

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, 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	Mixed Use (MU-XX) Site-Specific Zone
Residential Development (RD) Zone	to	Mixed Use (MU-XX) 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	Residential Third Density (R3-XX) Site-Specific Zone
Environmental Conservation (EC) Zone	to	Residential Third Density (R3-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:

MU-XX

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 meters

R3-XX

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

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

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

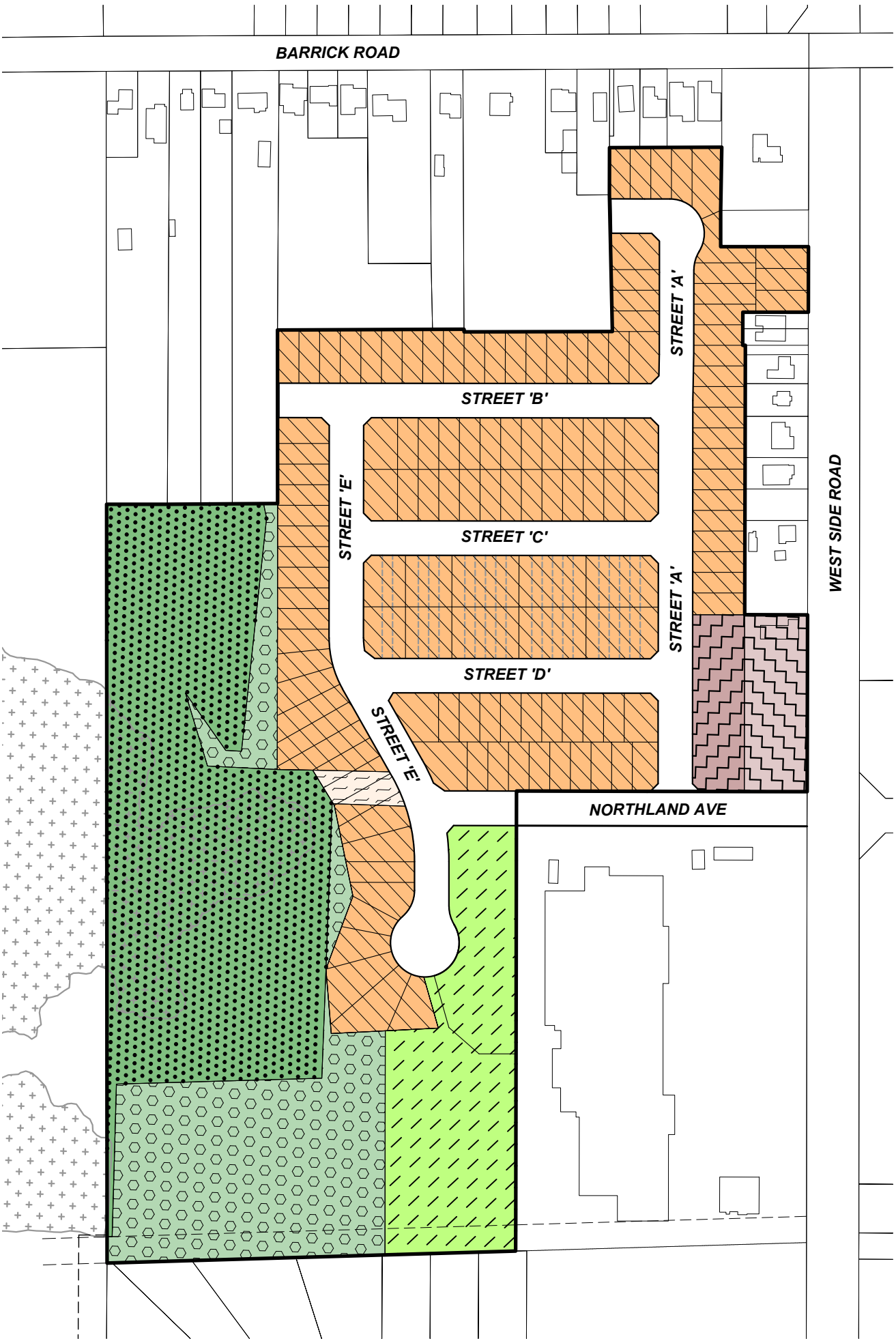
a. Minimum Lot Area 327 square meters

- 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 , 2022.








William C Steele Mayor

Amber LaPointe Clerk



SCHEDULE 'A'
To By-law No.

**City of
Port Colborne**

- Legend**
-  R3 - THIRD DENSITY RESIDENTIAL ZONE
FROM RD - RESIDENTIAL DEVELOPMENT ZONE
 -  R3 - THIRD DENSITY RESIDENTIAL ZONE
FROM EC - ENVIRONMENTAL CONSERVATION ZONE
 -  MU - MIXED USE ZONE
FROM RD - RESIDENTIAL DEVELOPMENT ZONE
 -  MU - MIXED USE ZONE
FROM R3 - THIRD DENSITY RESIDENTIAL ZONE
 -  EC - ENVIRONMENTAL CONSERVATION ZONE
 -  EC - ENVIRONMENTAL CONSERVATION ZONE
FROM RD - RESIDENTIAL DEVELOPMENT ZONE
 -  P - PUBLIC + PARK ZONE
FROM RD - RESIDENTIAL DEVELOPMENT ZONE

THIS IS SCHEDULE 'A' TO BY-LAW NO _____
PASSED THE _____ DAY OF _____

Mayor _____

Clerk _____

