

Appendix III

AGENCY COMMENTS

Via E-mail Only

May 19, 2017

File: D.18.11.ZA-15-094

Mr. Grant Munday, B.A.A.
Manager of Development Approvals
Infrastructure and Development Services
Corporation of the City of Welland
60 East Main Street
Welland, ON
L3B 3X4

Dear Mr. Munday:

**Re: Regional and Provincial Review Comments
New Comprehensive Zoning By-law
City of Welland**

Regional Planning and Development Services staff has reviewed the revised draft Comprehensive Zoning By-law for the City of Welland. Regional staff received notice of the revised document on April 21, 2017. This new comprehensive Zoning By-law will replace the two in-effect Zoning By-laws for the City of Welland and former Crowland Township, and implement the City's Official Plan (2011).

Regional comments were previously provided to the City on the first draft of the new By-law on June 24, 2016. The submission included a letter and a matrix that outlined matters of Regional and Provincial interest (Appendix I). Regional staff has provided a revised matrix with this submission, reflecting our review of the revised document. As before, where a Regional comment is preceded by the following check-mark symbol "✓", no further action is required.

Regional staff has not reviewed any of the associated mapping with this By-law as no hard copies were circulated.

Group Homes

In accordance with the Regional Official Plan and Provincial legislation, Group Homes are to be permitted in all residences and residential zones within communities. Although required changes have been made to Section 5.16, the provided definition for Group Homes still contains a reference to the "use" being within a single-detached dwelling only. This must be revised to reflect Provincial requirements.

Rural and Agricultural Zones

Regional staff notes that Section 13 notes that the zoning provisions pertain to lands designated as Agricultural and Rural Employment in the Official Plan. No reference within the by-law provided to the Rural land use designation in the Official Plan.

Froude Lands (Regional Official Plan Amendment 7)

As the land use designation for the Froude lands in southern Welland has not yet been approved by Regional Council, it is recommended that a decision regarding the new zoning for the lands be deferred.

Further, the lands tentatively have a Rural designation in the City's Official Plan, but have a proposed Agricultural zone applied to them. This would create a misalignment between the Official Plan and Zoning By-law.

Value Added / Farm Diversification

Value Added/ Farm Diversification provisions continue to require review. The Regional Plan directs that local planning documents are to provide direction on the type, form and function of farm diversification uses. The draft zoning by-law is silent on matters of scale and types of permitted uses. Further, additional content should be required to more clearly indicate that these uses are to be secondary to the farm operation.

A subsequent amendment to the City's Official Plan is recommended to ensure implementation, as it is also silent on value added/farm diversification matters. Please see the provided matrix for detailed comments.

Wayside Pits and Quarries

The draft Zoning By-law now defines wayside pits, however no provisions regarding their implementation are provided in the Plan. Regional staff recommends that direction be included that outlines where wayside pits may be permitted.

Garden Suites

Garden Suites are permitted as-of-right with the Agricultural and Rural Residential Zone. In principle, Regional staff has no objection to this, however direction should be provided in the By-law and/or Official Plan on the difference between Garden Suites and Farm Labour Residences. Both uses should not be permitted on the same lot as it can contribute to intensified residential growth outside the urban area and may have impacts on private servicing systems. Regional staff would recommend a prohibition of the establishment of a Farm Labour Residence and Garden Suites on the same lot.

Further, Policy 4.2.3.14 of the City's Official Plan states that "*One (1) Garden Suite may be permitted, but only on a lot Zoned for a single-detached dwelling.*" It is noted that Garden Suites are permitted in zones where dwelling types other than single detached dwellings are permitted (i.e. RL2 permits both Single Detached and Street Townhouses). If the intent is to only permit garden suites with single detached dwellings, direction should be provided in the by-law.

Natural Heritage and Natural Hazards

In accordance with the MOU, the Niagara Peninsula Conservation Authority is responsible for commenting on behalf of the Region for matters involving Natural Heritage and Natural Hazards. This approach has been consistently employed when reviewing comprehensive zoning by-laws. Please see detailed comments from the NPCA regarding natural heritage and natural hazards. Regional staff will review the provided NPCA comments and provide any additional commentary or clarification, as needed.

Zoning Maps

As the mapping for the by-law is only available through the City's online viewer, Regional staff are unable to complete a detailed review. Regional staff defers to the municipality to ensure that zones align with the designations outlined in the City's Official Plan.

Conclusion

Regional Planning and Development Services staff has no objection to the proposed Comprehensive Zoning By-law being adopted and implemented, subject to the satisfaction of the comments and requests provided above and in the attached comment matrix, as well as any NPCA comments.

If you would like to discuss these comments with Regional staff, please contact me at extension 3442 or Lindsay Earl, MCIP, RPP, Senior Planner at extension 3359. Please send notice of Council's decision on the new Zoning By-law.

Best regards,



Craig Rohe
Development Planner
Niagara Region

Cc: Lindsay Earl, MCIP, RPP, Senior Development Planner, Niagara Region
Brian Dick, MCIP, RPP, Senior Planner, Growth Management, Niagara Region
Diana Morreale, MCIP, RPP, Manager of Long Range Planning, Niagara Region
Uton Samuels, Watershed Planner, Niagara Peninsula Conservation Authority

Appendix I Updated City of Welland Comprehensive Zoning By-law Review Matrix (Attached via e-mail)

City of Welland Comprehensive Zoning By-law Review Matrix

Regional Policy	Draft by-law Section	Regional Comments <i>Please note that where a Regional comment is preceded by the following check-mark symbol "✓", no further action is required</i>	
Accessibility			
10.C.2.3.2 - The Region and local municipalities will ensure that new public and private facilities are designed in accordance with the Accessibility for Ontarians with Disabilities Act and other applicable Provincial legislation.	Section 6.5	✓	Section 6.5 of the draft zoning by-law outlines the requirements for barrier free parking (# of spaces, width of space). <u>Ontario Regulation 191/11</u> (since amended by O.Reg 413/12) outlines requirements for accessible parking mandates that must be implemented by all Ontario municipalities by January 1, 2016. The Regulation requires that at minimum a 3.4 metre wide space is acceptable for accessible parking spaces, whereas standard parking spaces must be a minimum of 2.4 metres. We note that the draft zoning by-law directs that barrier-free parking spaces shall be a minimum of 4.5 metres in width, thus exceeding the minimum standards for accessibility.
Agricultural Farm Diversification			
5.B.7 – Agriculture - Non-agricultural uses should not be located in Agricultural Areas	Section 13 Table 13.2		No principal commercial or industrial uses are permitted within the Agricultural Area. "Market Gardens" are permitted in the agricultural area, and are defined as uses that intensively cultivate vegetables in farm fields or within a greenhouse. Part of the definition allows for the sale of the vegetables on site. Some direction should be provided on the scale of such a use to ensure that the retail element stays secondary to the farm operation. "Veterinary Service" and "Kennels" should also be qualified in terms of scale, secondary nature, etc. These are not agricultural and therefore should not be permitted in the Agricultural Area as primary uses.

City of Welland Comprehensive Zoning By-law Review Matrix

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5.B.24 – Value-Added Marketing uses are intended to primarily serve the farm operation and surrounding local farming operations, and shall remain secondary to the principal farming operation, both in relation to the scale of the operation and its footprint. Within the Niagara Escarpment Plan Area the Policies of the NEP apply. Local Official Plans shall establish limits on the scale of various types of marketing uses, within the following guidelines: ▪ Roadside stands and "pick your own" facilities are limited to distribution of product produced from the farm operation, with parking areas and structures limited in area; ▪ Agricultural retail facilities shall generally be small scale, and may be smaller in Specialty Crop Areas; ▪ Bed and breakfast facilities shall not exceed 6 bedrooms; ▪ Restaurant facilities shall be accessory to existing farming operations and shall be small scale, but may be smaller in Specialty Crop Areas.			Reference to "value added" is included in the definition of Farm Diversification. However, neither term appears within the zoning by-law. Direction on value added production, marketing and farm diversification uses should be included in the zoning by-law. Further direction on value added uses/ farm diversification is required in the City's Official Plan. Farm Produce/ Product Stand is a defined, permitted use in the Agricultural Area, but is not qualified in terms of scale.

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5.B.20 - Local municipalities through their Official Plans and Zoning By-laws should define and categorize farm diversification uses and provide specific performance criteria for various types of uses, in accordance with the provisions of the Regional Official Plan. Local Official Plans can be more restrictive regarding their diversification and value added agricultural use policies and still conform to the Regional Official Plan. Some uses may be permitted "as of right" through local documents; other uses may be recognized through a process that involves site specific zoning. "As of Right" uses may include such agriculture related uses that are small scale and directly related to the farm operation, or secondary uses that are also small scale and are compatible with the principal agricultural operation on the property and surrounding agricultural lands. Uses that have potential to generate off site impacts will be evaluated and assessed for compatibility with the principal agricultural operation and surrounding agricultural lands through a rezoning process that will also impose controls to mitigate the impacts. Larger scale agriculture related uses or secondary uses may require site specific zoning amendment, where their impact is evaluated and determined to be compatible with the principal agricultural operation and surrounding agricultural lands.	Definitions Section 13		The draft zoning by-law defines "farm diversification", however the term does not occur elsewhere within the zoning by-law. Direction is required within the draft zoning by-law and Official plan that outlines the types of value added uses that are permitted as-of-right in the Agricultural Area, as well as those requiring a site specific amendment to the Zoning By-law.
5.A.22 - Farm diversification uses are small scale in relation to the principal farming operation. Preference is given to defining scale on the basis of size of the facilities and relationship to other uses rather than less enforceable criteria such as number of employees or value of product purchased. The appropriate scale for diversification uses may vary depending on the type of use and whether the activities are located in the Specialty Crop Areas (Tender Fruit or Grape Areas) or in the other Prime Agricultural Areas (Good General Agricultural Areas).	Section 5.3.4		Table 1 of the draft zoning by-law outlines the requirements for lot coverage for accessory buildings and structures (where farm diversification uses may occur within). This table provides that the maximum lot coverage for accessory buildings and structures in the agricultural area shall be 10% of the lot area. Given the potential size of agricultural lots, it is possible that this policy would permit the construction of large accessory structures for value-added and farm diversification uses. To regulate such uses, the City may wish to consider limits in terms of square footage (e.g. "1% of the lot area to a maximum of ___ square metres/feet").
Agriculture Separation Distances			
5.B.15 - New dwellings on existing lots and proposed new lots must be separated from existing livestock operations on adjacent properties. Similarly, new or expanded livestock operations must be separated from existing dwellings on adjacent properties. It is required that local official plans and	Section 5.19 Minimum Separation Distance	✓	The draft zoning by-law provides direction on MDS I and II in Section 5.19. Direction is provided that calculations must be done in accordance with the formulas established by OMAFRA. MDS is not defined in the definitions section of the By-law - a definition may be

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zoning by-laws use the Minimum Distance Separation Formula of the Agricultural Code of Practice as their standard for livestock operations. Exceptions may be made for farm buildings under the same ownership. Also, as set out in the Agricultural Code of Practice, other non-farm uses shall comply with the Minimum Distance Separation Formula. Notwithstanding the above, in areas shown as Good General Agricultural Area on the Agricultural Land Base Map, new lots suitable for residential dwellings must be separated from existing livestock operations by 1000 feet or the distance determined by the MDS formula whichever is greater.			beneficial. Use of the Official Plan definition would be supported.
5.B.16 - Where urban areas boundaries have been established closer to an existing livestock operation, new urban development must still comply with the separation distance as determined by the Minimum Distance Separation Formula of the Agricultural Code of Practice for Ontario.	Section 5.19 Minimum Separation Distance	✓	The MDS Guidelines provide direction on matters involving the application of the Formulae and Urban Boundaries.
5.D.3 - Where Village and Hamlet boundaries have been established closer to an existing livestock operation than determined by the Minimum Distance Separation Formula in the Agricultural Code of Practice, new Hamlet or Village development must still comply with the Minimum Distance Separation Formula.	Section 5.19 Minimum Separation Distance	✓	No specific direction on the application of this requirement is provided. However, the direction provided in the by-law directs the user to the MDS Guidelines. Detailed direction could be included for clarity purposes, however the current form is acceptable.
Aggregates			
6.C.5.1) - Notwithstanding any provisions in the Section 7.D to the contrary: (a) No new mineral aggregate operations, wayside pits and quarries or any ancillary or accessory use thereto will be permitted between Lake Ontario and the Niagara Escarpment Plan Area.	Section 12 – Industrial Zones	✓	The City of Welland is located South of the Niagara Escarpment Planning Area. This policy is not applicable.
6.C.4 - Only those uses permitted under Section 6.A, Policies for Agriculture, and Niagara Escarpment Plan policies within the Niagara Escarpment Plan area, should be considered for areas adjacent to either licensed pits and quarries or possible aggregate areas which are outside the urban areas boundaries of local municipalities as shown in this Plan. Also, in areas adjacent to or in known deposits of mineral	Section 12 – Industrial Zones	✓	There are currently no Mineral Aggregate Operations within the City of Welland. As such, the location of potential future adjacent lands is unknown. If a new Mineral Aggregate Operation is established, it is recommended that adjacent lands be reviewed to ensure land use compatibility between any existing or planned land uses that may be sensitive to the operation.

City of Welland Comprehensive Zoning By-law Review Matrix

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aggregate resources, development and activities which would preclude or hinder the establishment of new operations or the expansion of existing operations or access to the resources shall only be permitted if: (a) Resource use would not be feasible; or (b) The proposed land use or development serves a greater long-term public interest; and (c) Issues of public health, public safety and environmental impact are addressed.			
6.C.10 - Wayside pits and quarries which are to be operated by a public authority or under agreement by an agent of a public authority for public road purposes may be permitted temporarily in all parts of the Region except in environmentally sensitive areas as shown in this Plan. In addition, within the Niagara Escarpment Plan area any wayside pit and quarry application shall conform with the Niagara Escarpment Plan policies. Such public authority should inform the area municipality and the Region of its intentions and respond to any comments made before the opening of a wayside pit or quarry			Despite definitions being provided, the draft zoning by-law contains no provisions regarding the establishment of wayside pits and quarries within the City. Section 5.3.3.10 of the City's Official Plan permits wayside pits and quarries in all land use designations, but does not permit the use on developed residential lots or within environmentally sensitive areas. Wayside Pits and Quarries could be included in the general provisions as a use permitted in all zones, with the residential and environmental exceptions listed.
6.C.12 - The Region will request area municipalities to establish land use designations and by laws for pits and quarries to conform with the policies and maps in this Plan.	Section 12 – Industrial Zones Table 12.3.1	✓	Should a new mineral aggregate operation be proposed in Welland, it would be subject to necessary Amendments to local and Regional planning documents (ROPA, OPA, ZA, etc.). If established, the Mineral Aggregate Operation would be provided with "X – Aggregate Extraction Zone" zoning. Until such time that a mineral aggregate operation is established, the X designation should not be applied to any schedules. Setbacks and other lot performance criteria are set out for the Mineral Aggregate Operation designation in the draft zoning by-law. It is suggested that a proviso be included in Table 12.3.1 that indicates that yards and frontages for a new mineral aggregate operation will be established through a site specific amendment to the by-law.

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Agricultural Agri-tourism			
5.B.25 - Agri-tourism uses that are directly related to agriculture may be recognized and regulated by the local municipality. The activities shall be subject to the following criteria: ▪ The scale of the operation is limited and appropriate to the site and the surrounding area; ▪ The use has minimal impact on, does not interfere with and is compatible with the surrounding agricultural and rural land uses; ▪ The use is limited to low water and low effluent producing uses and the site is capable of accommodating the use on private water and private sewage treatment systems; ▪ The use does not cause off site impacts related to infrastructure or transportation/traffic; ▪ The use does not generate potentially conflicting off-site impacts; The use complies with all other applicable provisions of the Regional Official Plan.		"Agritourism" is defined in the draft zoning by-law. Agritourism uses are only permitted within the Agricultural and Rural Employment zones. Performance criteria regarding the scale of Agritourism uses should be included in the by-law.	
5.B.26 - Agri-tourism uses that are not directly related to agriculture but benefit from a farm location may be recognized and regulated by the local municipality. The activities shall be subject to the following criteria: ▪ The scale of the operation is limited and appropriate to the site and the surrounding area; ▪ The use has minimal impact on, does not interfere with and is compatible with the surrounding agricultural and rural land uses; ▪ The use is limited to low water and low effluent producing uses and the site is capable of accommodating the use on private water and private sewage treatment systems; ▪ The use does not cause off site impacts related to infrastructure or transportation/traffic; ▪ The use does not generate potentially conflicting off-site impacts; ▪ For special events, the use represents an occasional activity and is not a regular recurring activity; ▪ The timing and duration of such uses does not hinder the agricultural operation on the site or on surrounding lands;		"Agritourism" is defined in the draft zoning by-law. Agritourism uses are only permitted within the Agricultural and Rural Employment zones. Performance criteria regarding the scale of Agritourism uses should be included in the by-law.	

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The use complies with all other applicable provisions of the Regional Policy Plan.			
Agricultural Performance Criteria			
5.B.6 - In the Unique and Good General Agricultural Areas, the predominant use of land will be for agriculture of all types, including livestock operations. Compatible uses such as forestry and conservation of plant and wildlife are also permitted. In Unique Agricultural Areas, all existing uses lawfully used for such purpose prior to December 16, 2004, the date the Greenbelt Plan came into effect, are permitted. Also, in Unique Agricultural Areas single dwellings are permitted on existing lots of record, provided they were zoned for such as of December 16, 2004 or where an application for an amendment to a zoning by-law is required as a condition of a severance granted prior to December 14, 2003 but which did not proceed.	Section 13 Table 13.2	✓	The City of Welland contains lands designated Regionally as Rural and Good General Agriculture - There are no designated Unique Agricultural Lands within the City. The permitted uses outlined in Table 13.2 are predominantly agricultural (ag. Uses, Agritourism, ag. Related uses, farm labour, greenhouse, etc.). The draft zoning by-law does not appear to address forestry and conservation uses in the Agricultural areas. Inclusion of these uses in the by-law is recommended.
5.B.8 - In the Unique Agricultural Areas, consents to convey may be permitted only in accordance with the following provisions. Within the Niagara Escarpment Plan Area, the policies of the Niagara Escarpment Plan as amended from time to time shall prevail unless the following policies are more restrictive, then the more restrictive policies shall prevail. Policies for lot creation in local Official Plans can be more restrictive than the following policies and still conform to this Plan. (a) The consent to convey is for an agricultural use where the severed and retained lots are intended for agricultural uses and provided the minimum lot size is 40-acres (16.2 hectares).	Section 13 Table 13.2	✓	There are no Regionally Designated Unique Agricultural Areas in Welland.
5.B.9 - Proposed residential lots being considered for a consent under the criteria in Policies 5.B.8 and 5.B.8.1 must also meet the following conditions. (a) Any new lot is of sufficient size and has suitable soil and site conditions for the installation and long-term operation of a private waste disposal system in compliance with the requirements of the MOE. (b) Any new lot has an adequate ground or other water supply, in compliance with the requirements of the Ministry of the Environment and the Medical Officer of Health.	Section 13 Table 13.3.1		Policy 5.B.9 of the Regional Official Plan provides for a maximum lot size of 0.4 hectares for residential dwellings in the agricultural area; however, a larger size may be permitted to accommodate necessary on site private servicing. The draft zoning by-law sets a minimum lot size of 0.4 hectares for single detached dwellings, consistent with the Regional Official Plan. Direction should be provided in Section 13, or specifically in Table 13.3.1 that notes the maximum lot size of residential development in the agricultural area is 0.4 hectares, and may only be larger only if additional land is required for private services.

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(c) Any new lot has sufficient frontage on an existing publicly-maintained road. (d) Where possible, joint use should be made of the existing road access to the farm operation. (e) Road access to any new lot does not create a traffic hazard because of limited sight lines on curves or grades or proximity to intersections. (f) The size of any new lot shall not exceed an area of 0.4 hectares (1 acre) except to the extent of any additional area deemed necessary to support a well and private sewage disposal system as determined by the Medical Officer of Health or such other person appointed for that purpose by the Ministry of the Environment. (g) The proposed lot should be located to minimize the impact on the remaining farm operation.			The Zoning By-law does not contain direction on the necessary provision of ground and other water supply. Direction is provided in the Official Plan in Section 6.2.4.
5.B.11 - Additional permanent or portable farm-related dwellings may be permitted without severance for full time farm help where the size and/or nature of the farm operations makes the employment of such help necessary, where such additional dwelling does not have a significant effect on the tillable area of the farm or its viability	Section 13 Provision 13.4.4 Table 13.3.1	✓	Farm Labour Residences are permitted as-of-right within the Agricultural Area, as accessory uses to a farm operation. Detailed direction is provided on where and how these residences may be permitted on the same lot as an agricultural operation.
Environment 7.A6.2 - Local Official Plans and Zoning By-laws shall include maps showing the location and extent of hazardous lands and sites as determined by the Conservation Authority.	Section 10	✓	Hazard Land Overlay has been provided in the mapping. The mapping appears consistent with the natural heritage mapping approved by the Region in 2011.
7.A.6.5 - Along valleylands where the valley bank height is equal to or greater than 3 metres the following provisions apply: a) A minimum setback of 7.5 metres from the stable top of the valley slope, as identified by the Conservation Authority, shall be required for all new structures, including swimming pools and subsurface sewage disposal systems, and for site alterations. b) Where the Conservation Authority finds evidence of slope instability or where the angle of the valley slope exceeds 3:1 (Horizontal Distance: Vertical Distance) a geotechnical report prepared by a qualified engineer shall be submitted with an application for new development or site alteration. A setback			Subject to discussion with NPCA.

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greater than 7.5 metres may be required where the Conservation Authority has determined, after considering the geotechnical report, that an increased setback is needed to address site specific conditions. c) Within Urban Boundaries the Region supports the maximum use of land for development while avoiding hazardous conditions. A reduced setback may be considered where an existing lot provides insufficient depth to accommodate the required setback provided that a geotechnical report submitted by the applicant and approved by the Conservation Authority finds that the reduced setback, with mitigative measures, will maintain long term bank stability with no adverse environmental impacts, will not create new hazards or increase existing ones, and that no development or site alteration will be permitted below the top of the valley bank.			
7.A.6.6 - On hazardous sites development and site alteration will not be permitted unless a geotechnical study, prepared and signed by a qualified engineer, has demonstrated to the satisfaction of the Conservation Authority that the requirements of Policy 7.A.6.8 will be met.			Subject to discussion with NPCA.
7.A.6.7 - On hazardous lands and hazardous sites the following uses shall not be permitted: a) institutional uses associated with hospitals, nursing homes, pre-school, school nurseries, day care or schools; b) essential emergency services such as that provided by fire, police and ambulance stations and electrical substations; and c) uses associated with the disposal, manufacture, treatment or storage of hazardous substances.			Subject to discussion with NPCA.
7.A.6.4 - Development and site alteration may be permitted within floodplains if it has been demonstrated to the satisfaction of the Conservation Authority that it is in accordance with the Conservation Authority's "Fill, Construction and Alteration to Waterways Regulation" (as amended) or its successor, and subject to the Conservation Authority's approval.			Subject to discussion with NPCA.
Environment Natural Heritage Features			
7.A.2.2 - Development and site alteration shall be restricted in the vicinity of vulnerable surface and ground water features of importance to municipal water supplies so that the safety and			Subject to discussion with NPCA.

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quality of municipal drinking water will be protected or improved.			
7.A.2.7 - Stormwater management facilities shall not be constructed in Core Natural Heritage Areas, Fish Habitat, key hydrologic features, or in required vegetation protection zones in the Unique Agricultural Areas unless permitted under Section 7.B of this Plan.			Subject to discussion with NPCA.
7.B.1.1 - The Core Natural Heritage System consists of: a) Core Natural Areas, classified as either Environmental Protection Areas or Environmental Conservation Areas; b) Potential Natural Heritage Corridors connecting the Core Natural Areas; c) the Greenbelt Natural Heritage and Water Resources Systems; and d) Fish Habitat. The System generally is shown on the Core Natural Heritage Map, which provides an overall indication of provincially and regionally significant natural features and provides the framework for natural heritage planning and development review in Niagara. The Regional Planning and Development Department should be contacted for more detailed information. Natural heritage features may be further defined through future studies. Additional Natural Heritage features of local significance may be identified by local municipalities in their planning documents.			Subject to discussion with NPCA.
7.B.1.3 - Environmental Protection Areas include provincially significant wetlands; provincially significant Life Science Areas of Natural and Scientific Interest (ANSIs); and significant habitat of threatened and endangered species. In addition, within the Greenbelt Natural Heritage System, Environmental Protection Areas also include wetlands; significant valleylands; significant woodlands; significant wildlife habitat; habitat of species of concern; publicly owned conservation lands; savannahs and tallgrass prairies; and alvars.			Subject to discussion with NPCA.
7.B.1.4 - Environmental Conservation Areas include significant woodlands; significant wildlife habitat; significant habitat of species of concern; regionally significant Life Science ANSIs; other evaluated wetlands; significant valleylands; savannahs			Subject to discussion with NPCA.

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and tallgrass prairies; and alvars; and publicly owned conservation lands.			
7.B.1.16 - The Region recognizes that the primary function of the Municipal Drains shown on the Core Natural Heritage Map is to provide drainage for agricultural lands. These drains also may be used to convey irrigation water for agricultural use. The Region supports ongoing drain maintenance in accordance with the Federal Department of Fisheries and Oceans' Class Authorization System for Agricultural Municipal Drains. Where development, site alteration or building is proposed adjacent to a Municipal Drain a buffer zone a minimum 15 metres in width measured from the stable top of bank shall be required to provide access for drain maintenance, protect the integrity of the drains and protect environmental health. A narrower buffer may be permitted where it has been demonstrated to the satisfaction of the local municipality and the Niagara Peninsula Conservation Authority that there will not be a significant negative impact on the maintenance and functioning of the drain.			Subject to discussion with NPCA.
7.B.1.22 - The vegetation protection zone required under Policy 7.B.1.21 shall be a minimum 30 metres wide in the case of wetlands, seepage areas and springs, fish habitat, permanent and intermittent streams, lakes and significant woodlands.			Subject to discussion with NPCA.
7.B.1.23 - Notwithstanding Policies 7.B.1.21 and 7.B.1.22 new buildings and structures for agricultural uses adjacent to Environmental Protection Areas or Fish Habitat within the Greenbelt Natural Heritage System or key hydrologic features within the Unique Agricultural Areas shall provide a 30 metre wide vegetation protection zone but will not be required to establish natural, self-sustaining vegetation if the land is, and will continue to be, used for agricultural purposes.			Subject to discussion with NPCA.
7.A.5.5 - Development and site alteration shall not be permitted in the dune areas along the Lake Erie shoreline unless they are in compliance with other policies in this Plan and it has been demonstrated that they will not have a significant negative impact on the natural features and ecological functions of the dunes or on adjacent properties. An Environmental Impact Study in accordance with Policies 7.B.22 to 7.B.25 shall be required with planning applications in dune areas.			Subject to discussion with NPCA.
7.B.1.10 - Notwithstanding Policies 7.B.1.15 and 7.B.1.20 and			Subject to discussion with NPCA.

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Regional Policy	Draft by-law Section	Regional Comments <i>Please note that where a Regional comment is preceded by the following check-mark symbol "✓", no further action is required</i>	
the Policies in Section 7.A.2, within Environmental Protection Areas, within Fish Habitat in the Greenbelt Natural Heritage System, within key hydrologic features within the Unique Agricultural Areas, and within any associated vegetation protection zones in the Greenbelt Area, development and site alteration shall not be permitted except for the following: a) forest, fish and wildlife management; b) conservation and flood or erosion control projects where it has been demonstrated that they are necessary in the public interest and other alternatives are not available; and c) small scale, passive recreational uses and accessory uses such as trails, boardwalks, footbridges, fences, docks and picnic facilities that will have no significant negative impact on natural features or ecological functions of the Core Natural Heritage System. Where such uses are proposed, the proponent shall be required to prepare an Environmental Impact Study (EIS) to the satisfaction of the Region in accordance with Policies 7.B.2.1 to 7.B.2.5.			
7.B.1.15 - Within Fish Habitat as identified on the Core Natural Heritage Map, or adjacent lands as specified in Table 7-1, development and site alteration may be permitted if it will result in no net loss of the productive capacity of fish habitat as determined by the Department of Fisheries and Oceans or its designate. The proponent shall be required to prepare an Environmental Impact Study (EIS) to the satisfaction of the Department of Fisheries and Oceans, or its designate, in accordance with Policies 7.B.2.1 to 7.B.2.5. First priority will be given to avoiding harmful alteration or destruction of fish habitat by redesigning or relocating the proposal or mitigating its impacts. A naturally vegetated buffer zone, a minimum 30 metres in width as measured from the stable top of bank, generally shall be required adjacent to Critical Fish Habitat as defined by Ministry of Natural Resources. A minimum 15 metre buffer from the stable top of bank shall be required adjacent to Important or Marginal Fish Habitat as defined by that Ministry. A narrower buffer may be considered			Subject to discussion with NPCA.

City of Welland Comprehensive Zoning By-law Review Matrix

Regional Policy	Draft by-law Section	Regional Comments <i>Please note that where a Regional comment is preceded by the following check-mark symbol "✓", no further action is required</i>	
where the EIS has demonstrated that it will not harm fish or fish habitat, but in no case shall the buffer adjacent to Critical Fish Habitat be less than 15 metres. Agricultural cultivation does not require planning approval and is not subject to these requirements.			
Group Homes			
11.A.18 - The following types of group homes administered under Provincial legislation shall be permitted to establish in any residential zone or residence in the Niagara Region: a. Approved homes b. Homes for special care c. Supportive housing programs d. Accommodation for adult mental health programs e. Accommodation services for individuals with a developmental disability f. Satellite residences for seniors g. Homes for individuals who have physical disabilities when the Province licenses, funds or approves such a group home program h. Transitional housing for individuals who are socially disadvantaged and community resource centre will require a rezoning unless a local municipality decides that such a zoning is not necessary.	Section 5.16		Section 3.6 of the draft zoning by-law indicates that a group home may only be permitted within a single detached dwelling in a residential zone. Single detached dwellings are not permitted within all residential zones, and therefore groups homes are not permitted in all residential zones. A modification is required to Permit Group Homes in all residential zones. The approach provided in Section 5.16 does not align with Provincial and Regional Policies regarding group homes and should be revised. A more robust description and outline of where group homes are permitted is suggested. Approved wording from Grimsby Zoning by-law (2013) is provided below: "5.16 Group Homes A group home with a maximum 6 residents exclusive of staff shall be permitted within any zone where a dwelling is permitted provided only group homes of the following categories are permitted: i) Approved homes; ii) Homes for special care; iii) Supportive housing programs; iv) Accommodation of adult mental health programs; v) Accommodation services for individuals with a developmental disability; vi) Satellite residences for seniors; and vii) Homes for individuals who have physical disabilities when the Province licenses, funds or approves such a group home programs." The addition of a definition for Group Homes that is consistent with other local municipal zoning by-laws is recommended. The following definition is provided from other approved zoning by-laws. "Group Home means a supervised single housekeeping unit in a residential dwelling for the accommodation of not more than 6 persons, exclusive of staff, who by reason of their emotional, mental, social or physical condition or legal status require a

City of Welland Comprehensive Zoning By-law Review Matrix

Regional Policy	Draft by-law Section	Regional Comments <i>Please note that where a Regional comment is preceded by the following check-mark symbol "✓", no further action is required</i>	
			group living arrangement for their well-being, and: a) The members of the group are referred by a hospital, court, government agency, recognized social service agency or health professional; and b) Such facility is licensed and/or approved under provincial statutes and in compliance with municipal by-laws." We also note that no definition for Group Home is contained within in the local OP.
Heritage 10.C.2.1.7 - New Development or redevelopment within or adjacent to heritage areas or districts, or adjacent to a designated heritage site, should be compatible in scale, architectural treatment and land use with the existing heritage features within or adjacent to the area, or the site.	Not included	✓	Although the draft zoning by-law does not contain any zoning tools to regulate designated properties, this is achieved by way of regulation under the <i>Ontario Heritage Act</i>.
Home Occupations and Home Industries 10.B.2.7- Local municipalities through their Official Plans and Zoning By-laws should define and categorize creative cultural industries in Urban Areas to address, among other local issues, the following: • The appropriate size, scale and location of creative cultural industries; • The appropriate location for live-work spaces with a focus on adaptive re-use, brownfield and greyfield remediation; • The relationship between creative cultural industries and downtowns; and • The appropriate use of employment lands for creative cultural industries			The draft zoning by-law may benefit from the inclusion of Creative Cultural Industry uses. The City could consider appropriate definitions and provisions regarding size and scale.

City of Welland Comprehensive Zoning By-law Review Matrix

10.B.2.8 – Creative cultural industries that may not be directly related to agriculture but benefit from a farm location and are consistent with the farm diversification definition in this Plan may be recognized and regulated outside of Urban Areas by the local municipality. Any activity considered under this policy shall be subject to the following: • The scale of the operation is limited and appropriate to the site and the surrounding area; • The use has minimal impact on, does not interfere with and is compatible with the surrounding agricultural and rural uses; • The use is services by sustainable private water and wastewater services; • The use does not cause off site impacts related to infrastructure or transportation/traffic; • The use does not take farmland out of productions; and, • The use complies with all other applicable provisions of this Regional Official Plan.			The draft zoning by-law may benefit from the inclusion of Creative Cultural Industry uses. These uses may not be directly related to agriculture but may benefit from a farm location. To incorporate Creative Cultural Industry uses in the draft zoning by-law, the City could consider appropriate definitions and provisions regarding size and scale.
5.B.27 - Home Occupations and Home Industries may be permitted as secondary uses provided they comply to the provisions of this Section.	Section 5.17 – Home Industries Section 5.18- Home Occupations	✓	Home Industries are permitted as accessory uses in the Rural and Agricultural Zones. Home Occupations are permitted within a single detached dwelling, secondary in nature to the home.
Secondary Suites			
P2G 2.2.3.6.(j) encourage the creation of secondary suites throughout the built-up area	Section 5.2 Definitions – Accessory Dwelling Units	✓	Secondary suites are required to be permitted as-of-right within single detached, semi-detached, townhouse dwellings and within detached accessory structures in accordance with the <i>Planning Act</i>. The provisions of the draft by-law are consistent with the requirements of the <i>Planning Act</i>, RSO. 384/94 and Bill 14. Secondary Suites appear to be referred to as Accessory Dwelling Units within the By-law. Regional staff notes that Garden Suites are permitted within the Agricultural and Rural Areas. Regional staff has concerns about potential servicing impacts, however this can be discussed.
11.A.16 The Region encourages the local municipalities to investigate and implement dwelling unit size regulation as a means to provide affordable housing.		✓	Nothing related to unit size regulation in the draft by-law .The City may wish to look into this.
Public Use			
5.B.12 - Water supply and sewage treatment facilities and essential public uses such as utility, communication, and	Section 5.31	✓	Provisions for Public Uses are contained in Section 5.31 of the draft zoning by-law.

City of Welland Comprehensive Zoning By-law Review Matrix

transportation facilities which are of a linear nature and cannot reasonably locate outside agricultural areas may be permitted within them and should be located so as to minimize the effects on surrounding unique and good general agricultural lands, farm operations, surface drainage, and natural environmental resources.			As Public Uses are permitted in all zones, we recommend that "Public Uses" be included in all "Permitted Use" tables for clarity.
Trails			
2.B.2.11 - The Region encourages the local municipalities to identify and protect the Greater Niagara Circle Route, the Lake Ontario Waterfront Trail and the Trans Canada Trail and the uncompleted portions of the Welland Canals Parkway system, including the Welland Canals East Side Trail, in their Official Plans, Zoning By-Laws and planning decisions.			The Greater Niagara Circle Route, and the unfinished portions of the Welland Canals Trail system do not appear to have been identified within the draft by-law text. Trails should be identified as Open Space. The GNCR appears to be mapped with Green, however no Zone name has been applied.
Transportation/Parking Loading			
9.C.8 - The Regional Road allowances identified in this Plan shall be protected from encroachment by acquiring the lands if possible prior to or at the time of development or redevelopment of the adjacent lands and by ensuring that building setbacks abutting Regional Roads are adequate.	Definitions		The draft by-law does not appear to explain where building setbacks are calculated from (i.e. lot line/ centre line of roadway). To ensure consistent setbacks for development, the centreline of the roadway is the preferred base for calculating the preferred building setbacks along Regional Road.
9.C.14 - Road widening requirements for site triangles and turning lanes are as follows: (a) The maximum length of the side of an additional triangle at an intersection or entranceway shall be 15 metres in an Agricultural or Rural Area and 4.5 metres along a road in an Urban Area. Some variations may occur in unusual circumstances; (b) To meet safety and design standards, additional land may be required for auxiliary turning lanes in front of major traffic generators. In most circumstances the additional land shall not exceed 4 metres in width; and (c) At each corner of a crossing of a Regional Road and a railway line the maximum length of the site triangle along the Regional Road shall be 17 metres and the maximum width of the site triangle measured from the Regional Road shall be 15 metres.	Section 5.39		The draft by-law uses terminology interchangeably for sight triangles (sight, daylight, visibility). It is suggested that one term be used to avoid confusion. The draft zoning by-law does not contain direction on sight triangle requirements for intersections involving Regional Roads. Regional requirements are suggested to be added to the draft by-law. Conversely a table outlining sight triangle requirements may be beneficial. Sample: "Where a Regional Road abuts the corner lots the requirements for site triangles in Chapter 9 of the Regional Official Plan shall apply."
9.C.18 - The Region shall request and encourage the local municipalities: (c) to prevent encroachments upon proposed Regional Road			Some direction on encroachments within Regional right-of-ways would help to ensure that lands to be taken through widening are not developed.

City of Welland Comprehensive Zoning By-law Review Matrix

allowances through appropriate protection policies in their official plans and zoning by-laws.			A clause could be added to general provisions regarding encroachments being prohibited without agreement.
9.C.37 - Transportation			
The Region shall develop and implement policies respecting necessary zoning provisions such as loading and parking facilities. Such provisions will apply to lands lying within 46 metres of a Regional Road and must be incorporated in local by-laws. These requirements shall be waived when suitable local regulations are in operation.		✓	The Draft Zoning by-law has sufficient policy regarding parking and loading within proximity to Regional Roads.
9.C.42 - Designated Regional Road allowances that are not yet owned by the Region shall be protected from development.			
9.C.40 - In order to reduce the impact of the removal of on-street parking on Regional Roads and to ensure that an adequate supply of parking is available where needed, local municipalities will be encouraged to make suitable provisions in their zoning by-laws and to develop and implement comprehensive off-street parking programs.	Section 6	✓	Section 6 outlines the parking requirements within the City.
9.F.2.7 - Request minimum provisions for safe and secure bicycle parking and end-of-trip change facilities in high activity areas, such as work places and public facilities in Regional and local policies and regulations (see also 9.F.9 and 9.F.12)	Section 6.7	✓	Direction on the provision of bicycle parking is included within the draft zoning by-law in Section 6.7
The Region and the local municipalities will ensure that pedestrian and bicycle networks are integrated into transportation planning to:			
c) Encourage provision of appropriate and sufficient bicycle parking facilities at major transit nodes and public and private facilities.	Section 6.7	✓	Provisions for bicycle parking are included within the zoning bylaw.
Policy 8.A.7 - Lands abutting existing and proposed sewage treatment facilities shall be zoned to permit only such compatible land uses as industrial or open space. Where such zoning cannot be developed, then suitable separation areas must be incorporated between the treatment facilities and the proposed development to minimize the impact of odour problems that may be generated at such facilities. The separation distance will be dependent on the nature of the development, the treatment facility and other physically-related factors.	Schedules	✓	The Region's Welland Wastewater Treatment Plan and Welland Water Treatment Plant are buffered by Open Space uses.



NIAGARA PENINSULA
CONSERVATION
AUTHORITY

250 Thorold Road West, 3rd Floor, Welland, Ontario L3C 3W2
Telephone 905.788.3135 | Facsimile 905.788.1121 | www.npca.ca

May 19, 2017

Via Email Only

Mr. Grant Munday, BAA
Manager of Development Approvals
City of Welland
60 East Main Street
Welland, ON, L3B 3X4

Our File: PLZBA201700509

Dear Mr. Munday

**Re: Niagara Peninsula Conservation Authority (NPCA) Comments
City's New Comprehensive Zoning By-law
City of Welland
File No. 2015-09**

The NPCA has received the draft Comprehensive Zoning By-law for the City of Welland. We have reviewed the By-law and offer the following comments.

NPCA Policies

The NPCA regulates watercourses, flood plains (up to the 100 year flood level), Great Lakes shorelines, hazardous land, valleylands, and wetlands under *Ontario Regulation 155/06 of the Conservation Authorities Act*. The NPCA's *Policies, Procedures and Guidelines for the Administration of Ontario Regulation 155/06 and Land Use Planning Policy Document* (NPCA policies) provides direction for managing NPCA regulated features.

There are numerous properties throughout the City that contain features regulated by the NPCA. Based on our review, Schedule B appears to reflect NPCA regulation mapping with respect to the 100 year Flood Plain and evaluated wetlands (both non-provincially significant and provincially significant). While the NPCA has mapping available for slopes associated with valleylands, the accuracy of this mapping is such that it would not be recommended for use in a Zoning By-law. Section 1.10(a) of the draft Zoning By-law requires compliance with other legislation/regulations (explicitly noting the NPCA). NPCA staff support the inclusion of this wording.

The text of the draft Zoning By-law includes a Hazard (HA) Overlay, however, Schedule B does not appear to use the HA Overlay. The 100 year flood plain appears to be included within the Environmental Protection (EP) Overlay. While this approach achieves the intent of NPCA policy, NPCA staff advise that it may be helpful to use the HA Overlay in situations where the only feature is the 100 year flood plain. The current requirement to

remove the EP Overlay is an environmental impact study (EIS), which would not be the appropriate study to address the 100 year flood plain and may be misleading to property owners. Section 10.4 provides regulations for the HA Overlay and generally requires a property owner to obtain an NPCA Work Permit. NPCA staff have no objection to this section.

Please note that NPCA staff have concerns with the use of an EP Overlay. The EP Overlay includes provincially significant wetlands (PSWs), in which NPCA policies typically prohibit development or site alteration. Passive uses are permitted subject to an EIS. NPCA staff would have no objection to an EP zone that permits the same uses as noted in Table 10.2.1, with the requirement for an EIS. This would be more in line with NPCA policies.

Regional Official Plan – Chapter 7 (Natural Environment)

Under the terms of the Memorandum of Understanding between Niagara Region, the local municipalities and the NPCA, the NPCA reviews all planning applications for conformity with Chapter 7 (Natural Environment) of the Regional Official Plan (ROP). There are many properties throughout the City that are designated Environmental Protection Area (EPA) and Environmental Conservation Area (ECA) in the ROP. The draft Zoning By-law provides definitions of EPA and ECA. These definitions indicate the specific natural heritage features found within each zone type. These definitions appear to conform to the ROP.

The delineation of EP Overlay and Environmental Conservation (EC) Overlay on Schedule B is based on the recently approved City Official Plan, which contains more up-to-date natural heritage mapping. The Region approved this mapping through approval of the Welland OP. Therefore, NPCA staff considers the mapping of the EP Overlay and EC Overlay on Schedule B to conform to Schedule C of the ROP.

The EC Overlay and EP Overlay permit various uses that are considered passive in their nature. Section 10.5 and 10.6 both require the completion of an EIS before any uses in an underlying zone can be permitted. These sections also require completion of a scoped EIS before any of the uses in the EP Overlay and EC Overlay can occur. NPCA staff generally have no objection to this approach for ECA features, however, we recommend that the City not use an overlay for EPA features. EPA features typically are prohibited with respect to development or site alteration. Passive uses are permitted subject to an EIS. NPCA staff would have no objection to an EP zone that permits the same uses as noted in Table 10.2.1, subject to the requirement for an EIS.

NPCA staff also recommend that any reference to "EIS Guidelines" in sections 10.5 and 10.6, should either indicate "Region of Niagara EIS Guidelines" or a definition be provided for EIS Guidelines that references the Region of Niagara EIS Guidelines. This would provide a property owner with the appropriate criteria under which an EIS is to be completed.

Additional Advisory Comments

NPCA staff have attempted to identify areas where the EP Overlay and EC Overlay do not apply. To assist City staff, a marked-up version of Schedule B is included with these comments showing areas where there may be mapping errors. Please note that this is not an exhaustive list of mapping errors and there may be other instances where mapping errors were missed.

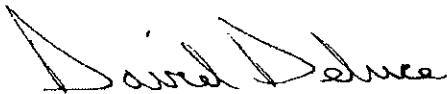
The Lyon's Creek East Administrative Control Area is not identified in the draft Zoning By-law. NPCA staff recommend that it be identified on Schedule B and a provision be added to the General Provisions directing the reader to the Official Plan.

Section 10.4 (a) refers to the Welland Recreational Waterway shoreline. Typically, the term "shoreline" is used by Conservation Authorities to refer to a Great Lake or large inland lake and such is the case with the NPCA's policies. It would be helpful to use a different term (e.g. bank) and avoid any confusion between the language of the draft Zoning By-law and NPCA policies.

Conclusion

NPCA staff have no objection to the proposed draft Zoning By-law but do recommend changing the EP Overlay to an EP zone. I hope this information is helpful. Please send a copy of any staff reports to Committee/Council once they are available. If you have any questions, please let me know.

