

**City of Port Colborne
Council Meeting Addendum**

Date: Tuesday, November 12, 2024
Time: 6:30 pm
Location: Council Chambers, 3rd Floor, City Hall
 66 Charlotte Street, Port Colborne

Pages

12. Consent Agenda

12.3 Staff Reports

- f. Recommendation for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision for Stonebridge Village Subdivision, 2024-211

Councillor E. Beauregard declared a conflict on this item. (I, Eric Beauregard, declare an indirect pecuniary interest as I am employed by the Applicant (Upper Canada Consultants))

- *a. Appendix B - Amended Draft Zoning By-law Amendment

1

19. By-laws

- 19.11 By-law to Amend Zoning By-law 6575/30/18 respecting the land legally known as Part of Lot 31, Concession 2, Geographic Township of Humberstone, now in the City of Port Colborne, Regional Municipality of Niagara.

Councillor E. Beauregard declared a conflict on this item. (I, Eric Beauregard, declare an indirect pecuniary interest as I am employed by the Applicant (Upper Canada Consultants))

- *a. Amended By-law for item 19.11

8

20. Closed Session

- *20.5 Confidential Human Resources (HR) Matter

Confidential Human Resources (HR) Matter pursuant to the *Municipal Act, 2001*, subsection 239(2)(b) personal matters about an identifiable individual, including municipal or local board employees, and subsection 239 (2)(d) labour relations or employee negotiations.

*20.6 Confidential Verbal Report

Confidential Verbal Report pursuant to the Municipal Act, 2001, subsection 239 (2)(k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

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 Part of Lot 31, Concession 2, Geographic Township of Humberstone, now in the City of Port Colborne, Regional Municipality of Niagara.

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:

Residential Development (RD) Zone	to	Second Density Residential (R2-85) Site-Specific Zone (Part 1)
Residential Development (RD) Zone	to	Second Density Residential (R2-86) Site-Specific Zone (Part 2)
Residential Development (RD-65-H) Site-Specific Holding Zone	to	Second Density Residential (R2-86) Site-Specific Zone (Part 3)
Residential Development (RD) Zone	to	Third Density Residential (R3-87) Site-Specific Zone (Part 4)
Residential Development (RD-65-H) Site-Specific Holding Zone	to	Third Density Residential (R3-87) Site-Specific Zone (Part 5)
Residential Development (RD-65-H) Site-Specific Holding Zone	to	Fourth Density Residential (R4-88) Site-Specific Zone (Part 6)
Residential Development (RD) Zone	to	Public + Park (P) Zone (Part 7)
Residential Development (RD-65-H) Site-Specific Holding Zone	to	Public + Park (P) Zone (Part 8)

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

Part 1 (R2-85):

Section 2 – General Provisions

Notwithstanding the provisions of Permitted Encroachments, the following regulations shall apply:

- a. Deck or Platform Encroachment (height above ground floor level to 0.61m) are to have a minimum setback from the corner side lot line of 2-metres.
- b. Deck or Platform Encroachment (more than 0.61m but less than 1.2m) are to have a minimum setback from the corner side lot line of 2-metres.

Section 3 – Parking Provisions

Notwithstanding the Parking Provisions of Section 3, the following regulation shall apply:

- a. Standard Parking Space Obstructed on Two Sides 3m x 5.2m

Section 6 – Second Density Residential (R2-85) Zone

Notwithstanding the provisions of the Second Density Residential Zone, the following regulation shall apply:

- a. Minimum Lot Frontage 10 metres
- b. Minimum Lot Frontage – Corner Lot 14.25 metres
- c. Minimum Lot Area 0.03 hectares
- d. Minimum Front Yard 4.5 metres to dwelling
6 metres to garage
- e. Minimum Corner Side Yard 2 metres

Part 2 and 3 (R2-86):

Section 2 – General Provisions

Notwithstanding the provisions of Permitted Encroachments, the following regulations shall apply:

- a. Deck or Platform Encroachment (height above ground floor level to 0.61m) are to have a minimum setback from the corner side lot line of 1.6-metres, and a minimum setback from the front lot line of 1.5-metres.
- b. Deck or Platform Encroachment (more than 0.61m but less than 1.2m) are to have a minimum setback from the corner side lot line of 1.6-metres, a minimum setback from the rear lot line of 1.6-metres, and a minimum setback from the front lot line of 1.5-metres.
- c. Deck or Platform Encroachment (1.2m or greater) are to have a minimum setback from the rear lot line of 2-metres, and a minimum setback from the front lot line of 1-metre.

