

The Corporation of the City of Port Colborne

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

Being a by-law to amend Zoning By-law 6575/30/18, as amended, respecting a 4.97-hectare assembly of lands, consisting of five distinct parcels four of which do not have assigned municipal addresses that includes PIN 641410024, PIN 641410032, and PIN 641410031, the latter being the only one with an assigned address at 1029 Steele Street, Port Colborne, and parts of PIN 641410386 and PIN 641410393, herein referred to as the “subject lands” - “Millar’s Crossing”.

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 Schedules 1 and 2 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, as amended, is hereby further amended by rezoning the subject lands from RD (Residential Development) to R2-XX (Second Density Residential, Site-Specific), from RD (Residential Development) to R3-XX (Third Density Residential, Site-Specific), from RD (Residential Development) to MU-XX (Mixed Use, Site-Specific), from RD (Residential Development) to R4-XX (Site-Specific), from R4 (Fourth Density Residential ) to R4-XX (Site-Specific), and RD (Residential Development) to P (Public and Park), subject to site-specific standards as denoted by the “XX” suffix and as per the table of proposed performance standards and proposed zoning schedules provided in Zoning By-law Amendment XX-XXX as per Schedule 2 of this By-law.
3. That Section 37.2 entitled “List of Special Provisions” of Zoning By-law 6575/30/18, as amended, is hereby further amended by adding the following:
  - a. Special Provision R2-XX – Millar’s Crossing
    - i. Notwithstanding the provisions of Section 6.3 of the Residential Second Density Zone (R2), the following Zone Requirements for Dwelling, Detached shall apply:
      1. Min. Lot Frontage: 11.0 metres
      2. Min. Lot Area: 0.03 hectares

3. Min. Front Yard: 4.5 metres to a porch
  4. Min. Landscaped Open Space: 20.0 %
  5. Min. Rear Yard: 4.0 metres to a terrace
- ii. Notwithstanding the provisions of Section 6.5 of the Residential Second Density Zone (R2), the following Zone Requirements for Dwelling, Semi-Detached shall apply:
1. Min. Lot Frontage: 16.8 metres
  2. Min. Front Yard: 4.5 metres to a porch
  3. Min. Exterior (Corner) Side Yard: 3.0 metres
  4. Min. Rear Yard: 4.0 metres to a terrace
- b. Special Provision R3-XX – Millar’s Crossing
- i. Notwithstanding the provisions of Section 7.8 of the Third Density Residential Zone (R3), the following Zone Requirements for Townhouse, Street shall apply:
1. Min. Lot Frontage (Corner Lot): 11.5 metres
  2. Min. Lot Area: 0.018 hectares
  3. Min. Front Yard: 6.5 metres to an outside main wall of a building and 4.5 metres to a porch
  4. Min. Interior Side Yard: 1.5 metres
  5. Min. Landscaped Open Space: 20.0 %
- c. Special Provision R4-XX – Millar’s Crossing
- i. In addition to the uses permitted in the Fourth Density Residential (R4) Zone, this land may also be used for Back-to-Back Stacked Townhouses, Back-to-Back Townhouses, Live-work Units within Townhouses, Rear-Lane Townhouses, and Stacked Townhouses in keeping with the following definitions.
- ii. Definitions:
1. Back-to-Back Stacked Townhouses: a variation of stacked townhouses where units are stacked vertically and also share a rear wall with another set of stacked units, have no rear façades and backyards.
  2. Back-to-Back Townhouses: buildings divided vertically into three or more dwelling units by common walls, including a common rear wall, which prevents internal access between dwelling units.
  3. Live-Work Units: a variation of townhouses that combines residential and commercial space into a unit where people live. Typically, with walkway access off a street and allowances for signage.