Regards,



David Deluce, MCIP, RPP
Supervisor, Development Reviews (ext. 224)

cc: Mr. Craig Rohe, Region (email only)
Mr. Uton Samuels, NPCA (email only)
Ms. Lee Ann Hamilton, NPCA (email only)
Mr. Darren MacKenzie, C.Tech, rcsi, NPCA (email only)
Mr. Steve Miller, P. Eng., NPCA (email only)



City of Welland

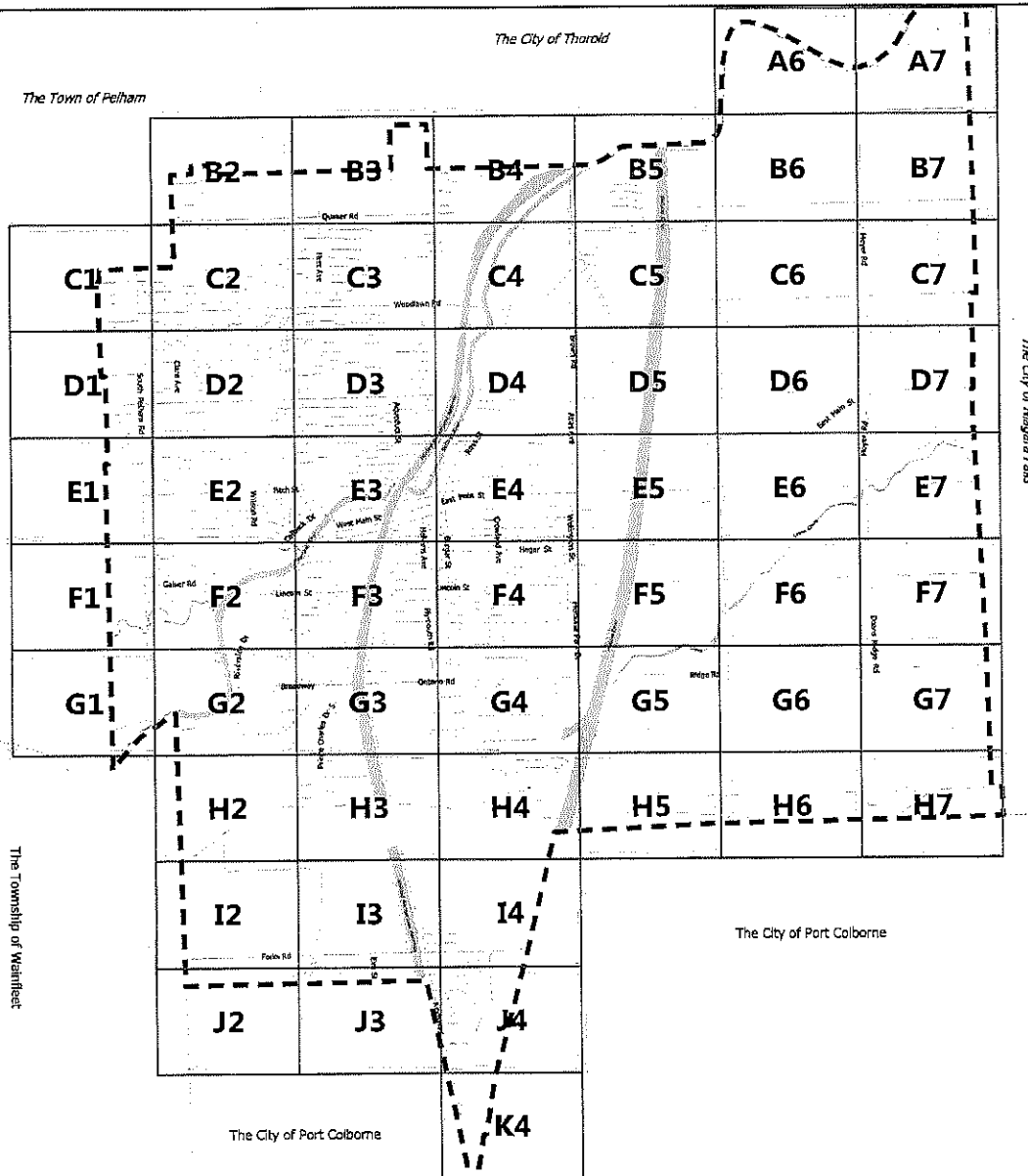
Zoning By-law Schedule "A"

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**Infrastructure and
Development Services**
Planning Division



City of Welland **Zoning By-law Map Index**



Map Identifier

REVISION DATE: April 19, 2017

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Infrastructure and
Development Services
Planning Division

Z:\MAPPING\GIS\Zoning\2017 Draft Zoning map

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map A1

Zoning By-law 2017-XXX

SCHEDULE "A"

Zone Categories

Residential Zones

RL1 Residential Low Density 1

RL2 Residential Low Density 2

RM Residential Medium Density

RH Residential High Density

Commercial Zones

DMC Downtown Mixed Use Centre

RS Regional Shopping Node

CC Community Commercial Node

CC Community Commercial Corridor

NC Neighbourhood Commercial

Open Space Zones

O1 Neighbourhood Open Space

O2 Community Open Space

WRW Welland Recreational Waterway

EP Environmental Protection Overlay

EC Environmental Conservation Overlay

Institutional and Community Wellness Zones

CI Community Institutional

HS Health and Wellness

Industrial Zones

LI Light Industrial

GI General Industrial

GE Gateway Economic Centre

Agricultural and Rural Zones

A1 Agricultural

RR Rural Residential

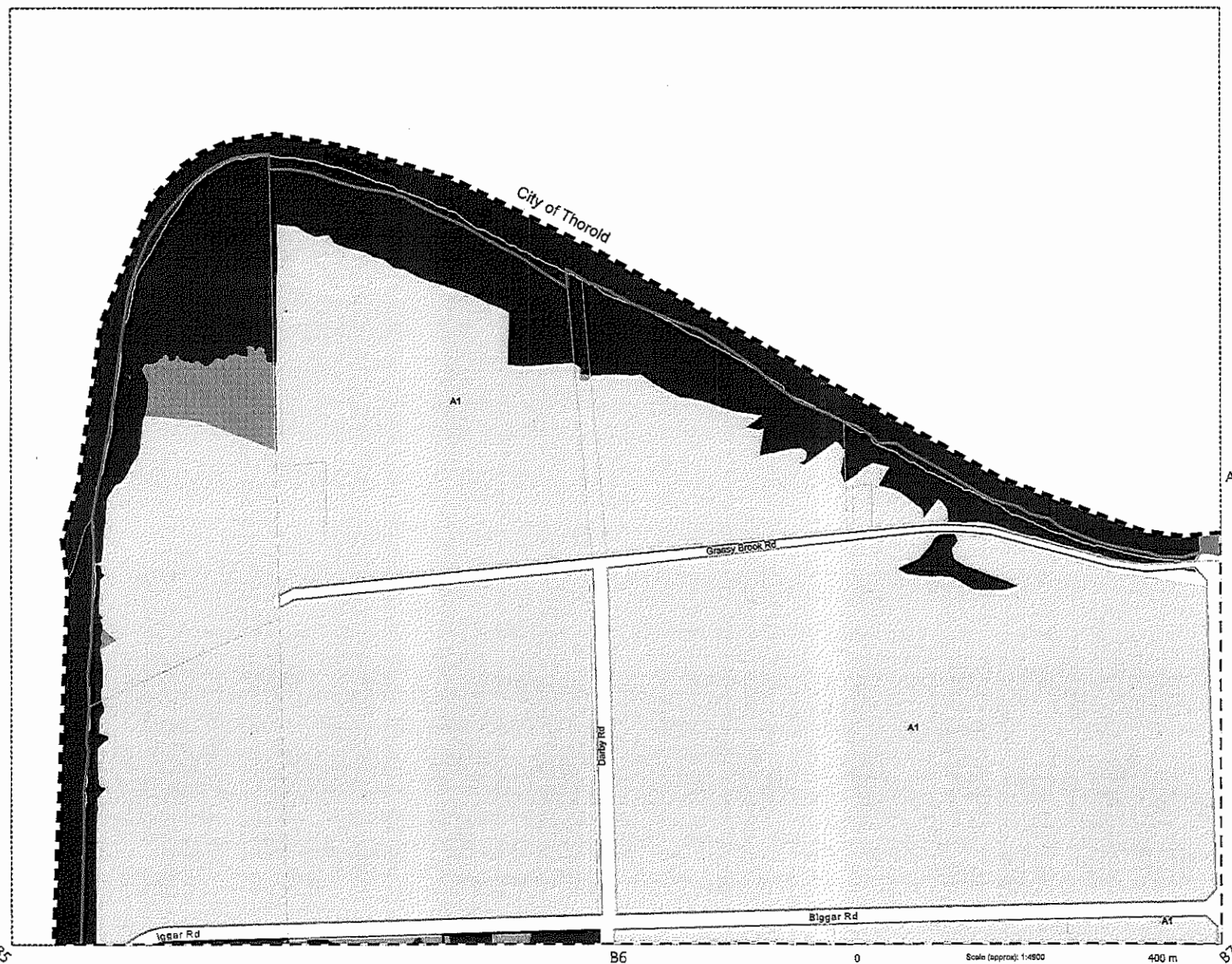
RE Rural Employment

Other Zones

RT Railway Transportation

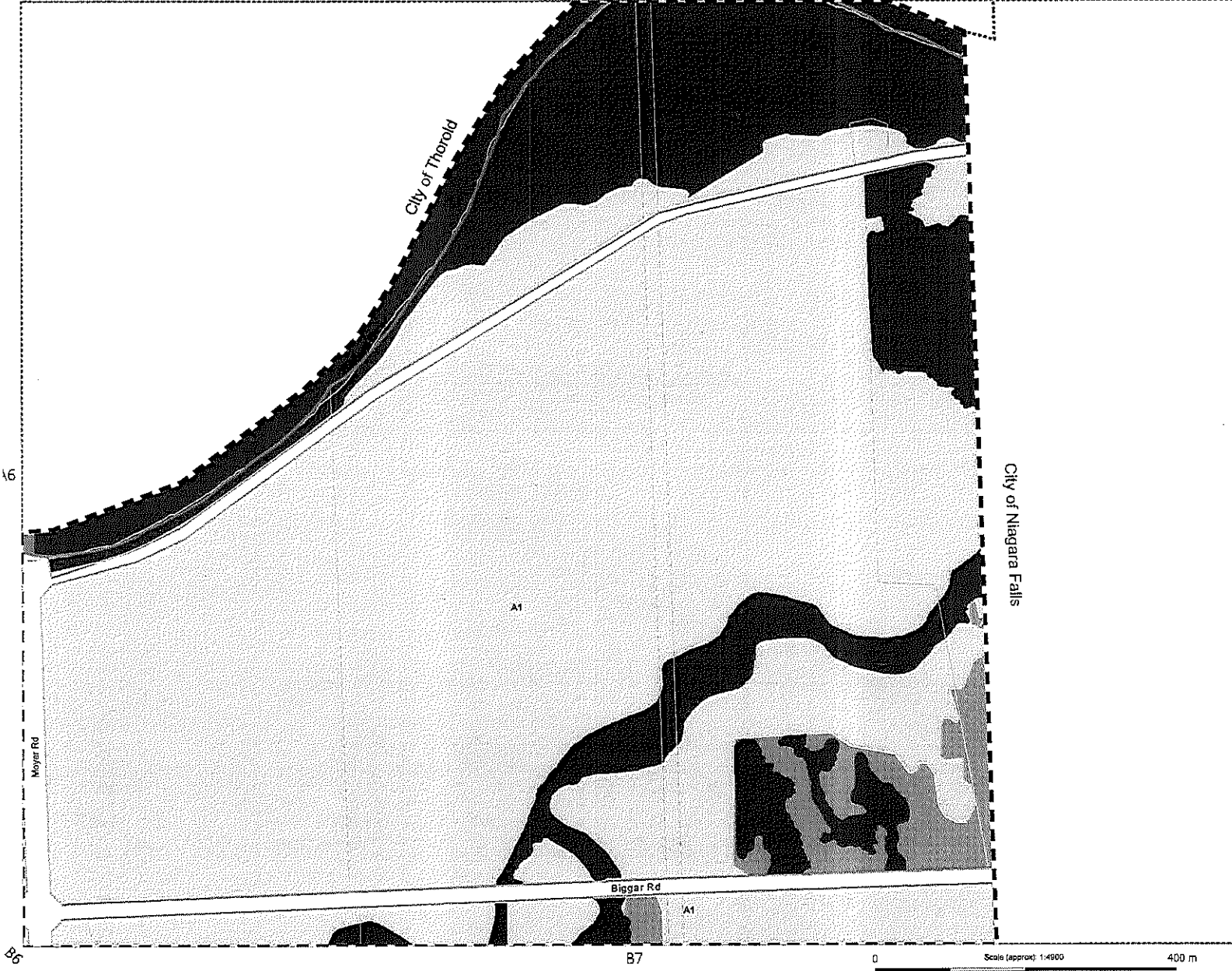
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0 Scale (approx): 1:4500 400 m

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map A1

Zoning By-law 2017-XXX

SCHEDULE "A"

Zone Categories

Residential Zones

- RL1** Residential Low Density 1
- RL2** Residential Low Density 2
- RM** Residential Medium Density
- RH** Residential High Density

Commercial Zones

- DMC** Downtown Mixed Use Centre
- RS** Regional Shopping Node
- CCN** Community Commercial Node
- CCC** Community Commercial Corridor
- NC** Neighbourhood Commercial

Open Space Zones

- OS** Neighbourhood Open Space
- O2** Community Open Space
- WRW** Welland Recreational Waterway
- EP** Environmental Protection Overlay
- ECO** Environmental Conservation Overlay

Institutional and Community Wellness Zones

- INS** Community Institutional
- HW** Health and Wellness

Industrial Zones

- LI** Light Industrial
- GI** General Industrial
- GEC** Gateway Economic Centre

Agricultural and Rural Zones

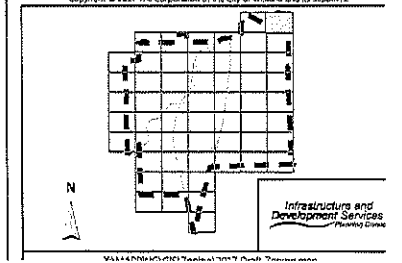
- A1** Agricultural
- RR** Rural Residential
- RE** Rural Employment

Other Zones

- RT** Railway Transportation

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map B4

Zoning By-law 2017-XXX

SCHEDULE "A"

Zone Categories

Residential Zones

- Residential Low Density 1
- Residential Low Density 2
- Residential Medium Density
- Residential High Density

Commercial Zones

- Downtown Mixed Use Centre
- Regional Shopping Node
- Community Commercial Node
- Community Commercial Corridor
- Neighbourhood Commercial

Open Space Zones

- Neighbourhood Open Space
- Community Open Space
- Welland Recreational Waterway
- Environmental Protection Overlay
- Environmental Conservation Overlay

Institutional and Community Wellness Zones

- Community Institutional
- Health and Wellness

Industrial Zones

- Light Industrial
- General Industrial
- Gateway Economic Centre

Agricultural and Rural Zones

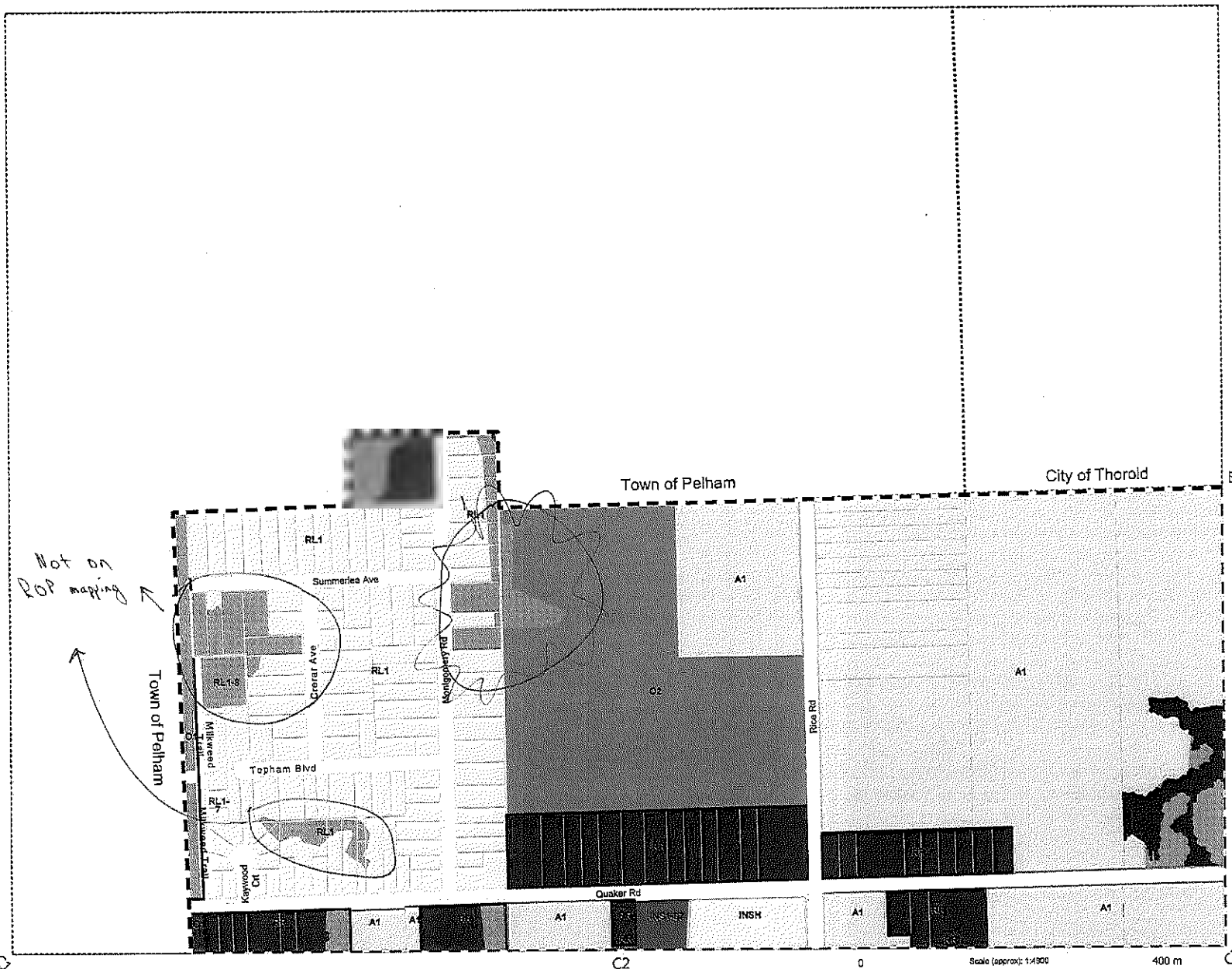
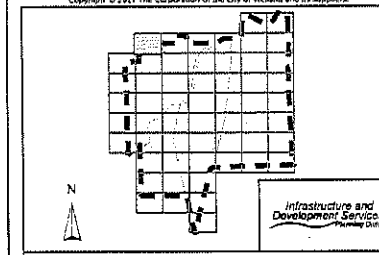
- Agricultural
- Rural Residential
- Rural Employment

Other Zones

- Railway Transportation

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Not on
ROP mapping

Town of Pelham

Town of Pelham

City of Thorold

B3

C2

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Scale (approx): 1:1000

400 m

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map 00

Zoning By-law 2017-XXX

SCHEDULE "A"

Zone Categories

Residential Zones

- RL1** Residential Low Density 1
- RL2** Residential Low Density 2
- RM** Residential Medium Density
- RH** Residential High Density

Commercial Zones

- DMC** Downtown Mixed Use Centre
- RS** Regional Shopping Node
- CCN** Community Commercial Node
- CCC** Community Commercial Corridor
- NC** Neighbourhood Commercial

Open Space Zones

- OS** Neighbourhood Open Space
- CO** Community Open Space
- WRW** Welland Recreational Waterway
- EP** Environmental Protection Overlay
- EC** Environmental Conservation Overlay

Institutional and Community Wellness Zones

- INS** Community Institutional
- INSH** Health and Wellness

Industrial Zones

- LI** Light Industrial
- GI** General Industrial
- GEC** Gateway Economic Centre

Agricultural and Rural Zones

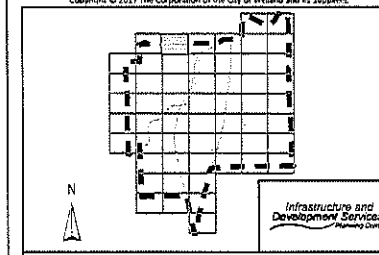
- A1** Agricultural
- RR** Rural Residential
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Other Zones

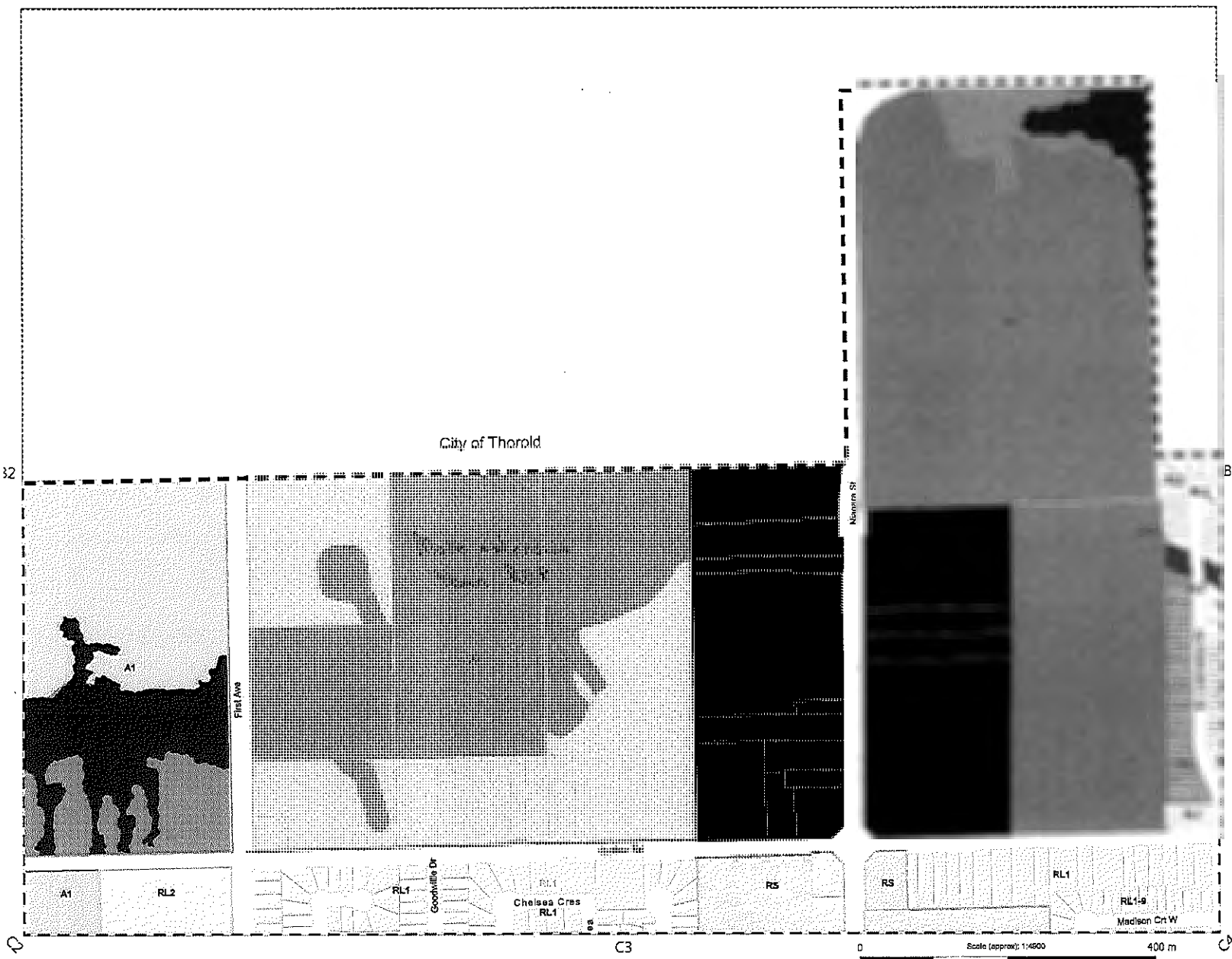
- RT** Railway Transportation

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City of Thorold



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map B4

Zoning By-law 2017-XXX

SCHEDULE "A"

Zone Categories

Residential Zones

- Residential Low Density 1
- Residential Low Density 2
- Residential Medium Density
- Residential High Density

Commercial Zones

- Downtown Mixed Use Centre
- Regional Shopping Node
- Community Commercial Node
- Community Commercial Corridor
- Neighbourhood Commercial

Open Space Zones

- Neighbourhood Open Space
- Community Open Space
- Welland Recreational Waterway
- Environmental Protection Overlay
- Environmental Conservation Overlay

Institutional and Community Wellness Zones

- Community Institutional
- Health and Wellness

Industrial Zones

- Light Industrial
- General Industrial
- Gateway Economic Centre

Agricultural and Rural Zones

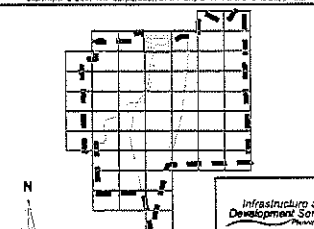
- Agricultural
- Rural Residential
- Rural Employment

Other Zones

- Railway Transportation

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City of Thorold

C4

0 Scale (approx): 1:4900 400 m

33

B5



Zoning By-law 2017-XXX

SCHEDULE "A"

Zone Categories

Residential Zones

- RL1 Residential Low Density 1
- RL2 Residential Low Density 2
- RM Residential Medium Density
- RH Residential High Density

Commercial Zones

- DMC Downtown Mixed Use Centre
- RS Regional Shopping Node
- CC Community Commercial Node
- CC2 Community Commercial Corridor
- NC Neighbourhood Commercial

Open Space Zones

- OS Neighbourhood Open Space
- CS Community Open Space
- WRW Welland Recreational Waterway
- EP Environmental Protection Overlay
- ECO Environmental Conservation Overlay

Institutional and Community Wellness Zones

- CI Community Institutional
- INSH Health and Wellness

Industrial Zones

- LI Light Industrial
- GI General Industrial
- GEZ Gateway Economic Centre

Agricultural and Rural Zones

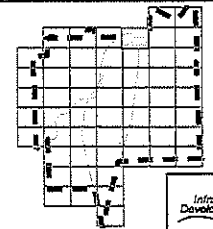
- A1 Agricultural
- RRS Rural Residential
- RE Rural Employment

Other Zones

- RT Railway Transportation

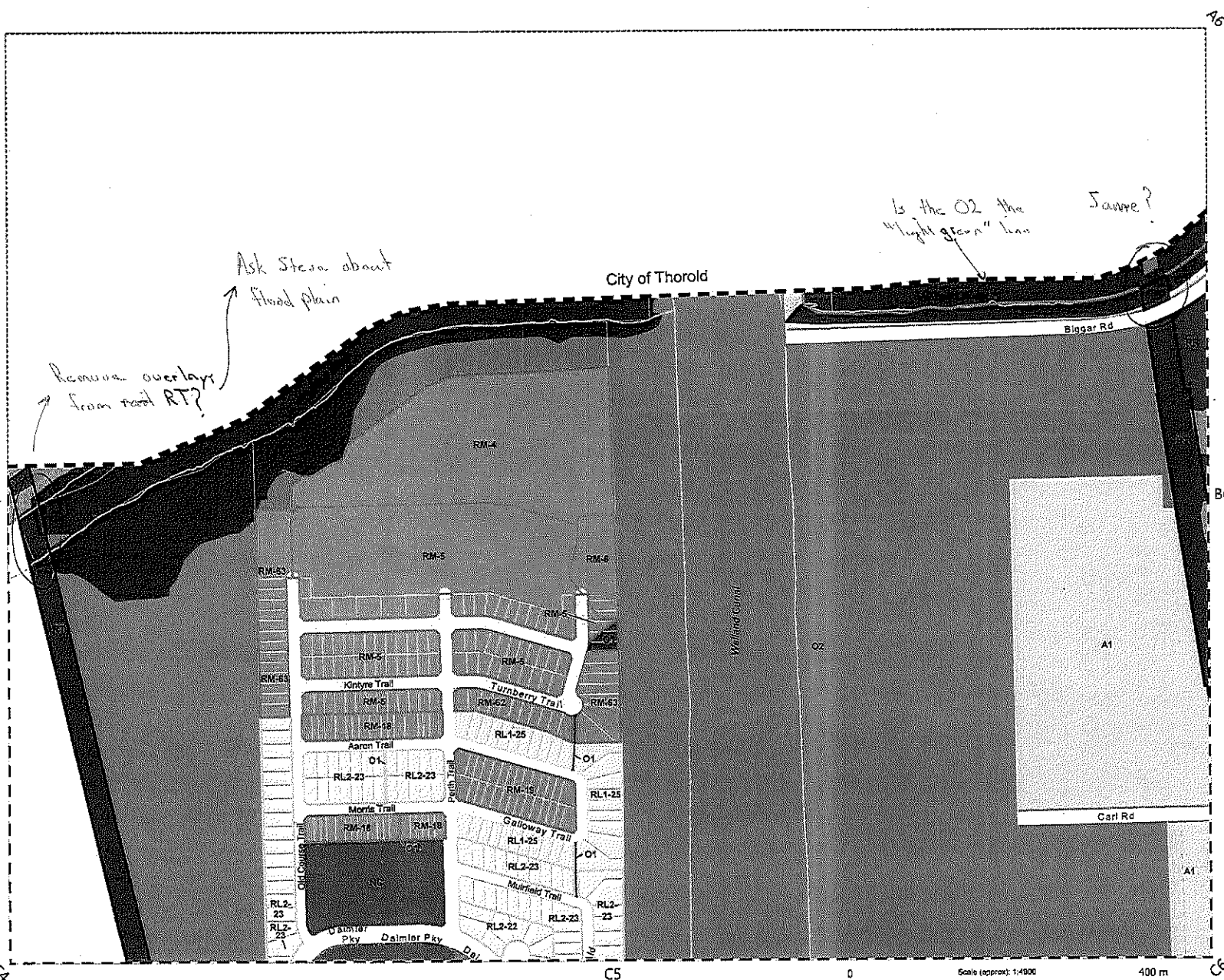
REVISION DATE: April 19, 2017, REV. - 2

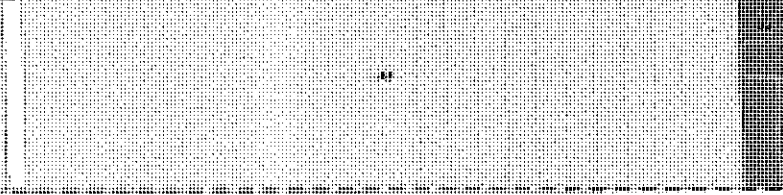
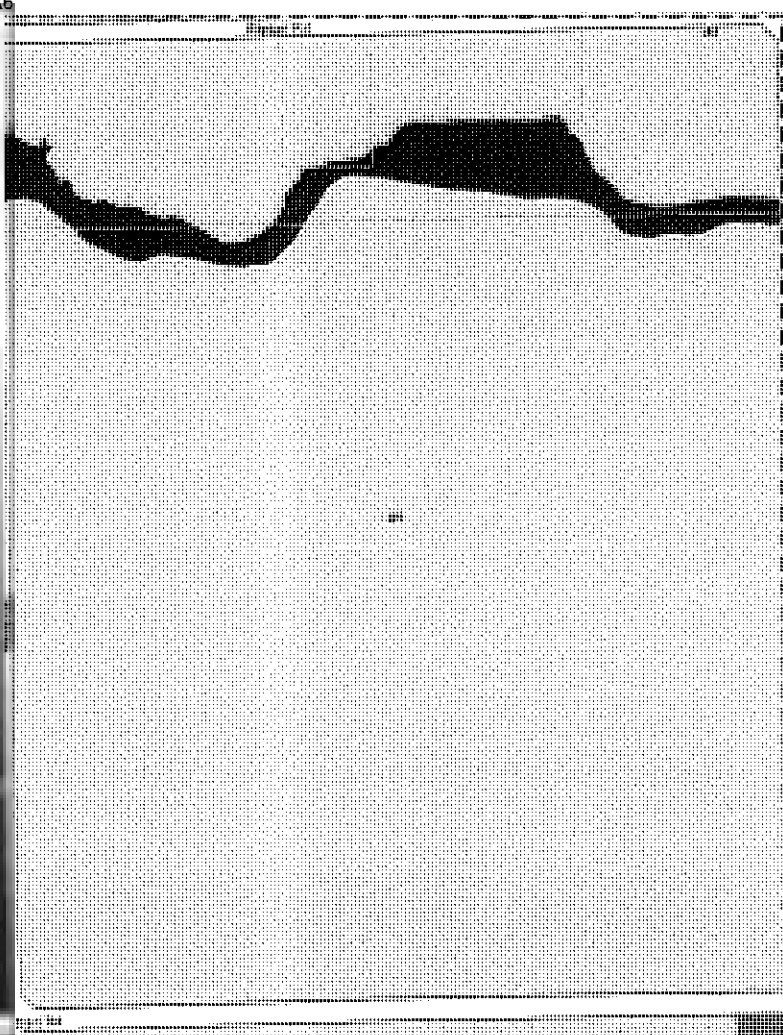
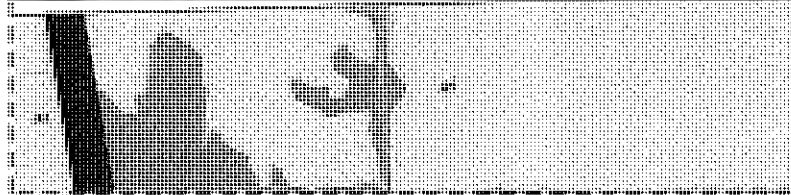
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Infrastructure and
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Planning Service

Welland 2017/04/19/2017 Welland 2017/04/19/2017





map bc

Zoning By-law 2017-XXX

SCHEDULE "A"

Zone Categories

Residential Zones

- RL1** Residential Low Density 1
- RL2** Residential Low Density 2
- RM** Residential Medium Density
- RD** Residential High Density

Commercial Zones

- DMC** Downtown Mixed Use Centre
- RS** Regional Shopping Node
- CCN** Community Commercial Node
- CCU** Community Commercial Corridor
- NC** Neighbourhood Commercial

Open Space Zones

- NO** Neighbourhood Open Space
- CO** Community Open Space
- WRW** Welland Recreational Waterway
- EO** Environmental Protection Overlay
- EC** Environmental Conservation Overlay

Institutional and Community Wellness Zones

- CI** Community Institutional
- HW** Health and Wellness

Industrial Zones

- LI** Light Industrial
- GI** General Industrial
- GEC** Gateway Economic Centre

Agricultural and Rural Zones

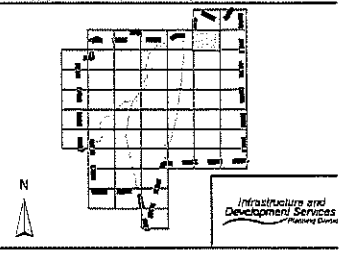
- A1** Agricultural
- RR** Rural Residential
- RE** Rural Employment

Other Zones

- RT** Railway Transportation

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35

35

Scale (approx): 1:4900 400 m

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map 01

Zoning By-law 2017-XXX

SCHEDULE "A"

Zone Categories

Residential Zones

RL1 Residential Low Density 1

RL2 Residential Low Density 2

RM Residential Medium Density

RH Residential High Density

Commercial Zones

DMC Downtown Mixed Use Centre

RS Regional Shopping Node

CCN Community Commercial Node

CCC Community Commercial Corridor

CCG Neighbourhood Commercial

Open Space Zones

OS Neighbourhood Open Space

CS Community Open Space

WRW Welland Recreational Waterway

EP Environmental Protection Overlay

EC Environmental Conservation Overlay

Institutional and Community Wellness Zones

IC Community Institutional

INSH Health and Wellness

Industrial Zones

LI Light Industrial

GI General Industrial

GEC Gateway Economic Centre

Agricultural and Rural Zones

A1 Agricultural

RR Rural Residential

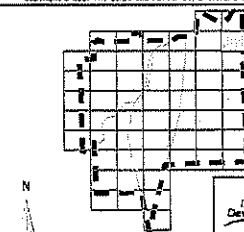
RE Rural Employment

Other Zones

RT Railway Transportation

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Infrastructure and
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WELLAND 2017-2022 Zoning By-law Schedule A

A7

C7

D

Scale (Approx): 1:4500

400 m

6

16

A6

6

SCHEDULE "A"

Zone Categories

Residential Zones

- | | |
|-----|----------------------------|
| RL1 | Residential Low Density 1 |
| RL2 | Residential Low Density 2 |
| RM | Residential Medium Density |
| RH | Residential High Density |

Commercial Zones

- | | |
|---|-------------------------------|
|  | Downtown Mixed Use Centre |
|  | Regional Shopping Node |
|  | Community Commercial Node |
|  | Community Commercial Corridor |
|  | Neighbourhood Commercial |

Open Space Zones

-  Neighbourhood Open Space
-  Community Open Space
-  Welland Recreational Waterway
-  Environmental Protection Overlay
-  Environmental Conservation Overlay

Institutional and Community Wellness Zones

- INSI** Community Institutional
INSH Health and Wellness

Industrial Zones

-  Light Industrial
-  General Industrial
-  Gateway Economic Centre

Agricultural and Rural Zones

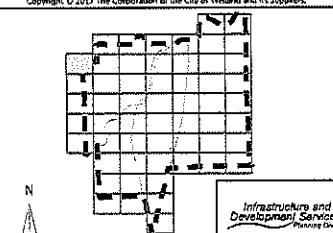
-  Agricultural
-  Rural Residential
-  Rural Employment

Other Zones

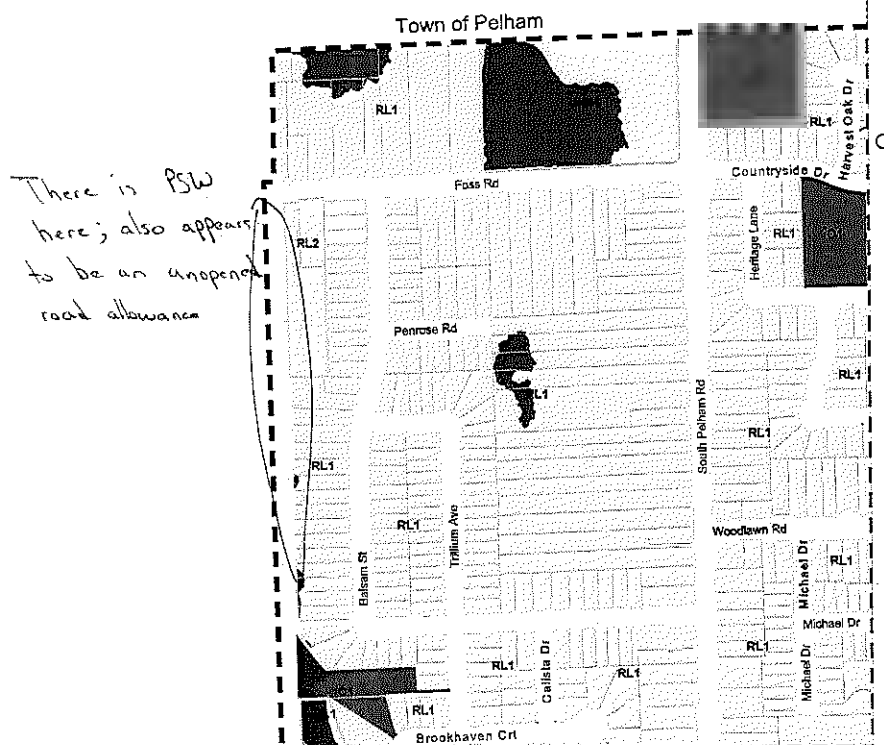
- RT** Railway Transportation

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D1

Scale (approx): 1:4500 400 m

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map 12

Zoning By-law 2017-XXX

SCHEDULE "A"

Zone Categories

Residential Zones

- RL1 Residential Low Density 1
- RL2 Residential Low Density 2
- RM Residential Medium Density
- RH Residential High Density

Commercial Zones

- DMC Downtown Mixed Use Centre
- RS Regional Shopping Node
- CC Community Commercial Node
- CCS Community Commercial Corridor
- NC Neighbourhood Commercial

Open Space Zones

- OS Neighbourhood Open Space
- CS Community Open Space
- WRW Welland Recreational Waterway
- EP Environmental Protection Overlay
- ECO Environmental Conservation Overlay

Institutional and Community Wellness Zones

- INSI Community Institutional
- INSH Health and Wellness

Industrial Zones

- LI Light Industrial
- GI General Industrial
- GEC Gateway Economic Centre

Agricultural and Rural Zones

- A1 Agricultural
- RR Rural Residential
- RE Rural Employment

Other Zones

- RT Railway Transportation

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Infrastructure and
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Planning Division

WELLAND (CITY) Zoning 2017 Draft Technical Manual



0 Scale (approx) 1:4900 400 m

B2

B3

B4

C2

C4

D2

D3

D4



map L2

Zoning By-law 2017-XXX

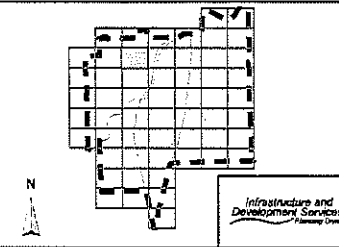
SCHEDULE "A"

Zone Categories

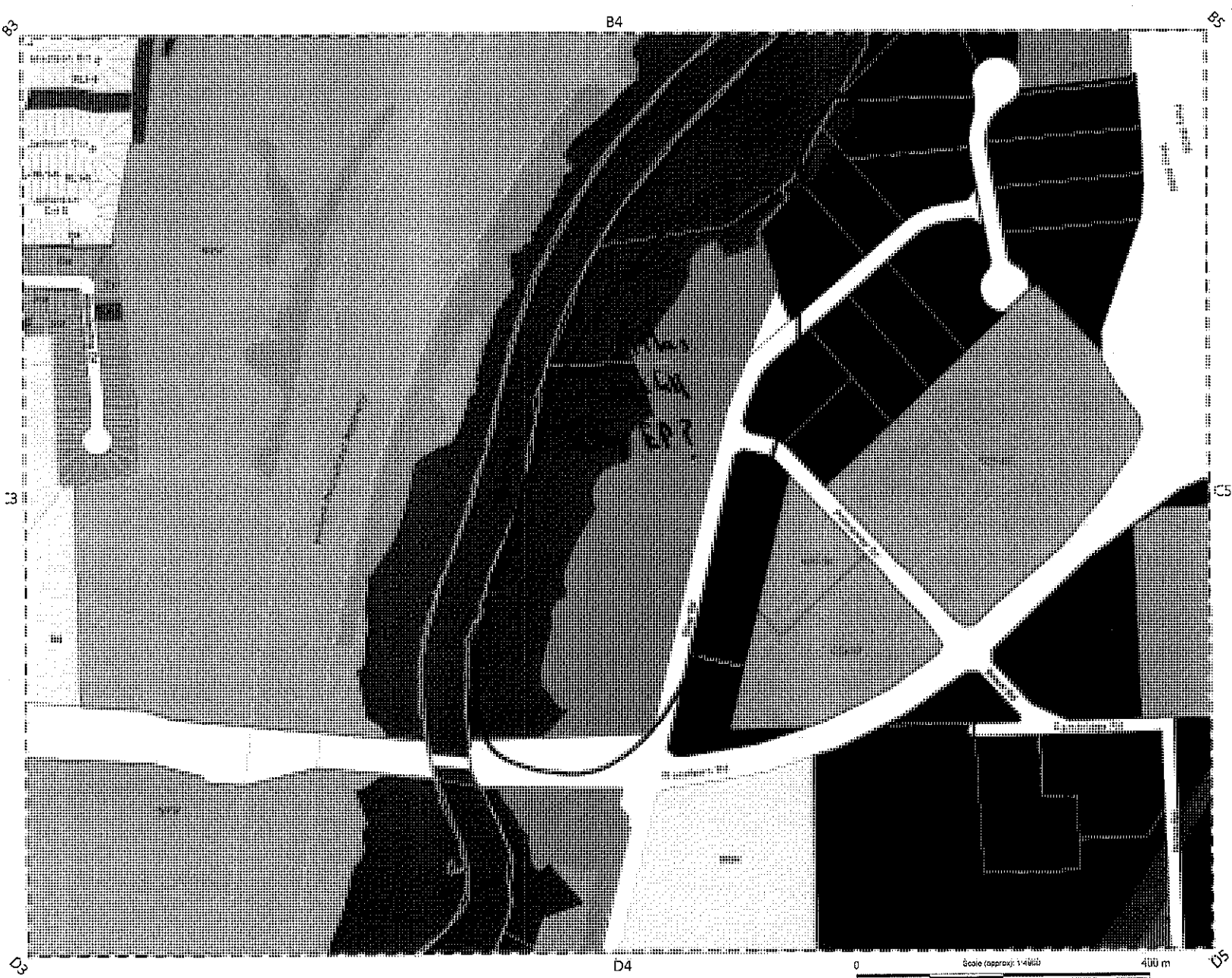
- Residential Zones**
 - RL1 Residential Low Density 1
 - RL2 Residential Low Density 2
 - RM Residential Medium Density
 - RH Residential High Density
- Commercial Zones**
 - CDM Downtown Mixed Use Centre
 - RS Regional Shopping Node
 - CC Community Commercial Node
 - CC2 Community Commercial Corridor
 - DC Neighbourhood Commercial
- Open Space Zones**
 - OS Neighbourhood Open Space
 - OS2 Community Open Space
 - WRW Welland Recreational Waterway
 - EP Environmental Protection Overlay
 - EC Environmental Conservation Overlay
- Institutional and Community Wellness Zones**
 - IC Community Institutional
 - INSH Health and Wellness
- Industrial Zones**
 - LI Light Industrial
 - GI General Industrial
 - GE Gateway Economic Centre
- Agricultural and Rural Zones**
 - A1 Agricultural
 - RR Rural Residential
 - RE Rural Employment
- Other Zones**
 - RT Railway Transportation

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map C4

Zoning By-law 2017-XXX

SCHEDULE "A"

Zone Categories

Residential Zones

- RL1 Residential Low Density 1
- RL2 Residential Low Density 2
- RM Residential Medium Density
- RD Residential High Density

Commercial Zones

- DCDC Downtown Mixed Use Centre
- RS Regional Shopping Node
- CC Community Commercial Node
- CCS Community Commercial Corridor
- NC Neighbourhood Commercial

Open Space Zones

- OS Neighbourhood Open Space
- CS Community Open Space
- WRW Welland Recreational Waterway
- EP Environmental Protection Overlay
- EC Environmental Conservation Overlay

Institutional and Community Wellness Zones

- CI Community Institutional
- INSH Health and Wellness

Industrial Zones

- LI Light Industrial
- GI General Industrial
- GEC Gateway Economic Centre

Agricultural and Rural Zones

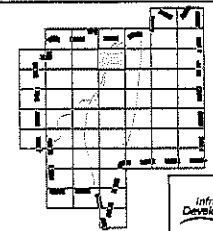
- A1 Agricultural
- RR Rural Residential
- RE Rural Employment

Other Zones

- RT Railway Transportation

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map 12

Zoning By-law 2017-XXX

SCHEDULE "A"

Zone Categories

Residential Zones

- RL1 Residential Low Density 1
- RL2 Residential Low Density 2
- RM Residential Medium Density
- RH Residential High Density

Commercial Zones

- DMC Downtown Mixed Use Centre
- RS Regional Shopping Node
- CC Community Commercial Node
- CCS Community Commercial Corridor
- NC Neighbourhood Commercial

Open Space Zones

- OS Neighbourhood Open Space
- CS Community Open Space
- WRW Welland Recreational Waterway
- EP Environmental Protection Overlay
- ECO Environmental Conservation Overlay