Section 3 – Parking Provisions

Notwithstanding the Parking Provisions of Section 3, the following regulation shall apply:

- a. The required parking spaces per unit for Detached Dwelling 1 space per unit 7.8-m
- b. The required parking spaces per unit for Detached Dwelling 1 space per unit 8.4-m
- c. Standard Parking Space Obstructed on Two Sides 3 m x 5.2 m
- d. Maximum Width of a parking area on a residential lot with 4 or fewer dwelling units Delete

Section 6 – Second Density Residential (R2-86) Zone

Notwithstanding the provisions of the Second Density Residential Zone, the following regulations shall apply:

7.8-metre Detached Dwellings

- a. Minimum Lot Frontage 7.8 metres
- b. Minimum Lot Frontage – Corner Lot 8.9 metres
- c. Minimum Lot Area 0.0215 hectares

d. Minimum Front Yard	3 metres to dwelling
e. Minimum Interior Side Yard	0.6 metres on one side 1.2 metres on the other side
e. Minimum Corner Side Yard	2 metres
f. Minimum Rear Yard	7 metres
g. Maximum Lot Coverage	50%
h. Maximum Height	11 metres

8.4-metre Detached Dwellings

a. Minimum Lot Frontage	8.4 metres
b. Minimum Lot Frontage – Corner Lot	9.4 metres
c. Minimum Lot Area	0.0125 hectares
d. Minimum Front Yard	3 metres to dwelling
e. Minimum Interior Side Yard	0.6 metres on one side 1.2 metres on the other side 3 metres if no attached garage
f. Minimum Corner Side Yard	1.6 metres
g. Minimum Rear Yard	4 metres 2.6 metres for corner lot
h. Maximum Lot Coverage	50%
i. Maximum Height	11 metres

Part 4 and 5 (R3-87):

Section 2 – General Provisions

Notwithstanding the provisions of Accessory Buildings, the following regulations shall apply:

a. Maximum Lot Coverage	15%
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Notwithstanding the provisions of Accessory Uses to a Dwelling, Section 2.9.2 Home Based Business, the following regulations shall apply:

- The use occupies a maximum floor area of 50% of the total dwelling unit floor area
- There are to be separate entrances to the dwelling unit for the home-based business
- In addition to the parking provision of the By-law, on-street parking is permitted

Notwithstanding the provisions of Permitted Encroachments, the following regulations shall apply:

- Deck or Platform Encroachment (height above ground floor level to 0.61m) are to have a minimum setback from the corner side lot line of 2-metres, and a minimum setback from the front lot line of 1.5-metres.
- Deck or Platform Encroachment (more than 0.61m but less than 1.2m) are to have a minimum setback from the corner side lot line of 2-metres, a minimum setback from the rear lot line of 1.6-metres, and a minimum setback from the front lot line of 1.5-metres.
- Deck or Platform Encroachment (1.2m or greater) are to have a minimum setback from the rear lot line of 2-metres, and a minimum setback from the front lot line of 1-metre.

Section 3 – Parking Provisions

Notwithstanding the Parking Provisions of Section 3, the following regulation shall apply:

- 1 parking space per unit is required for 7.8-m Single-Detached Dwellings, 8.4-m Single-Detached Dwellings, Back-to-Back Townhouse Dwellings, and Live/Work Townhouse dwellings

- | | |
|--|-------------|
| b. Standard Parking Space
Obstructed on Two Sides | 3 m x 5.2 m |
| c. Maximum Width of a parking area
on a residential lot with 4 or fewer
dwelling units | Delete |

Section 7 – Third Density Residential (R3-87) Zone

Notwithstanding the permitted uses of the Third Density Residential Zone, the following uses are to be permitted:

- a. 7.8 metre Single Detached Dwelling;
- b. 8.4 metre Single-Detached Dwelling;
- c. Back-to-Back Townhouse;
- d. Live/Work Townhouse;

Notwithstanding the provisions of the Third Density Residential Zone, the following regulation shall apply:

Semi-Detached Dwelling

- | | |
|-------------------------------|--|
| a. Minimum Lot Frontage | 16.5 metres (7.8m per unit) |
| b. Minimum Front Yard | 4.5 metres to dwelling
6 metres to garage |
| c. Minimum Corner Side Yard | 2 metres |
| d. Minimum Rear Yard | 5 metres |
| e. Maximum Lot Coverage | 50% |
| f. Minimum Interior Side Yard | No minimum for common walls |

