

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 Part Lot 27, Concession 2, and Part 1 on Plan 59R-1871, formerly in the Township of Humberstone, now in the City of Port Colborne, Regional Municipality of Niagara, municipally known as 72 Killaly Street East and vacant lands to the north and east.

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 Residential Development (RD) to LI-62, being a special provision of the Light Industrial zone.
3. That Section 37 entitled “Special Provisions” of Zoning By-law 6575/30/18, is hereby further amended by adding the following:

LI-62

Notwithstanding the provisions of the Light Industrial (LI) zone, the following regulations shall apply:

- a) That the following uses shall not be permitted:
  - i. Adult Oriented Entertainment Establishment
  - ii. Cannabis Production Facility
  - iii. Contractor’s Yard
  - iv. Motor Vehicle Repair Garage
  - v. Transportation Depot
- b) Maximum Building Height abutting a Residential Zone 14.5 metres
- c) That outdoor storage shall not be permitted in any required yards;
- d) That parking areas in the interior side yard shall be maintained with a hard surface of concrete or asphalt.
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 10<sup>th</sup> day of May, 2021.

\_\_\_\_\_  
William C Steele  
Mayor

\_\_\_\_\_  
Amber LaPointe  
Clerk