

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 36 to 40, Registered Plan No. 826 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 First Density Residential (R1) and Third Density Residential (R3) and to R4-XX, 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-XX

Notwithstanding the provisions of sections 3 and 8 of Zoning By-law 6575/30/18, the following regulations shall apply:

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| a) Minimum lot area per unit | 50.6 square metres |
| b) Minimum corner side yard | 4.11 metres |
| c) Minimum rear yard | 3.85 metres |
| d) Maximum height | 30.5 metres |
| e) Minimum required parking spaces | 116 (1.04 parking spaces per residential unit) |
| f) Minimum unobstructed driveway width for two-way traffic | 6.3 metres |
| g) Minimum parking space width for standard spaces obstructed on two sides | 3.1 metres |
| h) Minimum parking space width for standard spaces obstructed on one side | 2.6 metres |
| i) Minimum parking space width for side-by-side accessible parking spaces | 2.5 metres |
| j) Minimum common space between accessible parking spaces | 2.5 metres |

k) Minimum landscape buffer from a parking area with 100 or greater parking spaces to a lot line abutting a public road 3.8 metres

l) Minimum landscape buffer from a parking area with 100 or greater parking spaces to a lot line abutting a residential zone 3 metres

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 , 2024.

William C Steele
Mayor

Charlotte Madden
City Clerk

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