Street Townhouse

- | | |
|----------------------------------|--|
| a. Minimum Lot Frontage per Unit | 5.5 metres |
| b. Minimum Lot Area | 0.016 hectares |
| c. Minimum Front Yard | 4.5 metres to dwelling
6 metres to garage |
| d. Minimum Interior Side Yard | 1.2 metres
No minimum for common walls |
| e. Minimum Corner Side Yard | 2 metres |
| f. Minimum Rear Yard | 5 metres |
| g. Landscape Buffer | 1.2 metres |

Back-to-Back Townhouse

- | | |
|-------------------------------|--|
| a. Minimum Lot Frontage | 5.8 metres |
| b. Minimum Lot Area | 0.0085 hectares |
| c. Minimum Front Yard | 4.5 metres to dwelling
6 metres to garage |
| d. Minimum Interior Side Yard | 1.2 metres
No minimum for common walls |
| e. Minimum Corner Side Yard | 2 metres |
| f. Minimum Rear Yard | N/A |
| g. Maximum Height | 14 metres |
| h. Minimum Landscaped Area | 15% |
| i. Landscape Buffer | 1.2 metres |

Live/Work Townhouse

- | | |
|-------------------------------|---|
| a. Minimum Lot Frontage | 5.5 metres |
| b. Minimum Lot Area | 0.0150 hectares |
| c. Minimum Front Yard | 3 metres to dwelling |
| d. Minimum Interior Side Yard | 1.2 metres
No minimum for common walls |
| e. Minimum Corner Side Yard | 4.4 metres |
| f. Minimum Rear Yard | 12 metres |
| g. Maximum Height | 14 metres |
| h. Minimum Landscaped Area | 25% |

- i. Landscape Buffer 1.2 metres

7.8-m Single-Detached Dwelling and 8.4-m Single-Detached Dwelling

The zone requirements of the Second Density Residential (R2-86) Zone shall apply.

Part 6 (R4-88):

Section 3 – Parking Provisions

Notwithstanding the Parking Provisions of Section 3, the following regulations shall apply:

- a. The required parking spaces per unit for Apartment Building 1 space per unit
- b. The required parking spaces per unit for Stacked Townhouses 1.25 spaces per unit
- c. Standard Parking Space Obstructed on Two Sides 3 m x 5.2 m

Notwithstanding the Landscape Provisions for Parking Areas, the following regulations shall apply:

- a. The lot line abutting a public road is to be 3.0-metres from a proposed area with 100 or greater parking spaces.
- b. The lot line abutting a residential, institutional or public park zone is to be 3.0- metres from the proposed area with 100 or greater parking spaces.

Section 8 – Fourth Density Residential (R4-88) Zone

Notwithstanding the permitted uses of the Fourth Density Residential (R4) Zone, the following uses are to be permitted:

- a. Stacked Townhouse Dwelling

Notwithstanding the provisions of the Fourth Density Residential Zone, the following regulation shall apply:

Apartment Building

- a. Minimum Front Yard 4.2 metres
- b. Minimum Corner Side Yard 3 metres
- c. Maximum Height 23 metres
- d. Minimum Floor Area 27 metres squared
- e. Minimum Lot Area Per Unit 60 metres squared

Semi-Detached Dwelling

- a. Minimum Lot Frontage 16 metres
- b. Minimum Lot Area 0.04 hectares
- c. Minimum Front Yard 4.5 metres to dwelling
6 metres to garage
- d. Minimum Interior Side Yard No minimum for common walls

Stacked Townhouse

- a. Minimum Lot Frontage 40 metres
- b. Minimum Lot Area 0.015 hectares
- c. Minimum Front Yard 5 metres to dwelling
- d. Minimum Interior Side Yard 2 metres

No minimum for common walls

e. Minimum Corner Side Yard	1.5 metres
f. Minimum Rear Yard	24 metres
g. Maximum Lot Coverage	50%
h. Maximum Height	14 metres
i. Minimum Landscaped Area	25%
j. Landscape Buffer	1.2 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 , 2024.

 William C Steele
 Mayor

 Charlotte Madden
 City Clerk

SCHEDULE "A"

To By law No.

