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 land legally known as Concession 2, Part of Lot 30 in the City of Port Colborne, Regional Municipality of Niagara, municipally known as 484 and 434 Barrick Road.

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 “A8” forming part of By-law 6575/30/18 is hereby amended by changing those lands described on Schedule A from Institutional (I-37-H) and Residential Third Density (R3) to Fourth Density Residential (R4) Zone.

3. That Section 37 entitled “Special Provisions” of Zoning By-law 6575/30/18, is hereby further amended by adding the following:

   R4-XX

   In addition to the uses permitted in the R4 Zone, all the uses permitted in Section 19.2 of Zoning By-law 6575/30/18 shall also be permitted.

   Notwithstanding Section 8.7(h) of Zoning By-law 6575/30/18, the maximum permitted building height shall be 22 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 , 2026.

_____
William C Steele
Mayor

_____
Charlotte Madden
City Clerk

SCHEDULE "A"

TO ZONING BY-LAW AMENDMENT NO. _____

PART OF LOT 30 CONCESSION 2
IN THE
CITY OF PORT COLBORNE
REGIONAL MUNICIPALITY OF NIAGARA



LAND TO BE REZONED FROM INSTITUTIONAL I-37-H
AND THIRD DENSITY RESIDENTIAL R3 TO R4-XX

_____ _____

DATE DATE

_____ _____

CLERK CLERK