Institutional and Community Wellness Zones

- CI Community Institutional
- HS Health and Wellness

Industrial Zones

- LI Light Industrial
- GI General Industrial
- GEC Gateway Economic Centre

Agricultural and Rural Zones

- A1 Agriculture
- RR Rural Residential
- RE Rural Employment

Other Zones

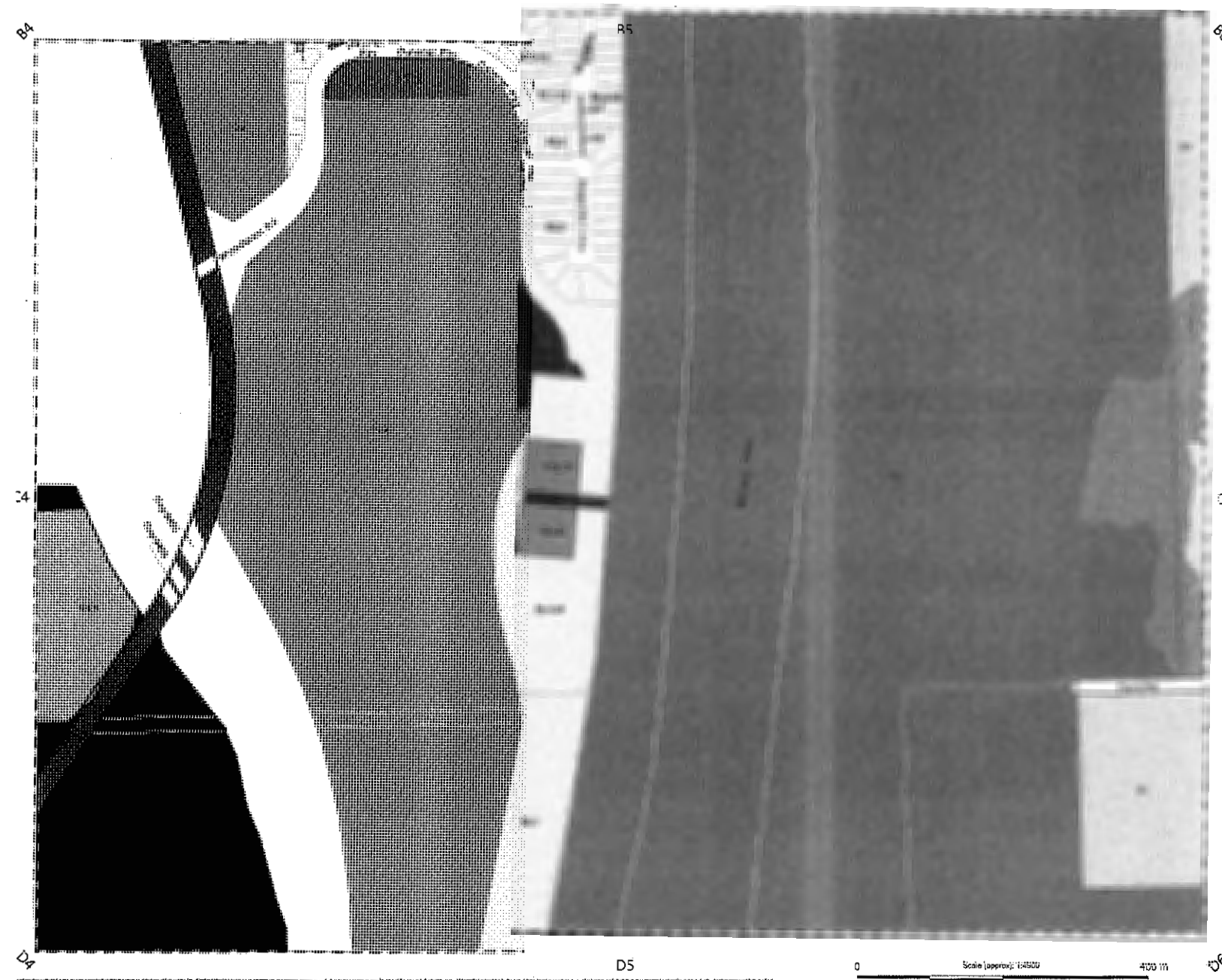
- RT Railway Transportation

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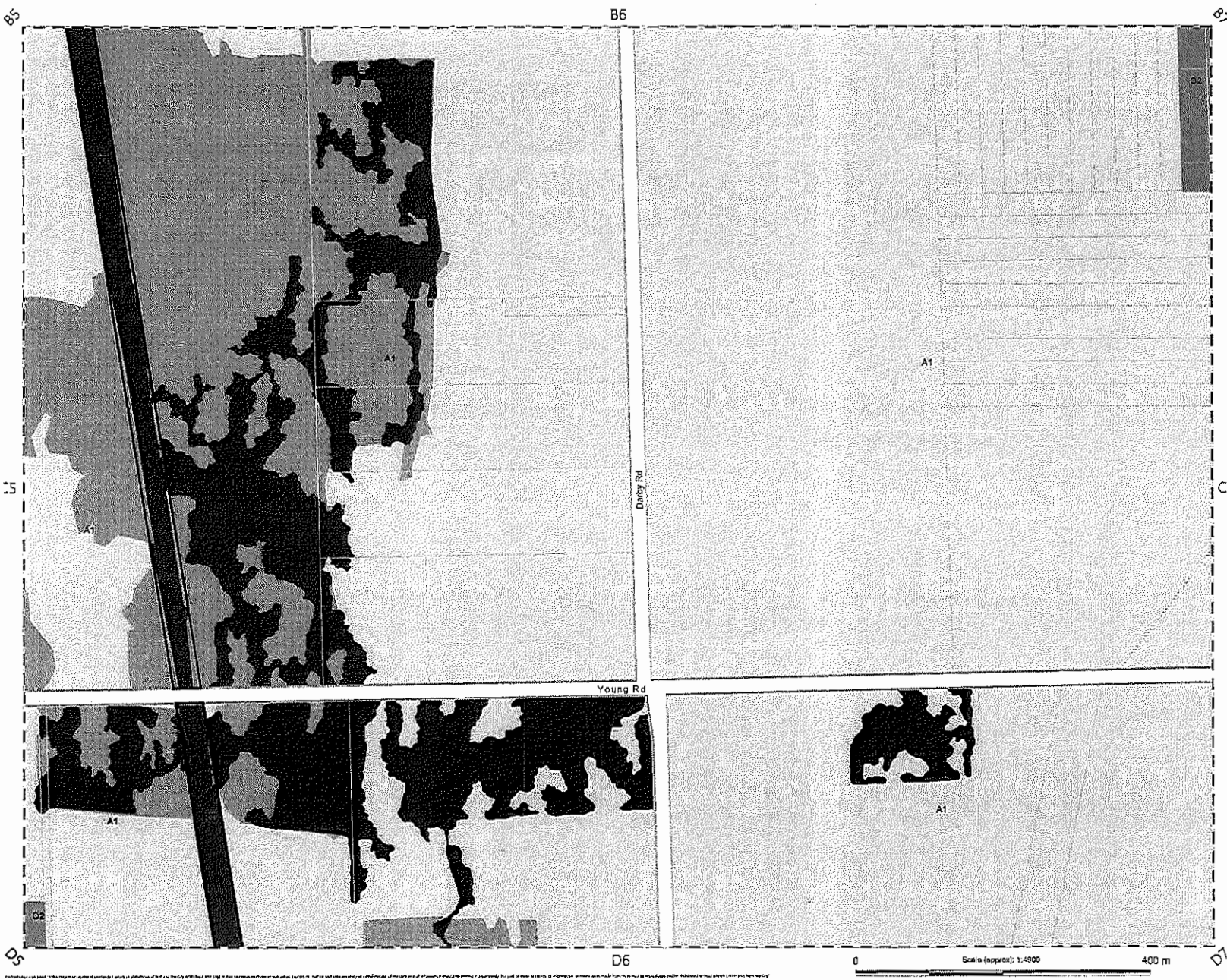
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WELLAND, ONTARIO



0 Scale (approx): 1:4500 400 M



ivmap .c.c

Zoning By-law 2017-XXX

SCHEDULE "A"

Zone Categories

Residential Zones

- Residential Low Density 1
- Residential Low Density 2
- Residential Medium Density
- Residential High Density

Commercial Zones

- Downtown Mixed Use Centre
- Regional Shopping Node
- Community Commercial Node
- Community Commercial Corridor
- Neighbourhood Commercial

Open Space Zones

- Neighbourhood Open Space
- Community Open Space
- Welland Recreational Waterway
- Environmental Protection Overlay
- Environmental Conservation Overlay

Institutional and Community Wellness Zones

- Community Institutional
- Health and Wellness

Industrial Zones

- Light Industrial
- General Industrial
- Gateway Economic Centre

Agricultural and Rural Zones

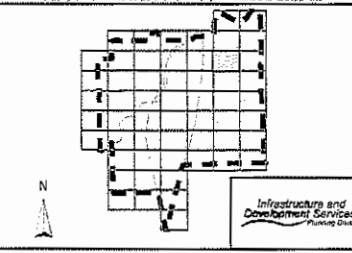
- Agricultural
- Rural Residential
- Rural Employment

Other Zones

- Railway Transportation

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SCHEDULE "A"

Zone Categories

Residential Zones

- | | |
|-----|----------------------------|
| RL1 | Residential Low Density 1 |
| RL2 | Residential Low Density 2 |
| RM | Residential Medium Density |
| RH | Residential High Density |

Commercial Zones

- | | |
|------------|-------------------------------|
| DMC | Downtown Mixed Use Centre |
| RS | Regional Shopping Node |
| CCN | Community Commercial Node |
| CCC | Community Commercial Corridor |
| NC | Neighbourhood Commercial |

Open Space Zones

-  Neighbourhood Open Space
-  Community Open Space
-  Welland Recreational Waterway
-  Environmental Protection Overlay
-  Environmental Conservation Overlay

Institutional and Community Wellness Zones

- ENSA** Community Institutional
INSH Health and Wellness

Industrial Zones

-  Light Industrial
-  General Industrial
-  Gateway Economic Centre

Agricultural and Rural Zones

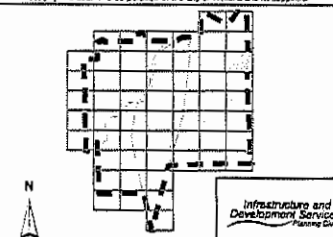
- A1** Agricultural
- RR** Rural Residential
- RE** Rural Employment

Other Zones

- RT** Railway Transportation

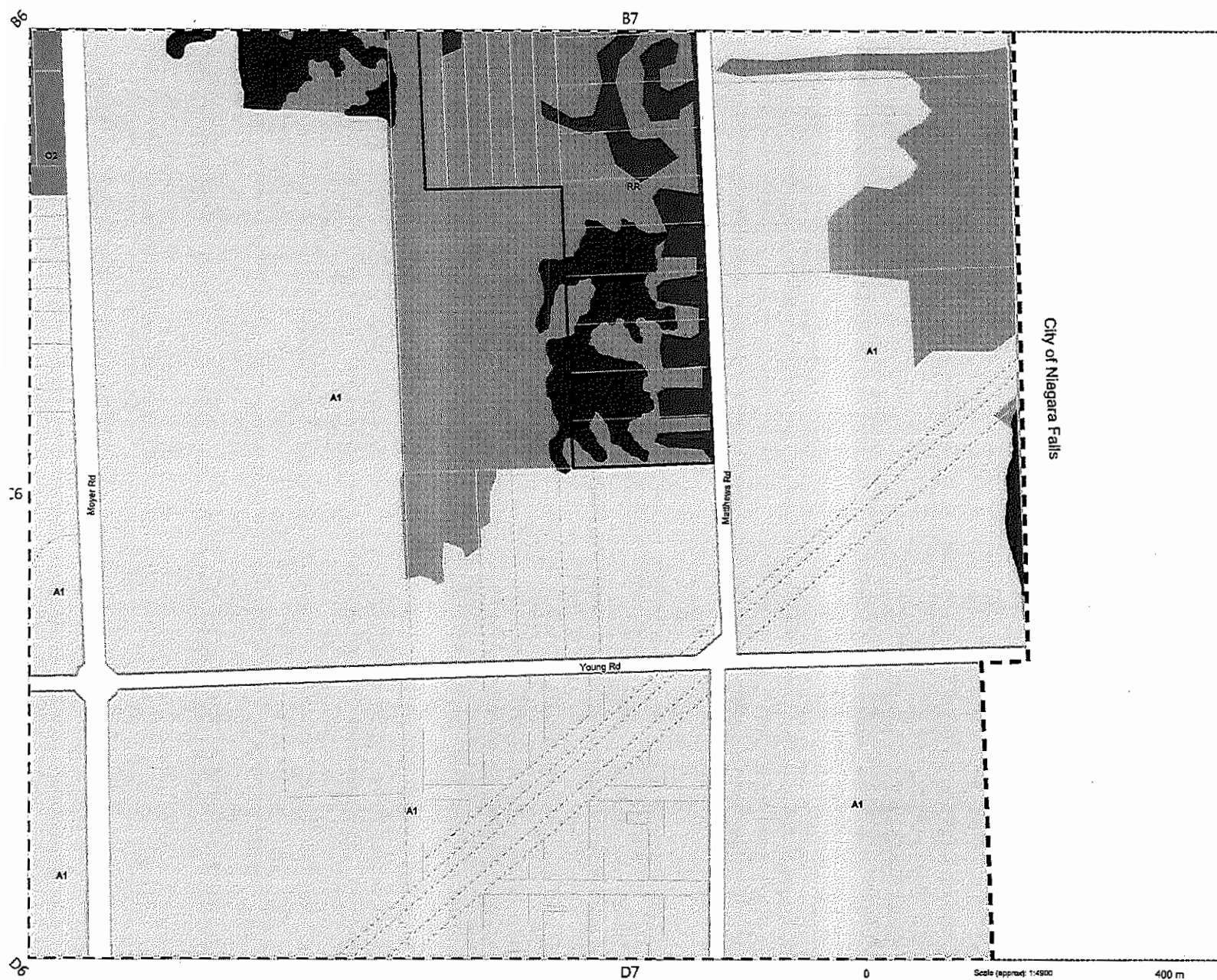
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Infrastructure and
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Planning Division

Table 1



C1

map 01



Zoning By-law 2017-XXX

SCHEDULE "A"

Zone Categories

Residential Zones

- RL1 Residential Low Density 1
- RL2 Residential Low Density 2
- RM Residential Medium Density
- RLH Residential High Density

Commercial Zones

- DMC Downtown Mixed Use Centre
- RS Regional Shopping Node
- CCN Community Commercial Node
- CC Community Commercial Corridor
- NC Neighbourhood Commercial

Open Space Zones

- NSH Neighbourhood Open Space
- OS Community Open Space
- WRW Welland Recreational Waterway
- EP Environmental Protection Overlay
- ECO Environmental Conservation Overlay

Institutional and Community Wellness Zones

- INSI Community Institutional
- INSH Health and Wellness

Industrial Zones

- LI Light Industrial
- GI General Industrial
- GE Gateway Economic Centre

Agricultural and Rural Zones

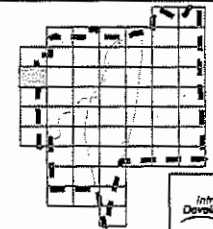
- A1 Agricultural
- RR Rural Residential
- RE Rural Employment

Other Zones

- RT Railway Transportation

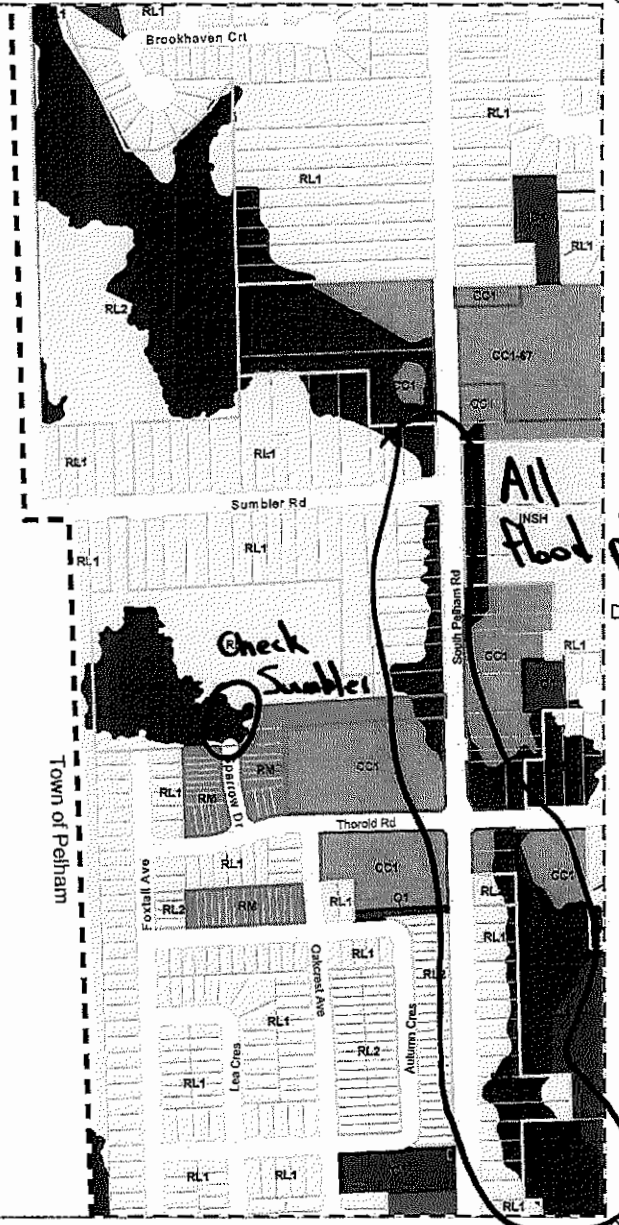
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Infrastructure and
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Planning Unit

WELLAND MUNICIPALITY/Welland Township/Welland Parish/Welland Town



E1

Scale (Approx): 1:4900

400 ft



map 04

Zoning By-law 2017-XXX

SCHEDULE "A"

Zone Categories

Residential Zones

- RL1 Residential Low Density 1
- RL2 Residential Low Density 2
- RM Residential Medium Density
- RH Residential High Density

Commercial Zones

- DMC Downtown Mixed Use Centre
- RS Regional Shopping Node
- CC Community Commercial Node
- CCW Community Commercial Corridor
- NC Neighbourhood Commercial

Open Space Zones

- O1 Neighbourhood Open Space
- O2 Community Open Space
- WRW Welland Recreational Waterway
- EP Environmental Protection Overlay
- EC Environmental Conservation Overlay

Institutional and Community Wellness Zones

- INS Community Institutional
- INSH Health and Wellness

Industrial Zones

- LI Light Industrial
- GI General Industrial
- GEC Gateway Economic Centre

Agricultural and Rural Zones

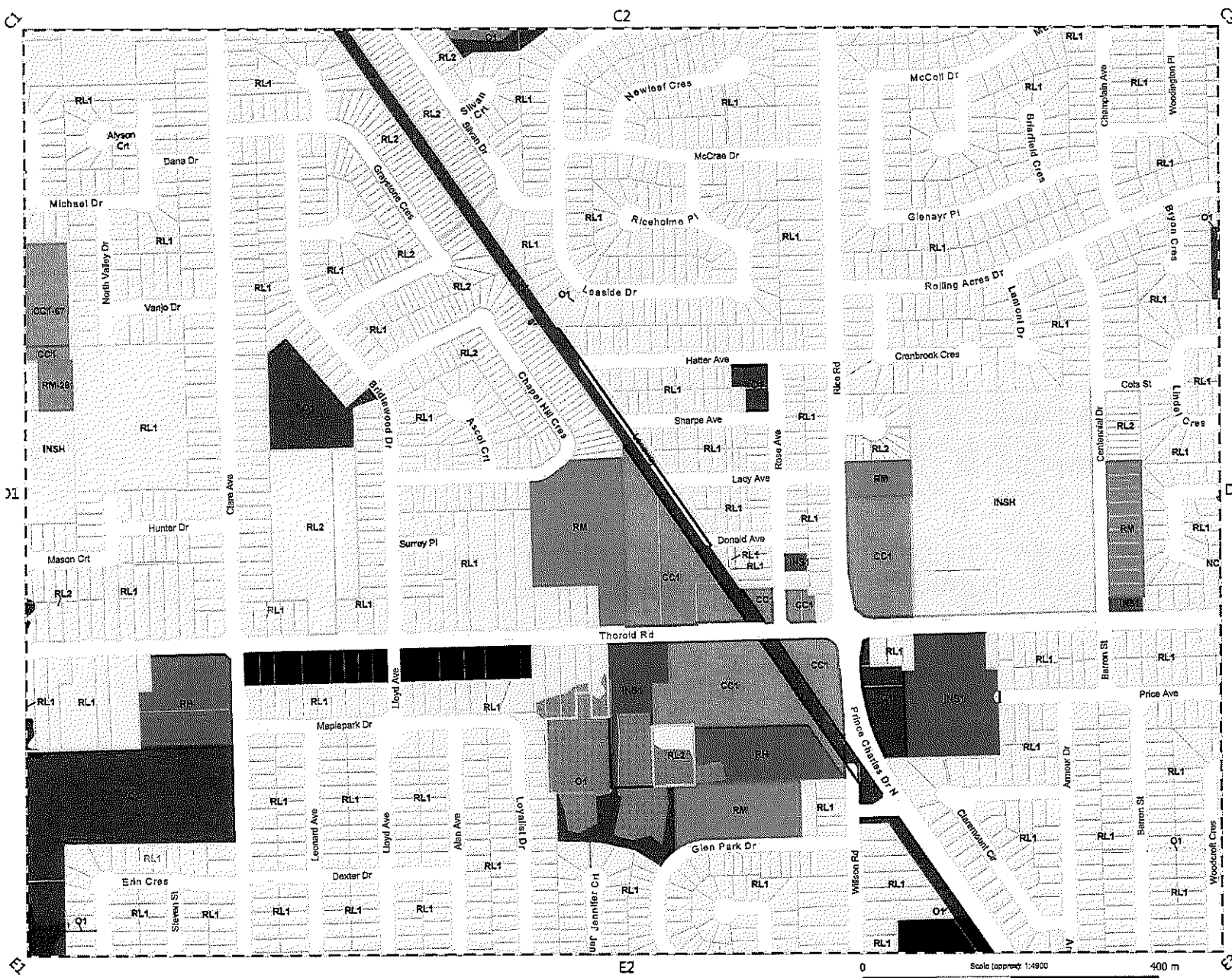
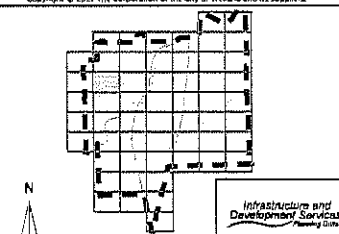
- A1 Agricultural
- RR Rural Residential
- RE Rural Employment

Other Zones

- RT Railway Transportation

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Infrastructure and Development Services



map 02

Zoning By-law 2017-XXX

SCHEDULE "A"

Zone Categories

Residential Zones

- RL1 Residential Low Density 1
- RL2 Residential Low Density 2
- RM Residential Medium Density
- RH Residential High Density

Commercial Zones

- blde Downtown Mixed Use Centre
- RS Regional Shopping Node
- CC Community Commercial Node
- CC Community Commercial Corridor
- NC Neighbourhood Commercial

Open Space Zones

- OS Neighbourhood Open Space
- CO Community Open Space
- WRW Welland Recreational Waterway
- EP Environmental Protection Overlay
- EC Environmental Conservation Overlay

Institutional and Community Wellness Zones

- INSH Community Institutional
- INSH Health and Wellness

Industrial Zones

- LI Light Industrial
- GI General Industrial
- GE Gateway Economic Centre

Agricultural and Rural Zones

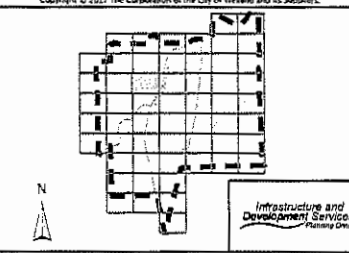
- A1 Agricultural
- RR Rural Residential
- RE Rural Employment

Other Zones

- RT Railway Transportation

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map 14

Zoning By-law 2017-XXX

SCHEDULE "A"

Zone Categories

Residential Zones

- RL1 Residential Low Density 1
- RL2 Residential Low Density 2
- RM Residential Medium Density
- RH Residential High Density

Commercial Zones

- CMC Downtown Mixed Use Centre
- RS Regional Shopping Node
- CCN Community Commercial Node
- CCC Community Commercial Corridor
- NCB Neighbourhood Commercial

Open Space Zones

- ONS Neighbourhood Open Space
- OS Community Open Space
- WRW Welland Recreational Waterway
- EP Environmental Protection Overlay

Environmental Conservation Overlay

Institutional and Community Wellness Zones

- ICI Community Institutional
- INSH Health and Wellness

Industrial Zones

- LI Light Industrial
- GI General Industrial
- GEC Gateway Economic Centre

Agricultural and Rural Zones

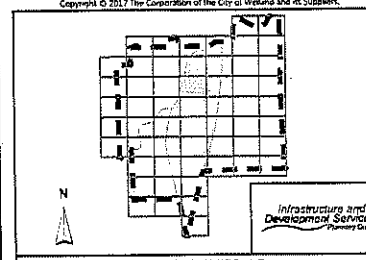
- AR Agricultural
- RR Rural Residential
- RE Rural Employment

Other Zones

- RT Railway Transportation

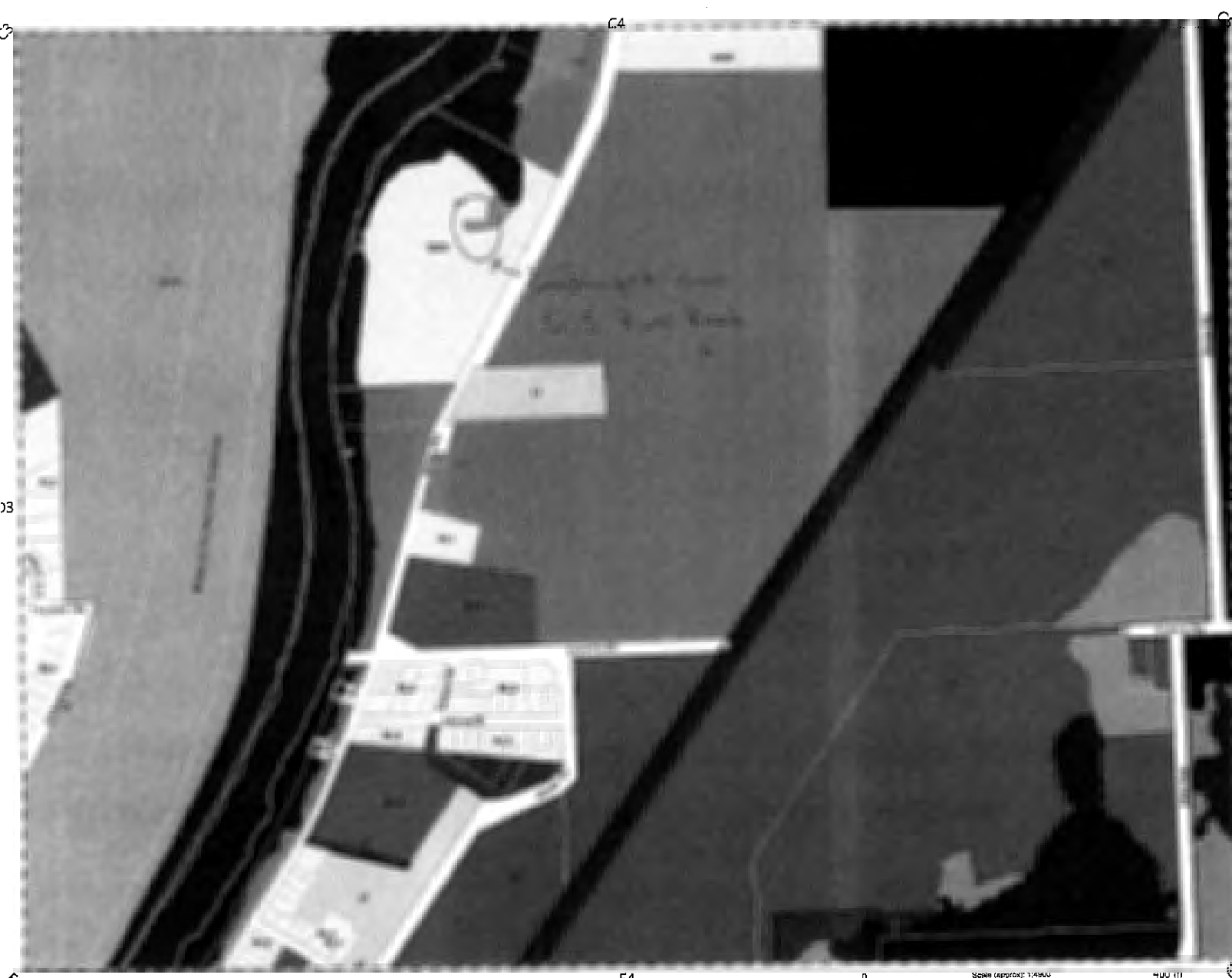
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Infrastructure and
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Planning Office

WELLAND MUNICIPALITY, Township 14N/10E, Range 18E



E4

D

Scale (approx): 1:4000

400 111

SCHEDULE "A"

Zone Categories

Residential Zones

- | | |
|-----|----------------------------|
| RL1 | Residential Low Density 1 |
| RL2 | Residential Low Density 2 |
| RM | Residential Medium Density |
| RH | Residential High Density |

Commercial Zones

-  Downtown Mixed Use Centre
-  Regional Shopping Node
-  Community Commercial Node
-  Community Commercial Corridor
-  Neighbourhood Commercial

Open Space Zones

-  Neighbourhood Open Space
-  Community Open Space
-  Welland Recreational Waterway
-  Environmental Protection Overlay
-  Environmental Conservation Overlay

Institutional and Community Wellness Zones

- INSH** Community Institutional
INSH Health and Wellness

Industrial Zones

- L1** Light Industrial
G1 General Industrial
GEC Gateway Economic Centre

Agricultural and Rural Zones

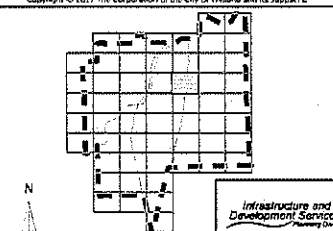
- AI** Agricultural
RR Rural Residential
RE Rural Employment

Other Zones

- 
- Railway Transportation

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Infrastructure and Development Service

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Zoning By-law 2017-XXX

SCHEDULE "A"

Zone Categories

Residential Zones

- RL1 Residential Low Density 1
- RL2 Residential Low Density 2
- RM Residential Medium Density
- RH Residential High Density

Commercial Zones

- CD Downtown Mixed Use Centre
- RS Regional Shopping Node
- CC Community Commercial Node
- CC Community Commercial Corridor
- NC Neighbourhood Commercial

Open Space Zones

- CO Neighbourhood Open Space
- CS Community Open Space
- WRW Welland Recreational Waterway
- EP Environmental Protection Overlay
- EC Environmental Conservation Overlay

Institutional and Community Wellness Zones

- CI Community Institutional
- HS Health and Wellness

Industrial Zones

- LI Light Industrial
- GI General Industrial
- GE Gateway Economic Centre

Agricultural and Rural Zones

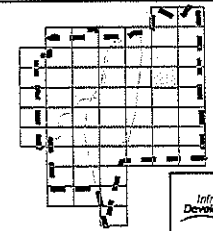
- A1 Agricultural
- RR Rural Residential
- RE Rural Employment

Other Zones

- RT Railway Transportation

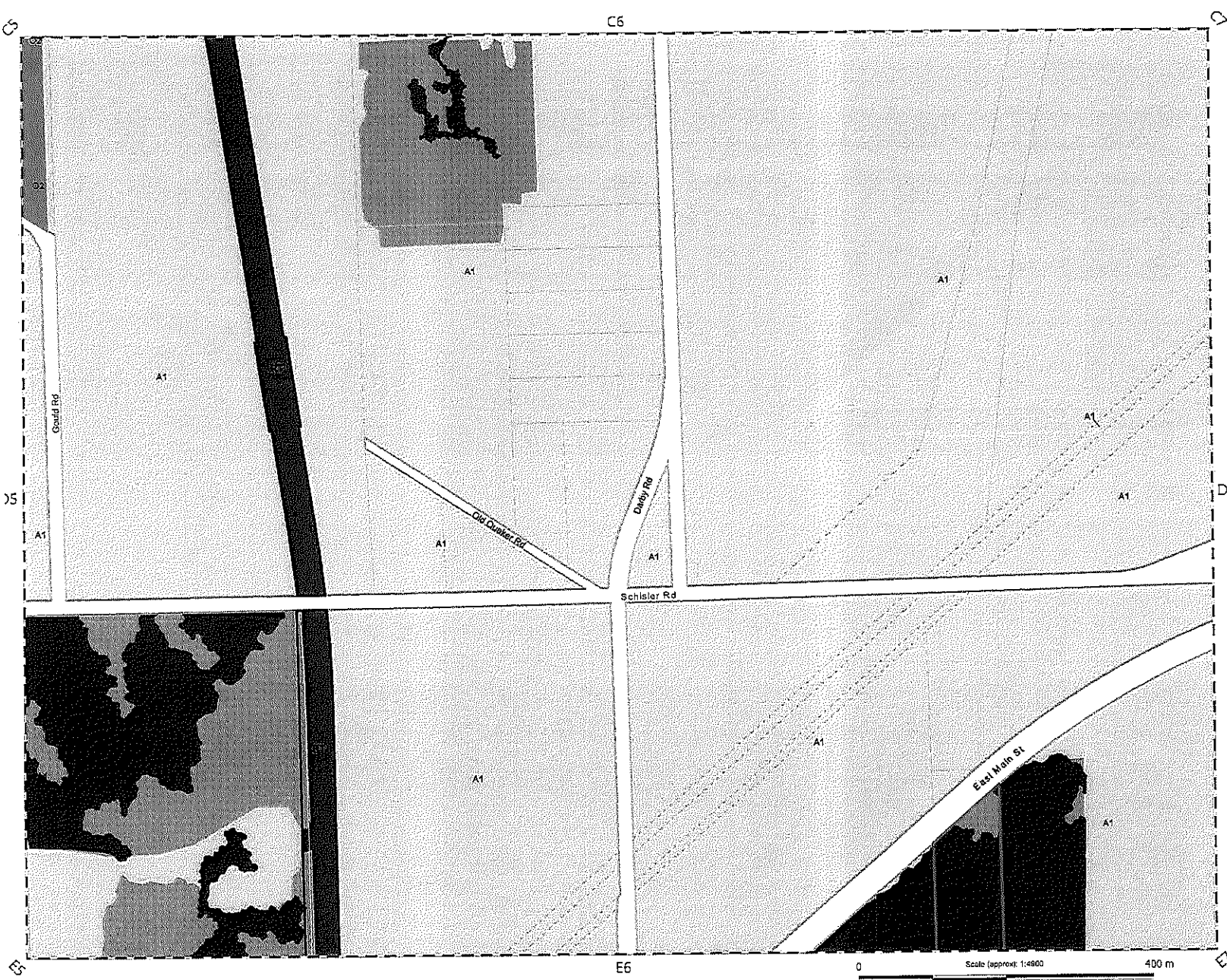
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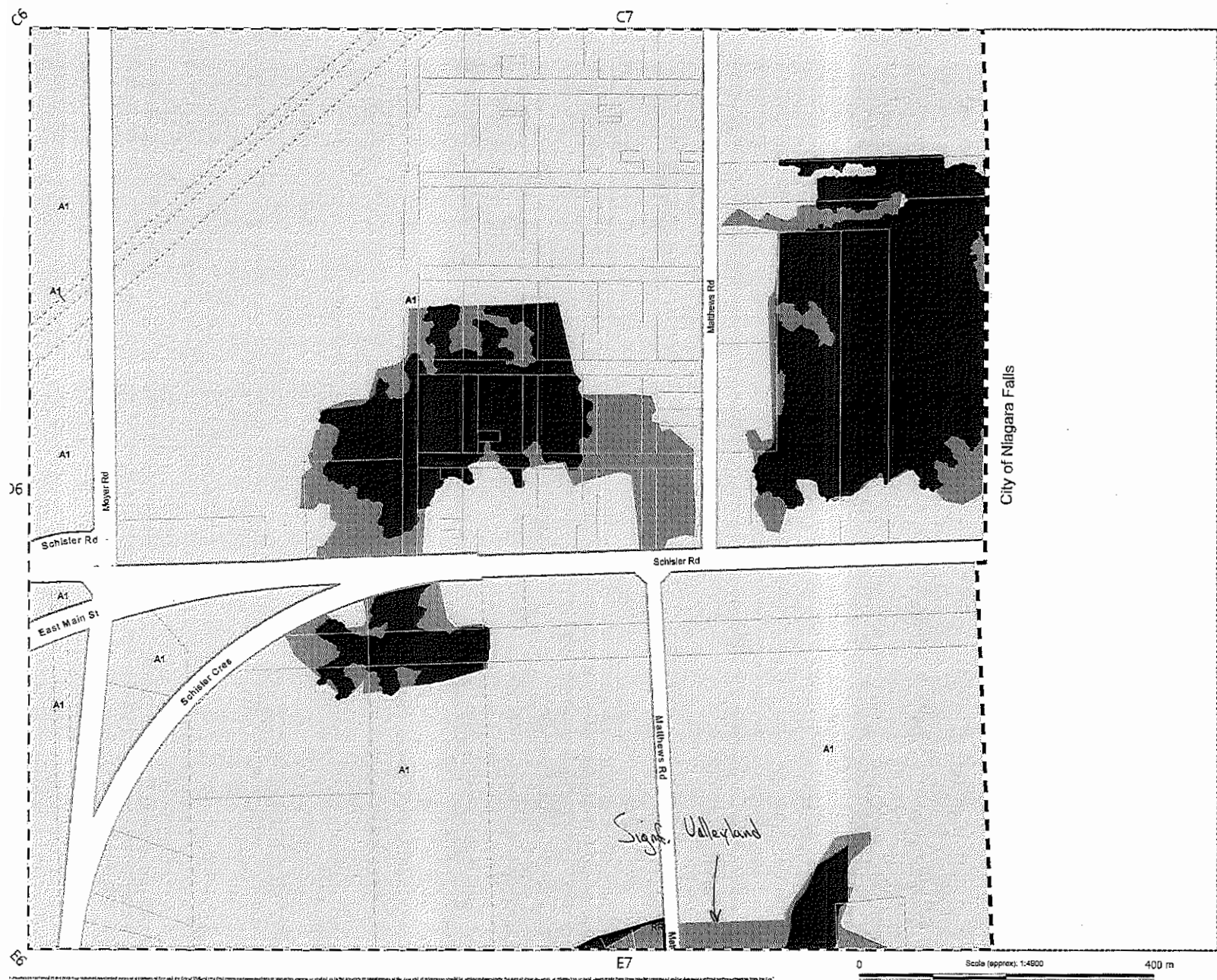
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Planning Division

W11-A-000001 (2017) Welland, ONT L5Y4 1G6



Scale (approx): 1:4800 0 400 m

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map 01

Zoning By-law 2017-XXX

SCHEDULE "A"

Zone Categories

Residential Zones

- RL1** Residential Low Density 1
- RL2** Residential Low Density 2
- RM** Residential Medium Density
- RMH** Residential High Density

Commercial Zones

- CDM** Downtown Mixed Use Centre
- RS** Regional Shopping Node
- CC1** Community Commercial Node
- CC2** Community Commercial Corridor
- NC** Neighbourhood Commercial

Open Space Zones

- ON1** Neighbourhood Open Space
- ON2** Community Open Space
- WRW** Welland Recreational Waterway
- EP** Environmental Protection Overlay
- ECO** Environmental Conservation Overlay

Institutional and Community Wellness Zones

- CI** Community Institutional
- INSH** Health and Wellness

Industrial Zones

- I1** Light Industrial
- I2** General Industrial
- GE** Gateway Economic Centre

Agricultural and Rural Zones

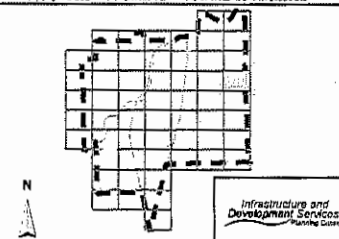
- A1** Agricultural
- R1** Rural Residential
- RE** Rural Employment

Other Zones

- RT** Railway Transportation

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plane

Zoning By-law 2017-XXX

SCHEDULE "A"

Zone Categories

Residential Zones

- RL1 Residential Low Density 1
RL2 Residential Low Density 2

- RM Residential Medium Density
RH Residential High Density

Commercial Zones

- DMC** Downtown Mixed Use Centre
RS Regional Shopping Node
CC Community Commercial Node
CCC Community Commercial Corridor

Open Space Zones

- | | |
|--|------------------------------------|
| | Neighbourhood Open Space |
| | Community Open Space |
| | Welland Recreational Waterway |
| | Environmental Protection Overlay |
| | Environmental Conservation Overlay |

Institutional and Community Wellness Zones

- INSA** Community Institutional
INSH Health and Wellness

Industrial Zones

-  Light Industrial
 General Industrial
 Gateway Economic Centre

Agricultural and Rural Zones

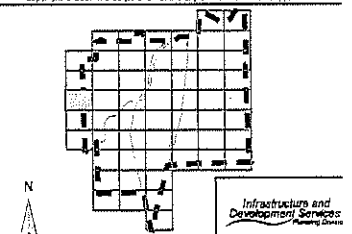
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|---|-------------------|
|  | Agricultural |
|  | Rural Residential |
|  | Rural Employment |

Other Zones

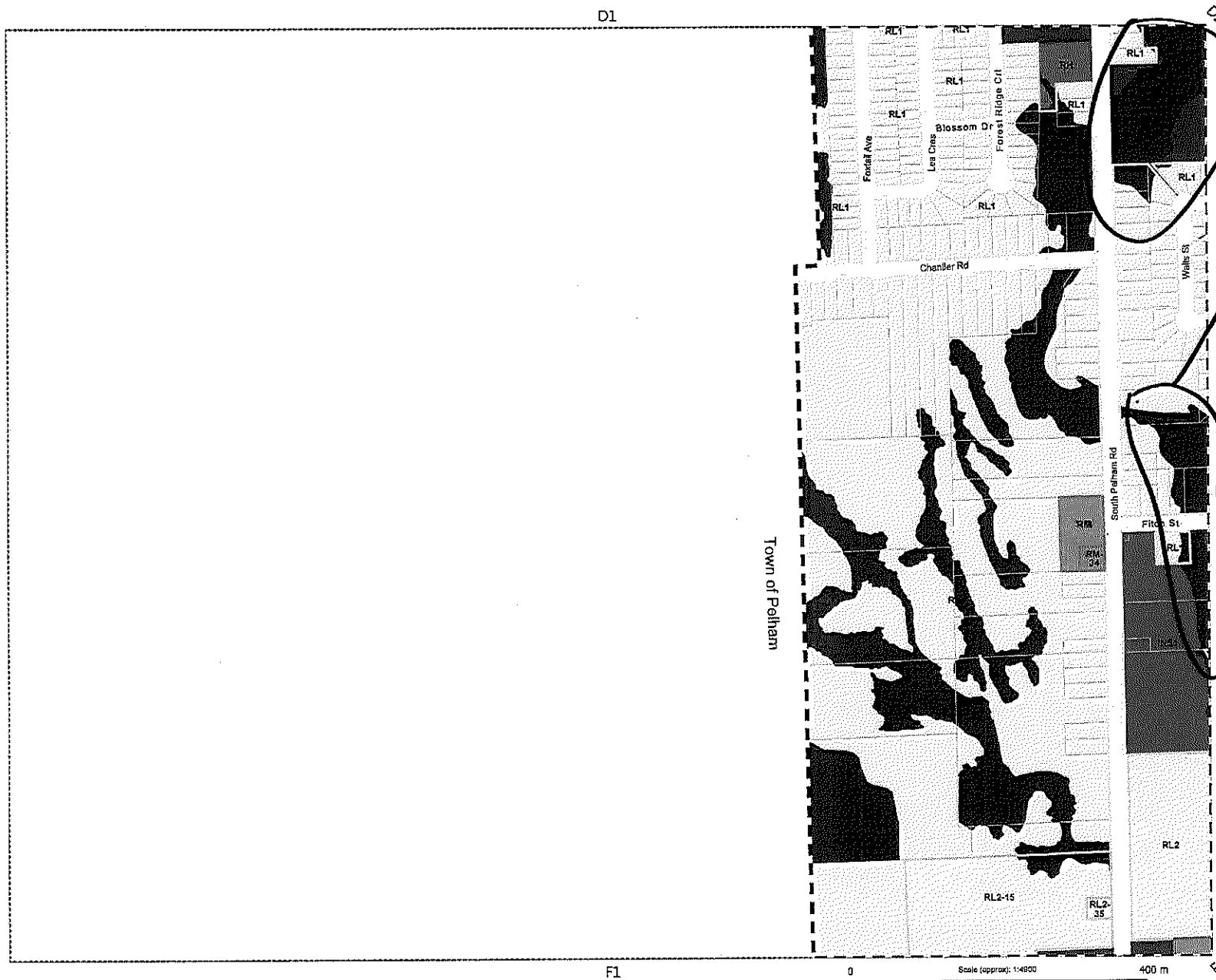
- RT** Railway Transportation

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**Infrastructure and
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**Zoning By-law 2017-XXX****SCHEDULE "A"***Zone Categories***Residential Zones**

- RL1 Residential Low Density 1
- RL2 Residential Low Density 2
- RM Residential Medium Density
- RH Residential High Density

Commercial Zones

- DMC Downtown Mixed Use Centre
- RS Regional Shopping Node
- CC Community Commercial Node
- CCR Community Commercial Corridor
- NC Neighbourhood Commercial

Open Space Zones

- NO Neighbourhood Open Space
- CO Community Open Space
- WRW Welland Recreational Waterway
- EP Environmental Protection Overlay
- EC Environmental Conservation Overlay

Institutional and Community Wellness Zones

- CI Community Institutional
- INSH Health and Wellness

Industrial Zones

- LI Light Industrial
- GI General Industrial
- GEC Gateway Economic Centre

Agricultural and Rural Zones

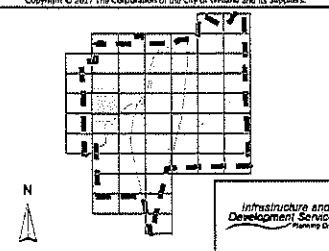
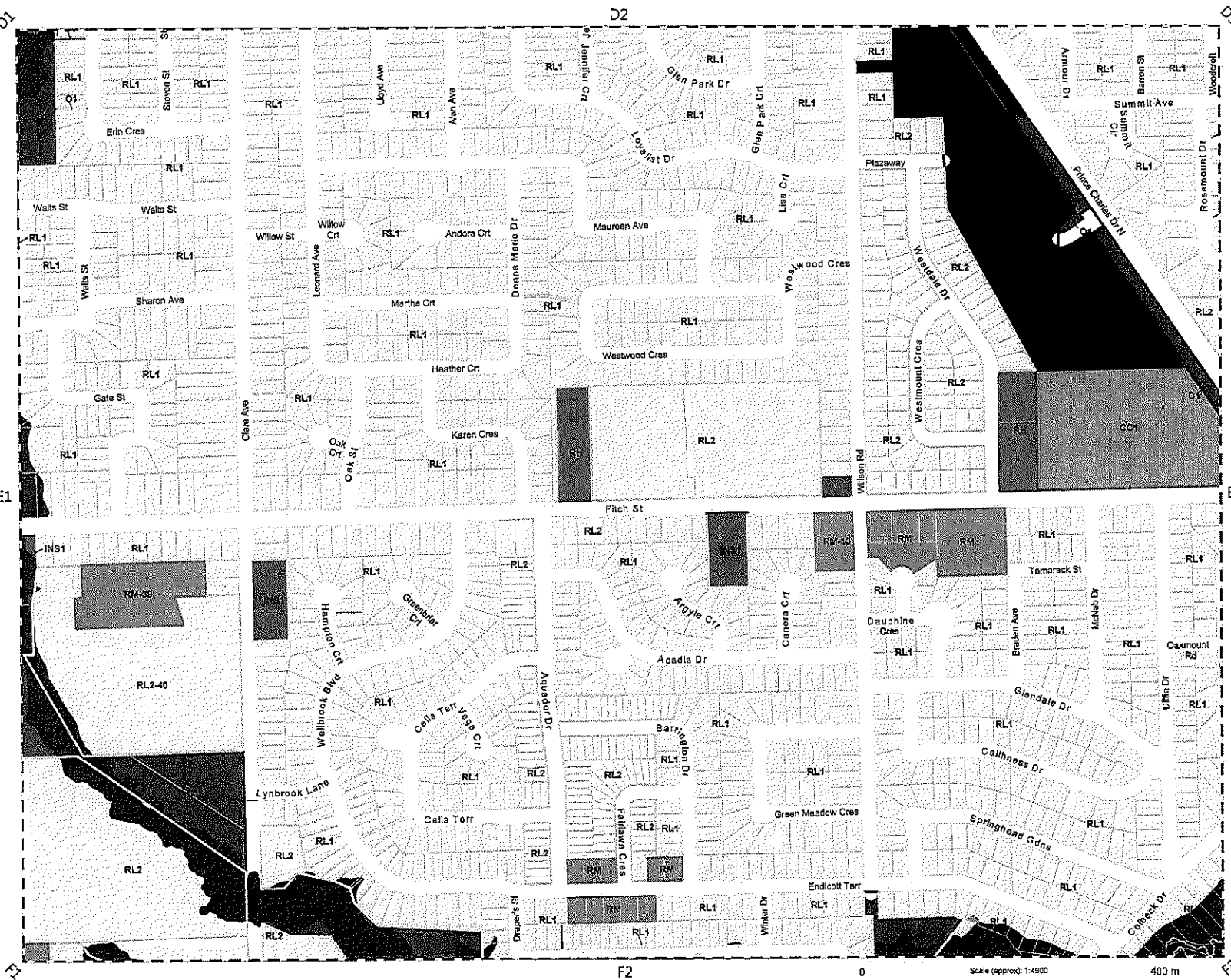
- A1 Agricultural
- RR1 Rural Residential
- RR2 Rural Employment

Other Zones

- RT Railway Transportation

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Scale (approx): 1:4500 400 m