4. Rear-Lane Townhouses: townhouses with a garage and access to the back of the lot via a laneway or alleyway instead of a driveway at the front of the home.
  5. Stacked Townhouses: a building containing three or more dwelling units attached side-by-side, with each of these dwelling units having at least one dwelling unit above them, and where each dwelling unit has an independent entrance from the exterior.
- iii. Notwithstanding the provisions of Section 8 of the Fourth Density Residential Zone (R4), the following Zone Requirements for Townhouse, Street; and Townhouse, Rear-Lane shall apply:
1. Min. Lot Area: 0.013 hectares
  2. Min. Front Yard: 1.0 metres
  3. Min. Interior Side Yard: 1.2 metres
  4. Min. Exterior (Corner) Side Yard: 1.2 metres
  5. Min. Landscaped Open Space: 12.5 %
  6. Max. Building Height: 15.0 metres (4 storeys)
  7. The Front Yard shall be deemed to be the east side of the Block along Elm Street.
  8. The Rear Yard shall be deemed to be the west side of the Block.
  9. The Exterior Side Yards shall be deemed to be the north side of the Block along Barrick Road and the south side of the Block along new Road "A".
- d. Special Provision R4-XXX – Millar's Crossing
- i. In addition to the uses permitted in the Fourth Density Residential (R4) Zone, this land may also be used for Back-to-Back Stacked Townhouses, Back-to-Back Townhouses, and Stacked Townhouses in keeping with the following definitions.
- ii. Definitions:
1. Back-to-Back Stacked Townhouses: a variation of stacked townhouses where units are stacked vertically and also share a rear wall with another set of stacked units, have no rear façades and backyards.
  2. Back-to-Back Townhouses: buildings divided vertically into three or more dwelling units by common walls, including a common rear wall, which prevents internal access between dwelling units.
  3. Stacked Townhouses: a building containing three or more dwelling units attached side-by-side, with each of these dwelling units having at least one dwelling unit above them, and where each dwelling unit has an independent entrance from the exterior.

iii. Notwithstanding any of the provisions of Section 8 of the Fourth Density Residential Zone (R4), the following Zone Requirements for Dwelling, Townhouse Block; Townhouse, Stacked Back-to-Back; and Townhouse, Stacked shall apply:

1. Min. Lot Area: 0.013 hectares
2. Min. Front Yard: 6.5 metres to an outside main wall of a unit and 4.5 metres to a porch.
3. Min. Interior Side Yard: 2.0 metres
4. Min. Exterior (Corner) Side Yard: 3.0 metres to an outside main wall of a unit and 1.2 metres to a porch.
5. Min. Rear Yard: 0.0 metres
6. Min. Landscaped Open Space: 12.5 %
7. Max. Building Height: 15.0 metres (4 storeys)
8. The Front Yard shall be deemed to be the west side of the Block along new Road "A".
9. The Rear Yard shall be deemed to be the east side of the Block.
10. The Exterior Side Yard shall be deemed to be the north side of the Block along new Road "A".
11. All other lot lines of the Block shall be deemed to be an Interior Side Yard.

e. Special Provision MU-XX – Millar's Crossing

i. In addition to the uses permitted in the Mixed Use (MU) Zone, this land may also be used for Back-to-Back Stacked Townhouses, Back-to-Back Townhouses, and Stacked Townhouses in keeping with the following definitions.

ii. Definitions:

1. Back-to-Back Stacked Townhouses: a variation of stacked townhouses where units are stacked vertically and also share a rear wall with another set of stacked units, have no rear façades and backyards.
2. Back-to-Back Townhouses: buildings divided vertically into three or more dwelling units by common walls, including a common rear wall, which prevents internal access between dwelling units.
3. Stacked Townhouses: a building containing three or more dwelling units attached side-by-side, with each of these dwelling units having at least one dwelling unit above them, and where each dwelling unit has an independent entrance from the exterior.

iii. Notwithstanding the provisions of Section 21.10 of the Mixed Use (MU) Zone, the following Zone Requirements for Apartment Building shall apply:

1. Min. Lot Area: 34.2 square metres per unit

2. Max. Building Height: 33.0 metres (10 storeys)
- iv. Notwithstanding any of the provisions of Section 21 of the Mixed Use (MU) Zone, the following Zone Requirements for Dwelling, Townhouse Block; Townhouse, Stacked Back-to-Back; and Townhouse, Stacked shall apply (non-condominium build-out):
  1. Min. Lot Area: 0.013 hectares
  2. Min. Front Yard: 6.5 metres to an outside main wall of a unit and 4.5 metres to a porch.
  3. Min. Interior Side Yard: 2.0 metres
  4. Min. Exterior (Corner) Side Yard: 3.0 metres to an outside main wall of a unit and 1.2 metres to a porch.
  5. Min. Rear Yard: 0.0 metres
  6. Min. Landscaped Open Space: 12.5 %
  7. Max. Building Height: 15.0 metres (4 storeys)
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 \_\_\_\_\_, 2025.

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Mayor

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Clerk