

What is a Zoning by-law?

The City's Comprehensive Zoning by-law appropriately implements provincial, regional, and local policies. A zoning by-law controls the use of land in your community. It states exactly how land may be used, where buildings and other structures can be located, the types of buildings permitted and how they may be used, and the lot sizes and dimensions, parking requirements, building heights, and setbacks from the street.

What is a zoning by-law amendment?

If you want to use or develop your property in a way that is not allowed by the zoning by-law, you may apply for a zoning change, also known as a zoning by-law amendment or a rezoning. Council can consider a change only if the Official Plan allows the new use.

The process for handling zoning by-law amendments is the same as for an Official Plan amendment. If council refuses your zoning application, or if it does not decide within 90 days of the receipt of your application containing the prescribed information, you may appeal to the Ontario Land Tribunal (OLT).

The OLT is an independent administrative tribunal responsible for hearing appeals and deciding on contentious municipal matters.



For more information, contact:

City of Welland Planning Division

Monday to Friday
8:30 a.m. to 4:30 p.m.
(closed on Statutory holidays)

📍 Civic Square
60 East Main St.
Welland, ON L3B 3X4

📞 905-735-1700 x2251

🌐 welland.ca

Information is for preliminary purposes only.

Zoning by-law amendment



welland.ca

Application process

1. Pre-consultation

A pre-consultation meeting is important and its purpose is to gather all of the applicable review agencies and City departments to review development proposals and identify any studies or additional information required for a complete application. The pre-consultation form can be found at welland.ca/Planning/preconsultationRequest.asp

2. Submit a complete application

In order for an application to be deemed complete, it must include a completed application form, all required studies identified at the pre-consultation, a survey or sketch, and the required fees.

3. Public notification

A public notification is circulated to all review agencies and City departments as well as properties within 120m of the subject property.

4. Open house

An open house will be held to inform and receive comments from residents in the area. The applicant or their agent must attend to present the application and answer questions from the public.

5. Public hearing

A public hearing is held and every person who attends the public hearing may speak in favour or in opposition to the application. This is also a time to address any questions or concerns as it relates to the application.

6. Recommendation report and decision

The planner will present a recommendation report to City Council. The recommendation report will review all applicable planning policies as well as all comments received from review agencies and City departments. Council will make a decision on the application. Sometimes by-law approval is conditional on a consent application or a minor variance application being approved.

7. Appeal period

A "Notice of Decision" is mailed to the applicant, external agencies and those who requested to be notified of the decision within 15 days after the decision of the committee. There is a twenty-day appeal period on the decision and the date will be listed on the notice.

8. Decision in effect

If there are no appeals, the applicant will receive a notice advising that the decision is in full force and effect. If there is an appeal, the applicant will receive a notice advising that an appeal has been received and forwarded to the Ontario Land Tribunal (OLT). The OLT is an adjudicative tribunal that hears appeals in relation to municipal planning.