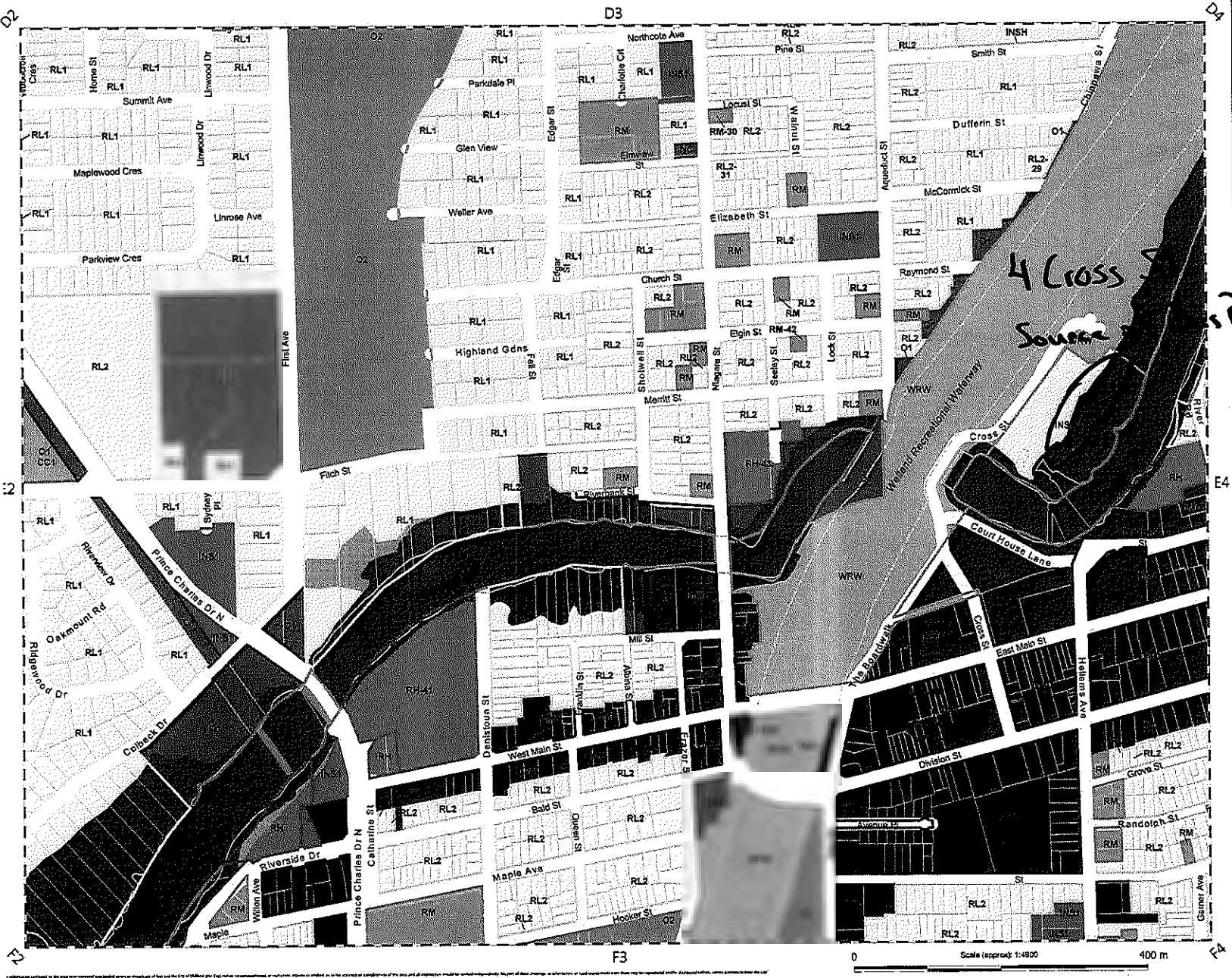
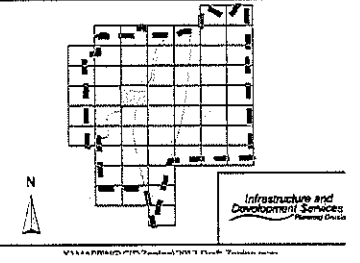
Zoning By-law 2017-XXX

SCHEDULE "A"

Zone Categories

- Residential Zones**
 - RL1 Residential Low Density 1
 - RL2 Residential Low Density 2
 - RM Residential Medium Density
 - RH Residential High Density
- Commercial Zones**
 - CCO Downtown Mixed Use Centre
 - RS Regional Shopping Node
 - CC Community Commercial Node
 - CCB Community Commercial Corridor
 - NS Neighbourhood Commercial
- Open Space Zones**
 - OS Neighbourhood Open Space
 - CO Community Open Space
 - WRW Welland Recreational Waterway
 - EP Environmental Protection Overlay
 - EC Environmental Conservation Overlay
- Institutional and Community Wellness Zones**
 - CI Community Institutional
 - INSH Health and Wellness
- Industrial Zones**
 - LI Light Industrial
 - GI General Industrial
 - GEC Gateway Economic Centre
- Agricultural and Rural Zones**
 - AI Agricultural
 - RR Rural Residential
 - RE Rural Employment
- Other Zones**
 - RT Railway Transportation

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SCHEDULE "A"

Zone Categories

Residential Zones

- | | |
|-----|----------------------------|
| RL1 | Residential Low Density 1 |
| RL2 | Residential Low Density 2 |
| RM | Residential Medium Density |
| RH | Residential High Density |

Commercial Zones

- | | |
|---|-------------------------------|
|  | Downtown Mixed Use Centre |
|  | Regional Shopping Node |
|  | Community Commercial Node |
|  | Community Commercial Corridor |
|  | Neighbourhood Commercial |

Open Space Zones

-  Neighbourhood Open Space
-  Community Open Space
-  Welland Recreational Waterway
-  Environmental Protection Overlay
-  Environmental Conservation Overlay

Institutional and Community Wellness Zones

- INSH** Community Institutional
INSH Health and Wellness

Industrial Zones

-  Light Industrial
-  General Industrial
-  Gateway Economic Centre

Agricultural and Rural Zones

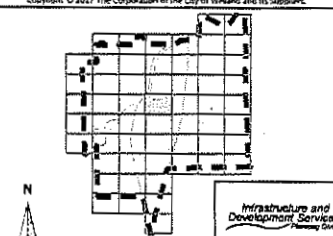
-  Agricultural
-  Rural Residential
-  Rural Employment

Other Zones

- ENR** Railway Transportation

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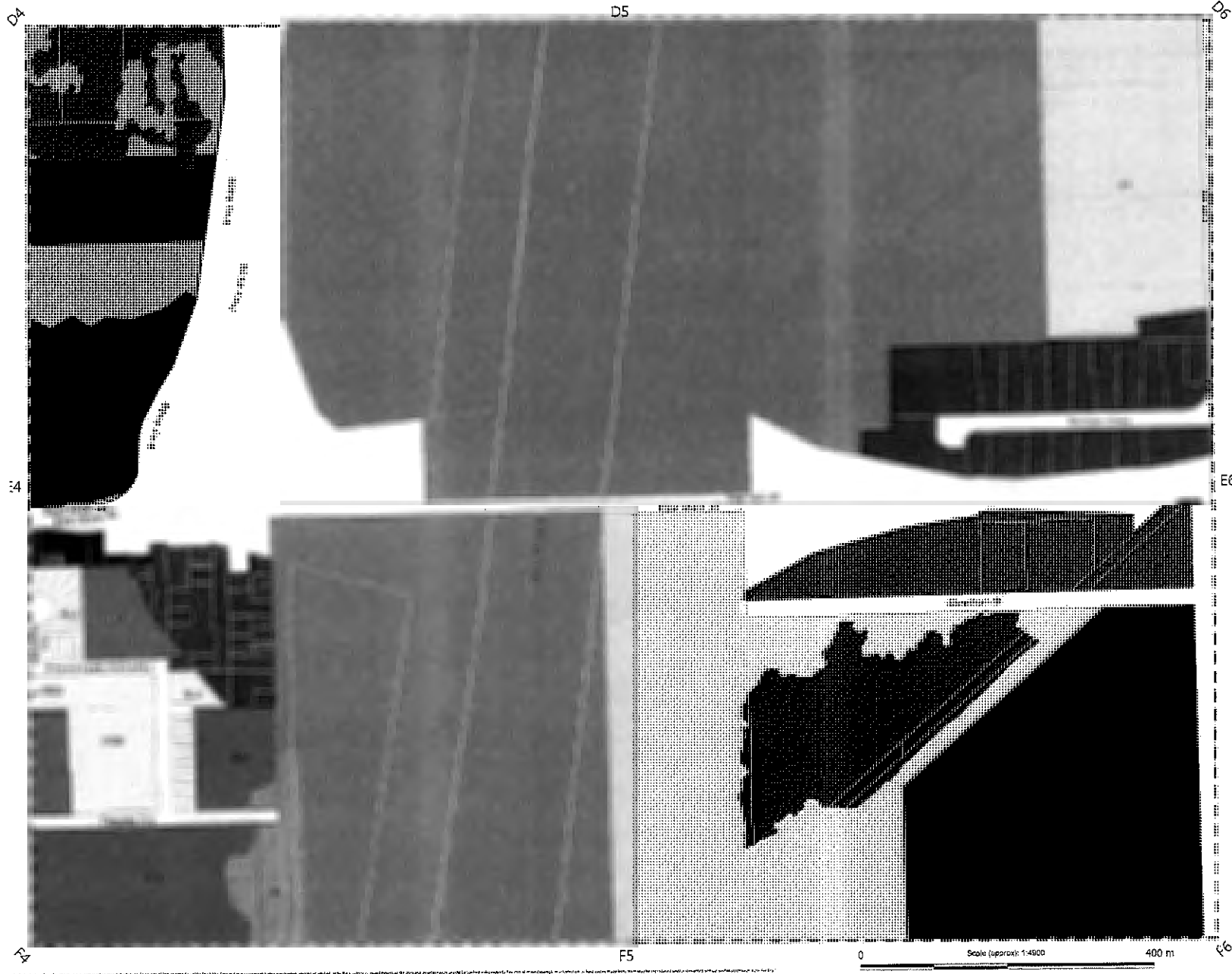
F4

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Scale (approx): 1:4900

400 m

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map 22

Zoning By-law 2017-XXX

SCHEDULE "A"

Zone Categories

Residential Zones

- RL1 Residential Low Density 1
- RL2 Residential Low Density 2
- RM Residential Medium Density
- RD Residential High Density

Commercial Zones

- CD Downtown Mixed Use Centre
- RS Regional Shopping Node
- CC Community Commercial Node
- CC2 Community Commercial Corridor
- NC Neighbourhood Commercial

Open Space Zones

- OS Neighbourhood Open Space
- CS Community Open Space
- WRW Welland Recreational Waterway
- EP Environmental Protection Overlay
- EC Environmental Conservation Overlay

Institutional and Community Wellness Zones

- CI Community Institutional
- INSH Health and Wellness

Industrial Zones

- LI Light Industrial
- GI General Industrial
- GEC Gateway Economic Centre

Agricultural and Rural Zones

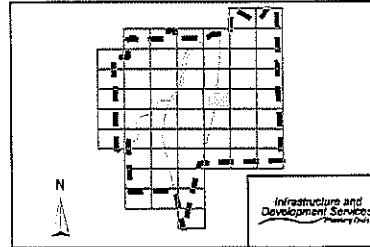
- A1 Agricultural
- RR Rural Residential
- RE Rural Employment

Other Zones

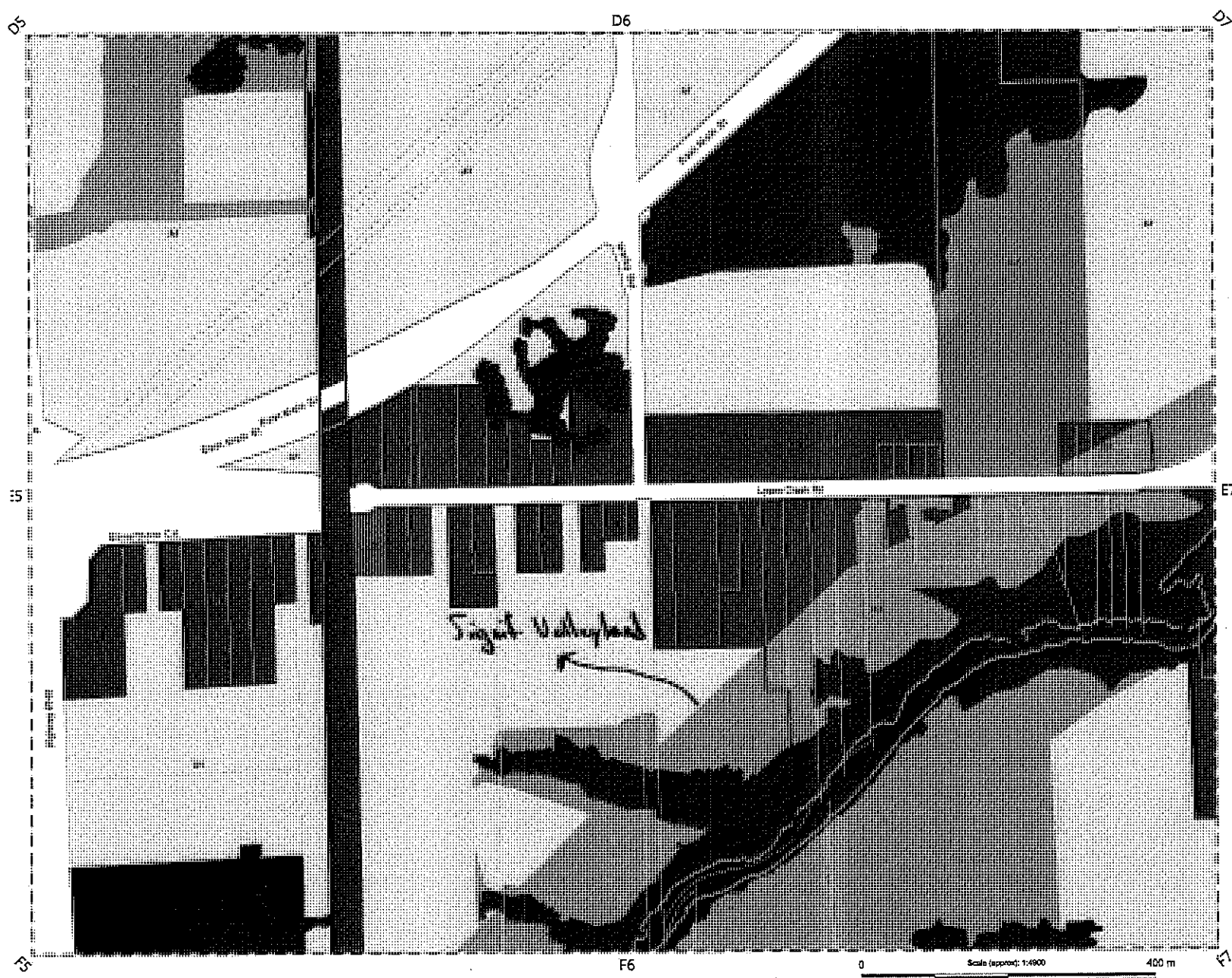
- RT Railway Transportation

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map cc

Zoning By-law 2017-XXX

SCHEDULE "A"

Zone Categories

Residential Zones

- RL1 Residential Low Density 1
- RL2 Residential Low Density 2
- RM Residential Medium Density
- RH Residential High Density

Commercial Zones

- CCM Downtown Mixed Use Centre
- RS Regional Shopping Node
- CCN Community Commercial Node
- CCD Community Commercial Corridor
- CCB Neighbourhood Commercial

Open Space Zones

- OSL Neighbourhood Open Space
- OC Community Open Space
- WRW Welland Recreational Waterway
- EP Environmental Protection Overlay
- EC Environmental Conservation Overlay

Institutional and Community Wellness Zones

- INS Community Institutional
- DCH Health and Wellness

Industrial Zones

- LI Light Industrial
- GI General Industrial
- GEC Gateway Economic Centre

Agricultural and Rural Zones

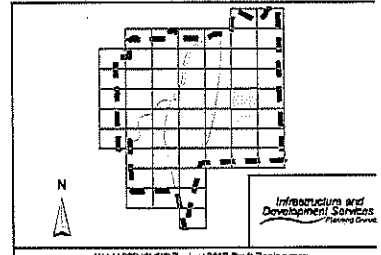
- A1 Agricultural
- RR Rural Residential
- RE Rural Employment

Other Zones

- RT Railway Transportation

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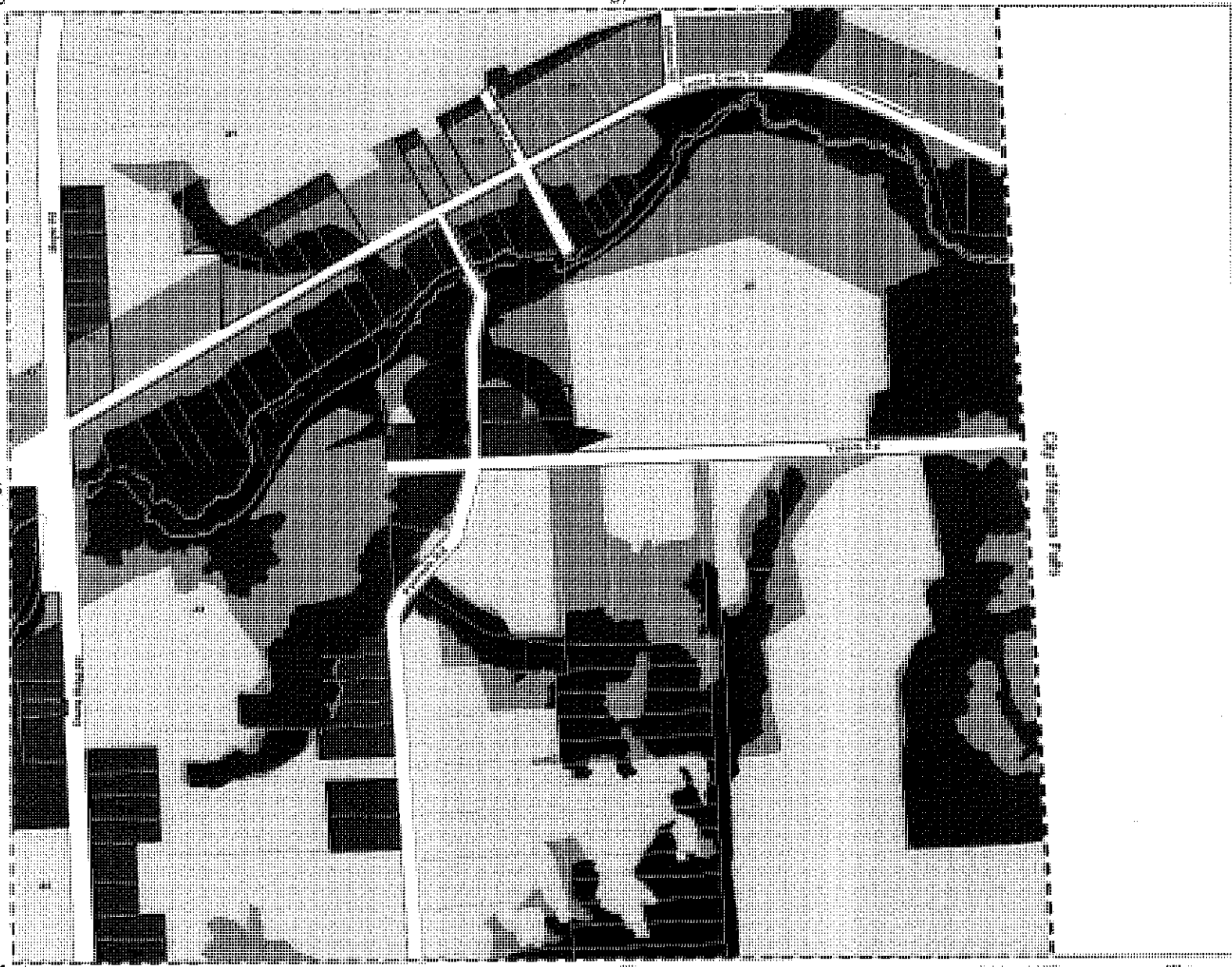
D6

D7

E6

F7

F6



map 2.1

Zoning By-law 2017-XXX

SCHEDULE "A"

Zone Categories

Residential Zones

- Residential Low Density 1
- Residential Low Density 2
- Residential Medium Density
- Residential High Density

Commercial Zones

- Downtown Mixed Use Centre
- Regional Shopping Node
- Community Commercial Node
- Community Commercial Corridor
- Neighbourhood Commercial

Open Space Zones

- Neighbourhood Open Space
- Community Open Space
- Welland Recreational Waterway
- Environmental Protection Overlay
- Environmental Conservation Overlay

Institutional and Community Wellness Zones

- Community Institutional
- Health and Wellness

Industrial Zones

- Light Industrial
- General Industrial
- Gateway Economic Centre

Agricultural and Rural Zones

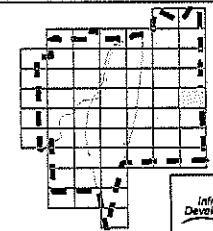
- Agricultural
- Rural Residential
- Rural Employment

Other Zones

- Railway Transportation

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E1

map r.1



Zoning By-law 2017-XXX

SCHEDULE "A"

Zone Categories

Residential Zones

- RL1 Residential Low Density 1
- RL2 Residential Low Density 2
- RM Residential Medium Density
- RHD Residential High Density

Commercial Zones

- PDG Downtown Mixed Use Centre
- RS Regional Shopping Node
- CCN Community Commercial Node
- CCS Community Commercial Corridor
- NC Neighbourhood Commercial

Open Space Zones

- OU Neighbourhood Open Space
- OC Community Open Space
- WTR Welland Recreational Waterway
- EP Environmental Protection Overlay
- EC Environmental Conservation Overlay

Institutional and Community Wellness Zones

- IC Community Institutional
- INSH Health and Wellness

Industrial Zones

- LI Light Industrial
- GI General Industrial
- GEC Gateway Economic Centre

Agricultural and Rural Zones

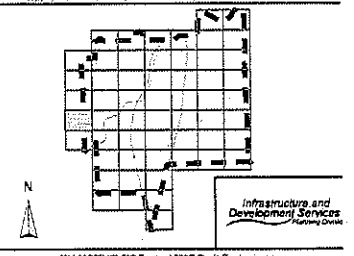
- A1 Agricultural
- RR Rural Residential
- RE Rural Employment

Other Zones

- RT Railway Transportation

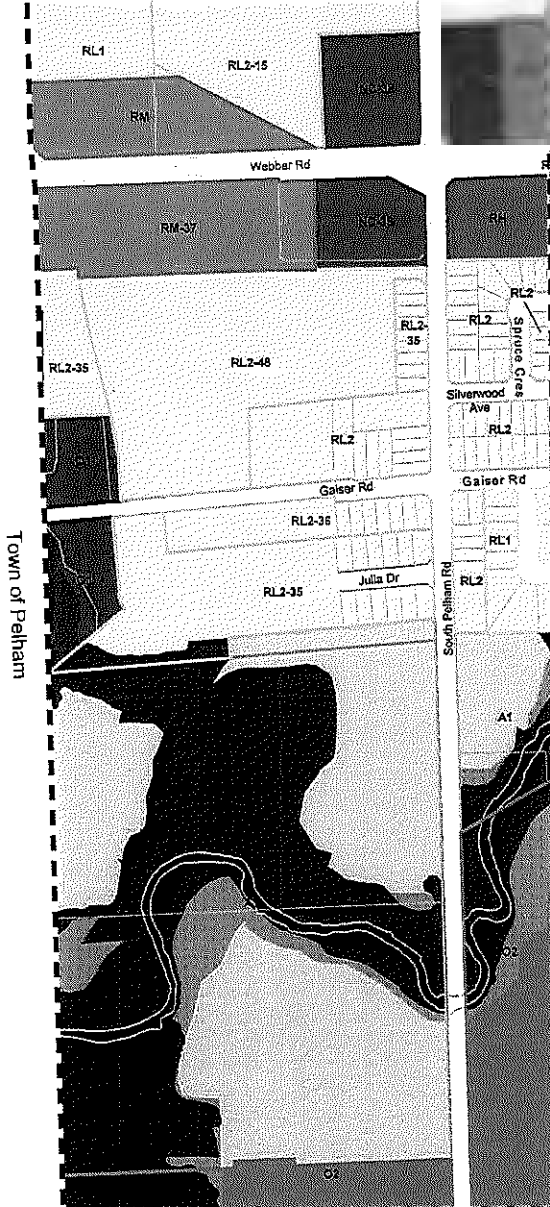
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0 Scale (approx): 1:4900 400 m

G1

G2



Zoning By-law 2017-XXX

SCHEDULE "A"

Zone Categories

Residential Zones

- RL1 Residential Low Density 1
- RL2 Residential Low Density 2
- RM Residential Medium Density
- RH Residential High Density

Commercial Zones

- DMC Downtown Mixed Use Centre
- RS Regional Shopping Node
- CCN Community Commercial Node
- CCC Community Commercial Corridor
- NCH Neighbourhood Commercial

Open Space Zones

- NS Neighbourhood Open Space
- CO Community Open Space
- WRW Welland Recreational Waterway
- EP Environmental Protection Overlay
- EC Environmental Conservation Overlay

Institutional and Community Wellness Zones

- YIC Community Institutional
- HW Health and Wellness

Industrial Zones

- LI Light Industrial
- GI General Industrial
- GEC Gateway Economic Centre

Agricultural and Rural Zones

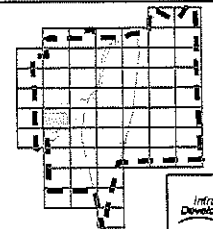
- AS Agricultural
- RR Rural Residential
- RE Rural Employment

Other Zones

- RT Railway Transportation

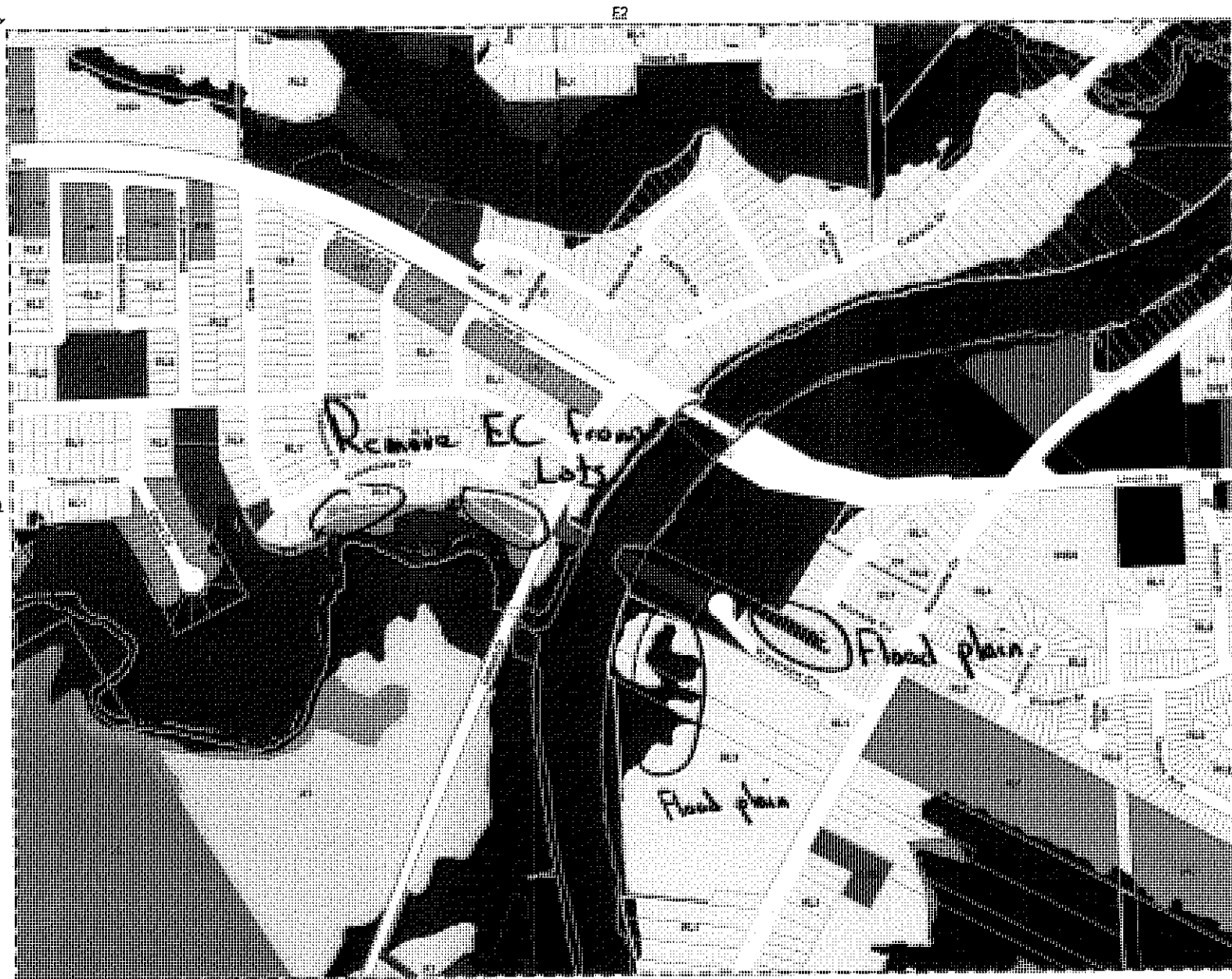
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Planning Division

WELLAND, ONTARIO L0R 1R0



Scale (approx): 1:4000 400 m



Zoning By-law 2017-XXX

SCHEDULE "A"

Zone Categories

Residential Zones

- RL1** Residential Low Density 1
- RL2** Residential Low Density 2
- RM** Residential Medium Density
- RH** Residential High Density

Commercial Zones

- DMC** Downtown Mixed Use Centre
- RS** Regional Shopping Node
- CCN** Community Commercial Node
- CCO** Community Commercial Corridor
- NC** Neighbourhood Commercial

Open Space Zones

- OS** Neighbourhood Open Space
- CS** Community Open Space
- WRW** Welland Recreational Waterway
- EP** Environmental Protection Overlay
- ECO** Environmental Conservation Overlay

Institutional and Community Wellness Zones

- IC** Community Institutional
- INSH** Health and Wellness

Industrial Zones

- LI** Light Industrial
- GI** General Industrial
- GE** Gateway Economic Centre

Agricultural and Rural Zones

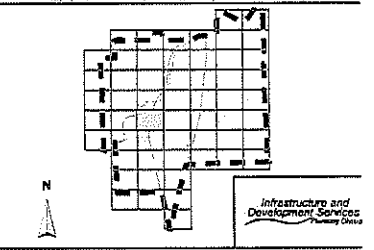
- A1** Agricultural
- RR** Rural Residential
- RE** Rural Employment

Other Zones

- RT** Railway Transportation

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map #4

Zoning By-law 2017-XXX

SCHEDULE "A"

Zone Categories

Residential Zones

- RL1 Residential Low Density 1
- RL2 Residential Low Density 2
- RM Residential Medium Density
- RH Residential High Density

Commercial Zones

- URC Downtown Mixed Use Centre
- RS Regional Shopping Node
- CC Community Commercial Node
- CCB Community Commercial Corridor
- RC Neighbourhood Commercial

Open Space Zones

- OS Neighbourhood Open Space
- OS Community Open Space
- WRW Welland Recreational Waterway
- EP Environmental Protection Overlay
- ECO Environmental Conservation Overlay

Institutional and Community Wellness Zones

- IN Community Institutional
- HW Health and Wellness

Industrial Zones

- LI Light Industrial
- GI General Industrial
- GEC Gateway Economic Centre

Agricultural and Rural Zones

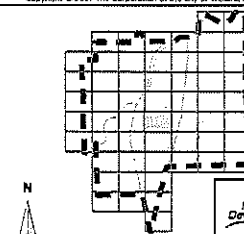
- A1 Agricultural
- RR Rural Residential
- RE Rural Employment

Other Zones

- RT Railway Transportation

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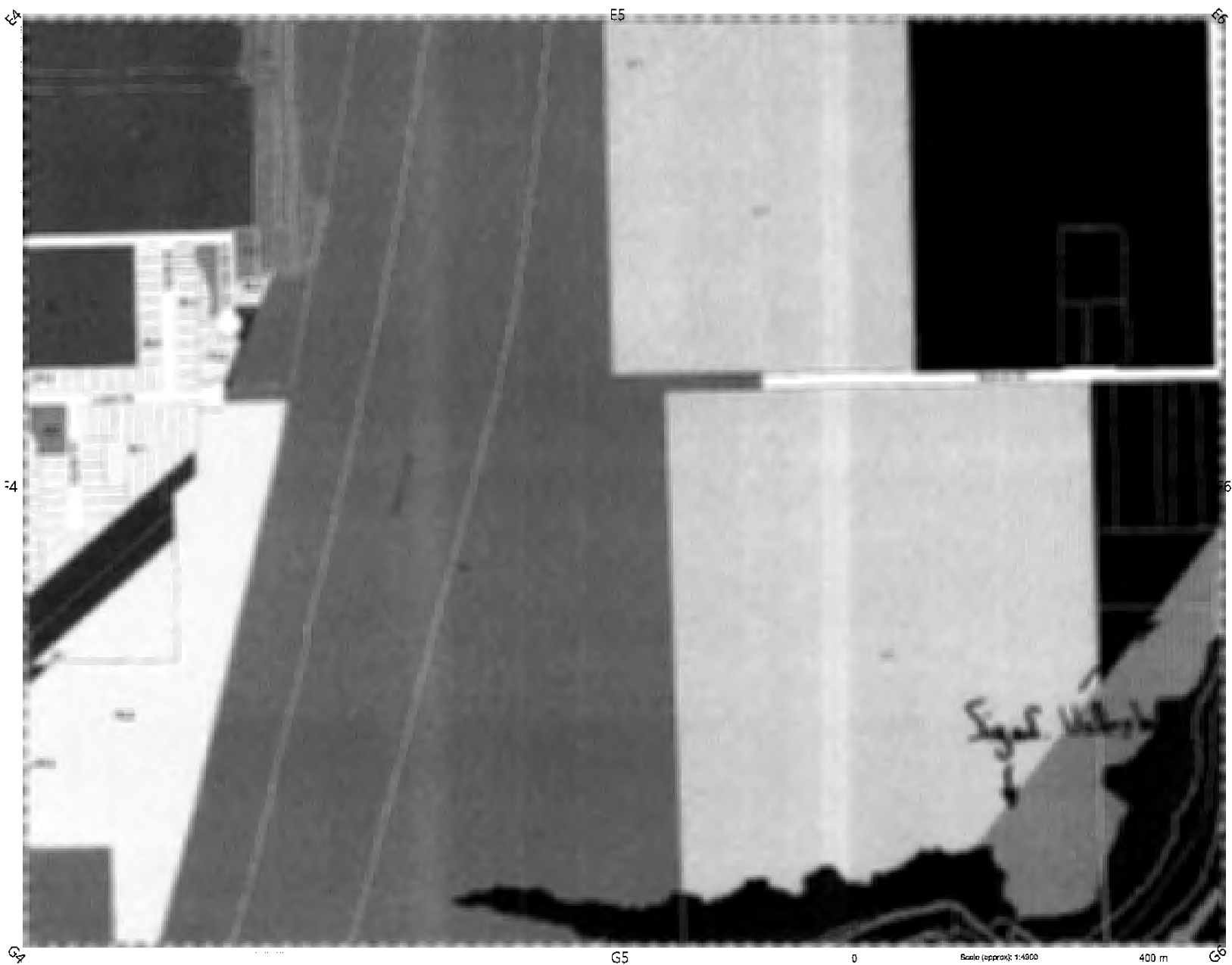


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Scale (approx): 1:4500 400 m

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map 11

Zoning By-law 2017-XXX

SCHEDULE "A"

Zone Categories

Residential Zones

- RL1** Residential Low Density 1
- RL2** Residential Low Density 2
- RM** Residential Medium Density
- RH** Residential High Density

Commercial Zones

- BMC** Downtown Mixed Use Centre
- RS** Regional Shopping Node
- CC** Community Commercial Node
- CCW** Community Commercial Corridor
- NC** Neighbourhood Commercial

Open Space Zones

- NO** Neighbourhood Open Space
- CO** Community Open Space
- WRW** Welland Recreational Waterway
- EP** Environmental Protection Overlay
- ECO** Environmental Conservation Overlay

Institutional and Community Wellness Zones

- INS** Community Institutional
- INSH** Health and Wellness

Industrial Zones

- LI** Light Industrial
- GI** General Industrial
- GEC** Gateway Economic Centre

Agricultural and Rural Zones

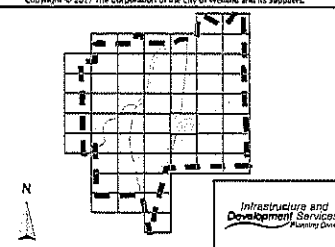
- A** Agricultural
- ER** Rural Residential
- OE** Rural Employment

Other Zones

- RT** Railway Transportation

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Scale (approx): 1:4900 400 m



Zoning By-law 2017-XXX

SCHEDULE "A"

Zone Categories

Residential Zones

- RL1 Residential Low Density 1
- RL2 Residential Low Density 2
- RM Residential Medium Density
- RH Residential High Density

Commercial Zones

- BCDC Downtown Mixed Use Centre
- RS Regional Shopping Node
- CCS Community Commercial Node
- CC Community Commercial Corridor
- NC Neighbourhood Commercial

Open Space Zones

- O1 Neighbourhood Open Space
- O2 Community Open Space
- WRW Welland Recreational Waterway
- EP Environmental Protection Overlay
- ECO Environmental Conservation Overlay

Institutional and Community Wellness Zones

- CI Community Institutional
- HW Health and Wellness

Industrial Zones

- LI Light Industrial
- GI General Industrial
- GEC Gateway Economic Centre

Agricultural and Rural Zones

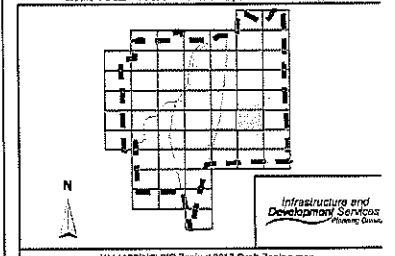
- A1 Agricultural
- RR Rural Residential
- RE Rural Employment

Other Zones

- RT Railway Transportation

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WELLAND (Municipal) Township 5001 & 5002 Township 5003

Infrastructure and
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E6

G6

0

Scale (approx): 1:4900

400 m

G7

F7

F5

Highway 104

Highway 104

Highway 104

G5

F5

E5

G5

F5

E5

SCHEDULE "A"

Zone Categories

Residential Zones

- | | |
|-----|----------------------------|
| RL1 | Residential Low Density 1 |
| RL2 | Residential Low Density 2 |
| RM | Residential Medium Density |
| RH | Residential High Density |

Commercial Zones

- | | |
|------------|-------------------------------|
| BMC | Downtown Mixed Use Centre |
| RS | Regional Shopping Node |
| CC | Community Commercial Node |
| CC2 | Community Commercial Corridor |
| NC | Neighbourhood Commercial |

Open Space Zones

-  Neighbourhood Open Space
 Community Open Space
 Welland Recreational Waterway
 Environmental Protection Overlay
 Environmental Conservation Overlay

Institutional and Community Wellness Zones

- Community Institutional**
Health and Wellness

Industrial Zones

- L1** Light Industrial
G1 General Industrial
GE Gateway Economic Centre

Agricultural and Rural Zones

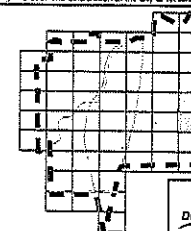
- AR** Agricultural
RR Rural Residential
RE Rural Employment

Other Zones

- RT** Railway Transportation

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F1

map 01



Zoning By-law 2017-XXX

SCHEDULE "A"

Zone Categories

Residential Zones

- RL1** Residential Low Density 1
- RL2** Residential Low Density 2
- RM** Residential Medium Density
- RH** Residential High Density

Commercial Zones

- BCDC** Downtown Mixed Use Centre
- RS** Regional Shopping Node
- CCN** Community Commercial Node
- CCN** Community Commercial Corridor
- NC** Neighbourhood Commercial

Open Space Zones

- OS** Neighbourhood Open Space
- OS** Community Open Space
- WRW** Welland Recreational Waterway
- EP** Environmental Protection Overlay
- ECO** Environmental Conservation Overlay

Institutional and Community Wellness Zones

- CI** Community Institutional
- HS** Health and Wellness

Industrial Zones

- LI** Light Industrial
- GI** General Industrial
- GE** Gateway Economic Centre

Agricultural and Rural Zones

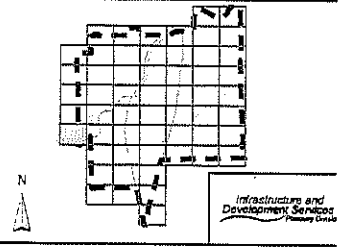
- A** Agricultural
- RR** Rural Residential
- RE** Rural Employment

Other Zones

- RT** Railway Transportation

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Town of Pelham

South Pelham Rd

Township of Wainfleet

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Zoning By-law 2017-XXX

SCHEDULE "A"

Zone Categories

Residential Zones

- RL1** Residential Low Density 1
- RL2** Residential Low Density 2
- RM** Residential Medium Density
- RD** Residential High Density

Commercial Zones

- DMC** Downtown Mixed Use Centre
- RS** Regional Shopping Node
- CCN** Community Commercial Node
- CCC** Community Commercial Corridor
- NC** Neighbourhood Commercial

Open Space Zones

- OS** Neighbourhood Open Space
- CS** Community Open Space
- WRW** Welland Recreational Waterway
- EP** Environmental Protection Overlay
- EC** Environmental Conservation Overlay

Institutional and Community Wellness Zones

- CI** Community Institutional
- HW** Health and Wellness

Industrial Zones

- LI** Light Industrial
- GI** General Industrial
- GEC** Gateway Economic Centre

Agricultural and Rural Zones

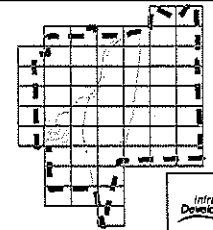
- A** Agricultural
- RR** Rural Residential
- RE** Rural Employment

Other Zones

- RT** Railway Transportation

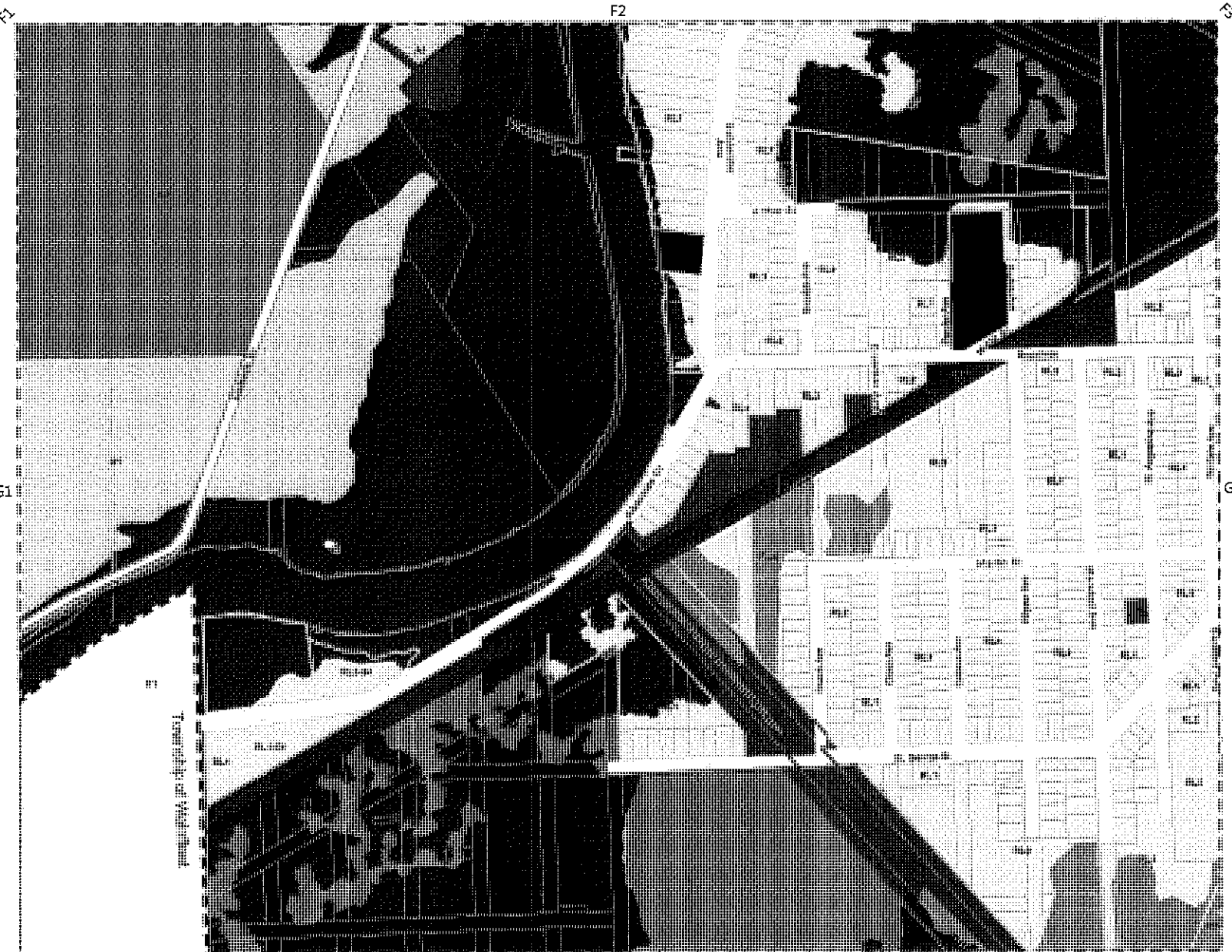
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Welland Planning Office 2017-2018



H2

0

Scale (approx): 1:4800

400 m

H3



map 03

Zoning By-law 2017-XXX

SCHEDULE "A"

Zone Categories

Residential Zones

- RL1 Residential Low Density 1
- RL2 Residential Low Density 2
- RM Residential Medium Density
- RH Residential High Density

Commercial Zones

- CDM Downtown Mixed Use Centre
- RS Regional Shopping Node
- CC Community Commercial Node
- CCN Community Commercial Corridor
- NCS Neighbourhood Commercial

Open Space Zones

- OS Neighbourhood Open Space
- OP Community Open Space
- WRW Welland Recreational Waterway
- EP Environmental Protection Overlay
- ECO Environmental Conservation Overlay

Institutional and Community Wellness Zones

- IC Community Institutional
- INSH Health and Wellness

Industrial Zones

- LI Light Industrial
- GI General Industrial
- GEC Gateway Economic Centre

Agricultural and Rural Zones

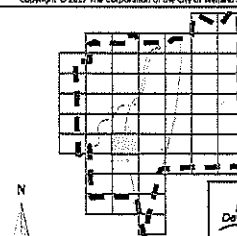
- AL Agricultural
- RR Rural Residential
- RE Rural Employment

Other Zones

- RT Railway Transportation

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SCHEDULE "A"

Zone Categories

Residential Zones

- RL1** Residential Low Density 1
- RL2** Residential Low Density 2
- RM** Residential Medium Density
- CC** Residential High Density

Commercial Zones

- D2K** Downtown Mixed Use Centre
- R3** Regional Shopping Node
- CC1** Community Commercial Node
- CC2** Community Commercial Corridor
- NC** Neighbourhood Commercial

Open Space Zones

- ON** Neighbourhood Open Space
- OS** Community Open Space
- WRW** Welland Recreational Waterway
- EP** Environmental Protection Overlay
- EC** Environmental Conservation Overlay

Institutional and Community Wellness Zones

- IC1** Community Institutional
- INSH** Health and Wellness

Industrial Zones

- I1** Light Industrial
- I2** General Industrial
- GE** Gateway Economic Centre

Agricultural and Rural Zones

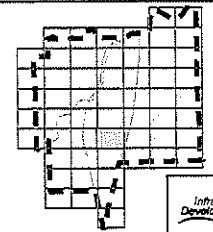
- A1** Agricultural
- UR** Rural Residential
- RE** Rural Employment

Other Zones

- RT** Railway Transportation

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SCHEDULE "A"

