

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))

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|-----------------------------|--|
| a) Minimum Lot Area | 380 sq. m |
| b) Minimum Front Yard | 4.5 metres to the dwelling
6.0 metres to the garage |
| c) 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 | |

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

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	

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

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*.

William C Steele
Mayor

Amber LaPointe
Clerk



SCHEDULE 'A'
To By-law No. _____

**City of
Port Colborne**

- 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 _____

