

How may the new zoning by-law affect my property?

The new zoning by-law may have one of three effects:

1. Existing zones are renamed or reclassified such that it is administrative in nature and does not impact existing zoning permissions or regulations;
 2. Permit additional uses and built forms that are currently not permitted by the existing zoning by-law; or,
 3. Uses and built forms that are currently permitted under the existing zoning by-law may no longer be permitted.
- When the new zoning by-law results in a legally existing use no longer being permitted, these lands may be considered to be “legal non-conforming”.

However, no matter what effect takes place through the new zoning by-law, all lands that have a legally established existing use will be permitted to continue.

What is legal non-conforming?

In situations where land, buildings, and uses legally existing on the day the new zoning by-law is passed by Council but do not comply with the new zone standards, the use and/or building will continue to be permitted and be assigned a “legal non-conforming” status. A legal non-conforming status means that the legally established building and land use on a property at the time the new zoning by-law takes effect will continue to be permitted, provided that the land owner does not propose to change the property, its use or building characteristics. If additional development or a change in use is proposed, the new zoning requirements would then apply and the use of the property could only be changed to what is permitted in the new zoning by-law provided it meets all the regulations. In the long term, the intent is that all legal non-conforming uses will change to the uses permitted in the new zoning by-law and thus implement the development vision of the Official Plan.

What happens if my property’s current zoning is changed and deemed “legal non-conforming”?

The zone change has no effect on the continued use of any property. If and when the proposed new zoning comes into effect, there will be no change to the requirements imposed and you can continue living or operating your business without any implications. The new zoning requirements will only apply to new development or change in use of the property.

Anticipated Zoning By-law Review Work Plan Summer/Fall 2015

Background Review and By-law Review.

Fall/Winter 2015

Draft Zoning By-law and community consultation.

Spring 2017

Target Draft Comprehensive Zoning By-law presented to Council.

We need your input!!

Public Participation is a critical component of this project. The City of Welland wants your input. To add your name to a contact list for upcoming events, please email zoningreview@welland.ca For more information about the Zoning By-law Review contact:

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www.welland.ca/Planning/ZoningReview.asp



We need your input

Zoning By-law Review

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