Zone Categories

Residential Zones

- ## Commercial Zones

- ### Open Space Zones

- ### Institutional and Community Wellness Zones

- ### Industrial Zones

- ### Agricultural and Rural Zones

- ### Other Zones

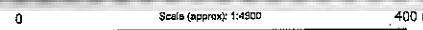
- RT** Railway Transportation

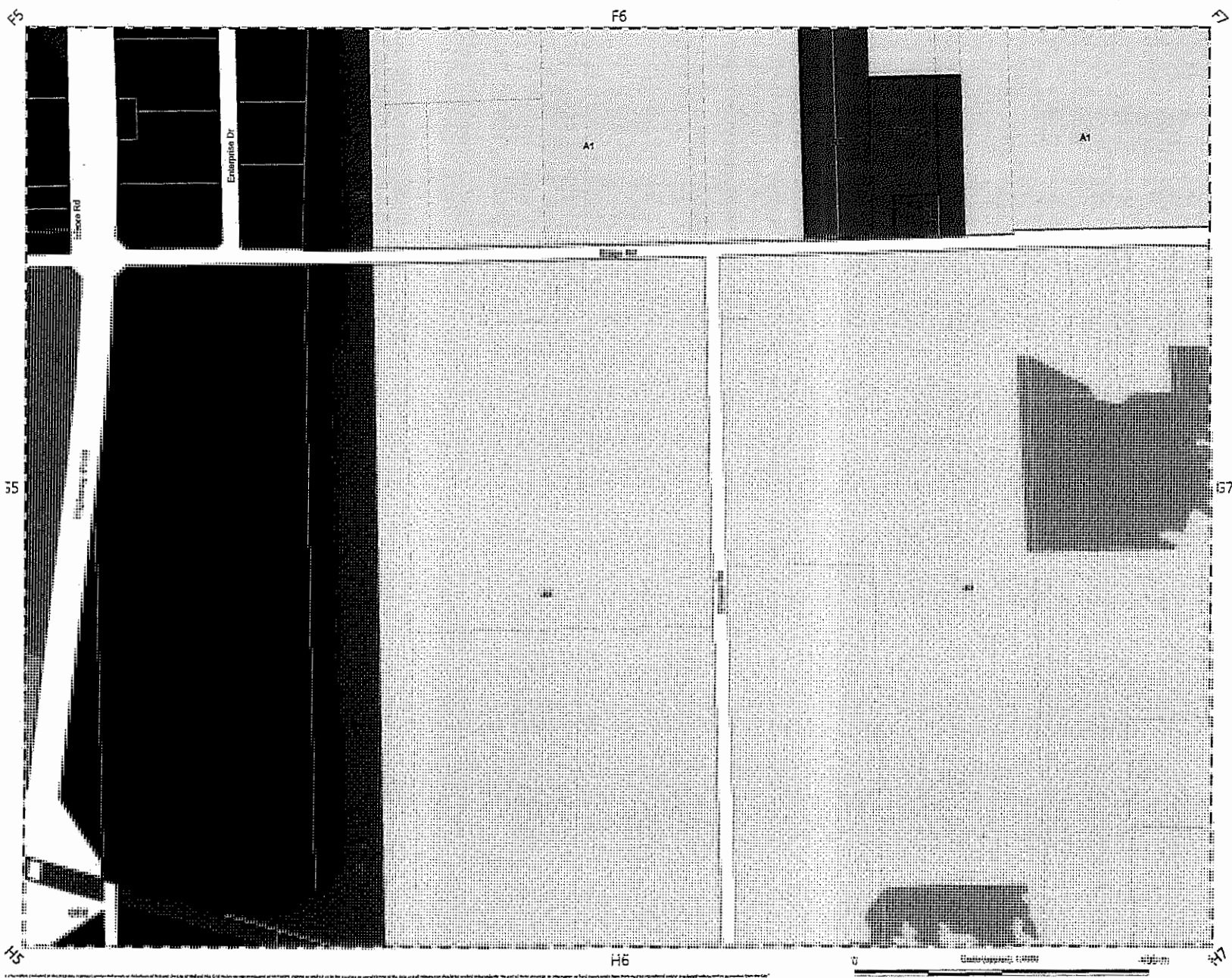
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map uc

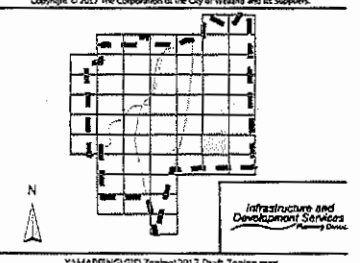
Zoning By-law 2017-XXX

SCHEDULE "A"

Zone Categories

- Residential Zones**
 - RL1 Residential Low Density 1
 - RL2 Residential Low Density 2
 - RM Residential Medium Density
 - RH Residential High Density
- Commercial Zones**
 - BMX Downtown Mixed Use Centre
 - RS Regional Shopping Node
 - CC Community Commercial Node
 - CC Community Commercial Corridor
 - NC Neighbourhood Commercial
- Open Space Zones**
 - OS Neighbourhood Open Space
 - OS Community Open Space
 - WRW Welland Recreational Waterway
 - EP Environmental Protection Overlay
 - ECO Environmental Conservation Overlay
- Institutional and Community Wellness Zones**
 - CI Community Institutional
 - HW Health and Wellness
- Industrial Zones**
 - LI Light Industrial
 - GI General Industrial
 - GE Gateway Economic Centre
- Agricultural and Rural Zones**
 - A1 Agricultural
 - RR Rural Residential
 - RE Rural Employment
- Other Zones**
 - RT Railway Transportation

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map 67

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SCHEDULE "A"

Zone Categories

Residential Zones

- RL1 Residential Low Density 1
- RL2 Residential Low Density 2
- RM Residential Medium Density
- RH Residential High Density

Commercial Zones

- CDM Downtown Mixed Use Centre
- RS Regional Shopping Node
- CCN Community Commercial Node
- CCC Community Commercial Corridor
- NIC Neighbourhood Commercial

Open Space Zones

- OS Neighbourhood Open Space
- OC Community Open Space
- WRW Welland Recreational Waterway
- EPO Environmental Protection Overlay
- ECO Environmental Conservation Overlay

Institutional and Community Wellness Zones

- CI Community Institutional
- HW Health and Wellness

Industrial Zones

- LI Light Industrial
- GI General Industrial
- GEC Gateway Economic Centre

Agricultural and Rural Zones

- A1 Agricultural
- RR Rural Residential
- RE Rural Employment

Other Zones

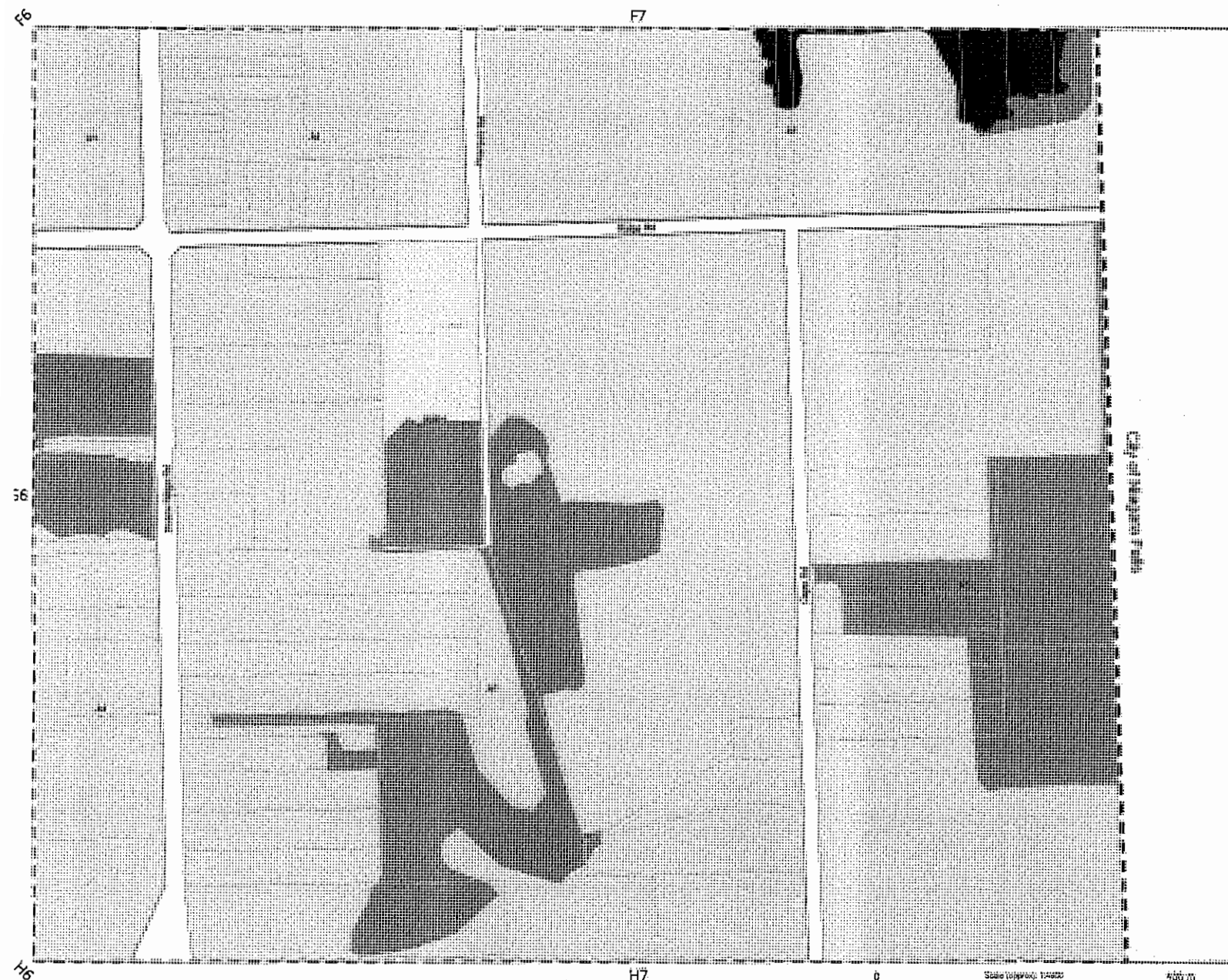
- RT Railway Transportation

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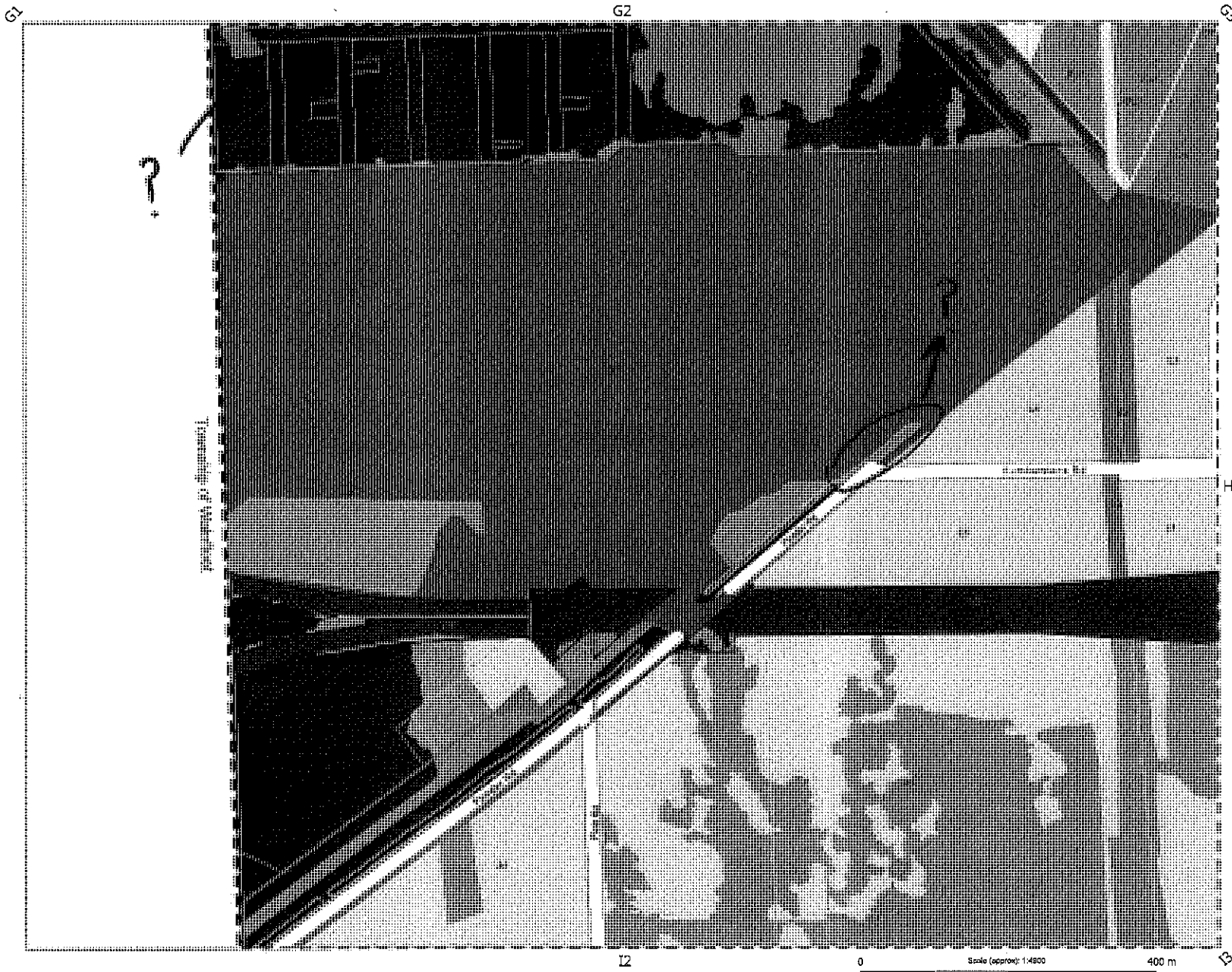


WELLAND (2017) Zoning By-law 2017-XXX



Scale (upward): 1:4000 400 m

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map n1

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SCHEDULE "A"

Zone Categories

Residential Zones

- RL1 Residential Low Density 1
- RL2 Residential Low Density 2
- RM Residential Medium Density
- RD Residential High Density

Commercial Zones

- BCDC Downtown Mixed Use Centre
- RS Regional Shopping Node
- CCN Community Commercial Node
- CCF Community Commercial Corridor
- NBC Neighbourhood Commercial

Open Space Zones

- OS Neighbourhood Open Space
- CO Community Open Space
- WRW Welland Recreational Waterway
- EP Environmental Protection Overlay
- EC Environmental Conservation Overlay

Institutional and Community Wellness Zones

- INSH Community Institutional
- INSH Health and Wellness

Industrial Zones

- LI Light Industrial
- GI General Industrial
- GEC Gateway Economic Centre

Agricultural and Rural Zones

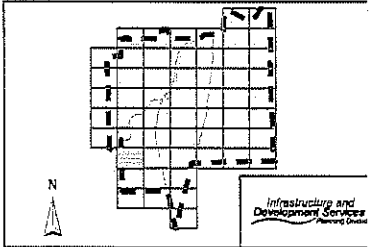
- A1 Agricultural
- RR Rural Residential
- RE Rural Employment

Other Zones

- RT Railway Transportation

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SCHEDULE "A"

Zone Categories

Residential Zones

- RL1 Residential Low Density 1
- RL2 Residential Low Density 2
- RM Residential Medium Density
- RD Residential High Density

Commercial Zones

- CMC Downtown Mixed Use Centre
- RS Regional Shopping Node
- CC Community Commercial Node
- CCS Community Commercial Corridor
- NC Neighbourhood Commercial

Open Space Zones

- OU Neighbourhood Open Space
- OS Community Open Space
- WRW Welland Recreational Waterway
- EP Environmental Protection Overlay
- EC Environmental Conservation Overlay

Institutional and Community Wellness Zones

- CI Community Institutional
- HW Health and Wellness

Industrial Zones

- LI Light Industrial
- GI General Industrial
- GEC Gateway Economic Centre

Agricultural and Rural Zones

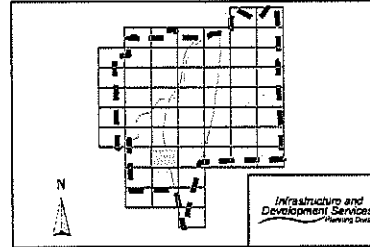
- A1 Agricultural
- RR Rural Residential
- RE Rural Employment

Other Zones

- RT Railway Transportation

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SCHEDULE "A"

Zone Categories

Residential Zones

- ## Commercial Zones

- ### Open Space Zones

Open Space Zones

- ### Institutional and Community Wellness Zones

Institutional and Community Wellness Zones

- ### Industrial Zones

Industrial Zones

- ### Agricultural and Rural Zones

Agricultural and Rural Zones

- ### Other Zones

Other Zones

- 
- Railway Transportation**

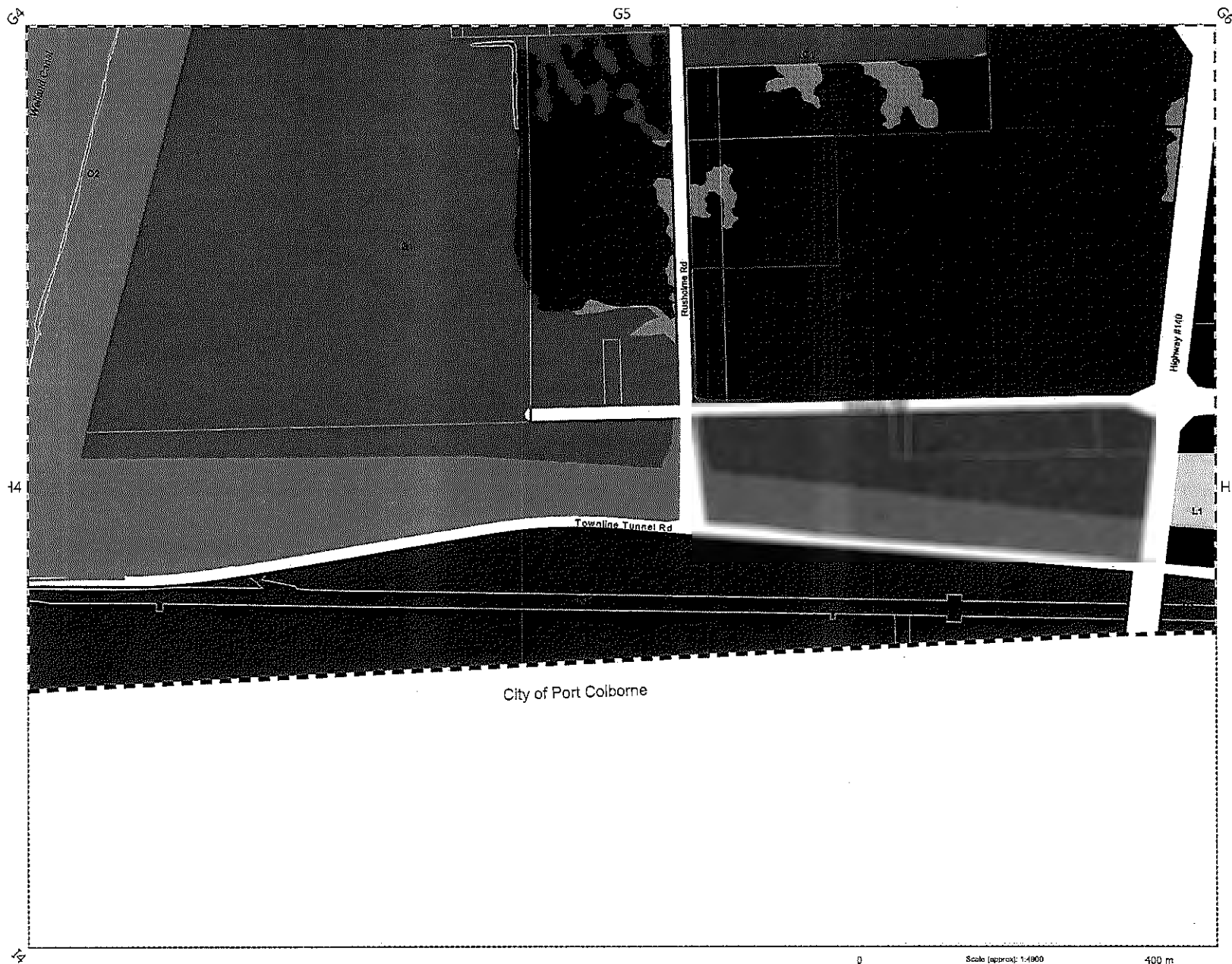
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Planning Division

MANAGERIAL FINANCE 2012, 5th Edition, 9780132838648



City of Port Colborne



map n:

Zoning By-law 2017-XXX

SCHEDULE "A"

Zone Categories

Residential Zones

- RL1 Residential Low Density 1
- RL2 Residential Low Density 2
- RM Residential Medium Density
- RD Residential High Density

Commercial Zones

- CDX Downtown Mixed Use Centre
- RS Regional Shopping Node
- CC Community Commercial Node
- CC2 Community Commercial Corridor
- NC Neighbourhood Commercial

Open Space Zones

- OS Neighbourhood Open Space
- OC Community Open Space
- WRW Welland Recreational Waterway
- EP Environmental Protection Overlay
- EC Environmental Conservation Overlay

Institutional and Community Wellness Zones

- CI Community Institutional
- HW Health and Wellness

Industrial Zones

- LI Light Industrial
- GI General Industrial
- GEC Gateway Economic Centre

Agricultural and Rural Zones

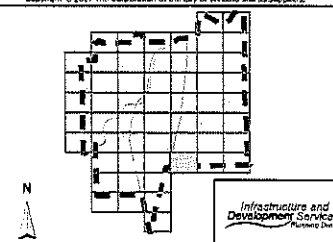
- A1 Agricultural
- RR Rural Residential
- RE Rural Employment

Other Zones

- RT Railway Transportation

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map nrc

Zoning By-law 2017-XXX

SCHEDULE "A"

Zone Categories

Residential Zones

- RL1** Residential Low Density 1
- RL2** Residential Low Density 2
- RM** Residential Medium Density
- RH** Residential High Density

Commercial Zones

- D1C2** Downtown Mixed Use Centre
- RS** Regional Shopping Node
- CCN** Community Commercial Node
- CCC** Community Commercial Corridor
- NC** Neighbourhood Commercial

Open Space Zones

- OS** Neighbourhood Open Space
- OS** Community Open Space
- WRW** Welland Recreational Waterway
- EP** Environmental Protection Overlay
- ECO** Environmental Conservation Overlay

Institutional and Community Wellness Zones

- CI** Community Institutional
- HSW** Health and Wellness

Industrial Zones

- L1** Light Industrial
- G1** General Industrial
- GE** Gateway Economic Centre

Agricultural and Rural Zones

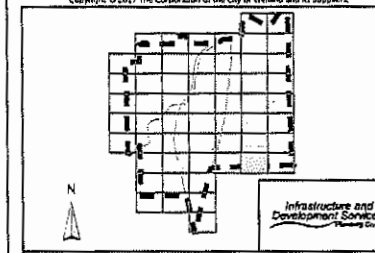
- A1** Agricultural
- RR** Rural Residential
- RE** Rural Employment

Other Zones

- RT** Railway Transportation

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map n/

Zoning By-law 2017-XXX

SCHEDULE "A"

Zone Categories

Residential Zones

- RL1 Residential Low Density 1
- RL2 Residential Low Density 2
- RM Residential Medium Density
- RD Residential High Density

Commercial Zones

- CDM Downtown Mixed Use Centre
- RS Regional Shopping Node
- CCN Community Commercial Node
- CC Community Commercial Corridor
- CS Neighbourhood Commercial

Open Space Zones

- OS Neighbourhood Open Space
- CO Community Open Space
- WRW Welland Recreational Waterway
- EP Environmental Protection Overlay
- EC Environmental Conservation Overlay

Institutional and Community Wellness Zones

- CI Community Institutional
- INSH Health and Wellness

Industrial Zones

- LI Light Industrial
- GI General Industrial
- GEC Gateway Economic Centre

Agricultural and Rural Zones

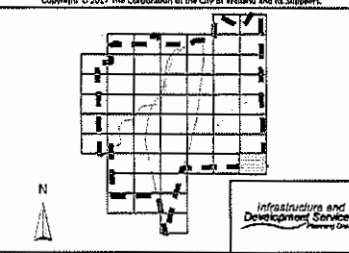
- A1 Agricultural
- RR Rural Residential
- RE Rural Employment

Other Zones

- RT Railway Transportation

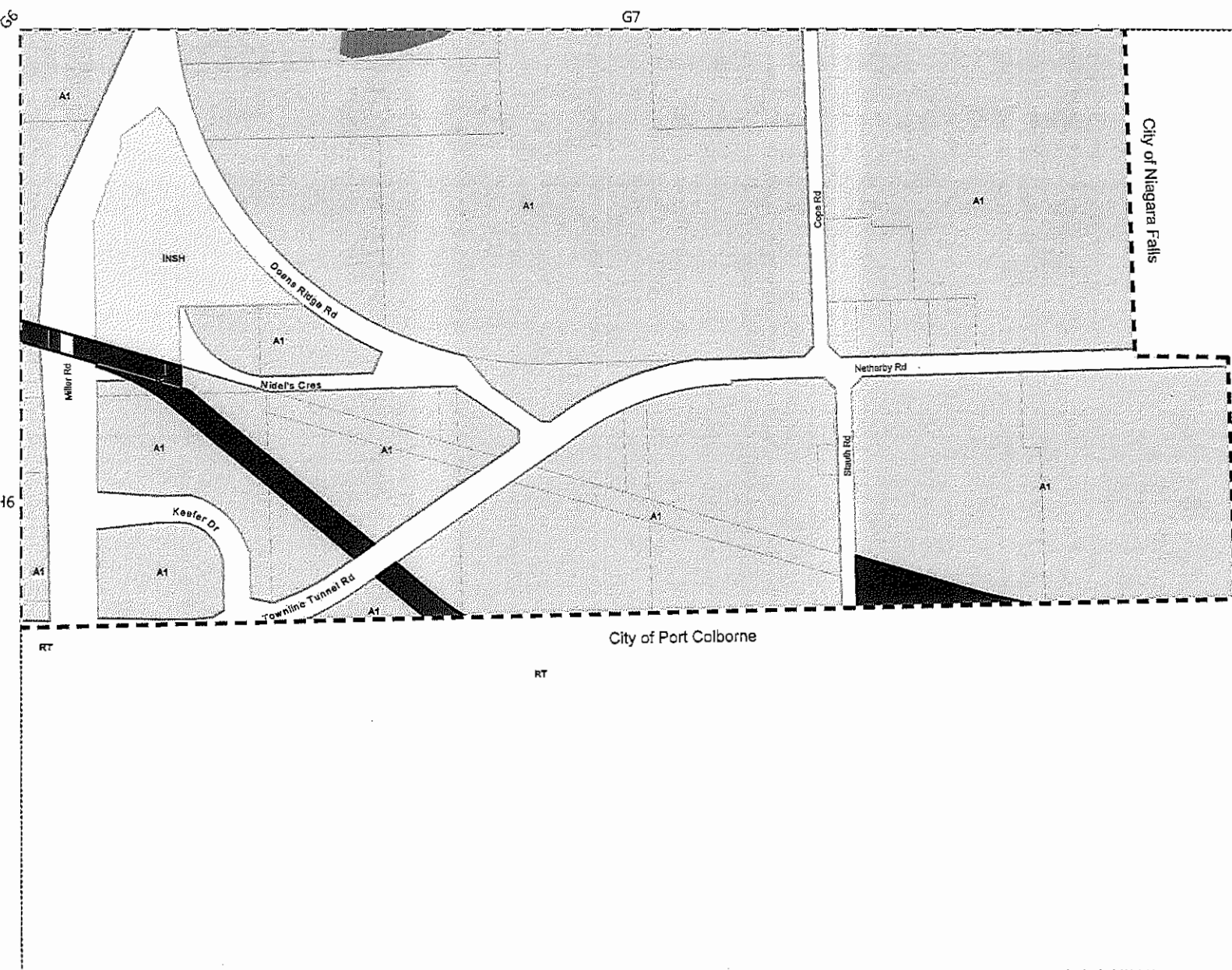
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Infrastructure and
Development Services
Planning Group

WELLAND, ONTARIO, CANADA



City of Port Colborne

0 Scale (approx): 1:4500 400 m

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Zoning By-law 2017-XXX

SCHEDULE "A"

Zone Categories

Residential Zones

- Residential Low Density 1
- Residential Low Density 2
- Residential Medium Density
- Residential High Density

Commercial Zones

- Downtown Mixed Use Centre
- Regional Shopping Node
- Community Commercial Node
- Community Commercial Corridor
- Neighbourhood Commercial

Open Space Zones

- Neighbourhood Open Space
- Community Open Space
- Welland Recreational Waterway
- Environmental Protection Overlay
- Environmental Conservation Overlay

Institutional and Community Wellness Zones

- Community Institutional
- Health and Wellness

Industrial Zones

- Light Industrial
- General Industrial
- Gateway Economic Centre

Agricultural and Rural Zones

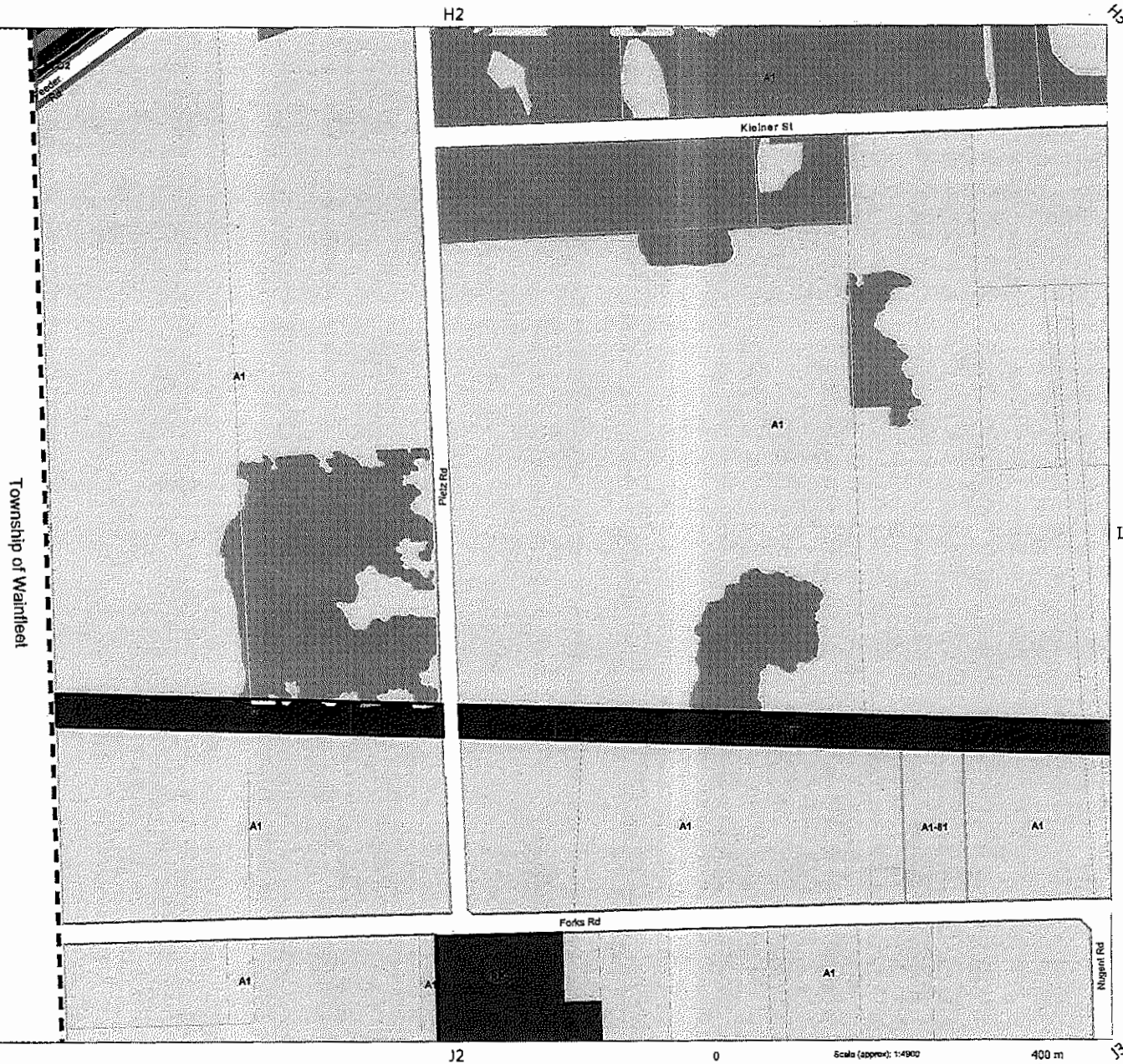
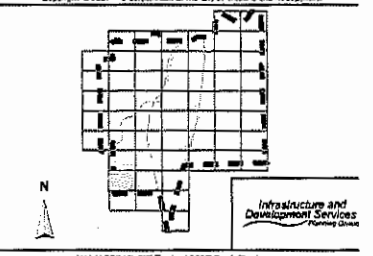
- Agricultural
- Rural Residential
- Rural Employment

Other Zones

- Railway Transportation

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Township of Wainfleet

H2

H3

J3

J2

0 Scale (approx): 1:4900 400 m

J3

H2

H3

H4



map 1:

Zoning By-law 2017-XXX

SCHEDULE "A"

Zone Categories

Residential Zones

- RL1 Residential Low Density 1
- RL2 Residential Low Density 2
- RM Residential Medium Density
- RH Residential High Density

Commercial Zones

- DMC Downtown Mixed Use Centre
- RS Regional Shopping Node
- CCN Community Commercial Node
- CCC Community-Commercial Corridor
- NC Neighbourhood Commercial

Open Space Zones

- NOS Neighbourhood Open Space
- COS Community Open Space
- WRW Welland Recreational Waterway
- EPO Environmental Protection Overlay
- ECO Environmental Conservation Overlay

Institutional and Community Wellness Zones

- CIS Community Institutional
- HWS Health and Wellness

Industrial Zones

- LI Light Industrial
- GI General Industrial
- GEC Gateway Economic Centre

Agricultural and Rural Zones

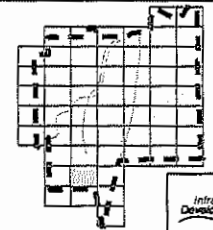
- A1 Agricultural
- RR Rural Residential
- RE Rural Employment

Other Zones

- RT Railway Transportation

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Infrastructure and
Development Services
Planning Unit

SCALE: 1:10,000 (Not to Scale)

H2

H3

H4

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map 14

Zoning By-law 2017-XXX

SCHEDULE "A"

Zone Categories

Residential Zones

- RL1 Residential Low Density 1
- RL2 Residential Low Density 2
- RM Residential Medium Density
- RD Residential High Density

Commercial Zones

- DMC Downtown Mixed Use Centre
- RS Regional Shopping Node
- CC Community Commercial Node
- CCD Community Commercial Corridor
- NC Neighbourhood Commercial

Open Space Zones

- OS Neighbourhood Open Space
- OC Community Open Space
- WRW Welland Recreational Waterway
- EP Environmental Protection Overlay
- EC Environmental Conservation Overlay

Institutional and Community Wellness Zones

- CI Community Institutional
- INSH Health and Wellness

Industrial Zones

- L1 Light Industrial
- G1 General Industrial
- GE Gateway Economic Centre

Agricultural and Rural Zones

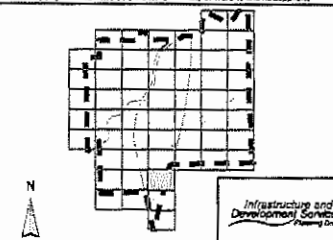
- A1 Agricultural
- RR Rural Residential
- RE Rural Employment

Other Zones

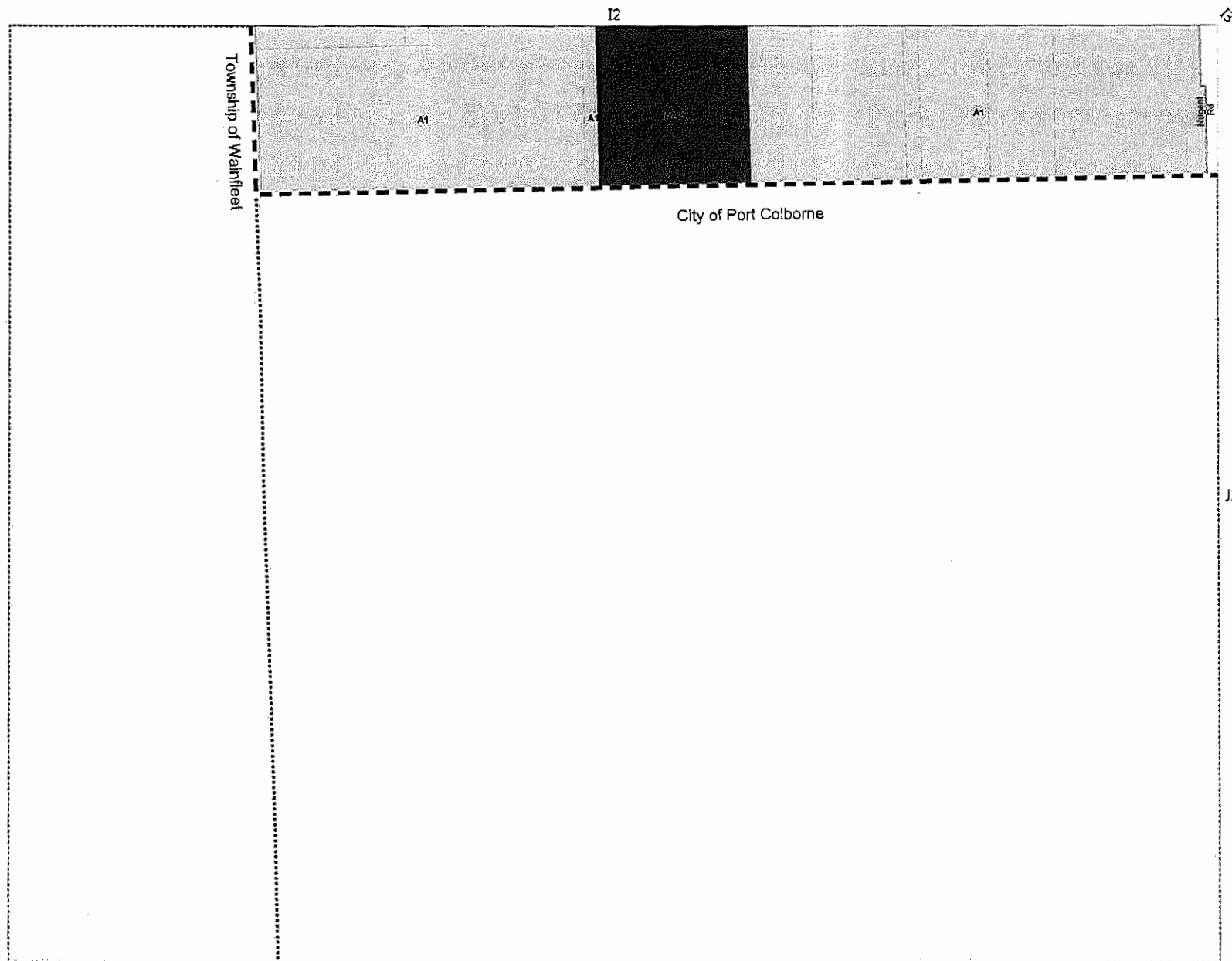
- RT Railway Transportation

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Scale (approx): 1:4900 400 m



map J4

Zoning By-law 2017-XXX

SCHEDULE "A"

Zone Categories

Residential Zones

- RL1** Residential Low Density 1
- RL2** Residential Low Density 2
- RM** Residential Medium Density
- RH** Residential High Density

Commercial Zones

- DMC** Downtown Mixed Use Centre
- RS** Regional Shopping Node
- CCN** Community Commercial Node
- CC** Community Commercial Corridor
- NC** Neighbourhood Commercial

Open Space Zones

- OS** Neighbourhood Open Space
- CS** Community Open Space
- WRW** Welland Recreational Waterway
- EP** Environmental Protection Overlay
- EC** Environmental Conservation Overlay

Institutional and Community Wellness Zones

- CI** Community Institutional
- HW** Health and Wellness

Industrial Zones

- LI** Light Industrial
- GI** General Industrial
- GEC** Gateway Economic Centre

Agricultural and Rural Zones

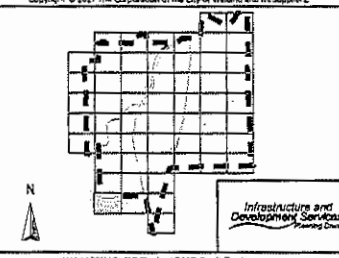
- A1** Agricultural
- RR** Rural Residential
- RE** Rural Employment

Other Zones

- RT** Railway Transportation

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0 Scale (approx): 1:4800 400 m



Zoning By-law 2017-XXX

SCHEDULE "A"

Zone Categories

Residential Zones

- RL1 Residential Low Density 1
- RL2 Residential Low Density 2
- RM Residential Medium Density
- EH Residential High Density

Commercial Zones

- DCD Downtown Mixed Use Centre
- RS Regional Shopping Node
- CCN Community Commercial Node
- CCC Community Commercial Corridor
- NC Neighbourhood Commercial

Open Space Zones

- OS Neighbourhood Open Space
- CO Community Open Space
- WRW Welland Recreational Waterway
- EP Environmental Protection Overlay
- ECO Environmental Conservation Overlay

Institutional and Community Wellness Zones

- ICS Community Institutional
- HW Health and Wellness

Industrial Zones

- LI Light Industrial
- GI General Industrial
- GEC Gateway Economic Centre

Agricultural and Rural Zones

- A1 Agricultural
- RR Rural Residential
- RE Rural Employment

Other Zones

- RT Railway Transportation

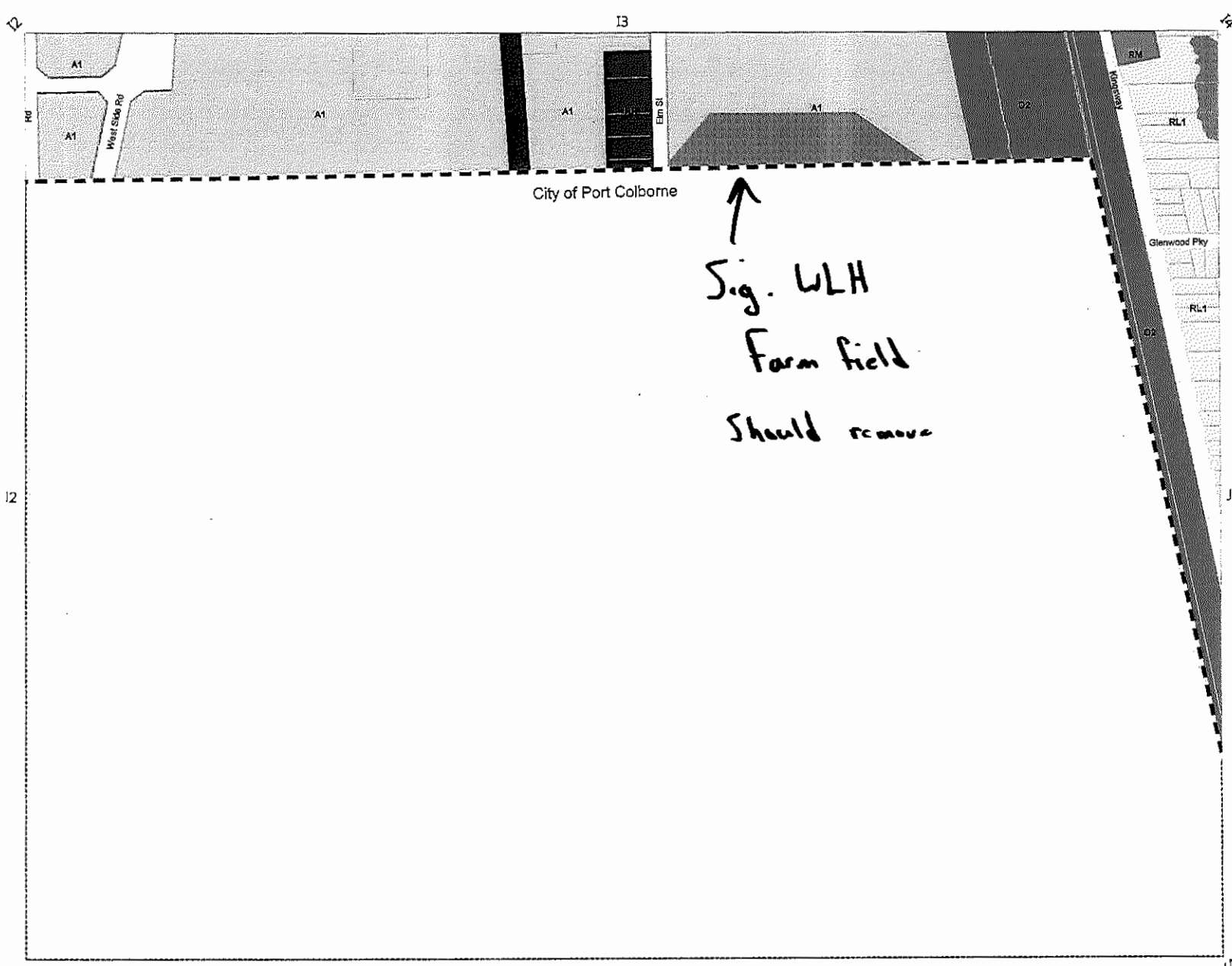
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Infrastructure and
Development Services
Planning Dept.

