11 on Plan 767 and Block ‘A’ and Part of Block ‘B’ on Plan 775, on the southwest corner of George Street and Erie Street, formerly in the Township of Humberstone, now in the City of Port Colborne, Regional Municipality of Niagara, municipally known as 54 George Street and/or 192-200 Erie 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 “A7” forming part of By-law 6575/30/18 is hereby amended by changing those lands described on Schedule A from Institutional (I) to R4-67, being a special provision of the Fourth Density Residential (R4) zone.
3. That Section 37 entitled “Special Provisions” of Zoning By-law 6575/30/18, is hereby further amended by adding the following:

R4-67

Notwithstanding the provisions of the Fourth Density Residential (R4) zone, “dwelling, townhouse, stacked” is deemed to be a permitted use and the following regulations shall apply:

- | | |
|---|---------------|
| a) Minimum Front Yard | 4 metres |
| b) Minimum Corner Side Yard | 3.5 metres |
| c) Maximum Height | 14.5 metres |
| d) Minimum parking spaces | 1.25 per unit |
| e) Minimum Landscape buffer area between the edge of a parking area and the lot line abutting a residential zone. | 2.5 metres |
| f) Minimum Landscaped buffer area between the edge of the parking area and the lot line abutting a public road | 2.5 metres |

4. That Section 38 entitled “Definitions” of Zoning By-law 6575/30/18, is hereby further amended by adding the following:

Dwelling, Townhouse, Stacked: means a building containing five or more dwelling units, each of which has an independent entrance and does not include another dwelling type defined herein.

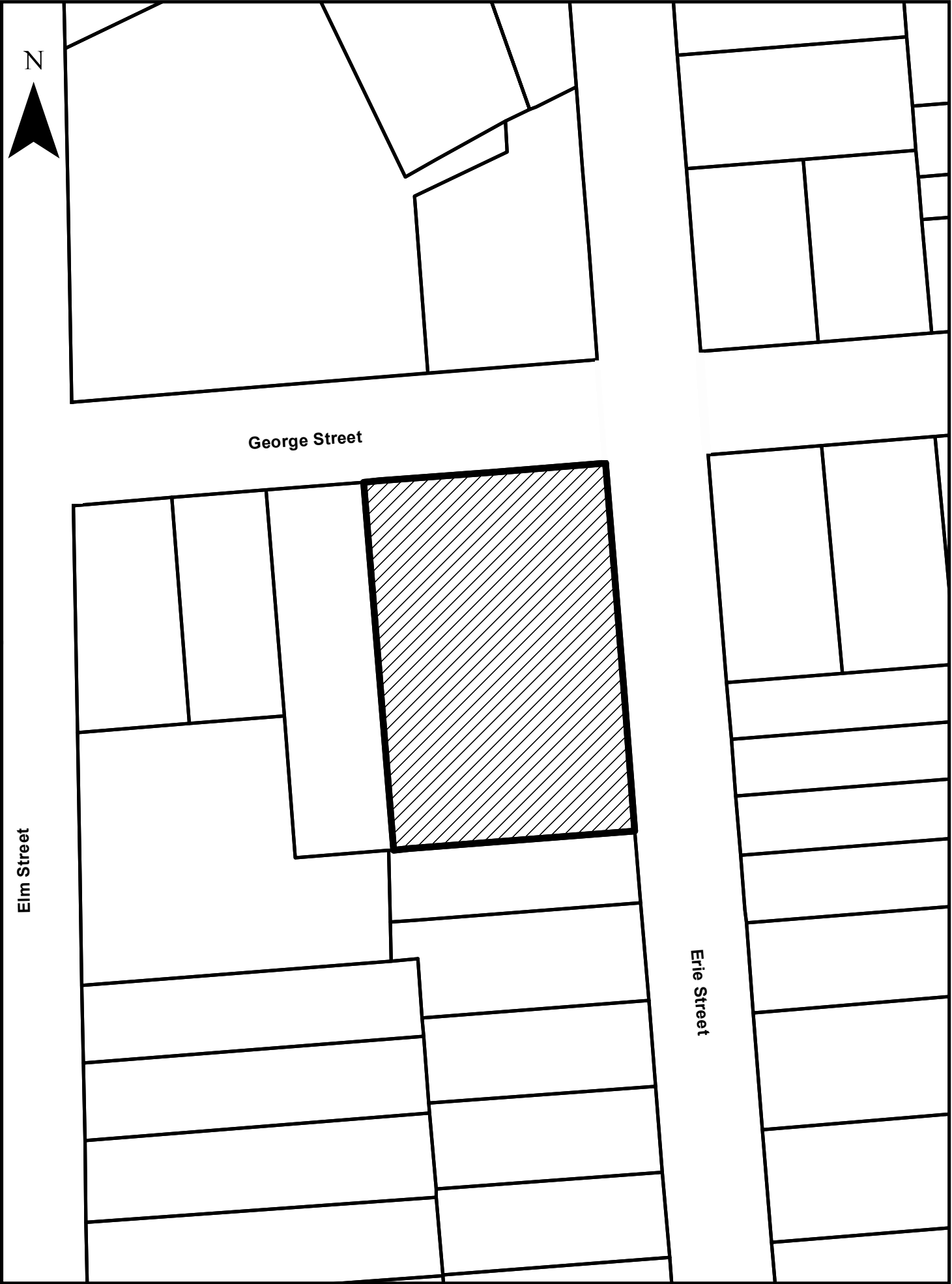
5. That this by-law shall come into force and take effect on the day that it is passed by Council, subject to the provisions of the *Planning Act*.

6. 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 , 2022.

William C. Steele
Mayor

Nicole Rubli
Acting City Clerk



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

Passed _____, 2022

Mayor

Clerk



- Lands subject to site-specific Zoning By-law Amendment, rezoning the lands from Institutional (I) to R4-67

File No. D09-03-21 & D14-15-21

Drawn by: DS - City of Port Colborne Planning Division

Not to scale

January 2022