

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 504 to 511, on Plan 8, in the City of Port Colborne, Regional Municipality of Niagara, municipally known as 9 Chestnut Street (Chestnut Park).

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 "A6" forming part of By-law 6575/30/18 is hereby amended by changing those lands described on Schedule A from Public and Park (P) to R4-71.
3. That Section 37 entitled "Special Provisions" of Zoning By-law 6575/30/18, is hereby further amended by adding the following:

R4-71

Notwithstanding the provisions of the Fourth Density Residential (R4) zone, the following regulations shall apply:

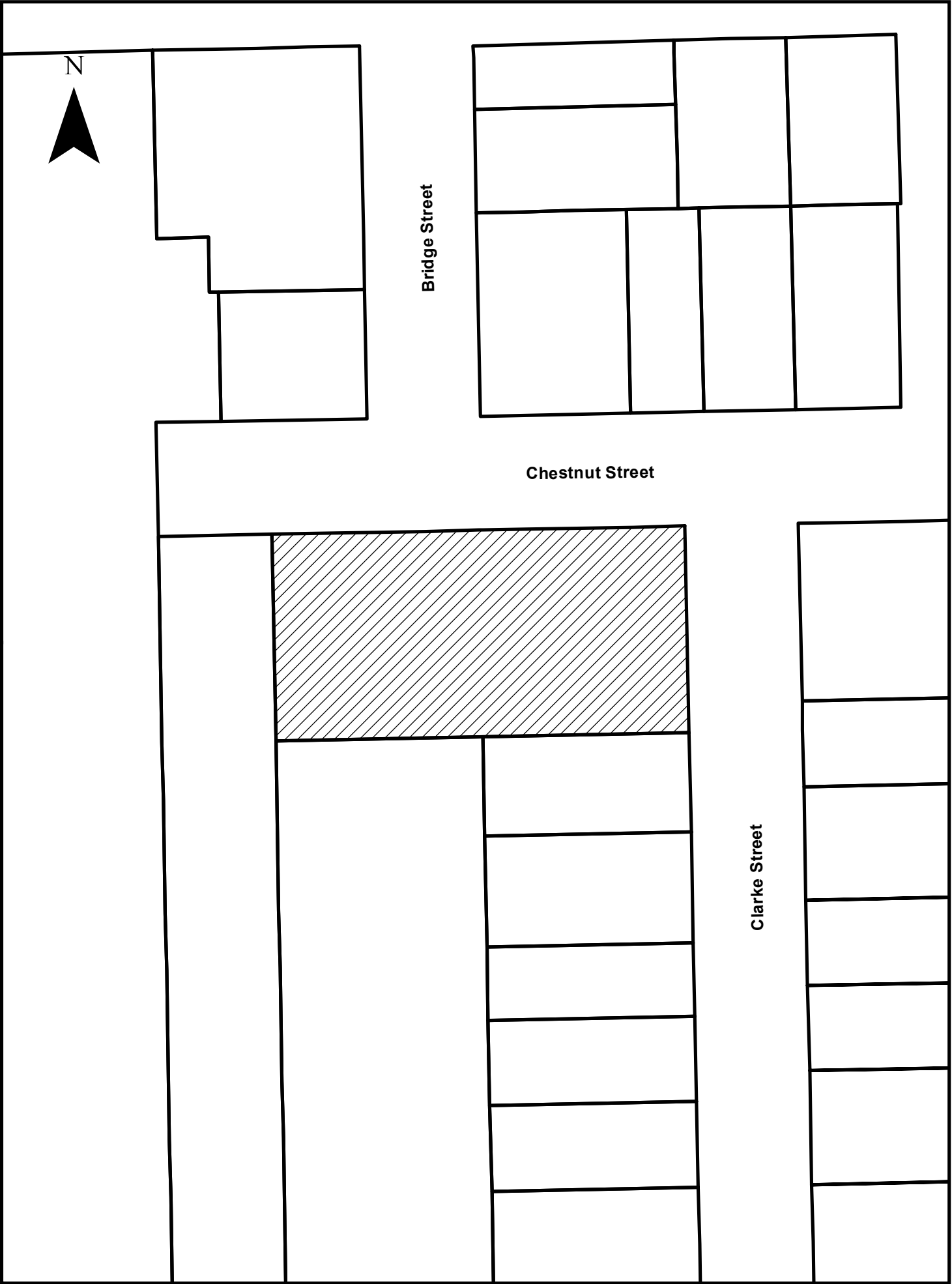
a) Minimum Lot Area Per Unit	67 square metres
b) Minimum Front Yard	7 metres
c) Minimum Corner Side Yard	3 metres
d) Minimum Rear Yard	24 metres
e) Minimum Landscape Buffer	1 metre
Abutting a Residential Zone and/or Public and Park (P) Zone	

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

Nicole Rubli
Acting Clerk



THIS IS SCHEDULE "A" TO BY-LAW NO _____

PASSED THE _____, 2022

MAYOR

CLERK



- Lands subject to Official Plan
and Zoning By-law Amendment

JANUARY 2021

FILE NO D09-01-22 & D14-04-21

DRAWN BY; CITY OF PORT COLBORNE

PLANNING DIVISION

NOT TO SCALE