WELLAND CITY TOWNSHIP ZONING BY-LAW 2017-XXX



Scale (approx): 1:4500 0 400 m

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map 24

Zoning By-law 2017-XXX

SCHEDULE "A"

Zone Categories

Residential Zones

- RL1** Residential Low Density 1
- RL2** Residential Low Density 2
- RM** Residential Medium Density
- RD** Residential High Density

Commercial Zones

- RLC** Downtown Mixed Use Centre
- RS** Regional Shopping Node
- CCN** Community Commercial Node
- CCP** Community Commercial Corridor
- NC** Neighbourhood Commercial

Open Space Zones

- OS** Neighbourhood Open Space
- CS** Community Open Space
- WRW** Welland Recreational Waterway
- EP** Environmental Protection Overlay
- ECO** Environmental Conservation Overlay

Institutional and Community Wellness Zones

- CI** Community Institutional
- INSK** Health and Wellness

Industrial Zones

- I1** Light Industrial
- I2** General Industrial
- GE** Gateway Economic Centre

Agricultural and Rural Zones

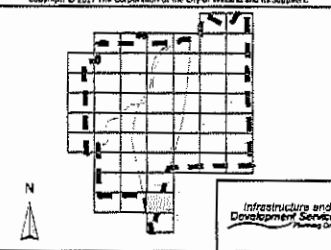
- A1** Agricultural
- RR** Rural Residential
- RE** Rural Employment

Other Zones

- RT** Railway Transportation

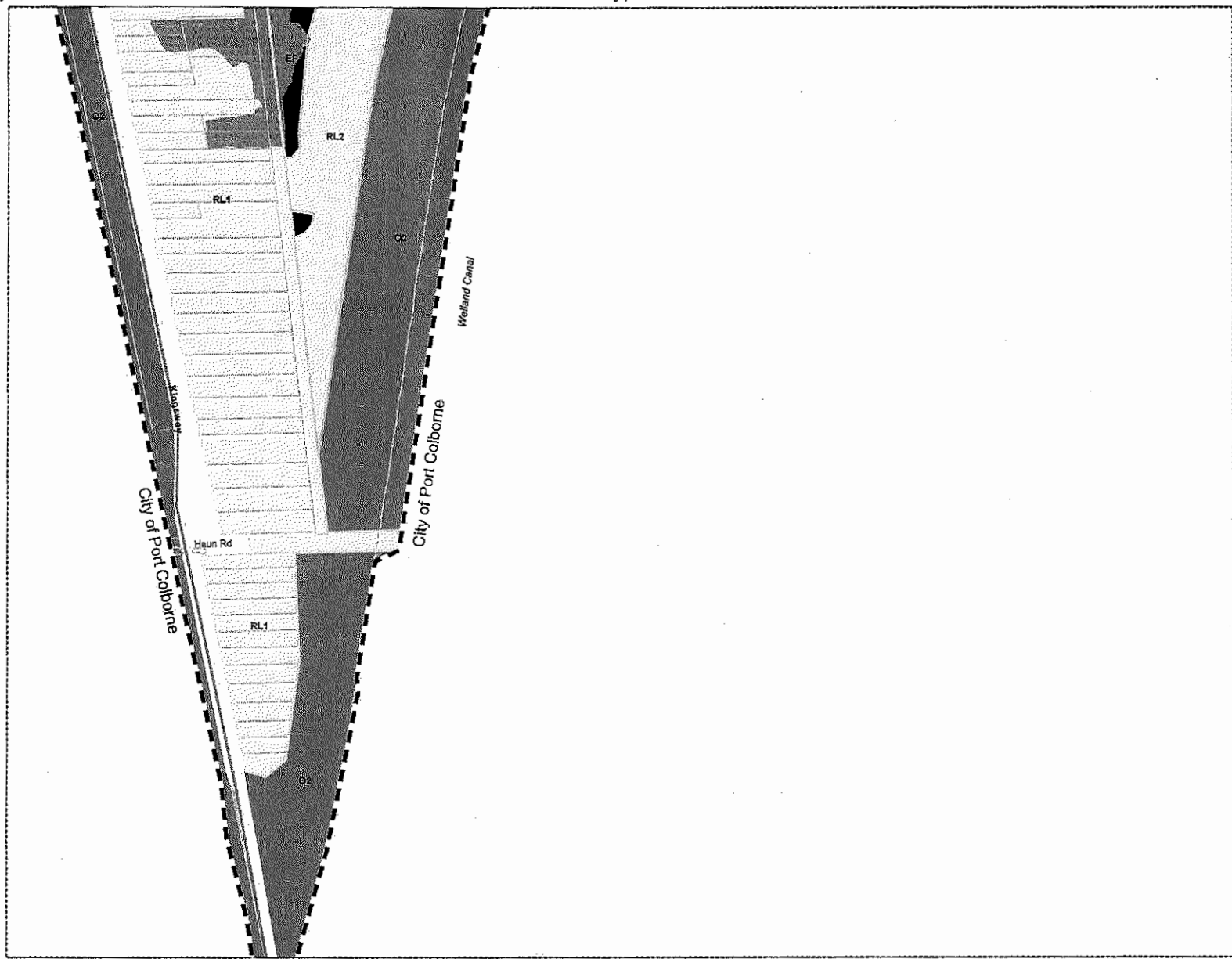
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K4

0 Scale (approx): 1:4500 400 m



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Zoning By-law 2017-XXX

SCHEDULE "A"

Zone Categories

Residential Zones

- RL1 Residential Low Density 1
- RL2 Residential Low Density 2
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- RH Residential High Density

Commercial Zones

- DCD Downtown Mixed Use Centre
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- CCS Community Commercial Corridor
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Open Space Zones

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- OS Community Open Space
- WRW Welland Recreational Waterway
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Institutional and Community Wellness Zones

- INS Community Institutional
- INSH Health and Wellness

Industrial Zones

- L Light Industrial
- GI General Industrial
- GE Gateway Economic Centre

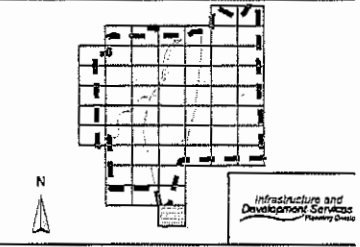
Agricultural and Rural Zones

- A1 Agricultural
- RR Rural Residential
- RE Rural Employment

Other Zones

- RT Railway Transportation

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Grant Munday

From: Scott Richardson
Sent: Wednesday, May 17, 2017 3:31 PM
To: Grant Munday
Cc: Marvin Ingebrigtsen
Subject: Comprehensive ZBL request for comments

Grant,

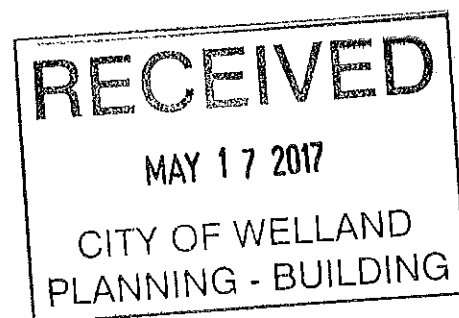
Infrastructure Services has no comments or requirements at this time.



C. Scott Richardson, C.E.T.
Engineering Technician - Development
Infrastructure & Development Services - Engineering Division
Corporation of the City of Welland
60 East Main Street, Welland, Ontario L3B 3X4
Phone: (905)735-1700 Ext. 2222
www.welland.ca



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Grant Munday

From: Ali Khan
Sent: Thursday, May 11, 2017 11:07 AM
To: Rachelle Larocque; Grant Munday
Cc: James Cronshaw
Subject: Zoning Review
Attachments: Zoning By-law Review.docx

Here are our comments.

Cheers,



Muhammad Ali Khan, M.A.Sc; P.Eng.
Supervisor Traffic, Parking & Bylaws
Infrastructure and Development Services
Corporation of the City of Welland
60 East Main Street, Welland, Ontario L3B 3X4
Phone: (905)735-1700 Ext. 2202 **Fax:** (905)735-7184
www.welland.ca



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Grant/ Rachelle:

Here are the comments from the By-law Enforcement Division.

1:

Section 5.12 – Fences and Privacy Screens:

Proposed:

Fences and walls are permitted in all Zones subject to the following provisions:

5.12.1 Provision Applicable to All Zones

No barbed wire, spire tips, razor wire, sharp objects or electrically charged fences shall be permitted.

Conflicts with current fence by-law.

Barbed wire and electrically charged fences are permitted. All provisions regarding fencing should be removed from the Zoning By-law as it is already regulated.

I don't believe the Planning Act has the authority to regulate fencing unless under site plan.

The Municipal Act [Sec. 10(2) 10] would be the appropriate legislation to regulate Fencing.

2:

Should we should look at defining Owner and Person?

3:

Section 5.30 (d)

Any use which is offensive or dangerous by reason of the emission of obnoxious odour, smoke, dust, gas, fumes, liquid, noise, vibration or refuse matter;

Do we need this clause? How do we determine an offence? Very vague and subjective. Would be difficult to prove in Court.

4:

5.34 Satellite Dishes

No person shall erect a satellite signal broadcast or receiving dish that exceeds 1.5 metres in diameter, except in accordance with the following provisions:

a) Notwithstanding the foregoing, satellite signal broadcast or receiving dishes may be erected on the roof of a building in any Commercial Zone, Industrial Zone or Institutional Zone subject to applicable Building Code Requirements.

b) The maximum height of any ground mounted satellite signal broadcast or receiving dish which may be erected on a lot abutting any Residential Zone shall be 5.5 metres measured from the ground to the highest part of the dish.

c) No satellite dish exceeding 1.5 metres in diameter shall be permitted in a Residential or Institutional Zone.

Is this clause necessary? We would not be able to climb up and measure a satellite dish.

5:

5.41.1 Distance from Lot Line

No person shall locate any part of a private outdoor swimming pool or hot tub, closer than 1.22 metres to any rear or interior side lot line, nor closer than 4.5 metres to any exterior side lot line.

Why the addition of a 4.5 m setback from an exterior lot line? Currently all swimming pools need a 1.22m set back from all lot lines and the main building.

6:

5.41.2 Treatment Equipment

Except where such equipment is located within a main or accessory building, no water circulating or treatment equipment shall be located closer than 0.9 metres to any lot line.

Should we include pool heaters as well?

7:

Definition of STRUCTURE:

Remove "kiddie pool"

Or define kiddie pool to include any pool that is not capable of holding more than 2' of water

8:

Park on lands other than a driveway??

We are currently using section 5.20.4.1 (2667) to regulate vehicles parking on the front lawn. We have made it a parking violation and has been very successful. We will need to ensure this continues.

Should there be a requirement for driveways to be hard surfaced?

8:

6.14 Vehicles Prohibited in Residential and Mixed Use Zones

The parking and storage of the following vehicles are prohibited outside of building on all lots in a Residential and Mixed Use Zone:

- a) Unlicensed motor vehicles;
- g) Vehicles in a wrecked, dismantled, or inoperative condition.

Conflict with the Clean Yards Bylaw: Clean Yards By-law permits one inoperative vehicle. Hobby repair, seasonal, classic.

9:

Boarding or Lodging House	Means a dwelling in which the proprietor supplies, for gain lodging, with or without meals, to more than three persons, but does not include a group home, hotel, hospital, nursing home or other establishment otherwise classified or defined in this By-law.
---------------------------	---

Definition should be consistent with OBC – Legal opinion from AIRD & BERLIS (increase to 4 persons)

Enhanced parking requirements?

Lodging houses to obtain site plan approval?

10:

Cap the total number of bedrooms at 5

11:

Can we add provisions that allow a home owner to keep a garbage bin/ storage container in the driveway for a certain period of time or in conjunction with a building permit?

12:

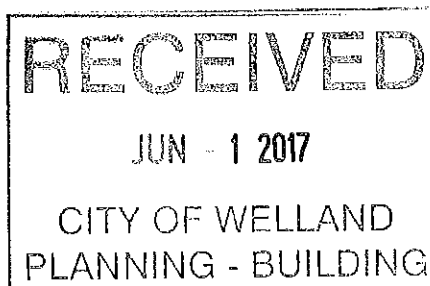
We will need provisions to regulate back yard chickens (Request of Councillor Letourneau)



DISTRICT SCHOOL BOARD OF NIAGARA

191 CARLTON ST. • ST. CATHARINES, ON • L2R 7P4 • 905-641-1550 • DSBN.ORG

Mr. Grant Munday
Planning Supervisor
Infrastructure & Development Services
City of Welland
60 East Main Street
Welland, ON L3B 3X4



May 30, 2017

Dear Mr. Munday:

Re: Draft Comprehensive Zoning By-law - 2017

Thank you for circulating the District School Board of Niagara (DSBN) the notice of public meeting for the draft City of Welland Comprehensive Zoning By-law. The new (draft) Zoning By-law is being prepared to bring the existing By-law into conformity with the City's recently adopted Official Plan. The new Zoning By-law will implement the development vision of the City of Welland Official Plan, and be an easily understood document to the general public.

The DSBN's interest is to ensure its schools within Welland are reflected appropriately in the new Zoning By-law and that nearby zones are compatible with the existing school uses. The DSBN has eight elementary and two secondary school sites, which are located within established neighbourhoods that are predominantly residential in nature.

Under the City's existing Zoning By-law the DSBN's schools are zoned in either a residential (R1, RM2), open space (O2), or institutional (IN1) zone. The IN1 zone permits school uses while the residential and open space zone categories do not. Of the DSBN's ten schools, only one is currently zoned IN1. Despite this, section 5.16 of the existing Zoning By-law contains provisions that allow public uses in all zones. Specifically, 5.16 (b) and (c) read as follows:

5.16 USES PERMITTED IN ALL ZONES

Notwithstanding any other provisions of this By-law:

(b) The City of Welland, The Regional Municipality of Niagara, the District School Board of Niagara, the Niagara Catholic District School Board, the Conseil scolaire de district du Centre Sud-Ouest, the Conseil scolaire de district catholique Centre-Sud, the Province of Ontario, the Government of Canada, or any department or board of any of the above, any utility company, Niagara College of Applied Arts and Technology and Brock University may USE any land or may ERECT or USE any BUILDING or STRUCTURE for any public purpose provided that: (By-law 2010-99)

(i) any BUILDING or STRUCTURE USED or occupied shall be located, designed and landscaped in accordance with the general character of the Zone in which such BUILDING or STRUCTURE or land is located; (By-law 2010-99)

(c) where such USE is located in a Residential Zone, it shall comply with the area requirements of Section 6.8;

This provision would allow school uses, as well as the construction of any building or structure for a school use, in any zone category subject to certain design and yard setback conditions.

Under the new Comprehensive Zoning By-Law, the elementary school sites are proposed to be zoned RL2 (Residential Low Density 2). The RL2 zone permits a range of residential uses. Public schools are not listed as a permitted use in the RL2 zone. The Eastdale Secondary School site is proposed to be zoned INS1 (Institutional) and the Welland Centennial Secondary School site INSH (Health and Wellness). The INS1 and INSH zones permit a range of institutional uses that include, for instance, educational establishments, hospitals, and places of worship. In addition, some commercial and residential uses are permitted in the INS1 and INSH zones. Eastdale Secondary School would be permitted as an educational establishment in the proposed INS1 zone. The INSH zone applied to Welland Centennial Secondary School, however, limits educational establishments to only College or University uses.

Elementary and secondary schools are not expressly listed as permitted uses in the RL2 or INSH zones but, similar to the existing Zoning By-law, the general provisions under section 5.31 permit public uses on any lands within the City. Section 5.31 (a) and (b) read as follows:

5.31 Public Uses

- a) Nothing in this By-law shall prevent the use of any land as a public use provided by or on behalf of the City of Welland, Regional Municipality of Niagara or Province of Ontario, the District School Board of Niagara, the Niagara Catholic District School Board, the Conseil scolaire de district du Centre Sud-Ouest, the Conseil scolaire de district catholique Centre-Sud, the Government of Canada, or any department or board of any of the above, any utility company, Niagara College of Applied Arts and Technology and Brock University.*
- b) Nothing in this By-law shall prevent the use of any land for the erection of buildings or structures, or the installation of other facilities essential to the operation of water works, or sanitary operations, street lighting, cable and telephone lines, railways, and works for the transmission of gas, oil, water or electrical power or energy, provided that any such use, building or structure shall be in substantial compliance with the relevant provision of this By-law.*

Although section 5.31 (a) allows the use of any land as a public use, it does not include a reference to the construction of any building or structure for a public use as the existing By-law does. The Definitions section (4.0) of the proposed Zoning By-law defines “use” and “erect” as two distinct terms. The definition of “use” speaks to the purpose for which any lot, building, structure or premise is arranged, designed, intended, occupied or maintained. The definition of “erect” is to build, construct, reconstruct, move or enlarge a building or structure. Section 5.31 (b) references the use of any land for the erection of buildings or structures, or the installation of facilities essential to the operation of several public works and utilities uses. DSBN Planning staff were having difficulty determining the intent of 5.31 (b) and its relation to 5.31 (a), if any. Is the intent to include the erection of buildings or structures provided by the agencies listed in 5.31 (a) for public uses, or is the reference only to buildings or structures essential to the operation of the public works or utilities listed? This section would benefit from modifications to improve clarity.

The DSBN's schools often have accessory uses, buildings and/or structures. The public school use would be permitted in any zone category but section 5.31 does not specifically list uses, buildings, or structures accessory to the main public use. The proposed Zoning By-law's general provisions of section 5.3 allows any building, structure, or use accessory to a permitted main use, and the individual zone categories throughout the By-law specifically list accessory uses, buildings, and structures under the permitted uses. For clarity, and to be consistent with the rest

of the By-law document, section 5.31 should include language that specifically permits accessory uses, buildings, and/or structures to the main public use.

Clarity in a Zoning By-law is important to ensure all parties understand the permissions and regulations for existing and future development. This allows development to proceed efficiently. Accordingly, DSBN Planning staff requests that section 5.31 include additional language to clarify that any land can be used by public agencies for the erection of buildings and structures for public uses and that accessory buildings, structures, and uses are permitted.

DSBN Planning staff generally has no objections to the proposed new Comprehensive Zoning By-law or the proposed zone categories for the DSBN's school sites given that section 5.31 permits uses provided by the DSBN, and other public agencies, to be located city-wide, in any zone. This represents a pro-active strategy that not only provides flexibility and support to public agencies but also reflects the City's longer-term vision for future development and/or redevelopment. However, DSBN Planning staff request that the City clarify section 5.31 as noted above.

If you have any questions feel free to contact me at ext. 54225.

Sincerely,

A handwritten signature in black ink, appearing to read "Sue Mabee". The signature is fluid and cursive, with the first name "Sue" and last name "Mabee" clearly distinguishable.

Sue Mabee, MCIP, RPP
Supervisor of Planning Services

**Ministry of
Municipal Affairs**

**Ministère des
Affaires municipales**

Ministry of Housing

Ministère du Logement

Municipal Services Office
Central Ontario
777 Bay Street, 13th Floor
Toronto ON M5G 2E5
Phone: 416 585-6226
Facsimile: 416 585-6882
Toll-Free: 1 800 668-0230

Bureau des services aux municipalités
du Centre de l'Ontario
777, rue Bay, 13^e étage
Toronto ON M5G 2E5
Téléphone : 416 585-6226
Télécopieur : 416 585-6882
Sans frais : 1 800-668-0230



February 7, 2017

Via Email and Regular Mail

Brian E. Dick, MCIP, RPP
Senior Planner, Growth Management
Planning & Development Services
Regional Municipality of Niagara
1815 Sir Isaac Brock Parkway
B.O. Box 1042
Thorold, ON
L2V 4T7

Dear Mr. Dick:

**RE: Proposed Regional Official Plan Amendment No.7
Urban Boundary Modification for the City of Welland
26-EOPA-144532**

Thank you for circulating the draft Niagara Region Official Plan Amendment No.7 (ROPA 7) to the Ministry of Municipal Affairs (MMA) for comments. It should be noted that no supporting materials were provided with this circulation. Through your letter dated January 26, 2016, it is MMA's understanding that ROPA 7 seeks to remove approximately 110 hectares of land from Niagara Region's Urban Area Boundary in the City of Welland (Welland) and re-designate these from 'Urban Area' to 'Rural Area'. The proposed re-designation of lands (subject lands) are located north of Forks Road and east of Highway 58 in the southwest corner of the City of Welland.

MMA understands that the City of Welland, through their latest Official Plan (OP) review process, conducted a municipal comprehensive review and adopted a new Official Plan on May 4, 2010. The new OP proposed to remove the subject lands from the urban boundary and designate them as 'Rural' and 'Core Natural Heritage System, Environmental Conservation Area'. Niagara Regional Council approved the Welland OP on October 21, 2011 and deferred its decision on the subject lands until the Region's OP could be amended to be consistent with Welland's OP.

Through a review of MMA's file on the 2010 Welland OP, the subject lands appear to be designated 'Light Industrial Area' and 'Special Status Area' in the in-effect Welland Official Plan (1952). Permitted uses within the 'Light Industrial Area' include dry

industrial uses, outdoor storage, light warehousing, auto service garage, car wash and small industrial malls. The 'Special Status Area' permits rural residential uses and non-intensive livestock agricultural operations. Currently the lands in the northern portion of the subject lands appear to be used for light industrial uses, the eastern strip of lands along Colborne Street for rural residential and the remainder for agricultural. MMA understands, through Welland's OP review process that the subject lands are not serviced, and Welland is not intending to extend services within the planning horizon of the 2010 OP.

MMA has reviewed draft ROPA 7 for consistency with the Provincial Policy Statement (PPS) and conformity with the Growth Plan for the Greater Golden Horseshoe. As MMA is not the approval authority for ROPA 7, and based on the limited information provided, the following comments are provided for the Region's consideration.

Provincial Policy Statement

Agriculture

PPS 2.3.1 requires that *prime agricultural areas* shall be protected for long-term use for agriculture. *Prime Agricultural Areas* are defined under the PPS as areas where *prime agricultural lands* predominate. This includes areas of *prime agricultural lands* and associated Canada Land Inventory Class 4 through 7 lands, and additional areas where there is a local concentration of farms which exist. *Prime agricultural lands* are defined under the PPS as specialty crop areas and/or Canada Land Inventory Class 1, 2, and 3 lands. PPS policy 2.3.2 requires that planning authorities shall designate *prime agricultural areas* and *specialty crop areas* in accordance with guidelines developed by the Province, as amended from time to time.

Based on a review of Provincial soil capability for agriculture mapping and aerial photography, the majority of the subject lands are Canada Land Inventory Class 3 lands and are being used for agricultural purposes. In 2010, the Ministry of Agriculture, Food and Rural Affairs (OMAFRA) provided comments to MMA on the adopted City of Welland OP. These comments stated that they were not aware of any study that had been completed to justify the designation of the subject lands as 'Rural Area'. In addition, OMAFRA noted that the subject lands adjoined blocks of land to the west and south that also comprised prime agricultural land, are designated 'Good General Agriculture Area', and are used for agricultural purposes. OMAFRA noted that in absence of any studies to justify the designation of the subject lands, it would appear reasonable that the subject lands should also be designated 'Good General Agriculture Area' and not 'Rural Area'. Given the foregoing, at least a portion of the subject lands appear to meet the definition of *prime agricultural lands* and should be considered part of a *prime agricultural area* under the PPS. The Region will need to determine the appropriate designation(s) for the subject lands to ensure consistency with the PPS.

Sufficient Supply of Land

PPS Policy 1.1.2 requires municipalities to ensure that sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 20 years. Through the review of the 2010 Welland OP, MMA understands that Welland determined that it does not require the subject lands to accommodate development needs within the 20 year planning horizon.

Growth Plan

The subject lands include portions of land identified within the Built Boundary for the Growth Plan for the Greater Golden Horseshoe (2006) paper, and the Region of Niagara Official Plan, as *built-up area* and *designated greenfield area*. Policy 2.2.3.1 of the Growth Plan requires a minimum of 40 per cent of all residential development occur annually across the upper tier municipality within the *built-up area*. Policy 2.2.7.2 requires the *designated greenfield area* of each upper tier municipality be planned to achieve a minimum *density target* that is not less than 50 residents and jobs combined per hectare. The Region should ensure that if the subject lands are removed from the urban area boundary, the 40 per cent *intensification target* in the *built-up area* and *density target* for the *designated greenfield area* can be met across the Region to conform with the Growth Plan.

Technical Comments

ROPA 7 speaks to amending 'other schedules'. It is recommended, for clarity, that ROPA 7 reference and include all amended schedules with the land use designation changes. The preamble to the amendment should also be revised to reflect the Growth Plan for the Greater Golden Horseshoe rather than 'Places to Grow Plan' or 'Provincial Growth Plan' as well as a full list of OP Schedules to be amended and the appropriate designation changes.

Provincial Plan Review and Development

As the Region is aware, the province is undertaking a coordinated review of provincial land use plans, including the Growth Plan for the Greater Golden Horseshoe. MMA's mandate letter of September 23, 2016 commits to finalizing the co-ordinated review of the plans by early winter 2017.

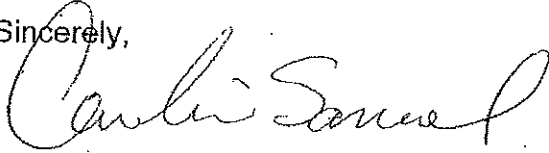
Consultation with Indigenous Communities

MMA would like to take this opportunity to remind the Region that, as per PPS Policy 1.2.2, planning authorities are encouraged to coordinate planning matters with Indigenous communities. First Nations and Métis communities, whose interests may be impacted by planning decisions, should be engaged to ensure that they have adequate opportunity to participate fully in the process.

Conclusion

Thank you again for providing the opportunity to review draft ROPA 7. If you have any questions or wish to discuss these comments in more detail, please do not hesitate to contact me at (416) 585-6741 or by email at Caroline.Samuel@ontario.ca.

Sincerely,

A handwritten signature in cursive script, reading "Caroline Samuel". The signature is written in black ink and is positioned below the word "Sincerely,".

Caroline Samuel, MCIP, RPP
Senior Planner, Community Planning and Development (West)
Municipal Services Office – Central Ontario

c. Jackie Van de Valk, OMAFRA



City of Welland
Infrastructure and Development Services
Planning and Building Division
60 East Main Street, Welland, ON L3B 3X4
Phone: 905-735-1700 Ext. 2251 | **Fax:** 905-735-8772
Email: devserv@welland.ca | www.welland.ca

May 19, 2017

Selina Volpatti, Chair
And Members of the Planning and Economic Development Committee
Region of Niagara
2201 St. Davids Road
Thorold, Ontario
L2V 4T7

Dear Madam and Members of the Committee

Re: Regional Official Plan Amendment 7 (ROPA 7) - Froude Lands

On April 19, 2017, Regional Planning and Economic Development Committee considered Report PDS 5-2017 dealing with lands in the southwest area of the City of Welland (known as the Froude lands). The Recommendation of this Report was, in essence, threefold: 1. to lift the deferral applied to the subject lands; 2. to approve Regional Official Plan Amendment No. 7 (ROPA 7) to deal with a request from the City for an Urban Area Boundary Modification to remove the subject lands from within the City's urban boundary; and, 3. to re-designate said lands to a Rural designation. The preparation of a Regional Official Plan Amendment was precipitated by the approval of the City's Official Plan in 2010 which removed these lands from its urban boundary and re-designated the lands from Light Industrial and Special Status Area to Rural. Since that time, consideration of these lands has been deferred as originally requested by the owners. It is our understanding that not all owners of land within the area shown on Appendix 1 are opposed to the Rural designation and removal of the lands from the City's urban boundary. A number of them are agreeable to the Rural designation and its associated policies as proposed.

At the April 19, 2017 Planning and Economic Development Committee Meeting the following Motion was passed:

That Report PDS 5-2017 be referred to Staff of the City of Welland and Niagara Region to provide more information on the concept of a rural residential designation at a high level analysis.

In order to respond to the Motion of the Committee, the concept of rural residential development proposed by the owners of the subject lands is addressed below. In addition to historical information concerning these lands, the concept of rural residential development as proposed is reviewed in the context of the current planning framework.

Bridging the past, present and future

The subject lands encompassing approximately 110 hectares (272 acres) are located in the southwest area of the City of Welland more specifically described as being located north of Forks Road, south of the Canadian National Railway Line, west of Colborne Street and the Welland Recreational Waterway, and east of Highway 58. The subject area can be described as being occupied by residences located along Colborne Street with the lands immediately behind these existing residences being actively farmed. Natural Heritage features also exist within the area in question; two (2) significant woodlots exist within the Kleiner Road Wetland Complex. In addition, a highly vulnerable aquifer is present.

These lands were removed from within the City's urban area boundary during the preparation of the City's Official Plan which was adopted by City Council on May 4, 2010. Prior to being re-designated Rural by the new Official Plan, these lands were subject to policies contained in the City 1988 Official Plan Amendment No. 67 which designated the westerly portion of the lands Light Industrial and the easterly portion Special Status Area. The Light Industrial designation encompassing approximately 45 of the 110 hectares permitted clean and dry small industries. As well, farming operations were permitted. With respect to the Special Status Area designation (65 of the 110 hectares), the intent of the Amendment No. 67 was to maintain the rural and rural residential character of the area until hard services could be justified in terms of demand for urban residential development and until all other residentially designated lands within the Amendment Area were substantially developed. In order to trigger the provision of servicing, a substantial amount of the existing draft plan approved units would need to be developed. Currently, an estimated 1,200+ (at the time of the approval of the City's Official Plan the estimated number of draft approved units was approximately 1,000 units) residential units in draft approved plans exist and, as per the current policies contained in Official Plan Amendment No. 67, a substantial number of which would need to be constructed prior to servicing being extended. Growth in this area of the City is very slow with a very small number of units being constructed relative to the remainder of the City. Therefore, during its comprehensive review in the preparation of the City's Official Plan, the subject lands were designated Rural and removed from the City's urban area boundary as it was not anticipated that the City would be servicing these lands within the 20 year time horizon envisioned by the Plan. Council in their adoption of the Plan concurred with this approach. The proposed modification to the Region's urban area boundary to exclude these lands and re-designate them from Urban to Rural would result in the City's 2010 adopted Official Plan and the Regional Policy Plan being aligned.

Both the PPS and the Growth Plan contain policies which allow a municipality to make adjustments to its urban area boundary. Specifics in this regard for each of these documents are outlined below.

Policy 1.1.3.7 of the PPS states that planning authorities shall establish and implement phasing policies to ensure: 1. that specified targets for intensification and redevelopment are achieved prior to, or concurrent with, new development within designated growth areas; and, 2. the orderly progression of development within designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs.

Based on the above noted Policy, a municipality can make adjustments to its urban area boundary. As noted previously, the City in the preparation of its Official Plan determined that the subject lands would not be developed within the time horizon of said Plan as there is no existing infrastructure and the cost of servicing these lands is prohibitive. It was therefore recommended that the urban area boundary be adjusted to remove the subject lands.

Similar to the PPS, the Growth Plan also contains policies which permit adjustments to urban area boundaries through a specific process. Section 2.2.8 of the Growth Plan states that urban area boundaries can be considered for adjustment only through a municipal comprehensive review (MCR). Such a review was undertaken by the City in support of its Official Plan. As noted previously, the MCR concluded that the subject lands would not be developed within the 20 year timeframe of the Plan and therefore, they were designated Rural and removed from the City's urban area boundary.

Policy 1.1.3.2 of the PPS addressing settlement areas states that "Land use patterns within settlement areas shall be based on:

- a) Densities and a mix of land uses which:
 1. Efficiently use land and resources;
 2. Are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
 3. Minimize negative impacts to air quality and climate change, and promote energy efficiency;
 4. Support active transportation;
 5. Are transit-supportive, where transit is planned, exists or may be developed; and,
 6. Are freight-supportive

Based on the foregoing, maintaining the subject lands within the City's urban area boundary would represent an uneconomical expansion of infrastructure and public service facilities.

In addition, the subject area is mostly composed of Class 3 soils (Canada Land Inventory (CLI) Mapping of Soil Capability for Agriculture) which are considered prime agricultural lands. Policy 2.3.1 of the PPS requires that prime agricultural areas shall be protected for long-term use for agriculture. Prime agricultural lands are defined under the PPS and include areas where prime agricultural lands predominate. This includes specialty crop areas and/or Canada Land Inventory (CLI) Classes 1, 2, and 3 lands. PPS Policy 2.3.2 requires that planning authorities designate prime agricultural areas and specialty crop areas in accordance with guidelines development by the Provinces, as amended from time to time.

A majority of the subject lands are identified as Class 3 lands. A significant amount of these lands have been, and continue to be, actively farmed. Research has found that the properties within this area are taking advantage of the Farm Property Class Tax Rate Program which permits property taxes to be decreased as a result of the fact that the lands are actively farmed.

As part of the approval process for the ROPA 7, various agencies were circulated details regarding the purpose and effect of ROPA 7. The Ontario Ministry of Agriculture, Food and Rural Affairs has advised that based on its review (including the composition and use of the lands), and in the absence of any studies to justify the Rural designation as proposed, the subject lands should be designated Good General Agriculture and not Rural. The Good General Agriculture designation would recognize the composition of the area as prime agriculture under the PPS and therefore the Good General Agriculture designation would be consistent with the agricultural policies contained in the PPS. The objective of said policies is to protect agricultural lands and therefore, non-agricultural uses are not permitted.

Under a Rural designation, limited development opportunities exist which could occur in the immediate time horizon. The estate residential development concept submitted on behalf of the owners is not permitted under the Growth Plan. Specifically, Policy 2.2.9.3 of the Provincial Growth Plan new multiple lots and units for residential development are to be directed to settlement areas (such as hamlets, villages). No designated hamlets exist within the City. As well, the City's Official Plan does not permit Estate Residential development in its rural area. The Rural designation would provide an opportunity to create lots for development through the consent (severance) process. To this end, it has been estimated, based on environmental constraints, access and parcel size that three (3) additional regularly shaped lots may be possible. Lot creation limited to three (3) is permitted by Policy 2.2.9.3 of the Growth Plan.

The subject lands were incorporated in the Urban Area by Regional Policy Plan Amendment 29 in October 1988. Prior to that, they were considered non-urban. As noted previously, Official Plan Amendment No. 67 states, in Section 9, "the area bounded by the Canadian National-Canadian Pacific Railways tunnel route on the north, Colborne Street on the east, the Canadian National Railway on the south, and the former N.S. and T. trolley line lands on the west, shall be a Special Status Area.

It is the intent of Welland Official Plan Amendment No. 67 (1988) to maintain the rural residential character of the Special Status Area at present, until such time as hard service extension i.e., piped water and sewerage, can be justified in terms of demand for urban residential development.

One of the Objectives, Article 9.1 is "To maintain the rural residential character of the Special Status Area, for the present, and to guide development in the Area to urban residential use in the future."

Under Policies, the following articles strengthen the decision to adjust the boundaries:

9.3 Lands in the Special Status Area shall be governed by the policies contained in the Rural Residential section of this Amendment.

9.4 In addition to the permitted uses contained in the Rural Residential section of this Amendment, non-intensive livestock agricultural operations may also be permitted in the Special Status Area.

9.5 No City piped water or sewage services shall be extended to the Special Status Area until all other residential designated lands within the urban area boundary in the Amendment Area are substantially developed.

At the time the City's Official Plan was approved till today there are undeveloped lands remaining in the Amendment Area which will take several years to complete. As well, at the time of the approval of the City's Official Plan, the applicable Growth Management Strategy indicated that the City had a thirty-two (32) year supply of residential land, much longer than the timeframe envisioned by the Official Plan. As noted previously, it was not anticipated that the City will be servicing land in this portion of the City within the timeframe of this Plan as the lands were not contemplated for development within the next twenty (20) years. The City therefore removed these lands from its urban boundary.

The owners of a portion of the lands encompassed by the Light Industrial and Special Status Area have suggested that their lands within the Amendment Area be used for rural residential

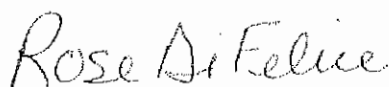
purposes. To this end, they have had prepared a concept plan that permits twenty-seven (27) residential lots accessed by private roads and to be serviced by private water and sewerage systems. The size of the proposed lots range in frontage and area but can be described as estate type lots. The Policy originally applicable to these lands contemplates that the rural character be maintained within that portion of lands designated Special Status Area. The concept plan provided by the owners proposed residential development in the area designated as Light Industrial by OPA 67 where no such development was contemplated in 1988 when the Amendment was passed.

As noted previously, Official Plan Amendment No. 67 designated part of the lands in question employment lands (Light Industrial). As set out in the both Provincial Plans, a change in designation from employment to residential would be considered an employment land conversion and, as such, a case would need to be made as to why the conversion is appropriate in the context of the City and the Region as a whole through a MCR. As part of its' preparation of the Official Plan, the City determined that the lands designated Light Industrial could be re-designated Rural however, the use of these lands for other than Rural purposes (residential as contemplated) was not reviewed.

The reasons as to why the City removed the subject lands from within its urban area boundary and re-designated the lands from Special Status Area and Light Industrial designation to Rural are clear. The proposal for estate residential development is not contemplated anywhere within the City. These lands were to be considered rural until such time as urban services are extended to this area. The extension of such services was not contemplated within the time horizon of the Official Plan.

In conclusion and as outlined in the foregoing, the City through the comprehensive review and preparation of its Official Plan determined that removing the subject lands from its urban area represented good planning and was consistent with Provincial and Regional planning policies.

Yours truly,



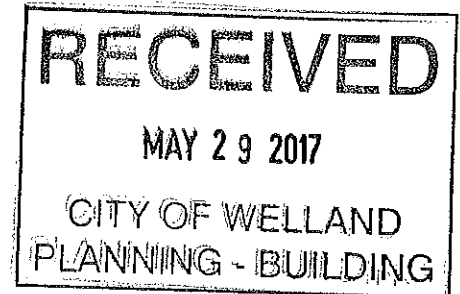
Rose Di Felice, M.Pl., M.Sc., MCIP, RPP
Manager of Policy Planning

RD:km
Encls.

Copy: Regional Clerk

Grant Munday

From: Boucetta, Alexandra (MTO) <Alexandra.Boucetta@ontario.ca>
Sent: Monday, May 29, 2017 7:38 AM
To: Grant Munday
Subject: FW: Notice of Public Information Meeting and Statutory Public Meeting & Revised Zoning By-law and Maps - New Comprehensive Zoning By-law
Attachments: File 2015-09 Public Notice-May16-17.pdf



Dear Grant,

The following properties are not within permit control area:
60 East Main Street, Welland.

The Ministry of Transportation does not have any comments.
Please do not hesitate to contact me if you have any further questions.

Kindest Regards,

Alexandra Boucetta

Corridor Management Officer – Niagara Region

Ministry of Transportation | Corridor Management Section | Niagara Region
159 Sir William Hearst Avenue, 7th floor Building D, Downsview, ON M3M 0B7
(416) 235-3883 | Alexandra.Boucetta@ontario.ca

From: Nunes, Paul (MTO)
Sent: May 17, 2017 10:10 AM
To: Polus, Asia (MTO); Boucetta, Alexandra (MTO)
Subject: FW: Notice of Public Information Meeting and Statutory Public Meeting & Revised Zoning By-law and Maps - New Comprehensive Zoning By-law

FYI,

Paul Nunes | Corridor Management Officer
Ministry of Transportation | Corridor Management Section | York Region
159 Sir William Hearst Avenue, 7th floor Building D, Downsview, ON M3M 0B7
(416) 235-5559 | paul.nunes@ontario.ca



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Grant Munday

From: Bitonti, Louis (MMA/MHO) <Louis.Bitonti@ontario.ca>
Sent: Thursday, May 4, 2017 9:43 AM
To: Grant Munday
Cc: Lyons, Darryl (MMA/MHO)
Subject: Welland draft Comprehensive ZBL and GE MZO
Attachments: MMA comments on draft Welland ZBL and Welland GE MZO.docx

Hi Grant,

Further to the telephone conference call this morning with yourself and Rose, please find attached a summary of the ministry's comments as it relates to the draft Zoning By-law and the GE MZO.

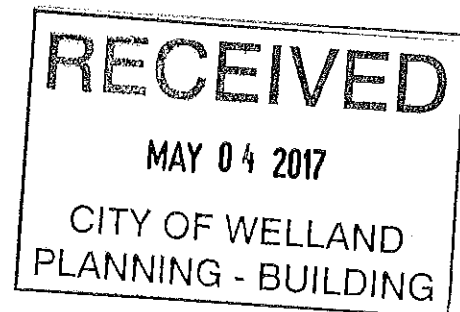
We understand from the call, you will be preparing a site-specific zone for the GE site to reflect the MZO.

Kind regards,

Louis Bitonti, RPP
Senior Planner
Ministry of Municipal Affairs
Municipal Services Office - Central Ontario
Tel: 416-585-6910
Fax: 416-585-6882



Please consider the environment before printing this email note.



RECEIVED

MAY 04 2017

**Draft City of Welland Comprehensive Zoning By-law (April 2017) Comparison with
GE MZO (Ont. Reg. 322/16, General Electric)**

CITY OF WELLAND
PLANNING - BUILDING

• **Table 12.2.1: Permitted uses in the GEC Zone:**

- Bulk Storage is permitted but as per the MZO it is “the bulk storage of petroleum, petroleum products, chemicals, gases or similar substances used in conjunction with the other uses on the site”. This should be revised to clarify as there is no definition for bulk storage.
- Commercial Greenhouse is permitted but this is usually regarded as an “agricultural use” and not an industrial use and is not listed in the MZO as a permitted use. Therefore, this use should be removed.
- Generating Plant is listed as a permitted use but the MZO identifies this use an accessory use. This should be revised to clarify this is an accessory use.
- Heavy Equipment, Sales, Rental and Service is listed as a permitted use but the MZO identifies this as an accessory use. This should be revised to clarify this is an accessory use.
- Hotel/Motel is listed as a permitted use but this is not permitted by the MZO. Therefore, this use should be removed.
- Light Equipment/Machinery Sales, Rental and Service Establishment is listed as a permitted use but the MZO identifies this as an accessory use. This should be revised to clarify this is an accessory use.
- Offices are listed as a permitted use but the MZO identifies offices as an accessory use. This should be revised to clarify this is an accessory use.
- Manufacturing/Showroom is listed as a permitted use but the MZO identifies a showroom and area for sales and display including the outdoor display of equipment and machinery as an accessory use. This should be revised to clarify this is an accessory use.
- Parking Lot is listed as a permitted use but the MZO identifies this as an accessory use. This should be revised to clarify this is an accessory use.
- Sleeping Facilities for Occasional Use is listed as a permitted use but the MZO identifies this as an accessory use. This should be revised to clarify this is an accessory use.
- Training Facilities is listed as a permitted use but the MZO identifies facilities for training employees and vendors as an accessory use. This should be revised to clarify this is an accessory use.
- Warehouse/Public Storage is listed as a permitted use but the MZO does not permit public storage. The MZO permits bulk storage of petroleum, petroleum products, chemicals, gases or similar substances used in conjunction with the uses on the site and accessory uses of indoor and outdoor storage and distribution of products, parts, equipment, machinery,

goods, materials, substances and containers. This should be revised to a 'warehouse and distribution' type of permitted use and remove the 'Public Storage' use.

- **Table 12.3.1: Regulations for Industrial Zones in the GEC Zone:**

- The Side Yard (minimum) is 0 metres. The MZO identifies minimum side yard setbacks, in particular 14 metres on the east side abutting the Hwy 140. The ZBL needs to include the side yard setbacks identified in the MZO. Note: as clarified on the May 5 telephone call, the 14 metres side yard setback is included in section 5.37 (setbacks requirements adjacent to provincial highway). The other side yard setbacks need to be included: 4.5 metres on the west side and 8.7 metres on the north-west side.
- The Rear Yard (minimum) is 3.0 metres. The MZO identifies a minimum rear side yard setback is 4.5 metres. This needs to be corrected.
- The Building Height (maximum) says in the ZBL there is no maximum. The MZO identifies a maximum height of all buildings and structures is 30 metres. This needs to be corrected.
- The ZBL also states there is no maximum lot coverage and no maximum total floor area for any building or structure so these provisions should be included in the ZBL.

- **Parking Standards:**

- For parking, the MZO includes a provision that the minimum number of parking spaces is 1 space for each 180 square metres of gross floor area of all buildings. Note: See **Table 6.4.6 Industrial Uses – Required Parking Spaces** where the MZO has been incorporated into the industrial uses parking requirements. For where the specific uses are not listed the last line says for "other industrial uses not listed above" it is 1 space for each 180 square metres of gross floor area.

Grant Munday

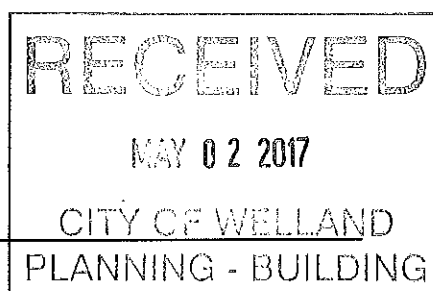
From: Lyons, Darryl (MMA/MHO) <Darryl.Lyons@ontario.ca>
Sent: Tuesday, May 2, 2017 8:03 AM
To: Grant Munday
Subject: FW: City of Welland Draft Comprehensive Zoning By-law & Notice Public Open House

Hi Grant,

I was hoping we could tee up a call to discuss the draft comprehensive zoning by-law. Having reviewed the draft against the GE Minister's Zoning Order it appears that there are areas where it may not conform or goes beyond the permissions granted by the Minister, which should be remedied for that site.

Can you also please update your mailing list to include me as fortunately Mark forwarded this before he moved on to another job.

Thanks,
Darryl



Darryl Lyons, M.Pl., MCIP, RPP
Manager, Community Planning and Development (West)
Municipal Services Office – Central Ontario | Ministry of Municipal Affairs | Ministry of Housing
777 Bay Street, 13th Floor, Toronto, Ontario, M5G 2E5
Ph: 416-585-6048 | Toll Free: 1-800-668-0230 | darryl.lyons@ontario.ca

From: Christie, Mark (MMA/MHO)
Sent: April 21, 2017 1:33 PM
To: Lyons, Darryl (MMA/MHO)
Subject: Fw: City of Welland Draft Comprehensive Zoning By-law & Notice Public Open House

Mark

From: Grant Munday <grant.munday@welland.ca>
Sent: Friday, April 21, 2017 1:26 PM
To: Grant Munday
Subject: City of Welland Draft Comprehensive Zoning By-law & Notice Public Open House

The City of Welland has developed a draft single new Comprehensive Zoning By-law with the goal of creating a single and progressive regulatory document which appropriately implements Provincial, Regional and Local policies.

A Public Open House will be held on May 11, 2017 between 6pm and 9pm in the Council Chambers, Welland City Hall, 2nd Floor, 60 East Main Street, Welland, Ontario. We need your input! Comments are due by May 12, 2017. The final Public Information Meeting and Statutory

Public Meeting will be held in June 2017, further notice with the exact dates, times and location and in accordance with the Planning Act will be sent out in early May 2017.

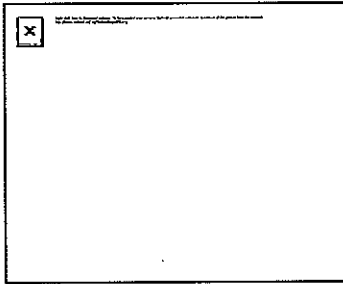
The draft final document is available for public review and comment. The text and link to the mapping can be found at the following links.

- [Draft Comprehensive Zoning By-law](#)
- Schedule A: Zone Maps can be viewed on our interactive [G.I.S. Map](#)
- Schedule B: Special Exceptions can be view [here](#)
- Paper copies are also available for viewing at Welland City Hall, Planning and Building Division, 2nd Floor, 60 East Main Street, Welland, Ontario.

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 that are permitted and how they may be used,
- the lot sizes and dimensions, parking requirements, building heights and setbacks from the street.

Public and other stakeholder participation is key to the success of this project. If you would like more information on the project or if you want to be added to our email or mail contact list please contact zoningreview@welland.ca or visit <https://www.welland.ca/Planning/zoningreview.asp>
City of Welland Staff have put together a [Zoning By-law Review Information Pamphlet](#) to provide more information and answer frequently asked questions about this project.



Grant Munday, B.A.A.

Manager of Development Approvals
Planning Division

Development and Infrastructure Services

Corporation of the City of Welland

60 East Main Street, Welland, Ontario L3B 3X4

Phone: (905)735-1700 Ext. 2240 **Fax:** (905)735-8772

www.welland.ca



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Grant Munday

From: Darlene Presley <darlene@lehmanplan.ca>
Sent: Thursday, June 9, 2016 9:14 AM
To: Zoning Review
Subject: Comprehensive Zoning By-law Update
Attachments: 33628 Welland CZBL Response ltr.pdf

Good Morning,

Regarding the City's By-law update, attached are our comments for the City's consideration.

If you have any questions or require any additional information let me know.

Thank you,

Darlene Presley,
Project & Planning Coordinator

TransCanada PipeLines Limited
C/O Lehman & Associates – Urban Planning Consultants
97 Collier Street
Barrie, ON
L4M 1H2

Ph: 705-727-0663, ext. 21
1-866-602-0663
Fax: 705-727-9217

June 8, 2016

Mr. Grant Munday, B.A.A.
Planning Supervisor
The City of Welland
60 East Main Street
Welland, ON
L3B 3X4

Via email: zoningreview@welland.ca

Dear Mr. Munday:

**Re: City of Welland Comprehensive Zoning By-law Update
Our File No. PAR 33628**

We have received notice of the Comprehensive Zoning By-law update and offer the following comments.

TransCanada PipeLines Limited (TransCanada) has one high pressure natural gas pipeline crossing the northwest corner of the City. TransCanada reviews all proposed development within 200 metres of the pipeline to ensure it does not affect the safety and integrity of our facilities.

TransCanada's main goal is for landowners and developers to be aware of their facilities and know when they are required to contact TransCanada.

We note that the Provincial Policy Statement considers the pipeline as "Infrastructure", a defined term, and that in Section 1.6.8 it states that Planning authorities shall plan for and protect corridors and rights-of-way for *infrastructure*, including transportation, transit and electricity generation facilities and transmission systems to meet current and projected needs.

We request the following setback specific to TransCanada be included the By-law:

1. No permanent building or structure may be located within 7 metres of the pipeline right-of-way. Accessory structures shall have a minimum setback of at least 3 metres from the limit of the right-of-way.

In addition, we request the Zoning By-law recognize the TransCanada pipeline on the zoning schedules to further create awareness of the pipeline. To facilitate the inclusion of the pipeline centerline we can provide GIS shape files to the City. Please let us know if

LEHMAN
& ASSOCIATES

Authorized commenting Agency for

97 Collier St.,
Barrie, ON L4M 1H2
(705) 727-0663

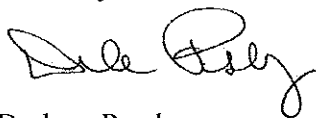


you would be interested in this option. A confidentiality agreement will need to be entered into prior to releasing the files.

Thank you for the opportunity to comment. We would appreciate being advised as to how our comments will be addressed in the Zoning By-law and receiving a copy of the decision.

If the decision can be provided either by email to darlene@lehmanplan.ca or by mail or fax at 705-727-9217, it would be greatly appreciated.

