

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 shown on Schedule "I" in the City of Port Colborne.

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 "I" attached to and forming part of this by-law.
2. That the Zoning Maps referenced as Schedules "A5" and "A6" forming part of By-law 6575/30/18 are hereby amended by changing the lands shown on Schedule "I" from Residential Development (RD), Residential First Density Zone (R1), to:
  - Residential Third Density Zone 3 Zone, site-specific (R3-X);
  - Highway Commercial (HC);
  - Environmental Protection (EP).
3. That Section 37 entitled "Special Provisions" of Zoning By-law 6575/30/18, is hereby further amended by adding the following:

**Residential Third Density Zone - R3-X**

Notwithstanding the provisions of Section 7 pertaining to the Residential Third Density Zone (R3), the following regulations shall apply:

Additional Permitted Uses

- Townhouse, Lane-based;
- Stormwater Management Pond; and
- Park and Parkette.

Zone Requirements- Single-Detached Dwelling

- |                         |                   |
|-------------------------|-------------------|
| a) Minimum Lot Frontage | 9.0 metres        |
| b) Minimum Lot Area     | 260 square metres |

Zone Requirements- All permitted Townhouse Dwellings

- |                         |                   |
|-------------------------|-------------------|
| a) Minimum Lot Frontage | 6.00 metres       |
| b) Minimum Lot Area     | 175 square metres |

Zone Requirements- Townhouse, Lane-based

- |                                     |                   |
|-------------------------------------|-------------------|
| a) Minimum Lot Frontage             | 6.00 metres       |
| b) Minimum Lot Area                 | 140 square metres |
| c) Minimum Interior Side Front Yard | 6.00 metres       |
| d) Minimum Interior Side Yard       | 3.00 metres       |
| e) Minimum Exterior Side Yard       | 4.50 metres       |
| f) Minimum Rear Side Yard           | 6.00 metres       |
| g) Maximum Height                   | 11.00 metres      |
| h) Minimum Landscaped Area          | 25 percent        |

By-law No. \_\_\_\_\_

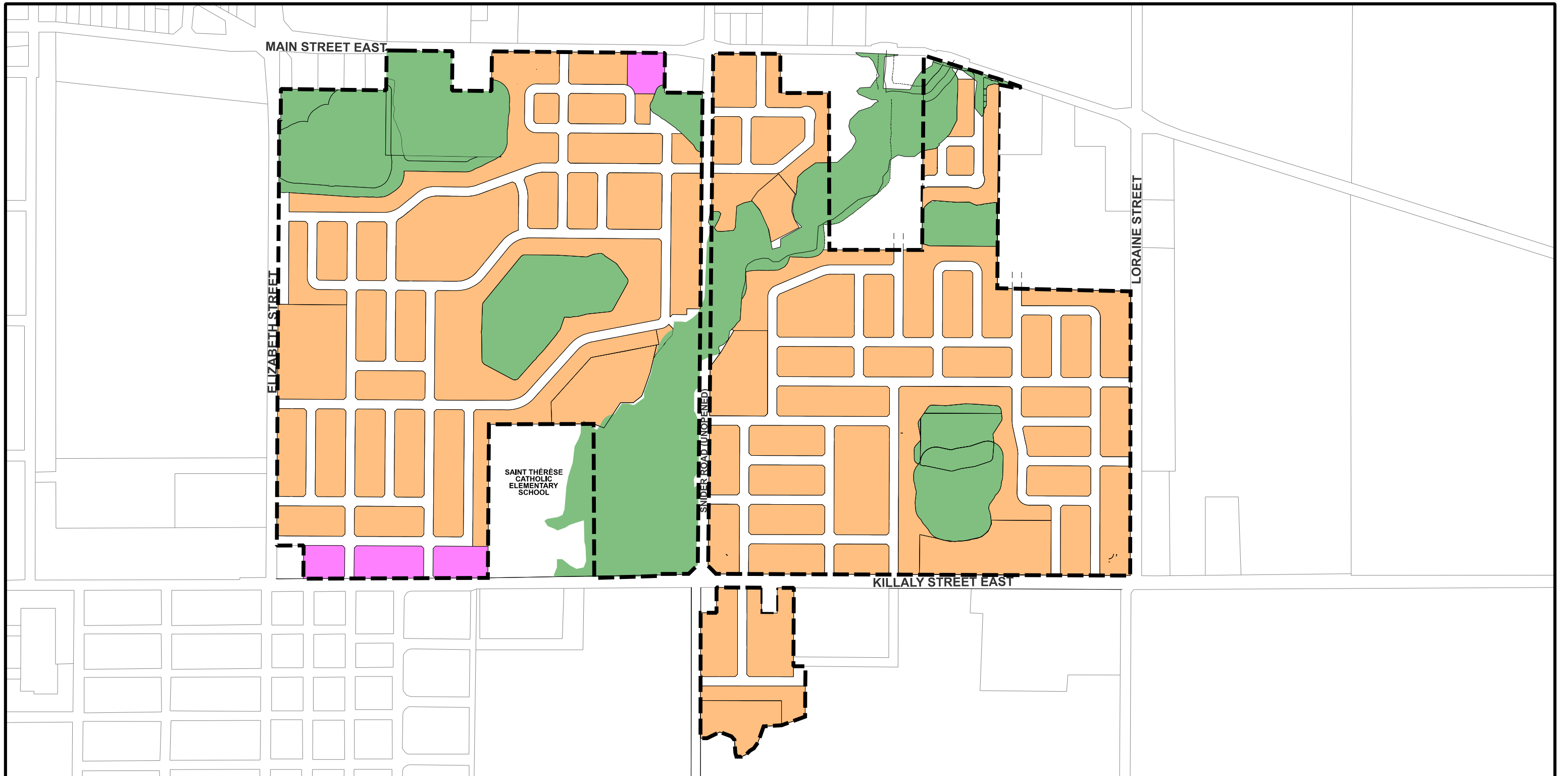
4. That this by-law shall come into force and take effect on the day that it is passed  
by Council, subject to the provisions of the *Planning Act*.
5. That Schedule "I" forms a part of Zoning By-law 6575/30/18.
6. The City Clerk is hereby authorized and directed to proceed with the giving  
notice of the passing of this by-law, in accordance with the *Planning Act*.

Enacted and passed this      day of                      , 2024.

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

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

**ADD Zoning Schedule**



**SCHEDULE 'A'**

To By-law No. \_\_\_\_\_

**City of  
Port Colborne**

**LEGEND**

- R3 -THIRD DENSITY RESIDENTIAL  
SITE SPECIFIC ZONE (R3-XX)
- HC - HIGHWAY  
COMMERCIAL ZONE
- EP - ENVIRONMENTAL  
PROTECTION ZONE

THIS IS SCHEDULE "A" TO BY-LAW NO. \_\_\_\_\_

PASSED THE \_\_\_\_\_ DAY OF \_\_\_\_\_

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

