

## The Corporation of the City of Port Colborne

By-law no. \_\_\_\_\_

Being a by-law to amend Zoning By-law 6575/30/18 for the lands legally known as CON 2 PT LOT 25 59R-8400; PARTS 1,2 & 3, in the City of Port Colborne, Regional Municipality of Niagara, municipally known as 281 Chippawa Road, and

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 RD to R3-XX.
3. That Section 37 entitled "Special Provisions" of Zoning By-law 6575/30/18, is hereby further amended by adding the following:

R3-XX

Notwithstanding the provisions of the Third Density Residential (R3) zone, the following regulations shall apply:

- |   |                   |
|---|-------------------|
| a) Minimum lot area for detached dwellings  | 320m <sup>2</sup> |
| b) Minimum lot area for semi-detached dwellings   | 450m <sup>2</sup> |
| c) Minimum lot area for block townhouse dwellings   | 150m <sup>2</sup> |
| d) Minimum front yard setback to detached dwellings   | 4.5m              |
| e) Minimum front yard setback to semi-detached dwellings  | 4.5m              |
| f) Minimum front yard setback to block townhouse dwellings  | 4.5m              |
| g) Minimum exterior side yard setback to detached dwellings                                       | 2m                |
| h) Minimum exterior side yard setback to block townhouses   | 3m                |
| i) Maximum lot coverage for detached dwellings  | 55%               |
| j) That more than one principal building be permitted on the property under condominium ownership |                   |

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

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*.

Enacted and passed this      day of                      , 2023.

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William C Steele  
Mayor

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Charlotte Madden  
Acting City Clerk

Schedule A