Sincerely,



Darlene Presley,
Project & Planning Coordinator

LEHMAN
& ASSOCIATES

Authorized commenting Agency for

97 Collier St.,
Barrie, ON L4M 1H2
(705) 727-0663



Grant Munday

From: Robert Lehman <bob@lehmanplan.ca>
Sent: Monday, April 3, 2017 1:38 PM
To: Grant Munday
Cc: dpresley@mhbcplan.com
Subject: Re: Comprehensive Zoning By-law Update

These are Darlene's new co-ordinates Grant, the contract has been taken over by MHBC and she is with them.

Bob

DARLENE PRESLEY | Planning Co-ordinator

MHBC Planning, Urban Design & Landscape Architecture

442 Brant Street, Suite 204 | Burlington | ON | L7R 2G4 | T 905 639 8686 x 229 | F 905 761 5589 | C 705 627 2302 | dpresley@mhbcplan.com |

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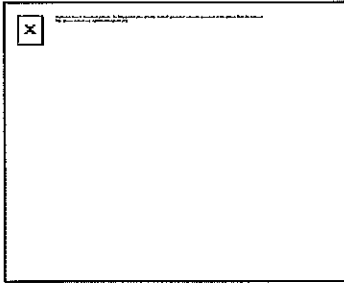


From: Grant Munday <grant.munday@welland.ca>
Date: Monday, April 3, 2017 at 1:34 PM
To: Robert Lehman <bob@lehmanplan.ca>
Subject: FW: Comprehensive Zoning By-law Update

Bob,

I sent the email below to Darlene but I got a message back saying she has left. Can you look at my response to your June 9, 2016 email.

Sincerely,



Grant Munday, B.A.A.

Manager of Development Approvals

Planning Division

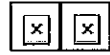
Development and Infrastructure Services

Corporation of the City of Welland

60 East Main Street, Welland, Ontario L3B 3X4

Phone:(905)735-1700 Ext. 2240 **Fax:**(905)735-8772

www.welland.ca



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From: Grant Munday

Sent: Monday, April 3, 2017 1:31 PM

To: 'Darlene Presley' <darlene@lehmanplan.ca>; Zoning Review <zoningreview@welland.ca>

Cc: Jamie Leitch <jamie.leitch@welland.ca>

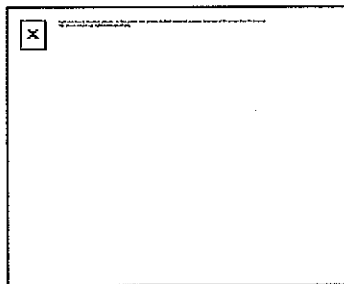
Subject: RE: Comprehensive Zoning By-law Update

Darlene,

I have reviewed your letter and I would need the following additional information?

- 1) What municipalities in Ontario have the Zoning provision you requested?
- 2) We would need to obtain GIS shape files of the pipeline to determine the extent and impact. Please send us the confidentiality agreement and I will have our Legal and IS staff review it.

Sincerely,



Grant Munday, B.A.A.

Manager of Development Approvals

Planning Division

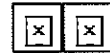
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From: Darlene Presley [mailto:darlene@lehmanplan.ca]

Sent: Thursday, June 9, 2016 9:14 AM

To: Zoning Review <zoningreview@welland.ca>

Subject: Comprehensive Zoning By-law Update

Good Morning,

Regarding the City's By-law update, attached are our comments for the City's consideration.

If you have any questions or require any additional information let me know.

Thank you,

Darlene Presley,
Project & Planning Coordinator

TransCanada PipeLines Limited
C/O Lehman & Associates – Urban Planning Consultants
97 Collier Street
Barrie, ON
L4M 1H2

Ph: 705-727-0663, ext. 21
1-866-602-0663
Fax: 705-727-9217

Grant Munday

From: Fyffe, Hugh (MTO) <Hugh.Fyffe@ontario.ca>
Sent: Tuesday, May 2, 2017 9:53 AM
To: Grant Munday
Cc: Polus, Asia (MTO)
Subject: RE: City of Welland Draft Comprehensive Zoning By-law & Notice Public Open House

Good morning Mr. Munday:

Thank you for circulation of the City of Welland's Draft Comprehensive Zoning By-law.

Parts of Provincial highways 406, 140, 58A pass through the city. MTO exercises permit control on developments:

- a) within 46m of the highway corridor's r.o.w.
- b) within 395m radius of the intersection of the centrelines of Hwy. 406 and any crossing road
- c) within 180m radius of the intersection of the centrelines of Hwy. 140 / 58A and any crossing road.

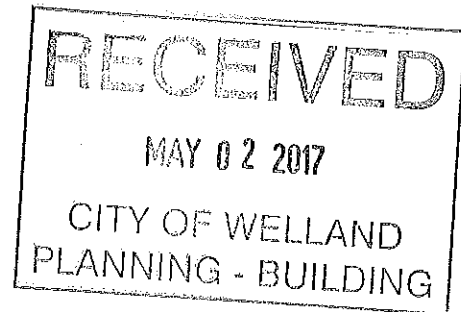
All signs visible from provincial highways / ramps require MTO permit(s).

The MTO should be circulated with development proposals adjacent to and within the vicinity of provincial highways.

Please call if you have any questions.

Thanks

Hugh Fyffe
Project Manager
Corridor Management Section
416 235-4572



From: Grant Munday [mailto:grant.munday@welland.ca]
Sent: April 21, 2017 1:26 PM
To: Grant Munday
Subject: City of Welland Draft Comprehensive Zoning By-law & Notice Public Open House

The City of Welland has developed a draft single new Comprehensive Zoning By-law with the goal of creating a single and progressive regulatory document which appropriately implements Provincial, Regional and Local policies.

A Public Open House will be held on May 11, 2017 between 6pm and 9pm in the Council Chambers, Welland City Hall, 2nd Floor, 60 East Main Street, Welland, Ontario. We need your input! Comments are due by May 12, 2017. The final Public Information Meeting and Statutory Public Meeting will be held in June 2017, further notice with the exact dates, times and location and in accordance with the Planning Act will be sent out in early May 2017.

The draft final document is available for public review and comment. The text and link to the mapping can be found at the following links.

- [Draft Comprehensive Zoning By-law](#)
- Schedule A: Zone Maps can be viewed on our interactive [G.I.S. Map](#)

REGIONAL SHOPPING NODE & EASTERN APPROACH

Grant Munday

From: Travers Fitzpatrick <traversfitzpatrick@gmail.com>
Sent: May 23, 2017 5:35 PM
To: Grant Munday
Cc: Mike Belcastro; Alanna
Subject: Additional Comments on behalf of Doral Holdings/Seaway Mall respecting City of Welland draft Comprehensive Zoning By-law dated May 16, 2017
Attachments: Additional Comment on Proposed new City of Welland Zoning By.docx

Grant, here are additional comments on the latest draft of the Zoning Bylaw. We have looked specifically at the Eastern Approach lands (OP Designation) and would recommend that City staff go back to the OMB Order PL111171, dated 24 June, 2014 to ensure that only permitted uses approved in that order for the lands be specifically set out in the By-law.

We reserve the right to amend, add or delete to these comments and of course, subject to meeting statutory requirements, object to the final version of the By-law.

I think that several of the suggestions we have set out are helpful to the City and should be considered not just as comments on behalf of Doral but as comments for the benefit of the City of Welland.

I look forward to seeing the staff report on the By-law and of course the final version of the By-law itself.

Travers Fitzpatrick.

Additional Comments on behalf of Doral Holdings/Seaway Mall respecting City of Welland draft Comprehensive Zoning By-law dated May 16, 2017

1. Page 1- 4. Section 1.11 Definitions states terms that are *italicized* are defined in Section 4 of this By-law. This is not the case.
2. Page 3-3 Section 3.6 Special Zone Symbols states, in part, "Lands so identified shall be subject to all of the provisions and restrictions of the applicable parent Zone, except as otherwise provided by the special Zone." This can be construed to mean that exception Zones permit **all USES** not just provisions in the parent Zone. It is therefore important that Exception Zones clearly state what uses are permitted in the Exception Zone. This is particularly important in the **Eastern Approach** designation of the Official Plan where there are restrictions to uses that have been agreed to as a consequence of protracted negotiations. See comments 7 and 8 below for more clarity.
3. Page 3-4 Section 3.7 Site Specific Zones is the section needed given section 3.6 preceding?
4. Page 8-7 Footnotes to Commercial Zones Permitted Use Table there is no (5) in the permitted use table to coincide with the Footnote provisions.
5. Table 12.2.1 Permitted Uses in Industrial Zones, Pages 12.1 to 12.4. There are a number of uses which have a (2) beside them as a restriction to the use. However, the restriction states "Shall only be permitted as an **accessory use to a principal use in a mixed use building**". Some of the uses would not necessarily be accessory to a principal use but would be a main use (uses such as an Athletic/Fitness Establishment; a Day Care Centre; a Restaurant; a Medical Clinic; a Financial Institution; a Service Commercial Establishment; and a Surveying, Engineering, Planning or Design Business). To ensure that the uses are permitted, we would suggest that the noted uses be permitted in an Industrial Mall only. An Industrial Mall would then be a permitted use in the Industrial Zones and defined as follows: **"Industrial Mall, means one (1) or more buildings on a separate lot which contain(s) not less than 1,345 square metres of gross floor area, developed and managed as a whole, which is divided, or is capable of being divided, into ten (10) or more individual components for separate use by different firms or individuals."** We believe that this would then clarify the situation and avoid conflict. Additionally, we believe that the use "Custom Workshop " should also be restricted to an Industrial Mall. Further we believe that the "offices" use, Page 12-3, should have the additional restriction (3) "accessory use to a principal use". All of these additional restrictions are particularly important in the Gateway Economic Centre given the policies of the Official Plan particularly Policy 4.3.2.4 A *Planned Function*.
6. Dealing with the **GEC -13 Zone** (Niagara Centre Land Development Limited) we do not believe that a Home Improvement Store use conforms to the Official Plan which speaks to "minor retail uses..... which are scaled to meet the needs of the employees within the immediate area" (Policy 4.3.2.4 B.) The use should therefore be removed as a permitted use from the zone. However, the Zone could include an automotive and recreational vehicle sales, rental, and service use in accordance with Official Plan Policy 4.3.3.9.

7. Dealing with the **RS-15 Zone** (102 Primeway Drive & Canadian Tire) and further to comment 2 above, the permitted uses, as set out in OMB Order PL111171, dated 24 June, 2014 respecting the lands should be clearly identified as noted below:

*"That the uses permitted in the **RS-15 Zone** shall be as follows: DEPARTMENT STORE, HOME AND AUTO SUPPLY STORE, HOME IMPROVEMENT STORE, RETAIL STORE, and complementary service type uses as follows: BANK, BUSINESS OFFICE, BUSINESS SERVICE ESTABLISHMENT, COMPUTER SERVICE, PERSONAL SERVICE ESTABLISHMENT, RESTAURANT, FAST FOOD OUTLET, DAY CARE FACILITY; WIND TURBINE/WIND MILL. Further, the zone provisions for the zone should be amended to include the parking standard set out in the OMB Order.*

8. Dealing with the **RS -16 Zone** (North Side of Woodlawn Road, West Side of Brown (Primeway) Road – Rona) and again further to comment 2 above the permitted uses in the RS-16 Zone should be clearly set out as noted below and again as directed by OMB Order PL11171.

*"That the permitted uses in the **RS-16 Zone** shall be as follows: HOME IMPROVEMENT STORE, BANK, BUSINESS OFFICE, BUSINESS SERVICE ESTABLISHMENT, FAST FOOD OUTLET and ATHLETIC/FITNESS CLUB;*

9. Comments **7 & 8** above are based upon a review of the current Zoning By-law 2667 as it relates to the lands affected by the respective zoning restrictions. However, there are uses set out in the RS-15 and RS-16 which are not specifically defined in the new by-law and perhaps need to be defined.

10. To ensure that all schedules are indeed part of the By-law, we would recommend that the by-law specifically note the **Schedules (name the schedules) shall be read with and form part of the By-law.**

RECEIVED

MAY 08 2017

CITY OF WELLAND
PLANNING - BUILDING

Comments on behalf of Doral Holdings/Seaway Mall respecting the second draft of a new Zoning By-law for the City of Welland.

This is the second series of comments made on behalf of Doral Holdings/Seaway Mall respecting a proposed new Zoning By-law prepared on behalf of the City of Welland, the first comments having been submitted via e-mail on April 29, 2016.

Specific comments on the second draft of the proposed new Zoning By-law follow:

1. **We begin, by strongly recommending that Council adopt a resolution in accordance with Subsection 34 (10.0.0.2) of the Planning Act permitting applications for amendment to the new Zoning By-law to be submitted at any time after the adoption of the new Zoning By-law.**
2. As set out in the previous comments we would again request that **accessory uses buildings and structures be specifically permitted in the Regional Shopping Node Zone and perhaps other Commercial Zones.** Accessory uses, buildings and structures are set out as specific permitted uses in all Residential Zones, all Open Space Zones, all Institutional Zones, all Industrial Zones and in Agricultural and Rural Zones. Notwithstanding General Provision 5.3.1 dealing with accessory uses, building and structures which states that accessory uses, building and structures ARE permitted as a subordinate use to a permitted use the specific setting out of accessory uses, building and structures as a permitted use in the residential and other zones as noted above BUT NOT in Commercial Zones leads to unnecessary confusion. As the draft by-law now stands there would be some question as to whether an accessory salt storage structure could be located in any Commercial Zone as accessory uses, buildings and structures are not permitted in those Zones but are in other Zones. ***Either set out Accessory Uses, Building and Structures as a permitted use in the Commercial Zones or delete the use from all zones and rely upon General Provision 5.3.1 to deal with the matter. We recommend deleting specific reference to accessory uses, buildings and structures be deleted as permitted uses in specific zones and General Provision 5.3.1 be relied upon to deal with this matter.***
3. The previous definition of a Bank Machine has been removed from the new draft and has not been replaced with any definition. ***We assume therefore that such a use is now to be considered to be an accessory use to a main commercial use. Please confirm this understanding or in the alternative put the definition back in the by-law and add the uses as a permitted use in the Commercial Zones.*** This issue is also illustrative as to why the matter of accessory uses in Commercial Zones requires clarification.
4. We would again request that a **commercial school use** (school, commercial) be permitted at the Seaway Mall on a site specific basis or in the Regional Shopping

Node Zone. We fail to see why this use is permitted in all other Commercial Zones and in three (3) of four (4) Industrial Zones but is not permitted at the Seaway Mall nor in the Regional Shopping Node Zone. Additionally, the use (school commercial) is permitted in the Institutional and Community Wellness Zones. As a matter of clarification, the writers may also wish to ensure that the Zones established in Section 3: Zones and Zone Symbols of the By-law match the actual zones set out in the text of the By-law in Section 11: Institutional Zones.

5. We would **again request** that **contractor's establishment use**, as defined in the first draft of the By-law, be permitted at the Seaway Mall on a site specific basis.
6. We would **again request** that a **call centre use be defined and added as a permitted use** in the Regional Shopping Centre Zone. The current draft, as with the first draft, does not define nor permit call centres as a permitted use. The existing call centres in the City will become legal non-conforming uses which is not in the interest of the business, the City nor the owners of the building in which existing call centres are located. The following is the recommended definition of a call centre and is taken from Zoning By-law 2667 "**A BUILDING, or part thereof, where one or more telephone service representatives, working in accordance with a business plan, dedicates the major portion of their time receiving or placing calls using computer equipment to record the information**"
7. We would **again request** that a **custom workshop use be permitted** in the Regional Shopping Node Zone and perhaps in other Commercial Zones. The current draft of the by-law permits this use in three (3) of four (4) Industrial Zones only and in no Commercial Zones thereby making most existing operations in the City legal non-conforming uses. (eg. Don Oliver Drapery on East Main Street as well as Broadway Custom Upholstery & Drapery on Niagara Street to name but two (2) such uses.)
8. We would ask that **department store use** be defined in the Definition Section of the By-law as it is set out as a permitted use in the Regional Shopping Node Zone as we wish to ensure there is no misunderstanding that the use is permitted at the Seaway Mall as a defined use in the By-law.
9. We would **again request** that a **flea market use be permitted** at the Seaway Mall on a site specific basis or in the Regional Shopping Centre Zone. Currently, as was the case in the previous draft, the use is defined but not permitted in any zone. *Is the intention of the writer to prohibit flea market uses in the City? If not either permit the use or delete the definition and rely upon the definition of retail use to cover such uses.* Permitting the use in specific zones would be the clearest indication of what is intended if in fact the use is to be permitted.
10. We would **again request** that a **health related retail use be permitted** in the Regional Shopping Node Zone and perhaps in other Commercial Zones. Currently the use is permitted only in the Health and Wellness Zone.
11. We would again request that a **home furnishing retail establishment use be permitted** in the Regional Shopping Node Zone and perhaps in other Commercial

Zones. Currently the use is defined but not permitted in the any Zone. ***Is it the intention of the writer to prohibit such uses in the City?***

12. A **home improvement establishment use** is permitted in the Regional Shopping Node Zone and other Commercial zones. However the **use** does not match the **definition** which contains the term **retail** as in **home improvement retail establishment**. For clarification and certainty either remove the word retail in the definition or match the permitted use to the definition.
13. We would **again request** that a **light equipment/machinery rental and service establishment use** be added as a permitted use in the Regional Shopping Centre Zone.
14. We would **again request** that an **office, major use** be added as a permitted use to the Seaway Mall on a site specific basis. Currently the use is defined but not permitted in any Zone. Further, the maximum height provision would appear to provide for this use in the Regional Shopping Node Zone so adding the use would seem to be a logical addition to the zone.
15. We would **again request** that a **place of assembly use** be added as a permitted use at the Seaway Mall on a site specific basis. Currently, an assembly hall, an undefined term/use, is permitted in the Downtown Mixed Use Centre and Regional Shopping Centre Zones.
16. We would **again request** that a **place of entertainment use** be added as a permitted use to the Seaway Mall on a site specific basis. Currently the use is defined but not permitted in any Zone which renders the existing uses such as the Seaway Cinema, existing bowling alleys and bingo halls legal non-conforming uses.
17. We would **again request** that a **place of worship use** be added as a permitted use to the Seaway Mall on a site specific basis.
18. We would **again request** that a **repair shop use** be added as a permitted use to the Seaway Mall on a site specific basis. **Repair shops and services use**, an undefined use, is permitted in three (3) of four (4) Industrial Zones. It would appear from the current draft of the by-law that any repair shop, say a lawnmower repair or bike repair use, not in the proposed industrial zones would become legal non-conforming uses.
19. We would **again request** that a **sample or showroom use** be added as a permitted use to the Seaway Mall on a site specific basis. The term/use is defined but not permitted in any zone. ***Again, is the writer's intent that this use be prohibited in the City?***
20. We would **again request** that a **seasonal outdoor use** be added as a permitted use to the Seaway Mall on a site specific basis. The term/use is defined but not permitted in any zone. There are however several provisions set out in General Provision 5.36 Seasonal Outdoor Uses which states, in part, **"Where permitted by this By-law"**. There is need for clarification concerning what is or is not intended. Notwithstanding we request the use be permitted at the Seaway Mall.

21. We would **again request** that a **social services establishment use** be added as a permitted use to the Seaway Mall on a site specific basis. Permitting the use in Institution Zones only, as is now the case in the current draft of the By-law, will make uses such as Rose City Kids and other like services in the downtown area legal non-conforming uses.
22. In a similar vein, we would recommend that the requirement, via the definition of the use, that a **community centre use** be owned or operated by the City or under agreement with the City be deleted. Again this restriction places existing facilities in a legal non-conforming situation.
23. We would again request that a **Shopping Centre** be defined and permitted in a site specific/exception zone for the **Seaway Mall**. We recommend the following definition for a Shopping Centre "**Shopping Centre**, means three (3) or more of commercial, retail, or service occupancies planned, designed, and managed as a unit having a gross leasable area of not less than 5,000.0 square metres, having a common public parking area provided on the lot and may include a department store"
24. The **Supermarket/Grocery Store use** should be **deleted** as a permitted use in the **CC2 Community Commercial Corridor Zone** as the use is specifically excluded as a permitted use in a Community Commercial Corridor by Official Plan policy 4.4.2.6.B
25. We would **again request** that a **survey, engineering, planning or design business use** be added as a permitted use to the Seaway Mall on a site specific basis and perhaps to other Commercial Zones. Limiting this use to the L1 and GEC Zones as is proposed also makes existing businesses of this nature not in those zones legal non-conforming uses. This would appear to be an oversight.
26. Dealing with the Regulations for Commercial Zones, we would **again request** that the Seaway Mall be set out as a site specific zone (exception) to recognise that a number of proposed general regulations for the Regional Shopping Node place the Mall in a non-complying status. Specifically, as previously pointed out, the exterior side yard (north side yard) is greater than the proposed maximum exterior side yard of 17.5 metres. Given the current economic circumstances and changes in the retail environment we see no value whatsoever in adding additional complications to financing or leasing situations by making the Mall legal non-complying relative to zone regulations. Neither the definition of Non-Complying in Section 4 Definitions nor Section 5.24 Non-Complying Lots are of assistance in this circumstance. Should the City wish to set out maximum yards, for design or other purposes, it should do so for new developments only. **In any case, we request that the Seaway Mall be set out as an Exception Zone (Site specific zone) with a separate list of permitted uses and zone regulations.**
27. We note that Table 8.4.1: Regulations for Motor Vehicle Service Stations provides for both a gross floor area (150 sq. m. maximum) and parking requirement for a convenience store. However, a convenience store is **neither defined nor permitted in any zone** in the By-law. We would suggest that a convenience store

use be defined and permitted in zones where the proposed By-law permits Supermarkets/Grocery Stores at a size of 100 sq. metres such as the Residential High Density Zone. As a matter of comparison the existing Zoning By-law 2667 does provide for a definition of a convenience store which contains a maximum floor area restriction of 222 sq. metres.

28. The permitted use table for **Industrial Zones Table 12.2.1** sets out all permitted uses in alphabetical order rather than by Commercial, Hospitality, Community, Office etc. as do the other permitted use tables in the By-law. We would suggest that this approach be taken to **all permitted use tables** as it makes finding uses easier and a more rationale exercise.
29. There are a number of uses set out as being permitted in **Table 12.2.1 Permitted Uses in Industrial Zones** which are not defined in the Definition Section of the By-law. There is therefore some question as to whether the uses are therefore permitted uses. *It may be of assistance to state in the Definition Section of the By-law that words used in the By-law have their normal and customary meaning save for the words which are defined in the By-law.* It would be preferable however for all uses to be defined and that a consistent utilization of the defined words be used throughout the By-law. As examples, **School, Commercial vs. Commercial School; Medical Office or Clinic vs. Medical Office/Clinic; Athletic Club vs. Athletic/Fitness Establishment; Grocery Store/Supermarket vs. Supermarket/Grocery Store; Light Equipment/Machinery Rental and Service Establishment vs. Light Equipment/Machinery Sales, Rental and Service Establishment.** There is a lack of care in the preparation of the By-law which we view as problematic and perhaps detrimental to Doral Holdings/Seaway Mall in that we may not have caught all of the shortcomings in the By-law which may require delays in our endeavours to lease our space or otherwise develop our property.
30. Dealing with the "uses" set out in **Table 12.2.1 Permitted Uses for the Gateway Economic Centre** we would suggest that the following uses, as set out or as otherwise defined and permitted, be confined to a strip mall/industrial mall building (or mixed use building as stated in the footnote to Table 12.2.1) that would serve the individual Gateway Economic Centre Clusters set out in the Official Plan and Zoning By-law. Those "uses" include: **Athletic Club; Commercial School; Day Care Centre; Financial Institution; Offices: Medical Office/Clinic; Printing Establishment; Restaurant; Service Commercial Establishment; Survey, Engineering, Planning or Design Business; Training Facilities (not related to a main use).** Depending upon how "Repair Shops and Services" is defined that use could be included in the list above or excluded as a permitted use. It is our view that confining these uses as suggested meets the intent of the Official Plan policy 4.3.2.4.B which states, in part, **"Minor retail, personal and professional service commercial uses which are scaled to meet the needs of the employees within the immediate area are also permitted"**

31. We also suggest that a **Custom Workshop** should be **deleted** in the GEC Zone. We would however suggest that **Office, Major** should be **added** as a permitted use in the GEC Zone.
32. We have some question as to what is meant by the permitted use **Sleeping Facilities for Occasional Use** in Table 12.2.1. The term is confusing and also NOT defined. Please clarify.
33. As a matter of clarity, we question whether Outside Storage as permitted in the CEG Zone needs to be restricted as an accessory use to a principal use in a **mixed use building**.
34. Further, the **double check** for Heavy Industrial in the GEC Zone grid appears to be an error.
35. So as to avoid confusion, we would recommend that the geographic identifier (either name of the development or the address of the development) be set out at the **beginning** of the exception (eg. GEC-13 Niagara Centre Land Development Limited) rather than the exception number set out at the beginning of the exception and the location set out at the end of the exception. This would make it easier to identify the exception.
36. Any restriction proposed in our comments for the GEC Gateway Economic Centre Zone should also apply to any GEC Exception Zone if the uses from the GEC Zone are to be permitted in any GEC Exception Zone as of right.
37. **Dealing with Exception GEC-13**, the additional permitted use **Home Improvement Store** set out in the exception does not match the definition of the use. Further, in our view the additional use (Home Improvement Retail Establishment) does not conform to the Official Plan. Official Plan policy 4.3.2.4.B Permitted Uses in the Gateway Economic Centre designation speaks to minor retail uses. **The additional use should therefore be deleted from the Zone.**
38. **Dealing with Exception CC1-15** and for clarification, the description of the exception should include **Walmart** in the as well as 102 Primeway Drive and Canadian Tire. Further, the definition of Department Store should be included in the **definition section** of the By-law. In addition, gross leasable floor area is neither defined nor otherwise used in the By-law. The term should be defined and perhaps used as the basis for parking requirements for larger uses, retails centres containing multiple uses and for a shopping centre which should also be defined and the use permitted on a site specific basis at the Seaway Mall. Additionally, the term DSTM used in the exception is not defined and should be for the purposes of clarification. **Finally, precisely what uses are permitted in the Exception Zone should be set out** as they are in the GEC -13 and GEC -14 Exception Zones. Any residential uses which are permitted in the CC1 Zone clearly would not conform to the Official Plan and should not be permitted in this exception zone.
39. **Dealing with Exception CC1-16**, the description is confusing. Remove the reference to the "west side of Brown Road" and replace with "west side of Primeway Drive". **Further, just what uses are permitted in the CC1-16**

Exception Zone should be clearly set out as they are in the GEC -13 and GEC -14 Exception Zones. Any residential uses which are permitted in the CC1 Zone clearly would not conform to the Official Plan and should not be permitted in this exception zone.

40. **Dealing with Exception CC1-17**, some of the uses purportedly permitted are not defined in the By-law therefore raising questions as to whether the uses are actually permitted. We may take the position that they are not permitted and therefore question any approval given by the City. Further, permitting any residential uses such as **Dwelling, Apartment; Dwelling, Converted; Dwelling, Multiple and Dwelling Units Above permitted Uses** as is proposed would not, in our view, be in conformity with the Official Plan policies contained in Section 4.4.2.4 dealing with the Eastern Approach. In addition, given the Official Plan Policies dealing with the west side of the Eastern Approach, we do not believe that such as Department Store, Retail Centre, Supermarket/Grocery Store that are permitted in the CC 1 Zone generally being permitted in the CC1-17 Zone would conform to the Official Plan. **We would recommend that a specific set of permitted uses for the CC1-17 Zone be separately set out in the By-law** taking into consideration our comments.
41. **Dealing with Section 6 Parking and Loading Provisions** we would suggest that illustrations of Parking Space dimensions ought to be incorporated in the by-law for convenience purposes.
42. We are confused by **General Provision 6.1.7 Surface Treatment** for parking areas in that neither concrete nor asphalt "allow for infiltration of surface water" as required by the provision.
43. The manner in which the parking requirements in the By-law is set up is unnecessarily confusing. Setting up parking requirements by residential uses, commercial uses, institutional and community uses, educational uses and industrial uses is confusing particularly if a use happens to be permitted in more than one zone (for instance **service commercial establishment** which is permitted in **commercial zones, institutional zones and industrial zones**). For clarity and ease of use of the By-law, we would suggest that parking requirements be set out alphabetically by use not grouped by residential, commercial use etc. The result would be a shorter by-law which would be **easier** to use. Surely that is something that ought to be an objective of this process.
44. The parking requirement for **Industrial Administrative Office and Laboratory**, Page 6-10 appears to be excessive and an error.
45. Similarly, the parking requirement for **Research and Development Establishment**, Page 6-11 appears to be a typo.
46. Setting out permitted uses in various zones (Residential, Commercial, Open Space, Institutional) by category rather than alphabetical order is confusing and unnecessary particularly when permitted uses are set out in alphabetical order in Industrial and Rural and Agricultural zones. **We would recommend that all uses**

in all zones be set out alphabetically and not grouped by category. The grouping of uses by category in the Commercial Zones is especially cumbersome.

Grant Munday

From: Travers Fitzpatrick <traversfitzpatrick@gmail.com>
Sent: Wednesday, May 17, 2017 5:07 PM
To: Grant Munday; Karen Munday
Cc: Alanna; Mike Belcastro
Subject: The Exception Zone for the Seaway Mall

I figured what happened with the Zone Provisions for the exception Zone. The * was for things that were different from the provisions for the RS Zone. I have set out the proposed zone provisions below. (minus the *)

Provisions for the RS – 73 Exception Zone

Minimum Lot Area	2.0 ha.
Minimum Lot Frontage	N/A
Minimum Front Yard	3.0 m.
Minimum Interior Side Yard	0
Minimum Exterior Side Yard	3.0 m.
Minimum Rear Yard	7.5 m.
Maximum Building Height	24.0 m.
Maximum Gross Floor Area	N/A
Minimum Landscaped Area	10%
Maximum Lot Coverage	40 %
Parking Requirements	3.75 spaces per 93 sq. m. of gross floor area of shopping centre uses plus 0.25 spaces for any residential unit

Thanks



Grant Munday

From: Keith Cumming <keith@primewaygroup.com>
Sent: Monday, June 12, 2017 11:13 AM
To: Grant Munday
Subject: RE: Proposed New Comprehensive Zoning By-law Staff Report

Grant - Hoping to discuss before tomorrow night's council meeting. Is it easier to reply to below 3 questions or should I call you?

Resend:

Hey Grant,

Few quick questions:

1. Would Call Centres be covered under the new OFFICES?
2. Are all the uses under the old BUSINESS SERVICE EST covered under SERVICE COMMERCIAL EST?
3. We currently have these 3 auto related uses under X1 or X2, and intended on an auto service plaza including specialized service centres like tires, muffler, auto glass, etc.
 - a. Auto Service Centre (x2)
 - b. Sales or Rental Garage (x1, x2)
 - c. Service Station

Is there any auto service related uses now available under GEC?

Regards,
Keith

From: Keith Cumming
Sent: Tuesday, June 06, 2017 2:51 PM
To: Grant Munday <grant.munday@welland.ca>
Cc: larry@teammarconi.com; Zack Lefaive <zack@primewaygroup.com>
Subject: RE: Proposed New Comprehensive Zoning By-law Staff Report

Grant – hoping to talk this afternoon, before tonight's council meeting.

905 380 5445

Regards,
Keith

From: Keith Cumming
Sent: Monday, June 05, 2017 2:41 PM

To: Grant Munday <grant.munday@welland.ca>
Cc: larry@teammarconi.com; Zack Lefaive <zack@primewaygroup.com>
Subject: RE: Proposed New Comprehensive Zoning By-law Staff Report

Hey Grant,

Few quick questions:

1. Would Call Centres be covered under the new OFFICES?
2. Are all the uses under the old BUSINESS SERVICE EST covered under SERVICE COMMERCIAL EST?
3. We currently have these 3 auto related uses under X1 or X2, and intended on an auto service plaza including specialized service centres like tires, muffler, auto glass, etc.
 - a. Auto Service Centre (x2)
 - b. Sales or Rental Garage (x1, x2)
 - c. Service Station

Is there any auto service related uses now available under GEC?

Regards,
Keith

From: Keith Cumming
Sent: Monday, June 05, 2017 1:13 PM
To: Grant Munday <grant.munday@welland.ca>
Subject: RE: Proposed New Comprehensive Zoning By-law Staff Report

Hi Grant,

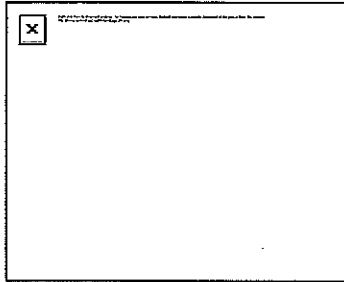
Do you have a few minutes later this aft to clarify a couple of things for me re GEC?

Cell 905 380 5445

Regards,
Keith

From: Grant Munday [<mailto:grant.munday@welland.ca>]
Sent: Monday, June 05, 2017 11:36 AM
To: Grant Munday <grant.munday@welland.ca>
Subject: Proposed New Comprehensive Zoning By-law Staff Report

Please find attached the staff report on the proposed new Comprehensive Zoning By-law (via email only). This Report will be considered at the Tuesday, June 6, 2017 Council Meeting which is being held in Council Chambers at 7pm. The Appendices can be found at the link noted below.



Grant Munday, B.A.A.

Manager of Development Approvals

Planning Division

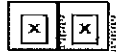
Development and Infrastructure Services

Corporation of the City of Welland

60 East Main Street, Welland, Ontario L3B 3X4

Phone: (905)735-1700 Ext. 2240 **Fax:** (905)735-8772

www.welland.ca



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City of Welland
Infrastructure and Development Services
Planning and Building Division
60 East Main Street, Welland, ON L3B 3X4
Phone: 905-735-1700 Ext. 2251 | **Fax:** 905-735-8772
Email: devserv@welland.ca | www.welland.ca

ZONING BY-LAW REVIEW COMMENTS (Please Print)

Name Woodlawn Prime Property Development
Address Office: 125 Hagar, Street
City Welland Postal Code L3B 5V9
Telephone No. 905 380 5445 Email keith@primewaygroup.com

Would you like to be notified by? ☐xx Email ☐ Regular Mail

For the Woodlawn Prime property at the SE corner of Browns Road & Woodlawn Road. Currently zoned RA with draft zoning moving to GEC-14 and GEC-13.

Please add the following uses:

1. Gas station/car wash/variety store
2. Motor vehicle repair Establishment
3. Motor Vehicle Dealership
4. Place of worship
5. Retirement home
6. Grocery store / supermarket
7. Pharmacy
8. Pet Food outlet
9. Place of Worship

If you would like more information on the project please contact Grant Munday, Manager of Development Approvals, 905-735-1700, Extension2240 or email zoningreview@welland.ca

www.welland.ca/Development/ZoningReview.asp





SMARTREIT®

700 APPLEWOOD CRES. SUITE 200 | VAUGHAN, ON. CANADA L4K 5X3
T 905 326 6400 F 905 326 0783

May 10, 2017

Delivered by Email

City of Welland
Planning Division
Civic Square, 60 East Main Street
Welland, ON. L3B 3X4

Attention: Mr. Grant Munday – Manager of Development Approvals

**RE: City of Welland Zoning By-Law Review
Draft Comprehensive Zoning By-Law
SmartREIT Lands – Intersection of Highway 406 and Woodland Road**

Dear Sir:

We are pleased to submit our comments pertaining to the City's Draft Comprehensive Zoning By-Law in advance of the Public Open House scheduled for May 11th, 2017. The enclosed comments pertain to both the general City-wide provisions as well as the site specific provisions applicable to our lands located at the intersection of Highway 406 and Woodland Road (the "Property"). The Property is currently developed as a retail centre and is anchored by a Walmart, Canadian Tire and RONA Home Improvement store.

SmartREIT has been participating in the City's Draft Comprehensive Zoning By-Law and previously submitted comments on May 5, 2016. We congratulate the City on this important milestone and look forward to future discussions on the Comprehensive Zoning By-Law Review.

For ease of review, our comments are attached (Attachment #1 and Attachment #2).

Thank you for considering the above comments. Please do not hesitate to contact the undersigned should you have any questions regarding the enclosed.

Sincerely,

Nikolas Papapetrou
Land Development Associate

Attachment #2



SmartREIT Land Ownership

ATTACHMENT #1	
SCHEDULE A – ZONE MAPS	
COMMENT	REQUEST
The boundaries of the C4-X17 Zone of the In-Force By-Law are proposed to be reconfigured in the Draft Zoning By-Law (CC1-16 Zone) - see Attachment #2	-The boundaries of the C4-X17 (In-Force Zoning By-Law) are reflective of the existing RONA retail store and associated parking. We request that the current boundaries of the C4-X17 Zone be maintained to ensure compliance with the site specific provisions.
SECTION 4 - DEFINITIONS	
Gross Leasable Area – the definition of Gross Leasable Area is not included in the Draft Zoning By-Law. Site Specific Exceptions CC1-15 and CC1-16 establish minimum <i>Gross Leasable Area</i> restrictions.	-The proposed definition of <i>Gross Floor Area</i> excludes common areas such as mechanical rooms, hallways and corridors. This is consistent with the definition of <i>Gross Leasable Area</i> in the In-Force Zoning By-Law. - We request that <i>Gross Leasable Area</i> be replaced with <i>Gross Floor Area</i> in Site Specific Exceptions CC1-15 and CC1-16.
Mini Storage – the definition of Mini Storage is not included in the In-Force Zoning By-Law however it is identified as a permitted use.	-We request that a definition for Mini Storage be provided.
Residential Care Facility – the definition of Residential Care Facility is not included in the Draft Zoning By-Law however it is identified as a permitted use.	-We request that a definition for Residential Care Facilities be provided.
Retail Establishment – the definition of Retail Establishment does not include the use “Home Furnishing Retail Establishments” which is separately defined. -Although “Home Furnishing Retail Establishments” are excluded from the definition of Retail Establishment, the In-Force Zoning By-Law does not include this use in any of the zones.	- We request either considering “Home Furnishing Retail Establishments” as being a “Retail Establishment” OR adding “Home Furnishing Retail Establishments” as a permitted use in all commercial zones where Retail Establishments are permitted.
SECTION 5 – GENERAL PROVISIONS	
Section 5.27 c) Patios, Outdoor – Subsection c) states that patios shall be considered as Gross Floor Area. This is a new provision that is not included in the In-Force Zoning By-Law.	-Consistent with other Municipalities we request that only fully enclosed patios be included in the calculation of Gross Floor Area. -The inclusion of patios within the calculation of Gross Floor Area will reduce the attractiveness of commercial properties to potential tenants.

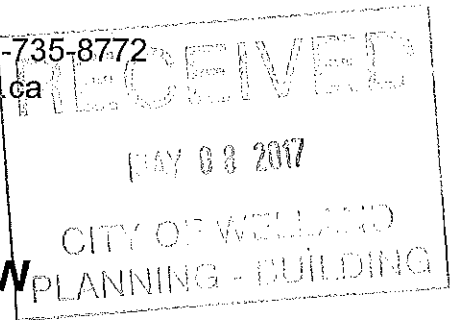
Section 5.38 Setback Requirements Adjacent to a Provincial Highway – The proposed provision requires a minimum setback of 14.0 metres from the boundary of a Provincial Highway for all buildings.	-The noted setback is a current requirement of the Ministry of Transportation (MTO). However, in some instances the Ministry has permitted a reduced setback where it can be demonstrated that the entire 14.0 metres is no longer required by the MTO. -We request that the possibility for a reduced setback be included in the Draft Zoning By-Law subject to MTO approval.
SECTION 6 – PARKING AND LOADING REGULATIONS	
Section 6.4 – Table 6.4.2 Commercial Uses in All Zones except Downtown Zones – Required Parking Space – A Retail Centre is a permitted use within the Community Commercial Node. However, Table 6.4.2 of the Draft Zoning By-Law does not include parking requirements for a Retail Centre use. - The In-Force By-Law does include a range of parking requirements based on the size of the Retail Centre.	-We request that the In-Force parking requirements for a Retail Centre be included in the Draft Zoning By-Law.
SECTION 8 – COMMERCIAL ZONES	
Section 8.2 Permitted Uses – Table 8.2.1: Permitted Uses in Commercial Zones – A Mini-Storage is permitted within the H-C4-X9 zone of the In-Force Zoning By-Law. The Draft Zoning By-Law does not permit a Mini Storage within the Community Commercial Node (CC1 Zone).	-We request that a Mini-Storage be permitted within Community Commercial Node (CC1 Zone) in order to maintain the current use permissions and flexibility.
Section 8.2 Permitted Uses – Table 8.2.1: Permitted Uses in Commercial Zones – A Hotel is permitted within the Highway Commercial (C4 Zone) of the In-Force Zoning By-Law. The Draft Zoning By-Law does not permit a Hotel Use within the Community Commercial Node (CC1 Zone).	-We request that a Hotel be permitted within Community Commercial Node (CC1 Zone) in order to maintain the current use permissions and flexibility.

Section 8.2 Permitted Uses – Table 8.2.1: Permitted Uses in Commercial Zones – A Retail Establishment does not include the use “Home Furnishing Retail Establishments” within the Draft Zoning By-Law. However, Home Furnishing Retail Establishments are not permitted in any Commercial Zone or elsewhere within the Draft Zoning By-Law. -Although “Home Furnishing Retail Establishments” are excluded from the definition of Retail Establishment the In-Force Zoning By-Law does not include this use in any of the zones	- We request either considering “Home Furnishing Retail Establishments” as being a “Retail Establishment” OR adding “Home Furnishing Retail Establishments” as a permitted use in all commercial zones where Retail Establishments are permitted.
Section 8.2 Permitted Uses – Table 8.2.1: Permitted Uses in Commercial Zones – Dwelling Apartments, Dwelling Converted and Dwelling Multiple are proposed to be permitted within the Community Commercial Node (CC1 Zone) of the Draft Zoning By-Law. However, the uses are subject to a requirement (Footnote #1) which states that “Dwelling units may occupy a maximum of seventy-five percent of the ground floor area of any building in the Downtown Mixed Use Centre Zone”.	-The requirement is only applicable to the Downtown Mixed Use Centre Zone. However, it is referenced within the Community Commercial Node (CC1 Zone) column of permitted uses. -We request that Footnote #1 be removed from the permitted use column of the Community Commercial Node (CC1 Zone) for clarity purposes.
Section 8.2 Permitted Uses – Table 8.2.1: Permitted Uses in Commercial Zones – A Long Term Care Facility, Residential Care Facility and Retirement Home is not proposed to be permitted within the Community Commercial Node (CC1 Zone) of the Draft Zoning By-Law.	-We request that a Long Term Care Facility, Residential Care Facility and Retirement Home be permitted within Community Commercial Node (CC1 Zone) as residential uses are proposed to be permitted with varying built forms (Dwelling Apartments and Dwelling Multiple). The permission for additional Residential uses will allow for increased flexibility.

COLBORNE STREET



City of Welland
Infrastructure and Development Services
Planning and Building Division
60 East Main Street, Welland, ON L3B 3X4
Phone: 905-735-1700 Ext. 2251 | Fax: 905-735-8772
Email: devserv@welland.ca | www.welland.ca



**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

MAY 6th, 2017

Name CLAUDETTE FROUDE
Address 98 COLBORNE ST
City WELLAND ON Postal Code L3B 3P1
Telephone No. 905 732-6324 Email CHFROUDE@GMAIL.COM

Would you like to be notified by? ☒ Email ☐ Regular Mail

I strongly oppose your planning of the rezoning of my property (9 acres) from residential to rural agriculture. Since the official plan has yet to be approved, the rezoning of my property should not occur until the official plan is completed.

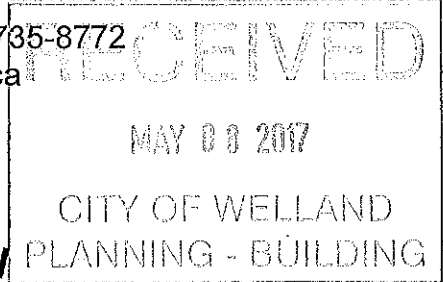
Secondly, compensation for loss of value should be part of your planning and should involve your finance department.

M. Claudette Froude

06-05-17



City of Welland
Infrastructure and Development Services
Planning and Building Division
60 East Main Street, Welland, ON L3B 3X4
Phone: 905-735-1700 Ext. 2251 | Fax: 905-735-8772
Email: devserv@welland.ca | www.welland.ca



**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

Name HAROLD FROUDE
Address 98 COLBORNE ST.
City WELLAND, ONT. Postal Code L3B 3P1
Telephone No. 905 732-6324 Email chfroude@gmail.com

Would you like to be notified by?

☒ Email

☐ Regular Mail

PLANNING DEPT.

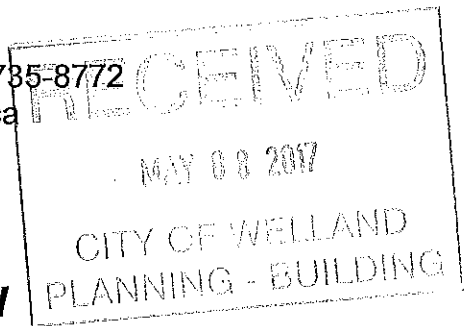
May 8-2017

I FIRMLY OPPOSE YOUR PLANNING TO REZONE MY
PROPERTY NORTH OF FORKS RD. AND EAST OF
HIGHWAY 58, 20 ACRES FROM LIGHT INDUSTRIAL
TO AGRICULTURE. THE OFFICIAL PLAN HAS NOT
BEEN APPROVED, THEREFORE SHOULD NOT BE
REZONED UNTIL OFFICIAL PLAN IS FINALIZED.
SECONDLY - YOUR PLANNING SHOULD INCLUDE
YOUR FINANCE DEPT. AS COMPENSATION FOR
LOSS OF VALUE SHOULD BE PART OF YOUR
PLANNING.

Harold Froude



City of Welland
Infrastructure and Development Services
Planning and Building Division
60 East Main Street, Welland, ON L3B 3X4
Phone: 905-735-1700 Ext. 2251 | Fax: 905-735-8772
Email: devserv@welland.ca | www.welland.ca



**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

Name DAN & CHRISTINE FROUDE
Address 122 COLBORNE ST
City WELLAND Postal Code L3B 3P1
Telephone No. 905 734-1171 Email frodo479@yahoo.ca

Would you like to be notified by? ☒ Email ☐ Regular Mail

Sir /Madame, regarding Welland's proposed zoning By-law Review. We
firmly oppose plans to rezone our property from « special status »
residential to rural agricultural.

We are currently within Welland's urban boundary and any zoning
should reflect this. We are not designated rural.

Dan Froude

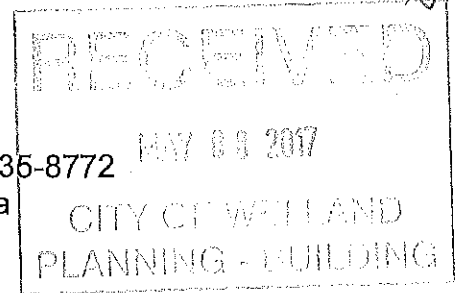
Christine Froude

[Signature] MAY 7/2017

[Signature] 05/07/2017



City of Welland
Infrastructure and Development Services
Planning and Building Division
60 East Main Street, Welland, ON L3B 3X4
Phone: 905-735-1700 Ext. 2251 | Fax: 905-735-8772
Email: devserv@welland.ca | www.welland.ca



ZONING BY-LAW REVIEW COMMENTS (Please Print)

Name James and Carole Anne Jones
Address 148 Colborne Street
City Welland Postal Code L3B 3P1
Telephone No. 905-732-0873 Email jjones120@cogeco.ca

Would you like to be notified by? ☒ Email ☐ Regular Mail

Planning Dept.,

We firmly oppose your proposal to rezone our property on Colborne Street which is 15 (Fifteen) acres from residential special status to agricultural. The official plan for the City of Welland has not as of yet been approved. Therefore, our property should not be rezoned until the official plan is finalized and firmly in place.

Furthermore, your planning of this proposal should also involve your finance department because compensation for the loss of value is fully expected to be included as a part of your proposal.

Dated Sunday May 7, 2017.

