

The Corporation of the City of Port Colborne
By-law no. _____

Being a by-law to amend Zoning By-law 6575/30/18 respecting the lands legally known as Part of Lot 9, Plan 769, Humberstone; Part of Lot 10, Plan 769, Humberstone, as in Registered Instrument Number RO359513; City of Port Colborne, on the east side of King Street, just north of Killaly Street West, in the City of Port Colborne, in the Regional Municipality of Niagara, municipally known as 547 King Street.

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 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 the lands described on Schedule “A” attached to and forming part of this by-law.
2. That the Zoning Map referenced as “Schedule A7” forming part of By-law 6575/30/18 is hereby amended by changing those lands described on Schedule R2 to R4-XX.
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 the Fourth Density Residential (R4) zone, the following site-specific exceptions shall apply to an Apartment Building:

Section 8.7 Apartment Buildings	
Minimum Lot Area Per Unit	26 square metres
Minimum Front Yard	1.40 metres
Minimum Interior Side Yard Setback	1.20 metres
Minimum Corner Side Yard Setback	5.00 metres

Minimum Rear Yard	1.00 metres
Maximum Lot Coverage	65%
Minimum Landscaped Area	10%
Section 3.11 Landscape Provisions for Parking Areas	
Parking Area Landscaped Buffer to Residential Zone (Min.)	0 metres
Section 3.1.1 Parking Space Requirements for Residential Uses	
Minimum Parking Spaces (Apartment Building)	0.4 spaces / unit (13 stalls)
2.19 Permitted Encroachments	
Minimum setback from Front Lot Line – Height of Deck/Platform	
Ground Floor Level to 0.61 metres	0 metres
From 0.61 metres – 1.2 metres	0 metres
1.2 metres or greater	0 metres

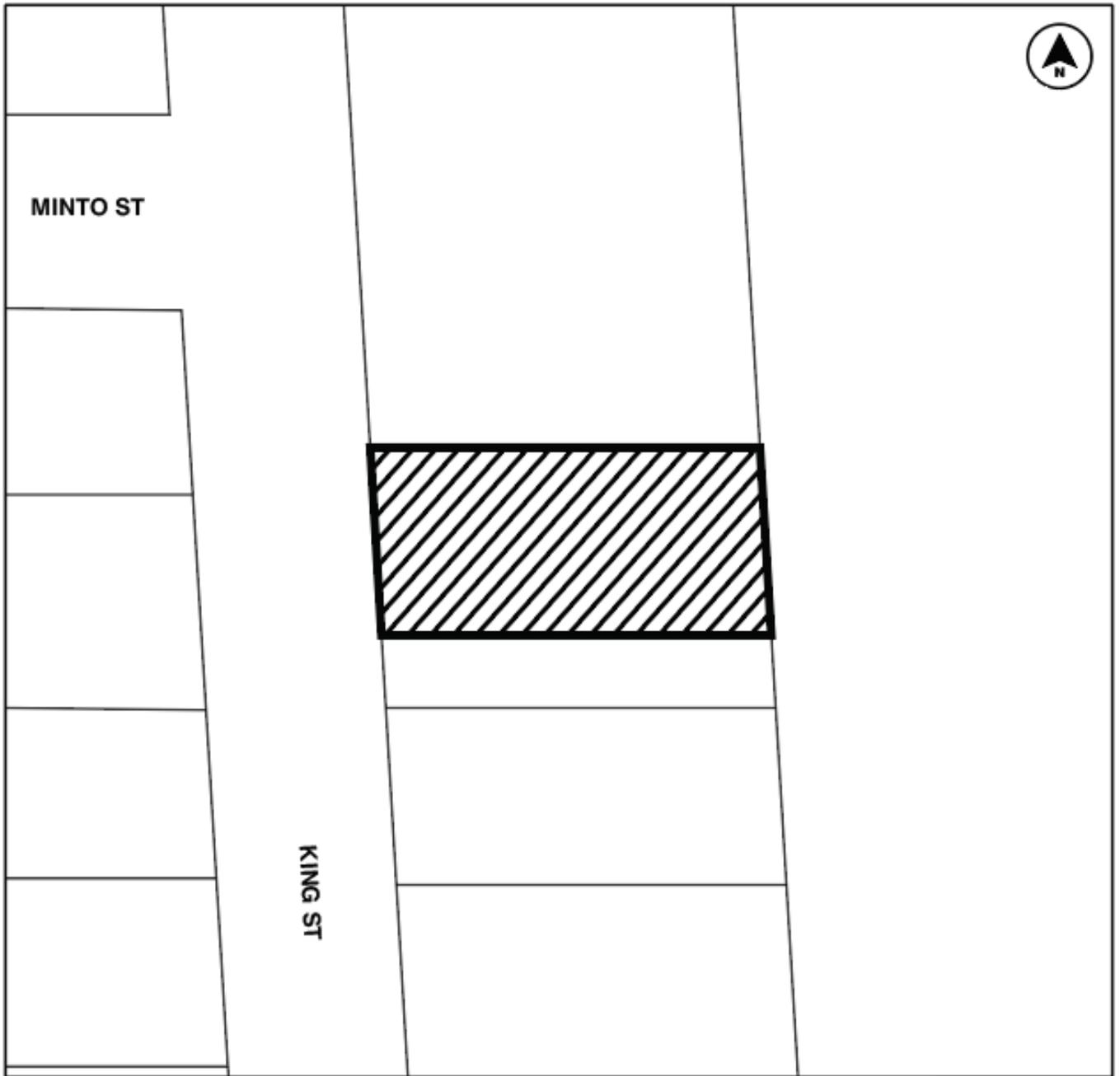
4. The following provision does not apply:
 - a. Minimum Floor Area for a Unit; and,
 - b. Minimum Requirement Loading Spaces.

5. 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.

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.

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 _____, 202X.



This is Schedule "A" to By-law No _____

Passed _____, 202__

_____ Mayor

_____ Clerk

 Lands Subject to By-law

File No.

Drawn by:

Not to scale