



APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

COUNCIL
INFRASTRUCTURE AND DEVELOPMENT SERVICES

REPORT P&B-2017-31
JUNE 6, 2017

**SUBJECT: ZONING BY-LAW AMENDMENT APPLICATION (FILE NO. 2015-09)
BY THE CITY OF WELLAND
NEW COMPREHENSIVE ZONING BY-LAW**

**AUTHOR: GRANT MUNDAY, B.A.A.
MANAGER OF DEVELOPMENT APPROVALS**

**APPROVING G.M.: SAL IANNELLO, P. ENG., B.B.A, M.A.
GENERAL MANAGER
INFRASTRUCTURE AND DEVELOPMENT SERVICES/CITY
ENGINEER**

RECOMMENDATIONS:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information purposes Report P&B-2017-31 regarding a proposed New Comprehensive Zoning By-law which will apply to all lands within the City of Welland.

ORIGIN AND BACKGROUND:

The City has undertaken a full background review and public and stakeholder consultation process in developing a proposed New Comprehensive Zoning By-law for the entire City of Welland. There were three (3) Open Houses held, four (4) Stakeholder Consultation Sessions and a Public Information Meeting.

Attached as Appendix I is the proposed new Zoning By-law including maps and proposed special exceptions.

The Proposed By-law was circulated to a number of City departments, outside agencies, and the public in accordance with the Planning Act, and a Public Information Meeting was held by Staff on May 29, 2017. Twenty-Nine (29) interested parties were in attendance at this meeting. In general, the following items have been raised by the public as of the writing of this Report:

- Concerns that the By-law limits Agriculture uses by requiring a large lot size;
- Concerns about RH Zoning on properties on the East Side of Niagara Street south of Woodlawn Cemetery;
- Some residents want OPA 77 to be reinstated; and

- Concern that lot frontage requirement in proposed RL1 Zone is too small.

The Statutory Public Meeting, in accordance with the Planning Act, is being held on June 6, 2017. The Public Meeting provides an opportunity for City Staff to make a presentation regarding the proposed New Comprehensive Zoning By-law, for interested parties to comment and/or raise concerns, and for Council Members to inquire about the Application.

COMMENTS AND ANALYSIS:

A Staff Report with recommendations will be forthcoming at a later date.

FINANCIAL CONSIDERATION:

There are no financial implications as a result of the recommendations contained in this report.

OTHER DEPARTMENT IMPLICATIONS:

Other City departments have been circulated the Application for review and comment. Any comments, requirements, and/or recommendations received will be incorporated into the final Recommendation Report.

SUMMARY AND CONCLUSION:

The City has undertaken a full background review and public and stakeholder consultation process in developing a proposed New Comprehensive Zoning By-law for the entire City of Welland. There were three (3) Open Houses held, four (4) Stakeholder Consultation Sessions and a Public Information Meeting. The proposed new Comprehensive Zoning By-law including maps and proposed special exceptions are attached as Appendix I. The Planning Act requires a Statutory Public Meeting be held to provide an opportunity for public input and discussion regarding the Application. This Report is intended to provide background information for the Public Meeting.

Therefore, it is recommended Council receive Report P&B-2017-31 for information purposes.

ATTACHMENTS:

- | | | |
|-------------|---|--|
| Appendix I | - | Proposed Comprehensive Zoning By-law |
| Appendix II | - | Presentation from Public Information Meeting |