**City of
Port Colborne**

THIS IS SCHEDULE "A" TO BY-LAW NO _____

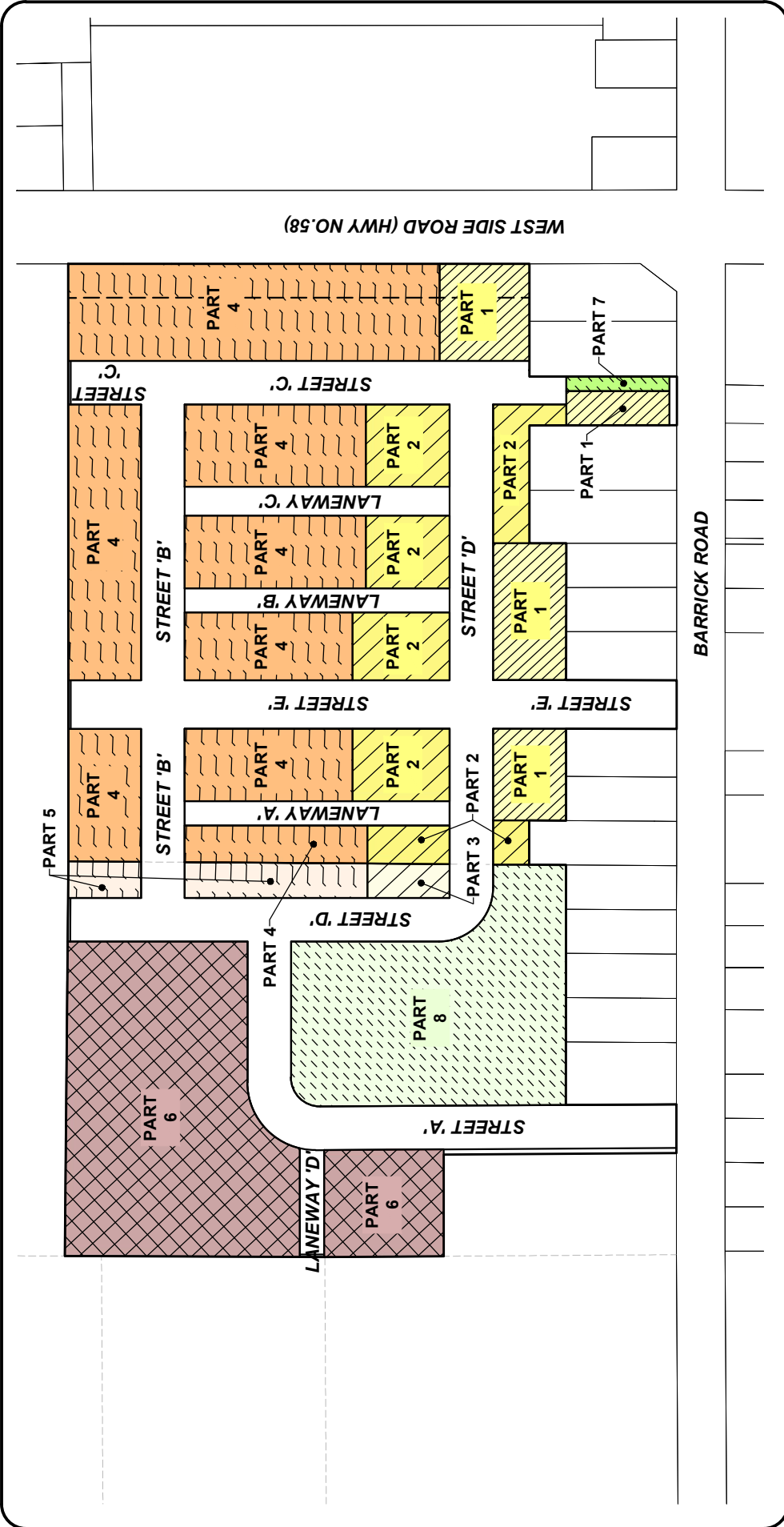
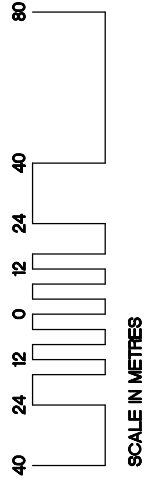
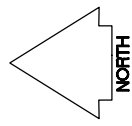
PASSED THE _____ DAY OF _____

