

DRAFT ZONING BY-LAW AMENDMENT

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 LANDS KNOWN AS PART LOTS 17, 18 AND 19 CONCESSION 2 (formerly in the Township of Humberstone) AND PLAN 59R-16702, CITY OF PORT COLBORNE LOCATED SOUTH OF SECOND CONCESSION ROAD, WEST OF MILLER ROAD AND NORTH OF MAIN STREET.

WHEREAS, By-Law 6575/30/18, as amended, 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 "A" forming part of By-Law 6575/30/18, as amended, is hereby amended by changing those lands described on Schedule "A" attached from A - (Agriculture) to MAO – (Mineral Aggregate Operation).
3. That notwithstanding 2 above, the Zoning Restrictions applicable to MAO – Mineral Aggregate Operations, forming part of By-Law 6575/30/18, as amended, be further amended to read:
 - a. No pit, quarry or excavation shall be made or established within 15 metres of any lot line which does not abut a public street or 30 metres of any lot line which abuts any other public street.
 - b. Permitted uses listed below shall be restricted to the following municipal addresses, 1252 Main Street, 1326 Main Street and 1645 Second Concession Street;
 - i. Dwelling, Detached
 - ii. Uses, structures and buildings accessory thereto.
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.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS _____ DAY OF _____, 202__.

MAYOR

CLERK

IBI GROUP FINAL

PLANNING JUSTIFICATION REPORT
PORT COLBORNE QUARRIES INC.
PIT 3 EXTENSION

Prepared for **Port Colborne Quarries Inc.**

ZONING KEY MAP