

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 33, Concession 1 Humberstone**, 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 "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:
 - Residential Third Density Zone 3 Zone, site-specific (R3-X);
 - Residential Fourth Density Zone, site-specific (R4-X),
 - Public and Park Zone (P),
 - Environmental Protection Zone (EP) and
 - Environmental Conservation Layer (EC)
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 the Residential Third Density Zone (R3), the following regulations shall apply:

Single Detached Dwellings (per Section 6.3 of the Residential Second Density Zone (R2))

- | | |
|-----------------------------|--|
| a) Minimum Front Yard | 4.5 metres to the dwelling
6.0 metres to the garage |
| b) Minimum Corner Side Yard | 3.0 metres |

Street Townhouse Dwelling

- | | |
|--|--|
| a) Minimum Front Yard | 4.5 metres to the dwelling
6.0 metres to the garage |
| b) Minimum Interior Side Yard | 1.2 metres |
| c) Minimum Corner Side Yard | 3.0 metres |
| d) That provision 7.8 i) is not applicable | |

Residential Fourth Density Zone - R4-X

Notwithstanding the provisions of the Residential Fourth Density Zone (R4), the following regulations shall apply:

Block Townhouse Dwelling

- | | |
|--|--|
| a) Minimum Front Yard | 3.0 metres |
| b) Minimum Corner Side Yard | 3.0 metres |
| c) Minimum Rear Yard | 3.0 metres |
| d) Minimum Privacy Yard | 6.0 metres from the rear wall of a dwelling. |
| e) Minimum Setback from a Private Roadway | 3.0 metres to a dwelling
6.0 metres to the garage |
| f) That provision 8.5 i) is not applicable | |

Apartment Dwelling

- | | |
|------------------------------|-------------------|
| a) Minimum Lot Area per Unit | 103 square metres |
| b) Minimum Front Yard | 3.0 metres |
| c) Minimum Corner Side Yard | 3.0 metres |
| d) Minimum Rear Yard | 3.0 metres |

General Provisions

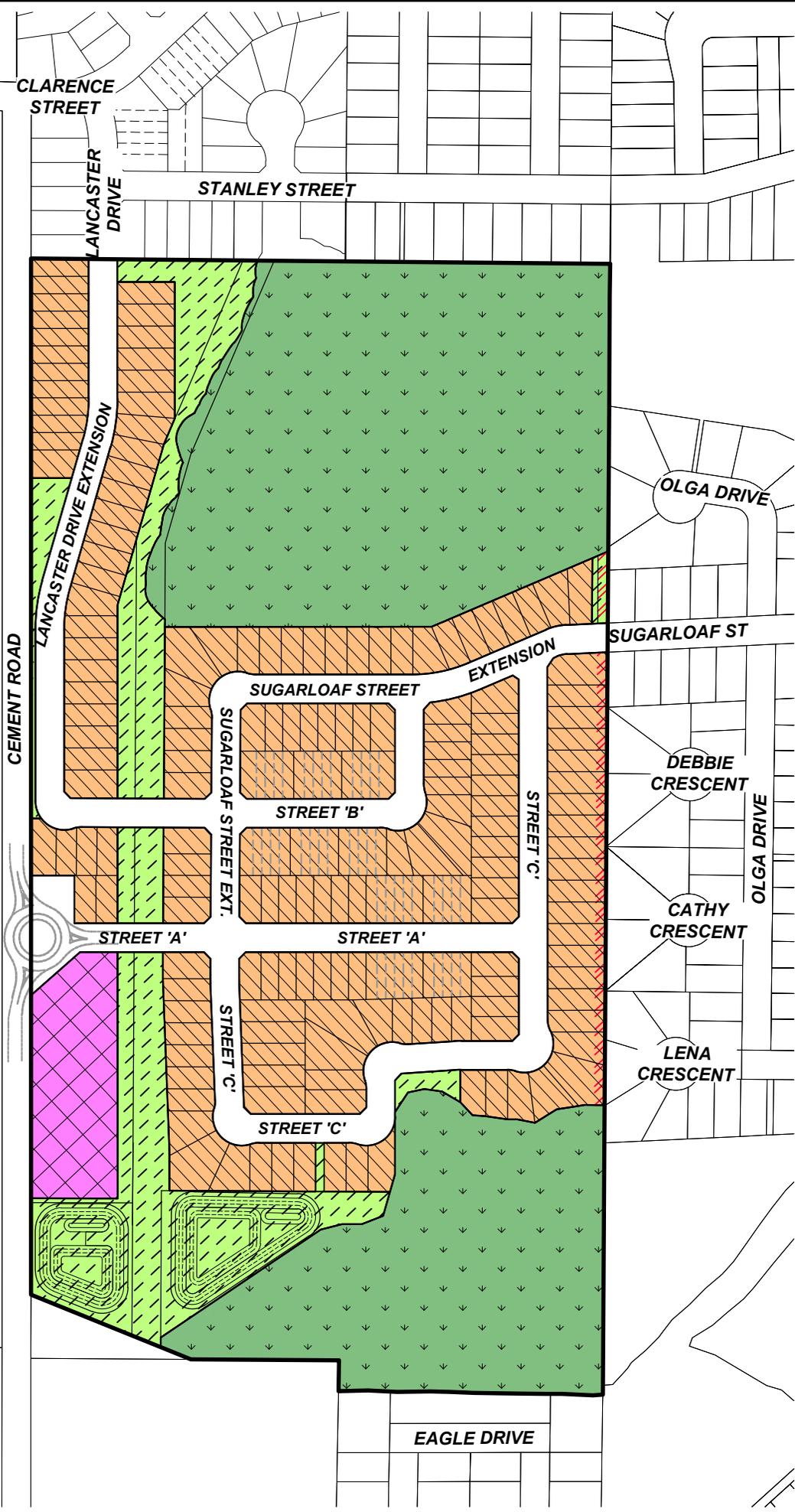
Notwithstanding the provisions of Section 2.19.1 General Structures, that the following regulations shall apply:

- a) That a covered porch may be provided for single detached dwellings, street townhouses and may encroach into the required front yard 1.5 metres.
 - b) That a covered porch may be provided for Block Townhouse dwellings at a minimum of 3.0 metres from a private roadway.
 - c) That a covered deck may be provided for single detached dwellings, street townhouses and block townhouses and may encroach into the rear yard 3.0 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 , 2023.

William C Steele
Mayor

Amber LaPointe
Clerk



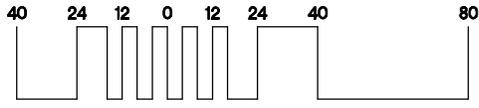
SCHEDULE 'A'
To By-law No. _____

- Legend**
-  R3 - THIRD DENSITY RESIDENTIAL SITE SPECIFIC ZONE (R3-X)
 -  R4 - FOURTH DENSITY RESIDENTIAL SITE SPECIFIC ZONE (R4-X)
 -  EP - ENVIRONMENTAL PROTECTION ZONE
 -  P - PUBLIC + PARK ZONE
 -  EC - ENVIRONMENTAL CONSERVATION OVERLAY

THIS IS SCHEDULE 'A' TO BY-LAW NO _____
PASSED THE _____ DAY OF _____

Mayor _____

Clerk _____



SCALE IN METRES

**City of
Port Colborne**