Mayor _____

Clerk _____

Legend

	PART 1	Residential Development (RD) Zone	to	Second Density Residential (R2-85) Site-Specific Zone (Part 1)
	PART 2	Residential Development (RD) Zone	to	Second Density Residential (R2-86) Site-Specific Zone (Part 2)
	PART 3	Residential Development (RD-65-H) Site-Specific Holding Zone	to	Second Density Residential (R2-86) Site-Specific Zone (Part 3)
	PART 4	Residential Development (RD) Zone	to	Third Density Residential (R3-87) Site-Specific Zone (Part 4)
	PART 5	Residential Development (RD-65-H) Site-Specific Holding Zone	to	Third Density Residential (R3-87) Site-Specific Zone (Part 5)
	PART 6	Residential Development (RD-65-H) Site-Specific Holding Zone	to	Fourth Density Residential (R4-88) Site-Specific Zone (Part 6)
	PART 7	Residential Development (RD) Zone	to	Public + Park (P) Zone (Part 7)
	PART 8	Residential Development (RD-65-H) Site-Specific Holding Zone	to	Public + Park (P) Zone (Part 8)



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 Part of Lot 31, Concession 2, Geographic Township of Humberstone, now in the City of Port Colborne, Regional Municipality of Niagara.

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:

Residential Development (RD) Zone	to	Second Density Residential (R2-85) Site-Specific Zone (Part 1)
Residential Development (RD) Zone	to	Second Density Residential (R2-86) Site-Specific Zone (Part 2)
Residential Development (RD-65-H) Site-Specific Holding Zone	to	Second Density Residential (R2-86) Site-Specific Zone (Part 3)
Residential Development (RD) Zone	to	Third Density Residential (R3-87) Site-Specific Zone (Part 4)
Residential Development (RD-65-H) Site-Specific Holding Zone	to	Third Density Residential (R3-87) Site-Specific Zone (Part 5)
Residential Development (RD-65-H) Site-Specific Holding Zone	to	Fourth Density Residential (R4-88) Site-Specific Zone (Part 6)
Residential Development (RD) Zone	to	Public + Park (P) Zone (Part 7)
Residential Development (RD-65-H) Site-Specific Holding Zone	to	Public + Park (P) Zone (Part 8)

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

Part 1 (R2-85):

Section 2 – General Provisions

Notwithstanding the provisions of Permitted Encroachments, the following regulations shall apply:

- a. Deck or Platform Encroachment (height above ground floor level to 0.61m) are to have a minimum setback from the corner side lot line of 2-metres.
- b. Deck or Platform Encroachment (more than 0.61m but less than 1.2m) are to have a minimum setback from the corner side lot line of 2-metres.

Section 3 – Parking Provisions

Notwithstanding the Parking Provisions of Section 3, the following regulation shall apply:

- a. Standard Parking Space Obstructed on Two Sides 3m x 5.2m

Section 6 – Second Density Residential (R2-85) Zone

Notwithstanding the provisions of the Second Density Residential Zone, the following regulation shall apply:

- a. Minimum Lot Frontage 10 metres
- b. Minimum Lot Frontage – Corner Lot 14.25 metres
- c. Minimum Lot Area 0.03 hectares
- d. Minimum Front Yard 4.5 metres to dwelling
6 metres to garage
- e. Minimum Corner Side Yard 2 metres

Part 2 and 3 (R2-86):

Section 2 – General Provisions

Notwithstanding the provisions of Permitted Encroachments, the following regulations shall apply:

- a. Deck or Platform Encroachment (height above ground floor level to 0.61m) are to have a minimum setback from the corner side lot line of 1.6-metres, and a minimum setback from the front lot line of 1.5-metres.
- b. Deck or Platform Encroachment (more than 0.61m but less than 1.2m) are to have a minimum setback from the corner side lot line of 1.6-metres, a minimum setback from the rear lot line of 1.6-metres, and a minimum setback from the front lot line of 1.5-metres.
- c. Deck or Platform Encroachment (1.2m or greater) are to have a minimum setback from the rear lot line of 2-metres, and a minimum setback from the front lot line of 1-metre.

