

CITY OF WELLAND
NOTICE OF THE PASSING
OF ZONING BY-LAW 2017-117 BY
THE CORPORATION OF THE CITY OF WELLAND

The Council of the Corporation of the City of Welland passed By-law 2017-117 on October 17, 2017 under Section 34 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended.

DESCRIPTION OF LAND

The subject lands are all the lands located within the City of Welland, with the exception of lands municipally known as 418, 424, and 430 Aqueduct Street; 650, 656, 664, 670, 678, 684, 694, and 698 Niagara; and 69, 102, 165 and 158 Primeway Drive; and City Owned Lands at the s/e corner of First Street and Plymouth, 105 First Street, 114, 142 Second Street. A sketch showing the subject lands is attached to this Notice.

PURPOSE

The purpose of By-law 2017-117 is to create a New Zoning By-law for the entire City of Welland with the exception of lands municipally known as 418, 424, and 430 Aqueduct Street; 650, 656, 664, 670, 678, 684, 694, and 698 Niagara; and 69, 102, 165 and 158 Primeway Drive; and City Owned Lands at the s/e corner of First Street and Plymouth, 105 First Street, 114, 142 Second Street. These properties will be subject to the provisions of By-law 2667. By-law 2017-117 replaces By-law 2667 and By-law 1538 and all amendments thereto with the exception of the properties indicated above.

EFFECT

The effect of By-law 2017-117 is to regulate the use of land; the erection, location and use of buildings and structures; lot size and dimensions; parking requirements; and, building heights within the City of Welland.

Pursuant to Section 34(18.1)(a) of the Planning Act, as amended, City Council took into consideration all written and oral presentations made to it before rendering a decision.

APPEAL

The last date for filing a notice of appeal is November 15, 2017. Notice must be filed with the City Clerk, must set out the reasons for the Appeal and must be accompanied by a certified cheque or money order in the amount of \$300.00 made payable to the 'Minister of Finance'.

LEGAL NOTICE

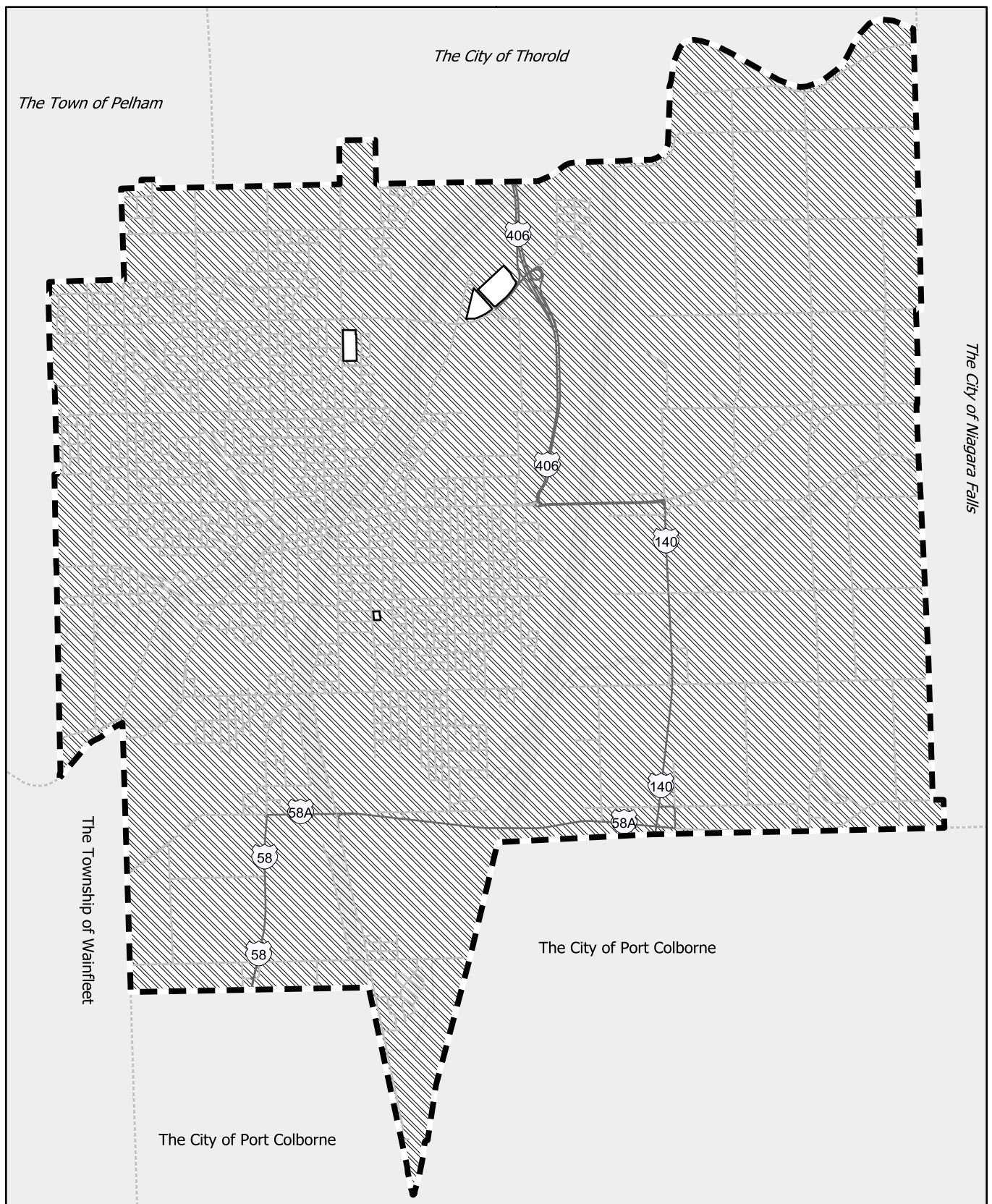
Only individuals, Corporations and public bodies may appeal a By-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the By-law was passed, the person or public body made oral submissions at a Public Meeting or written submissions to the Council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

A copy of the complete By-law is available for inspection in the Clerk's Office during regular office hours. Questions concerning the By-law should be directed to Infrastructure and Development Services - Planning Division at 905-735-1700, Extension 2251.

Dated: October 26, 2017

Tara Stephens
CITY CLERK



KEY MAP



**Lands Subject
to By-law 2017-117**



*Infrastructure and
Development Services
Planning Division*