Section 3 – Parking Provisions

Notwithstanding the Parking Provisions of Section 3, the following regulation shall apply:

- a. The required parking spaces per unit for Detached Dwelling 1 space per unit 7.8-m
- b. The required parking spaces per unit for Detached Dwelling 1 space per unit 8.4-m
- c. Standard Parking Space Obstructed on Two Sides 3 m x 5.2 m
- d. Maximum Width of a parking area on a residential lot with 4 or fewer dwelling units Delete

Section 6 – Second Density Residential (R2-86) Zone

Notwithstanding the provisions of the Second Density Residential Zone, the following regulations shall apply:

7.8-metre Detached Dwellings

- a. Minimum Lot Frontage 7.8 metres
- b. Minimum Lot Frontage – Corner Lot 8.9 metres
- c. Minimum Lot Area 0.0215 hectares

d. Minimum Front Yard	3 metres to dwelling
e. Minimum Interior Side Yard	0.6 metres on one side 1.2 metres on the other side
e. Minimum Corner Side Yard	2 metres
f. Minimum Rear Yard	7 metres
g. Maximum Lot Coverage	50%
h. Maximum Height	11 metres

8.4-metre Detached Dwellings

a. Minimum Lot Frontage	8.4 metres
b. Minimum Lot Frontage – Corner Lot	9.4 metres
c. Minimum Lot Area	0.0125 hectares
d. Minimum Front Yard	3 metres to dwelling
e. Minimum Interior Side Yard	0.6 metres on one side 1.2 metres on the other side 3 metres if no attached garage
f. Minimum Corner Side Yard	1.6 metres
g. Minimum Rear Yard	4 metres 2.6 metres for corner lot
h. Maximum Lot Coverage	50%
i. Maximum Height	11 metres

Part 4 and 5 (R3-87):

Section 2 – General Provisions

Notwithstanding the provisions of Accessory Buildings, the following regulations shall apply:

a. Maximum Lot Coverage	15%
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Notwithstanding the provisions of Accessory Uses to a Dwelling, Section 2.9.2 Home Based Business, the following regulations shall apply:

- a. The use occupies a maximum floor area of 50% of the total dwelling unit floor area
- b. There are to be separate entrances to the dwelling unit for the home-based business
- c. In addition to the parking provision of the By-law, on-street parking is permitted

Notwithstanding the provisions of Permitted Encroachments, the following regulations shall apply:

- a. Deck or Platform Encroachment (height above ground floor level to 0.61m) are to have a minimum setback from the corner side lot line of 2-metres, and a minimum setback from the front lot line of 1.5-metres.
- b. Deck or Platform Encroachment (more than 0.61m but less than 1.2m) are to have a minimum setback from the corner side lot line of 2-metres, a minimum setback from the rear lot line of 1.6-metres, and a minimum setback from the front lot line of 1.5-metres.
- c. Deck or Platform Encroachment (1.2m or greater) are to have a minimum setback from the rear lot line of 2-metres, and a minimum setback from the front lot line of 1-metre.

Section 3 – Parking Provisions

Notwithstanding the Parking Provisions of Section 3, the following regulation shall apply:

- a. 1 parking space per unit is required for 7.8-m Single-Detached Dwellings, 8.4-m Single-Detached Dwellings, Back-to-Back Townhouse Dwellings, and Live/Work Townhouse dwellings

- | | |
|--|-------------|
| b. Standard Parking Space
Obstructed on Two Sides | 3 m x 5.2 m |
| c. Maximum Width of a parking area
on a residential lot with 4 or fewer
dwelling units | Delete |

Section 7 – Third Density Residential (R3-87) Zone

Notwithstanding the permitted uses of the Third Density Residential Zone, the following uses are to be permitted:

- a. 7.8 metre Single Detached Dwelling;
- b. 8.4 metre Single-Detached Dwelling;
- c. Back-to-Back Townhouse;
- d. Live/Work Townhouse;

Notwithstanding the provisions of the Third Density Residential Zone, the following regulation shall apply:

Semi-Detached Dwelling

- | | |
|-------------------------------|--|
| a. Minimum Lot Frontage | 16.5 metres (7.8m per unit) |
| b. Minimum Front Yard | 4.5 metres to dwelling
6 metres to garage |
| c. Minimum Corner Side Yard | 2 metres |
| d. Minimum Rear Yard | 5 metres |
| e. Maximum Lot Coverage | 50% |
| f. Minimum Interior Side Yard | No minimum for common walls |

Street Townhouse

- | | |
|----------------------------------|--|
| a. Minimum Lot Frontage per Unit | 5.5 metres |
| b. Minimum Lot Area | 0.016 hectares |
| c. Minimum Front Yard | 4.5 metres to dwelling
6 metres to garage |
| d. Minimum Interior Side Yard | 1.2 metres
No minimum for common walls |
| e. Minimum Corner Side Yard | 2 metres |
| f. Minimum Rear Yard | 5 metres |
| g. Landscape Buffer | 1.2 metres |

Back-to-Back Townhouse

- | | |
|-------------------------------|--|
| a. Minimum Lot Frontage | 5.8 metres |
| b. Minimum Lot Area | 0.0085 hectares |
| c. Minimum Front Yard | 4.5 metres to dwelling
6 metres to garage |
| d. Minimum Interior Side Yard | 1.2 metres
No minimum for common walls |
| e. Minimum Corner Side Yard | 2 metres |
| f. Minimum Rear Yard | N/A |
| g. Maximum Height | 14 metres |
| h. Minimum Landscaped Area | 15% |
| i. Landscape Buffer | 1.2 metres |

Live/Work Townhouse

- | | |
|-------------------------------|---|
| a. Minimum Lot Frontage | 5.5 metres |
| b. Minimum Lot Area | 0.0150 hectares |
| c. Minimum Front Yard | 3 metres to dwelling |
| d. Minimum Interior Side Yard | 1.2 metres
No minimum for common walls |
| e. Minimum Corner Side Yard | 4.4 metres |
| f. Minimum Rear Yard | 12 metres |
| g. Maximum Height | 14 metres |
| h. Minimum Landscaped Area | 25% |

- i. Landscape Buffer 1.2 metres

7.8-m Single-Detached Dwelling and 8.4-m Single-Detached Dwelling

The zone requirements of the Second Density Residential (R2-86) Zone shall apply.

Part 6 (R4-88):

Section 3 – Parking Provisions

Notwithstanding the Parking Provisions of Section 3, the following regulations shall apply:

- a. The required parking spaces per unit for Apartment Building 1 space per unit
- b. The required parking spaces per unit for Stacked Townhouses 1.25 spaces per unit
- c. Standard Parking Space Obstructed on Two Sides 3 m x 5.2 m

Notwithstanding the Landscape Provisions for Parking Areas, the following regulations shall apply:

- a. The lot line abutting a public road is to be 3.0-metres from a proposed area with 100 or greater parking spaces.
- b. The lot line abutting a residential, institutional or public park zone is to be 3.0- metres from the proposed area with 100 or greater parking spaces.

Section 8 – Fourth Density Residential (R4-88) Zone

Notwithstanding the permitted uses of the Fourth Density Residential (R4) Zone, the following uses are to be permitted:

- a. Stacked Townhouse Dwelling

Notwithstanding the provisions of the Fourth Density Residential Zone, the following regulation shall apply:

Apartment Building

- a. Minimum Front Yard 4.2 metres
- b. Minimum Corner Side Yard 3 metres
- c. Maximum Height 23 metres
- d. Minimum Floor Area 27 metres squared
- e. Minimum Lot Area Per Unit 60 metres squared

Semi-Detached Dwelling

- a. Minimum Lot Frontage 16 metres
- b. Minimum Lot Area 0.04 hectares
- c. Minimum Front Yard 4.5 metres to dwelling
6 metres to garage
- d. Minimum Interior Side Yard No minimum for common walls

Stacked Townhouse

- a. Minimum Lot Frontage 40 metres
- b. Minimum Lot Area 0.015 hectares
- c. Minimum Front Yard 5 metres to dwelling
- d. Minimum Interior Side Yard 2 metres

No minimum for common walls

e. Minimum Corner Side Yard	1.5 metres
f. Minimum Rear Yard	24 metres
g. Maximum Lot Coverage	50%
h. Maximum Height	14 metres
i. Minimum Landscaped Area	25%
j. Landscape Buffer	1.2 metres

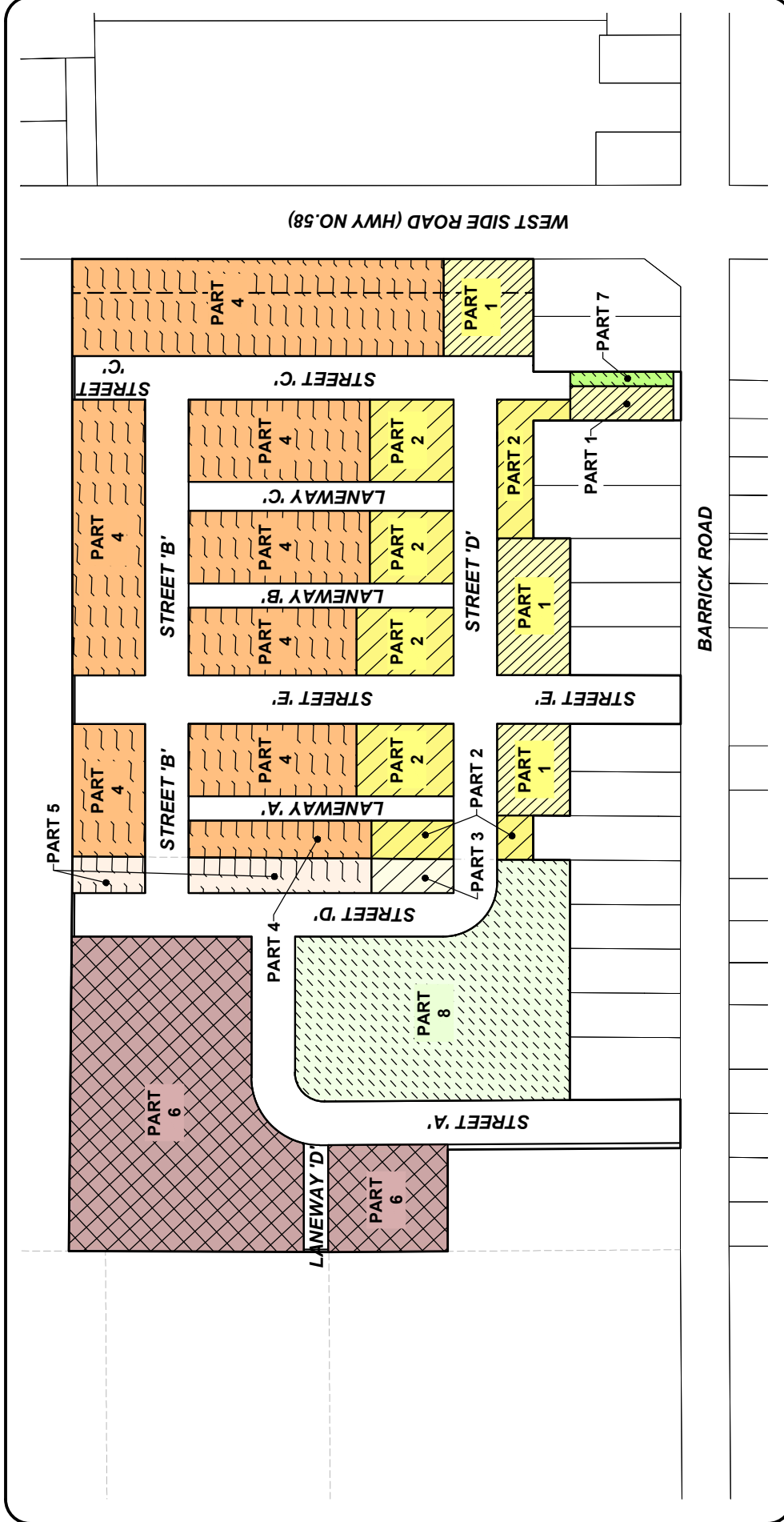
4. That this by-law shall come into force and take effect on the day that it is passed by Council, subject to the provisions of the *Planning Act*.

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 , 2024.

William C Steele
Mayor

Charlotte Madden
City Clerk



SCHEDULE "A"
 To By law No. _____

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

Mayor _____
 Clerk _____

Legend

	PART 1	Residential Development (RD) Zone	to	Second Density Residential (R2-85) Site-Specific Zone (Part 1)
	PART 2	Residential Development (RD) Zone	to	Second Density Residential (R2-86) Site-Specific Zone (Part 2)
	PART 3	Residential Development (RD-65-H) Site-Specific Holding Zone	to	Second Density Residential (R2-86) Site-Specific Zone (Part 3)
	PART 4	Residential Development (RD) Zone	to	Third Density Residential (R3-87) Site-Specific Zone (Part 4)
	PART 5	Residential Development (RD-65-H) Site-Specific Holding Zone	to	Third Density Residential (R3-87) Site-Specific Zone (Part 5)
	PART 6	Residential Development (RD-65-H) Site-Specific Holding Zone	to	Fourth Density Residential (R4-88) Site-Specific Zone (Part 6)
	PART 7	Residential Development (RD) Zone	to	Public + Park (P) Zone (Part 7)
	PART 8	Residential Development (RD-65-H) Site-Specific Holding Zone	to	Public + Park (P) Zone (Part 8)

City of Port Colborne

NORTH

SCALE IN METRES