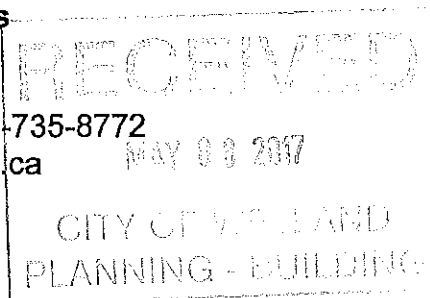
James Jones

Carole Anne Jones

CA Jones



City of Welland
Infrastructure and Development Services
Planning and Building Division
60 East Main Street, Welland, ON L3B 3X4
Phone: 905-735-1700 Ext. 2251 | Fax: 905-735-8772
Email: devserv@welland.ca | www.welland.ca



ZONING BY-LAW REVIEW COMMENTS (Please Print)

Name James & Carole Anne Jones, Daniel & Christine Froude
Address 148 Colborne Street 122 Colborne Street
City Welland Postal Code L3B 3P1
Telephone No. 905-732-0873 Email jjones120@cogeco.ca
905-734-1171 frodo479@yahoo.ca

Would you like to be notified by? ☒ Email ☐ Regular Mail

To the Planning Dept.,

We firmly oppose your proposal to rezone our property North of Forks Rd. and East of Highway 58, 20 acres from light industrial to agricultural. The official plan for the City of Welland has not yet been approved. Therefore, our property should not be rezoned until the official plan is finalized and firmly in place.

Furthermore, your proposal should also involve your financial department because compensation for the loss of value is expected and should be included in your proposal.

Dated Sunday May 7, 2017.

James Jones Carole Anne Jones Daniel Froude Christine Froude
 CA Jones DJF C Froude



City of Welland
Infrastructure and Development Services
Planning and Building Division
60 East Main Street, Welland, ON L3B 3X4
Phone: 905-735-1700 Ext. 2251 | Fax: 905-735-8772
Email: devserv@welland.ca | www.welland.ca

RECEIVED

MAY 08 2017

CITY OF WELLAND
PLANNING - BUILDING

**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

Name Marc & Caroline Plamondon
Address 80 Colborne Street
City Welland Postal Code L3B 3P1
Telephone No. 905-735-1975 Email ccplamondon@gmail.com

Would you like to be notified by? ☒ Email ☐ Regular Mail

Planning Dept

May 6, 2017

I firmly oppose your planning to
rezone my property on Colborne St. 9 acres
from residential to agriculture. The official
plan has not been approved, therefore should
not be rezoned until the official plan is
finalized.

Secondly - Your planning should involve
your finance department, as compensation
for loss of value should be part of your
planning.

Caroline Plamondon

WELLAND LEADING THE WAY

ZONING BY-LAW REVIEW
COMMENTS
(Please Print)

RECEIVED

APR 26 2016

Integrated Services

Name ROBERT DESTARDIN

Address 230 COLBORNE ST.

City WELLAND ONT

Postal Code L3B 3P1

Telephone No. 905-714-3618

Email NORMS dain CITY AUTO @HOT MAIL.CA

Would you like to be notified by?

☒ Email

☐ Regular Mail

APRIL 25/16

REGARDING - PROPOSED ZONING FOR OUR LOT AREA
WE ARE CURRENTLY IN THE URBAN AREA, ZONED
"SPECIAL STATUS", THE LONG TERM INTENT IS TO
GUIDE THE AREA TO BE DEVELOPED OF RESIDENTIAL
LAND USE, THE WAY THE PROPERTY IS ZONE NOW
IS NO GOOD. WE ARE HOPING FOR AN R1 ZONING
STATUS, FURTHERMORE A RURAL DESIGNATION IS NOT
ECONOMICALLY VIABLE, WE DO NOT HAVE THE LOT SIZE
IN ORDER TO TAKE ADVANTAGE OF 'A1' ZONING, OUR LOT
SIZE IS ONLY 33 ACRES, WHICH IS WELL BELOW THE
REQUIRE AMOUNT, WE HAVE BEEN HERE FOR 45 YRS AND
THERE HAS BEEN NO FARMING FOR OVER 40 YRS, WEEDS WILL
NOT EVEN GROW, I PURCHASED THE LAND AS "URBAN LAND"
AND NOT AGRICULTURAL LAND

SINCERELY Robert Destardin

ROPA 67

9. SPECIAL STATUS AREA

The area bounded by the Canadian National-Canadian Pacific Railways tunnel route on the north, Colborne Street on the east, the Canadian National Railway on the south, and the former N.S. and T. trolley line lands on the west, shown in Schedule A, Land Use Plan, shall be a Special Status Area.

It is the intent of this Amendment to maintain the rural residential character of the Special Status Area at present, until such time as hard service extensions, i.e. piped water and sewerage, can be justified in terms of demand for urban residential development.

The continually increasing costs of providing adequate hard services dictates a compact form of development in an orderly pattern that can be serviced in the most economical way. In this way, adequate services can be provided to meet the demands of development as required.

The long term intent is that the lands in the Special Status Area develop as plans of subdivision for urban residential purposes and that hard services will eventually be extended to the Area. The following objectives and policies govern the development of the lands in the Special Status Area.

Objectives

- 9.1** To maintain the rural residential character of the Special Status Area, for the present, and to guide development in the Area to urban residential land use in future.
- 9.2** To discourage the expansion of existing non-residential uses in the Special Status Area and encourage and assist through advice and research, their relocation to more appropriate areas of the City.

Policies

- 9.3** Lands in the Special Status Area shall be governed by the policies contained in the Rural Residential section of this Amendment.
- 9.4** In addition to the permitted uses contained in the Rural Residential section of this Amendment, non-intensive livestock agricultural operations may also be permitted in the Special Status Area.

- 9.5 No City piped water or sewerage services shall be extended to the Special Status Area until all other residential designated lands within the urban area boundary in the Amendment Area are substantially developed.
- 9.6 No plans of subdivision shall be recommended for approval in the Special Status Area until all other lands within the urban area boundary in the Amendment Area are substantially developed.
- 9.7 When an existing non-residential use in the Special Status Area wishes to expand, the City will endeavour to persuade it to expand by means of relocation in an appropriate area of the City that is better suited for its use.
- 9.8 The boundaries of the Special Status Area may be changed through amendment to this Amendment at such time that development is warranted.

Champions
WELLAND LEADING THE WAY

RECEIVED

APR 26 2016

Integrated Services

**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

Name DANIEL + CHRISTINE FROUDE
Address 122 COLBORNE ST
City WELLAND Postal Code L3B 3P1
Telephone No. 734-1171 Email froude479@yahoo.ca

Would you like to be notified by?

☒ Email

☐ Regular Mail

APR 24 / 2016

SIR / MADAM RE - PROPOSED ZONING FOR OUR LOT / AREA.

Our lot is currently in the URBAN AREA, ZONED "SPECIAL STATUS".
PLEASE REFER TO ATTACHED ROPA 67, WHICH IS STILL IN EFFECT FOR
MY LOT. THE PURPOSE OF ROPA 67 IS TO DISCOURAGE THE EXPANSION
OF ALL NON-RESIDENTIAL USES. THE LONG TERM INTENT IS TO GUIDE
THE AREA TO DEVELOPMENT OF URBAN RESIDENTIAL LAND USES.

YOUR PROPOSED DESIGNATION FOR OUR LOT DOES NOT REFLECT
THESE REQUIREMENTS, THEREFORE, WE ARE SEEKING AN R41
ZONING STATUS. FURTHERMORE, A RURAL DESIGNATION IS NOT
ECONOMICALLY VIABLE. WE DO NOT HAVE THE LOT SIZE IN ORDER
TO TAKE ADVANTAGE OF AN 'A1' ZONING DESIGNATION. OUR
LOT IS ONLY 1.8 HA, WHICH IS WELL BELOW THE REQUIRED
AMOUNT FOR MOST 'A1' LAND USES. WE ARE NOT FARMERS. WE
PURCHASED "URBAN LAND" AND NOT AGRICULTURAL LAND. I

9. SPECIAL STATUS AREA

The area bounded by the Canadian National-Canadian Pacific Railways tunnel route on the north, Colborne Street on the east, the Canadian National Railway on the south, and the former N.S. and T. trolley line lands on the west, shown in Schedule A, Land Use Plan, shall be a Special Status Area.

It is the intent of this Amendment to maintain the rural residential character of the Special Status Area at present, until such time as hard service extensions, i.e. piped water and sewerage, can be justified in terms of demand for urban residential development.

The continually increasing costs of providing adequate hard services dictates a compact form of development in an orderly pattern that can be serviced in the most economical way. In this way, adequate services can be provided to meet the demands of development as required.

The long term intent is that the lands in the Special Status Area develop as plans of subdivision for urban residential purposes and that hard services will eventually be extended to the Area. The following objectives and policies govern the development of the lands in the Special Status Area.

Objectives

- 9.1 To maintain the rural residential character of the Special Status Area, for the present, and to guide development in the Area to urban residential land use in future.
- 9.2 To discourage the expansion of existing non-residential uses in the Special Status Area and encourage and assist through advice and research, their relocation to more appropriate areas of the City.

Policies

- 9.3 Lands in the Special Status Area shall be governed by the policies contained in the Rural Residential section of this Amendment.
- 9.4 In addition to the permitted uses contained in the Rural Residential section of this Amendment, non-intensive livestock agricultural operations may also be permitted in the Special Status Area.

- 9.5 No City piped water or sewerage services shall be extended to the Special Status Area until all other residential designated lands within the urban area boundary in the Amendment Area are substantially developed.
- 9.6 No plans of subdivision shall be recommended for approval in the Special Status Area until all other lands within the urban area boundary in the Amendment Area are substantially developed.
- 9.7 When an existing non-residential use in the Special Status Area wishes to expand, the City will endeavour to persuade it to expand by means of relocation in an appropriate area of the City that is better suited for its use.
- 9.8 The boundaries of the Special Status Area may be changed through amendment to this Amendment at such time that development is warranted.

WELLAND LEADING THE WAY

RECEIVED

ZONING BY-LAW REVIEW
COMMENTS
(Please Print)

APR 26 2016

Integrated Services

Name Jim and Carole Anne Jones, Daniel and Christine Froude

Address 148 Colborne Street

City Welland

Postal Code L3B 3P1

Telephone No. 905-732-0873

Email jjones130@cocego.ca

Would you like to be notified by?

☒ Email

☐ Regular Mail

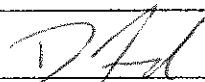
To whom it may concern,

Our land abutting HWY 58 to the West and the NST Trolley Line to the East is currently in the urban area and zoned as light industrial. You have designated our property as A1. Our lot is only 9 ha, which does not meet most of the required amounts for A1 land uses. We would prefer you to change the A1 zoning to RL1 to match our property facing Colborne Street. However, we will also accept keeping it light industrial.

Sincerely,



CA Jones



Jim Jones, Carole Anne Jones, Daniel Froude, Christine Froude

ROPA 67

9. SPECIAL STATUS AREA

The area bounded by the Canadian National-Canadian Pacific Railways tunnel route on the north, Colborne Street on the east, the Canadian National Railway on the south, and the former N.S. and T. trolley line lands on the west, shown in Schedule A, Land Use Plan, shall be a Special Status Area.

It is the intent of this Amendment to maintain the rural residential character of the Special Status Area at present, until such time as hard service extensions; i.e. piped water and sewerage, can be justified in terms of demand for urban residential development.

The continually increasing costs of providing adequate hard services dictates a compact form of development in an orderly pattern that can be serviced in the most economical way. In this way, adequate services can be provided to meet the demands of development as required.

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Champions
WELLAND LEADING THE WAY

RECEIVED

APR 26 2016

Integrated Services

**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

Name Jim & Carole Anne Jones
Address 148 Colborne St
City Welland Postal Code L3B 3P1
Telephone No. 905-732-0873 Email jjones120@copeco.ca

Would you like to be notified by? ☒ Email ☐ Regular Mail

To whom it may concern,

My land is currently in the Urban area zoned as special status. Please refer to the attached ROPA 67 which is still in effect for our area. The purpose which is to discourage the expansion of all non-residential uses. The long term intent is to guide the area to development of urban residential land uses. Your current designation for our land does not meet the requirements, therefore, we are seeking an RL1 zoning status. Furthermore, a rural designation is not economically viable. We do not have the lot size in order to take advantage of an A1 zoning designation. Our lot is only 6.8 ha, which is well below the required amount for most A1 land uses. We are not farmers and have no intention of farming.

9. SPECIAL STATUS AREA

The area bounded by the Canadian National-Canadian Pacific Railways tunnel route on the north, Colborne Street on the east, the Canadian National Railway on the south, and the former N.S. and T. trolley line lands on the west, shown in Schedule A, Land Use Plan, shall be a Special Status Area.

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Champions
WELLAND LEADING THE WAY

RECEIVED

APR 26 2016

Integrated Services

**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

Name Harold Froude
Address 99 Colborne St
City Welland On Postal Code L3B 3P1
Telephone No. 905-732-6324 Email cnfroude@gmail.com

Would you like to be notified by?

☒ Email

☐ Regular Mail

To whom it may concern:

My land abutting HWY 58 to the West and the Trolley Line to the East is currently in the urban area and zoned as light industrial. You have designated my property as A1. My lot is only 8.6 ha, which does not meet most of the required amounts for A1 land uses. I would prefer you to change the A1 zoning to RL1. However, I will also accept keeping it light industrial.

Sincerely,

Harold Froude

Harold Froude

9. SPECIAL STATUS AREA

The area bounded by the Canadian National-Canadian Pacific Railways tunnel route on the north, Colborne Street on the east, the Canadian National Railway on the south, and the former N.S. and T. trolley line lands on the west, shown in Schedule A, Land Use Plan, shall be a Special Status Area.

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- 9.8 The boundaries of the Special Status Area may be changed through amendment to this Amendment at such time that development is warranted.

✓
April 11, 2017

To whom it may concern,

We are writing to show our support for Regional Official Plan Amendment 7 (ROPA 7) which proposes to remove 110 hectares of land in the Dain City area from the Welland Urban Area and reclassify this land to a Rural designation. We understand there are a few individuals that are opposed to this proposition and felt it important to express our support.

We have lived on Colborne Street for over 41 years. We chose to live on Colborne Street because we understood this area was zoned rural agricultural and therefore provided the peaceful country setting we wanted to live in. We were surprised to read that the City of Welland and the Niagara were in the process of redesignating this to rural zoning as we don't recall ever being informed of it being designated as urban. We see the development happening in other areas of Welland and would be extremely disappointed if our area were to be further developed.

Therefore we strongly oppose to any and all development and fully support the Regional Official Plan Amendment 7 (ROPA 7).

We kindly request to be included on any further correspondence should this proposed amendment not be adopted by Council or be subject to any appeal process.

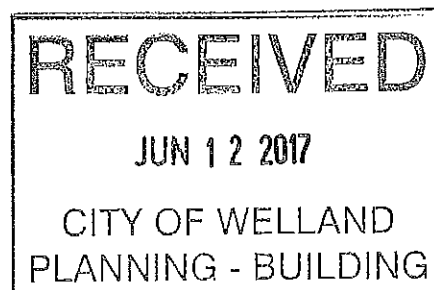
Pauline & Nelson Falardeau

114 Colborne St

Welland, On

L3B3P1

Pauline_falardeau@hotmail.com



✓

From: David Beck and Gloria Pine
164 Colborne St
Welland, Ontario

Re: Urban Area Boundary Modification, Regional Official Plan
Amendment 7(ROPA 7)

Please note the letter dated March 29th, 2017 was received on April
13th 2017 the day written submissions were requested.

In response to the proposed change of 110 hectares of land from
the Welland Urban area to Rural designation . We are in agreement
with the rural designation.

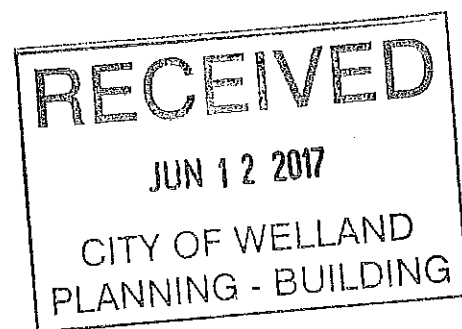
Please forward the information to the meeting being held April
19th, 2017 @ 1:00 pm as we are unable to attend.

Please contact us with the outcome of the meeting.

Thank you for your attention.

Dave Beck & Gloria Pine

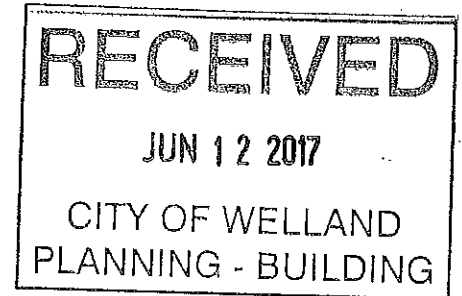
Sent from my iPad



✓
Attention :Brian Dick, Senior Planner, Growth
Management
Ms N. Devos Acting Regional Clerk

Planning and Development Services
Niagara Region

From: Tom & Debbie Zack
182 Colborne St, Welland
Owner of 198 Colborne St and Parcel along 58
Hwy.



Re: PDS 5-2017. File ROPA 7

In response to the letter Dated March 29th, 2017 and please note it was received on April 13th, 2017. We are requesting rural designation. Please note at no time has there been a conversation with any person to speak on our behalf.

Please forward the outcome of the meeting when the information is available. You can contact us at if you require further information. We are unable to attend the meeting due to the time. An evening meeting in the future if required would be appreciated.

Thank you for your attention.

Tom and Debbie Zack

Sent from my iPad



Grant Munday

From: DaisyMay Zack <DaisyMayZack@hotmail.com>
Sent: Wednesday, June 14, 2017 9:10 PM
To: ann-marie.norio@niagararegion.ca; Tara Stephens; Grant Munday
Subject: Re: Urban Area Boundry Modification Consideration (ROPA 7) Meeting being held June 21/17

From: DaisyMay Zack
Sent: June 14, 2017 9:02 PM
To: DaisyMay Zack
Subject: Re: Urban Area Boundry Modification Consideration (ROPA 7) Meeting being held June 21/17

From: DaisyMay Zack
Sent: June 14, 2017 8:57 PM
To: ann-marie.norio@niagararegion.ca
Cc: Tara.Stephens@Welland.ca; Grant.Munday@Welland.ca
Subject: RE: Urban Area Boundry Modification Consideration (ROPA 7) Meeting being held June 21/17

Attention Brian Dick Senior Planner, Growth Management

Planning and Development Services

Niagara Region

Ms N. Devos Regional Clerk

Tara Stephens Welland City Clerk, Mayor

Grant Munday Regional Planning Member

Welland City Council Members

From: David Beck and Gloria Pine

164 Colborne St

Welland, Ontario

Re: Urban Area Boundary Modification, Regional Official Plan Amendment 7(ROPA 7)

Please note the letter dated June 5th/17 was received on June 12th/ 2017 . This leaves us very little time to respond and look into other information .

In response to the proposed change of 110 hectares of land from the Welland Urban area to Rural designation . We are in agreement with the rural designation. We purchased the property with knowing that it is a rural area with few people. We enjoy the quiet times and nature around us.

To date we have not received the outcome of the meeting held April 19th/17 regarding the same matter which was requested prior.

We are unable to attend the meeting scheduled due to work. I am inquiring if any consideration could be given to an evening meeting which would allow myself and other working residents to attend also.

Thank you for your attention.

Dave Beck & Gloria Pine



Grant Munday

From: DaisyMay Zack <DaisyMayZack@hotmail.com>
Sent: Wednesday, June 14, 2017 9:08 PM
To: ann-marie.norio@niagararegion.ca; Tara Stephens
Cc: Grant Munday
Subject: Re: In regards to meeting being held June 21st/2017 ROPA 7

From: DaisyMay Zack
Sent: June 14, 2017 9:03 PM
To: DaisyMay Zack
Subject: Re: In regards to meeting being held June 21st/2017 ROPA 7

From: DaisyMay Zack
Sent: June 14, 2017 8:33 PM
To: ann-marie.norio@niagararegion.ca
Cc: Grant.Munday@Welland.ca; Tara.Stephens@Welland.ca
Subject: In regards to meeting being held June 21st/2017 ROPA 7

Attention: Brian Dick, Senior Planner, Growth Development
Ms N. Devos Acting Regional Clerk
Tara Stephens Welland City Clerk ,Welland Mayor
Grant Munday Regional Planning Member
Welland City Council Members

In response to the letter received June 12/2017 regarding the proposal to remove land from the Urban Area and redesignate the lands to Rural designation. We are in agreement with the changes. We moved to this area to live in a rural setting where nature can be enjoyed. We are opposed to a subdivision being built in this area. The surrounding farm lands are being farmed in this area.

Please note that our names have been mentioned in a document provided by the lawyer representing the Froud Family. We have not had any contact with the parties of the Froud family in many years and have not provided any verbal or written consent for them to use our names on any documents, nor do they speak on our behalf.

Unfortunately we are unable to attend the meeting due to the time scheduled . If consideration for an evening meeting would be brought to the table we would be able to speak on our behalf regarding this matter. For future correspondence I am requesting that future mailing be sent sooner as the letter was dated June 5th, received June 12th , with a response to be submitted by June 15th/17 by 0900.

Please note that with the last submission regarding the meeting held on the same subject April 19th/17 I had requested feed back regarding the outcome of the meeting. To date I have not received any information.

Thank you for your attention.

Tom and Debbie Zack
182 & 198 Colborne St, Welland



June 7, 2017

Via Email to grant.munday@welland.ca

Reply to St. Catharines Office
THOMAS A. RICHARDSON, C.S.
905.688.2207 – Direct line
tarichardson@sullivanmahoney.com

*Certified Specialist (Municipal Law – Local
Government/Land Use Planning and Development)*

Mr. Grant Munday, Manager of Development Approvals
Planning Division, Development and Infrastructure Services
City of Welland
60 East Main Street
Welland, ON L3B 3X4

Dear Mr. Munday:

**Re: City of Welland draft Comprehensive Zoning By-law
Our File No. 87908**

As you are aware, we act as solicitors for Marc and Caroline Plamondon, Harold and Claudette Froude, Dan and Christine Froude, and James and Carole Anne Jones, residents and owners of land on Colborne Street in the City of Welland, with respect to the proposed Comprehensive Zoning By-law. We made submissions to the Council in Committee on Tuesday, June 6, 2017.

The purpose of this letter is to request that notification of any other steps to be taken in this matter be provided to this writer on behalf of our clients, including the date of consideration of a staff recommendation report, and notice of passage of the By-law.

I would like to point out that a similar request was made by letter dated May 9, 2016, a copy of which is attached hereto. Unfortunately, our request was not honoured and we did not receive notice of the Open House and public meeting from the City of Welland. Fortunately, another member of this firm on a separate file did receive notice and shared those notices with this writer.

Thank you for your anticipated co-operation in this matter.

Yours very truly,

SULLIVAN, MAHONEY LLP

Per:

Thomas A. Richardson, C.S.

TAR:sm
Enclosure

cc—Ms. Tara Stephens, City Clerk
cc—Messrs. Harold and Dan Froude
cc—Mr. Greg Hynde

40 Queen Street, P. O. Box 1360, St. Catharines, Ontario L2R 6Z2 Telephone: 905-688-6655, Facsimile: 905-688-5814
4781 Portage Road, Niagara Falls, Ontario L2E 6B1 Telephone: 905-357-0500, Facsimile: 905-357-0501

www.sullivan-mahoney.com

V.F. Muratori, Q.C.	P.B. Bedard	T.A. Richardson	P.M. Sheehan	W.B. McKaig	J. Dallal	D.A. Goslin
J.M. Gottli	R.B. Culliton	J.R. Bush	P.A. Mahoney	B.A. Macdonald	M.J. Bonomi	G.W. McCann
S.J. Premi	C. D'Angelo	R. Vacca	T. Wall	B.J. Troup	D.M. Willer	L.K. Parsons
J.P. Maloney	M.D. Atherton	D. Continenza	L. Scambelluri	D.A. Maloney	P.A. Bush	C.L. Dilts
E.L. Bush	R.C. Corbett					



COPY

May 9, 2016

Via E-mail to rose.difelice@welland.ca

Reply to St. Catharines Office
THOMAS A. RICHARDSON, C.S.
905.688.2207 – Direct line
tarichardson@sullivanmahoney.com

*Certified Specialist (Municipal Law – Local
Government/Land Use Planning and Development)*

Ms. Rose Di Felice, Manager,
Development Planning and Real Estate
City of Welland
60 East Main Street
Welland, ON L3B 3X4

Dear Ms. Di Felice:

Re: City of Welland New Comprehensive Zoning By-law
Our File: 87908

As you are aware, we act for Harold and Claudette Froude with respect to land located in the northeast quadrant of Highway 58 and Forks Road in the City of Welland. As you are aware, the designation of this land in the City of Welland's new Official Plan has been deferred by the Regional Municipality of Niagara for further consideration as part of its municipal comprehensive review.

We are advised by our clients that a new Comprehensive Zoning By-law is in process. We are informed that our clients have filed written objections to the proposal to zone the subject lands Agricultural.

The purpose of this letter is to formally request notification of any further steps to be taken in the processing of the Comprehensive Zoning By-law. We request notification of any further Open Houses to be held in respect of this matter, and notification of the statutory public meeting to be held.

We trust that the City, in processing this new Comprehensive Zoning By-law, has taken into account, with respect to the Froude lands, that the new Official Plan has not taken force and effect with respect to the Froude lands. Rather, the designation proposed by the City of Welland has been deferred by the Regional Municipality of Niagara pending further consideration. Consequently, in our opinion, the former Official Plan designation remains and should be reflected in any new Comprehensive Zoning By-law.

40 Queen Street, P. O. Box 1360, St. Catharines, Ontario L2R 6Z2 Telephone: 905-688-6655, Facsimile: 905-688-5814
4781 Portage Road, Niagara Falls, Ontario L2E 6B1 Telephone: 905-357-0500, Facsimile: 905-357-0501

www.sullivan-mahoney.com

V.F. Murafori, Q.C.	P.B. Bedard	T.A. Richardson	P.M. Sheehan	W.B. McKelg	J. Dallal	D.A. Goslin
J.M. Gottli	R.B. Culliton	J.R. Bush	P.A. Mahoney	B.A. Macdonald	M.J. Bonomi	G.W. McCann
S.J. Premi	C. D'Angelo	R. Vacca	T. Wall	B.J. Troup	D.M. Willer	L.K. Parsons
J.P. Mahoney	M.D. Atherton	M.W. Vanostveen	D. Connenza	L. Sgambelluri	D.A. Mahoney	P.A. Bush
C.L. Diltz						

Page Two

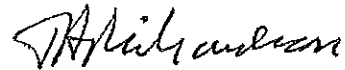
We look forward to an opportunity to make further submissions in this matter at any future Open House and at the statutory public meeting.

Any further notification should be given to this writer.

Yours very truly,

SULLIVAN, MAHONEY LLP

Per:

A handwritten signature in black ink, appearing to read "T. Richardson", written over the printed name.

Thomas A. Richardson, C.S.

TAR:sm

cc—Mr. and Mrs. Harold Froude

cc—Mr. Greg Hynde

Grant Munday

From: Councillor Bonnie Fokkens
Sent: Monday, June 12, 2017 8:58 PM
To: Grant Munday
Cc: council
Subject: Fw: PDA 5-2017. File ROPA 7

Hi Gran

Re Colborne St

This is another property in this area that has submitted in favor of your plan. She has asked if you can accept this.

Regards - Bonnie Fokkens

From: Viviana Carlevaris <carlevarisviviana@gmail.com>
Sent: Monday, June 12, 2017 8:32 PM
To: Councillor Bonnie Fokkens
Subject: PDA 5-2017. File ROPA 7

To whom it may concern,

RE: Urban Area Boundary Modification, Regional Office Plan Amendment 7 (ROPA 7).

We at 106 Colborne Street are in agreement with rural designation.

I will be unable to attend the meeting on Tuesday, June 13, 2017.

Please forward the outcome of the meeting at your earliest convenience.

Thank you for your attention regarding this matter.

Viviana Carlevaris &
Nino Mercuri



Grant Munday

From: Councillor Bonnie Fokkens
Sent: Monday, June 12, 2017 8:58 PM
To: Grant Munday
Cc: council
Subject: Fw: PDA 5-2017. File ROPA 7

Hi Gran

Re Colborne St

This is another property in this area that has submitted in favor of your plan. She has asked if you can accept this.

Regards - Bonnie Fokkens

From: Viviana Carlevaris <carlevarisviviana@gmail.com>
Sent: Monday, June 12, 2017 8:32 PM
To: Councillor Bonnie Fokkens
Subject: PDA 5-2017. File ROPA 7

To whom it may concern,

RE: Urban Area Boundary Modification, Regional Office Plan Amendment 7 (ROPA 7).

We at 106 Colborne Street are in agreement with rural designation.

I will be unable to attend the meeting on Tuesday, June 13, 2017.

Please forward the outcome of the meeting at your earliest convenience.

Thank you for your attention regarding this matter.

Viviana Carlevaris &
Nino Mercuri

Grant Munday

From: Councillor Bonnie Fokkens
Sent: Saturday, June 10, 2017 5:08 PM
To: mayor; council; Grant Munday
Cc: Gary Long
Subject: Fw: Colborne St zoning
Attachments: regional.docx

Afternoon - I have been asked to forward this letter on behalf of Ms Falardeau. The letter attached is what she submitted to the Regional Planning Committee in April and she had thought that the Region shared it with the city. Unfortunately - that is not the case. She has advised that there are also 3 other land owners on Colborne St that are not in favor. However unless they present - hearsay is not allowed.

I had informed Mr Munday of this letter - his response is below.

I respectfully submit this letter on her behalf with her permission. Her email is listed below as well

Regards Bonnie

From: Grant Munday <grant.munday@welland.ca>
Sent: Wednesday, June 7, 2017 10:36 PM
To: Councillor Bonnie Fokkens
Cc: Tara Stephens
Subject: Re: Letters regarding zoning changes

All letters go to me. Anyone can submit comments but I would have to see what it says before deciding what to do with it. Can't you just type a letter and have them sign it or alternatively we have forms to fill out.

From - Bonnie Fokkens

To - Grant Munday; Tara Stevens

Hi Grant -

Asking:

Can I submit a letter re the zoning by law on behalf of a resident with their permission?

And to whom?

Thanks

Regards - Bonnie Fokkens

From: Pauline Falardeau <pauline_falardeau@hotmail.com>
Sent: Wednesday, June 7, 2017 9:16 PM
To: Councillor Bonnie Fokkens
Subject: Colborne St zoning

Hi Bonnie,

I would like to thank you again for listening to my concerns regarding the zoning designation on Colborne St and the proposed development suggested by my neighbours. As I explained to you through my phone call, I moved here in 1974 with the understanding that I would be living in a rural type environment. I love the peace and quiet this area has provided me while raising my children and enjoy the wide variety of readily

available wildlife. I certainly hate the thought of losing any of this through any sort of development. The city has plenty of other desirable land that is already serviced that is much more conducive to a development. As per our conversation, please find enclosed the letter that I submitted to the region in April 2017 regarding this matter. Thank you

Sincerely

Pauline Falardeau

114 Colborne St

Welland, On

L3B 3P1

905-735-1441

✓
April 11, 2017

To whom it may concern,

We are writing to show our support for Regional Official Plan Amendment 7 (ROPA 7) which proposes to remove 110 hectares of land in the Dain City area from the Welland Urban Area and reclassify this land to a Rural designation. We understand there are a few individuals that are opposed to this proposition and felt it important to express our support.

We have lived on Colborne Street for over 41 years. We chose to live on Colborne Street because we understood this area was zoned rural agricultural and therefore provided the peaceful country setting we wanted to live in. We were surprised to read that the City of Welland and the Niagara were in the process of redesignating this to rural zoning as we don't recall ever being informed of it being designated as urban. We see the development happening in other areas of Welland and would be extremely disappointed if our area were to be further developed.

Therefore we strongly oppose to any and all development and fully support the Regional Official Plan Amendment 7 (ROPA 7).

We kindly request to be included on any further correspondence should this proposed amendment not be adopted by Council or be subject to any appeal process.

Pauline & Nelson Falardeau

114 Colborne St

Welland, On

L3B3P1

Pauline_falardeau@hotmail.com

BOARDING & LODGING

Grant Munday

From: Gary Long
Sent: Tuesday, June 13, 2017 7:48 AM
To: Grant Munday
Cc: Sal Iannello
Subject: FW: Proposed New Comprehensive Zoning By-Law

Good morning Grant,

FYI. Thanks.

Gary



Gary Long
Chief Administrative
CAO's Office
Corporation of the C
60 East Main Street
Phone: (905)735-17
www.welland.ca



*BOARDING
\$
COUNCIL*

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Any review,
contact the sender

From: rfordyce rfordyce [mailto:rfordyce@bell.net]
Sent: June 13, 2017 12:07 AM
To: mayor <mayor@welland.ca>
Cc: Gary Long <gary.long@welland.ca>; Sal Iannello <sal.iannello@welland.ca>
Subject: Proposed New Comprehensive Zoning By-Law

Mayor Campion....with the adoption of the New Comprehensive Zoning By-Law likely to be adopted at the Council Meeting tomorrow night I thought I would send you a brief note with what I feel on this file. I have lived in Welland for 40 years and have witnessed the evolution of the city as it changed with the times to what we have today. Since I do live in north Welland I have been faced with all the problems of Residential Student Housing, which has taken over the neighborhoods around Niagara College. Over the past year and a half we have been forced to study the old and the new Comprehensive Zoning By-Law in great detail. We have also looked into other cities that have the same issues and have written by-laws that deal with all the issues. When looking at our cities by-laws we have registered many complaints with authorities in the By-Law office with the following results.....

- it is OK to park 6 or more cars on a property
- it is OK to park on the front lawn
- it is OK to convert a back yard into a parking lot

- it is OK to put your garbage, trash, recycling on the front porch or in front of the garage
- it is OK to park your construction equipment (trucks, trailers, snow plows, plow blades) on the front lawn on a corner lot
- it is OK to park your 25 foot boat on your front lawn for months
- it is OK to place student rental signs permanently (fixed) in the front law and signs in every window
- it is OK to let the grass grow out of control and when forced to cut it the absentee landlords do not trim anything
- it is OK to let property structures deteriorate with little or no maintenance.

These are just the tip of the ice berg....north Welland is in a death spiral....the Seaway Mall is in decline, accommodation in surrounding schools at all levels are in decline. The complaint based system is a failure in Welland, we should have dedicated officers to deal with student housing violations...residents are fed up and that is why literally hundreds have moved away. In all this the city has no idea how many student residents there are they safe.

Where is our by-laws for

Lot Maintenance

Property Standards....has not met since 2014!!!!

Rental Housing By-Law...non existent!!!!

Parking By-Law

The Town and Gown Committee needs to develop its own By-Law for Student Rental Housing using Templates from other jurisdictions that have already done this and not wait for Thorold to develop theirs. If Welland takes this route it will take years to complete and then were will we be..... ? For the record the councilors in North Welland have let the residents down with there complete lack of support....

Respectfully

Ron Fordyce

Grant Munday

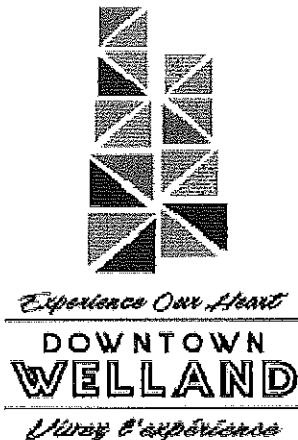
From: chair@downtownwelland.ca
Sent: Tuesday, June 6, 2017 11:47 AM
To: Grant Munday
Cc: s.hicks@downtownwelland.ca
Subject: RE: Proposed New Comprehensive Zoning By-law Staff Report

Hi Grant,

It was explained to us that the boarding and lodging would not cover student housing because in student housing you can have a number of rooms to one bathroom which is not the case with boarding and lodging. Also student housing can have shared kitchen facilities which we were explained is not permitted with boarding and lodging.

Has that changed?

Dolores B. Wright
Chair
Welland Downtown BIA
195 East Main Street
Welland, ON L3B 1W7
Office: 289-820-SHOP (7467)
chair@downtownwelland.ca
www.downtownwelland.ca



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have any questions regarding the authenticity or security of the e-mail you have received please do not hesitate to contact us at 1-289-820-7467.

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From: Grant Munday [mailto:grant.munday@welland.ca]
Sent: Monday, June 05, 2017 10:48 PM
To: chair@downtownwelland.ca
Subject: RE: Proposed New Comprehensive Zoning By-law Staff Report

Student housing is covered under Boarding and Lodging, we can't discriminate based on type of people. Because of this we use the generic term boarding and lodging. This is permitted in proposed DMC zone.

From: chair@downtownwelland.ca [chair@downtownwelland.ca]
Sent: June-05-17 3:33 PM
To: Grant Munday
Subject: RE: Proposed New Comprehensive Zoning By-law Staff Report

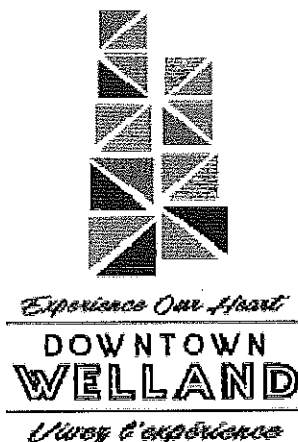
Hi Grant, my queries with regard to the changes (great job by the way bringing all together – I though your presentation was concise and very informative) is the definition for dwelling.

Where would student housing come into the definition dwelling of the renamed downtown zone? We wanted to have it inclusive as we continue to work to the goal of a downtown campus and residence into the future.

Also with enhanced bus service, promotion of the downtown as a place to live to enhance the density.

Regards.

Dolores B. Wright
Chair
Welland Downtown BIA
195 East Main Street
Welland, ON L3B 1W7
Office: 289-820-SHOP (7467)
chair@downtownwelland.ca
www.downtownwelland.ca



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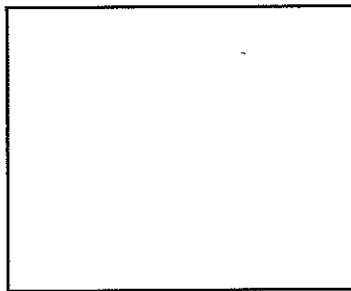
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From: Grant Munday [mailto:grant.munday@welland.ca]
Sent: Monday, June 05, 2017 11:36 AM
To: Grant Munday <grant.munday@welland.ca>
Subject: Proposed New Comprehensive Zoning By-law Staff Report

Please find attached the staff report on the proposed new Comprehensive Zoning By-law (via email only). This Report will be considered at the Tuesday, June 6, 2017 Council Meeting which is being held in Council Chambers at 7pm. The Appendices can be found at the link noted below.

<https://www.welland.ca/Planning/ZoningReview.asp>



Grant Munday, B.A.A.
Manager of Development Approvals
Planning Division
Development and Infrastructure Services
Corporation of the City of Welland
60 East Main Street, Welland, Ontario L3B 3X4
Phone: (905)735-1700 Ext. 2240 **Fax:** (905)735-8772
www.welland.ca



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SECONDARY SUITES

WELLAND LEADING THE WAY

RECEIVED

APR 21 2016

ZONING BY-LAW REVIEW

COMMENTS

(Please Print)

Integrated Services

Name

Barbara Bilboe & Nancy Bilboe

Address

38 Elgin St. E

City

Welland

Postal Code

L3C 4S2

Telephone No.

905-734-8512

Email

carbarbie9@gmail.com

cc: nancydb3@gmail.com

Would you like to be notified by?

☒ Email

☐ Regular Mail

Suggestion for DRAFT:

- 1) Increase the total height of the "accessory dwelling unit" from 19.6ft (6 metres) to approx 28 feet (8.5 metres) so property owners can building a secondary building w/ a dwelling unit on top (for example, we want to build a secondary garage with a ^{dwelling} unit on top for my aging mother so she still resides on my property, but we have individual units - me in my main house, and her in her garage apartment).

Question:

- 2) Please describe how a secondary building (such as a garage) has to be attached to to an existing house - for instance,

can it just be a car port?

~~Suggestion for DRAFT:~~

- 3) A stand-alone secondary building (such as a detached garage w/ a dwelling unit above it) on the same property as the original structure on the property (such as the original house).

~~Suggestion for DRAFT:~~

- 4) The term "Accessory Dwelling Unit" sounds as if it can exist in an "Accessory Building/Structure" but then the latter states it cannot be used for human habitation... can this terminology be clarified, so it is not so contradictory... and can an accessory dwelling unit be permitted in an accessory building.

~~suggestion for DRAFT:~~

- 5) Make the garden suite definition NOT portable.

question:

- 6) Stipulate the "development costs" or better yet reduce/waive the costs for a detached

If you would like more information on the project please contact Grant Munday, Planning Supervisor, 905-735-1700, Extension 2240 or email zoningreview@welland.ca

www.welland.ca/Development/ZoningReview.asp

Welland
ONTARIO * CANADA



secondary dwelling on same property.

ZONING BY-LAW REVIEW COMMENTS (Please Print)

*Monday March 14
2016.*

Name BARBARA BILBOE (and NANCY DMYTROW BILBOE)
 Address 38 ELGIN ST E
 City WELLAND, ONT Postal Code L3C4S2
 Telephone No ① 905-650-3302 Email ① carbarbie@rogers.com
 ② 905-734-8512 ② nancydb3@gmail.com
 Would you like to be notified by? ☒ Email ☐ Regular Mail

I am requesting a permit to build a secondary suite in a detached garage on my property (as per new Ontario zoning legislation) for my aging mother for the following reasons:

1. With the shortage of affordable housing, and the limited income of a retiree - this arrangement would dramatically reduce living costs and financial concerns associated with having her own home or having to live in an assisted living facility for my Mom, and subsequently me (her only helper).

2. With the limited community health care services for seniors that can still walk, bathe themselves, etc.- I want to be able to quickly assist my Mom (by having her in close proximity - 20feet away) if she requires additional help, but still facilitate us living independently as she ages - we do not want to risk needing to depend on an already depleted/inadequate community health system when this arrangement will enable her to live independently in the community for years to come in extremely close proximity to me and reduce the mental and physical toll it will have on me (her only care giver).

3. I love my period home (circa 1930) with much of its character still intact - it is a moderate sized home (less than 1100 sq feet) - In order to build her an accessible unit in my home would be next to impossible due to it's size and/or completely change the layout - it would result in a very cramped space, and dramatically diminish the character of the home... I have a large lot - my side yard (the second lot) is more than big enough to accommodate a garage with a secondary and accessible/senior-friendly suite, and the remainder of my property is still large enough that I can have ample green and garden space.

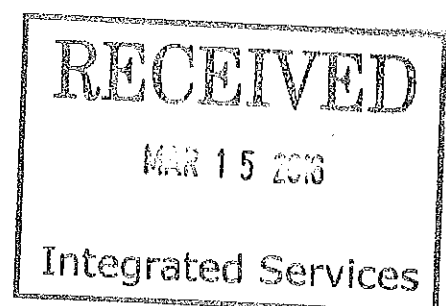
4. There are some features of my property (such as my garden, etc) that I want to share with my Mom in her old age, so that she can still have a high quality life without the maintenance, cost, and distance from me if she were to have her own home or live in a local assisted living facility. This arrangement would promote her mental, physical, and social health. She was a RN for 45yrs, now retired, and does not want to be a burden on the already over taxed health system.

Thankyou for your consideration of my request
Sincerely



Barbara Bilboe

cc Nancy Dmytrow Bilboe



3 deck info from
6120 = Chris Mazzuca

ADDITION to 38 EGIN.

35% OF LOT AREA.
MAX. 851.95 sq ft. ATTACHED
MAX Height - 36'

~~10% OF LOT AREA - Detached~~
~~MAX 258 sq ft - Detached~~
~~max height - 13' 1"~~

MAX 33' of width - driveway

min 4' foundation.

Here 1040 sq ft.
garage - 395
1435

Lot area = 6534 = 101.6534

35% = 2286.95 sq ft

→ 851.95 sq ft attached

Detached = max 258 sq ft

'por choosies'
'por choosy'



Ben Hiebert, C. Tech.
Building Services Technician

CITY OF WELLAND
Integrated Services - Building Division
60 East Main Street,
Welland, Ontario, Canada L3B 3X4
905-735-1700, Ext. 2249 Fax: 905-735-8772
ben.hiebert@welland.ca www.welland.ca



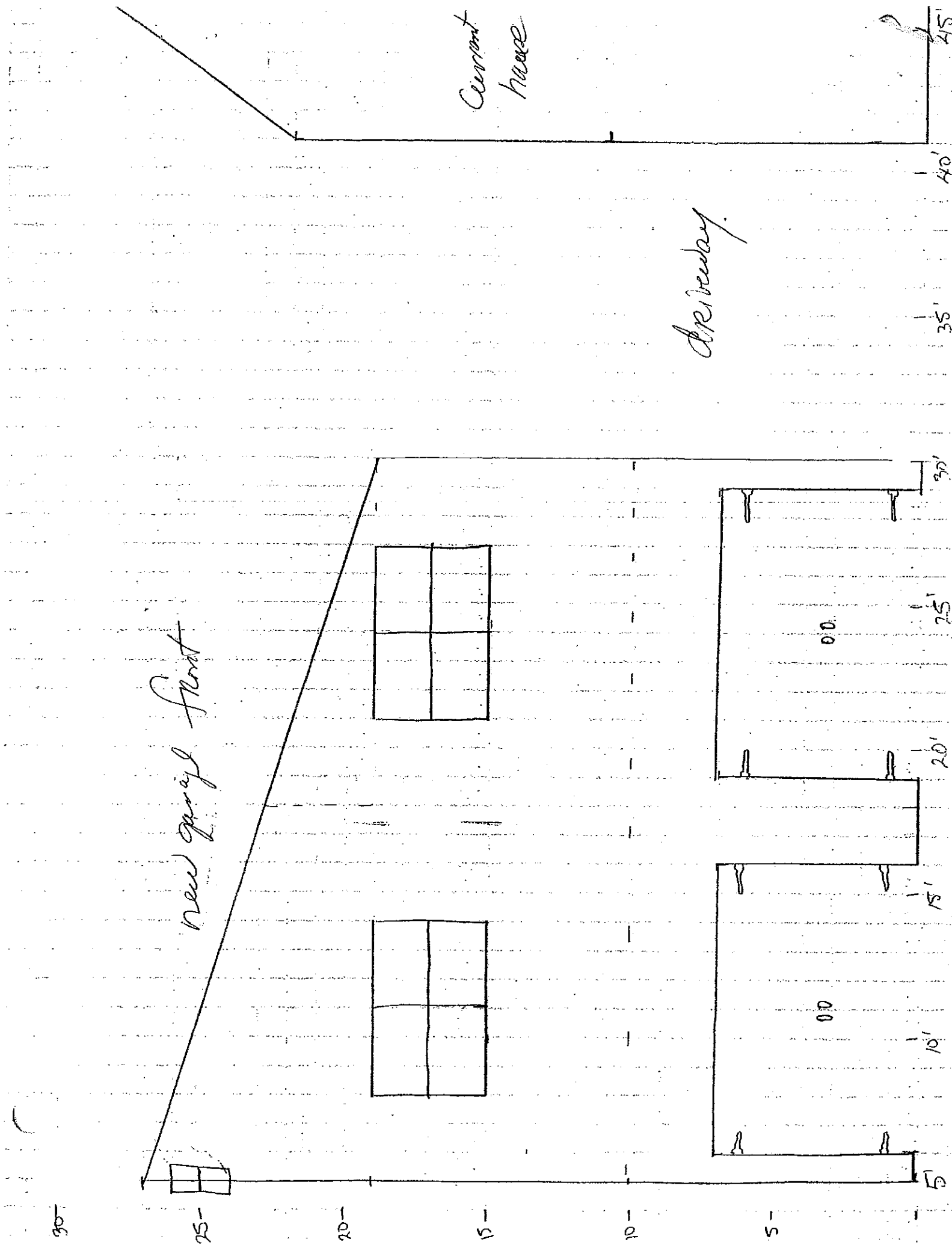
Christopher Mazzuca, C.R.T.
Planning Technician II
Integrated Services

CITY OF WELLAND
60 East Main Street
Welland, Ontario, Canada L3B 3X4
905-735-1700, Ext. 2255 Fax 905-735-8772
christopher.mazzuca@welland.ca www.welland.ca

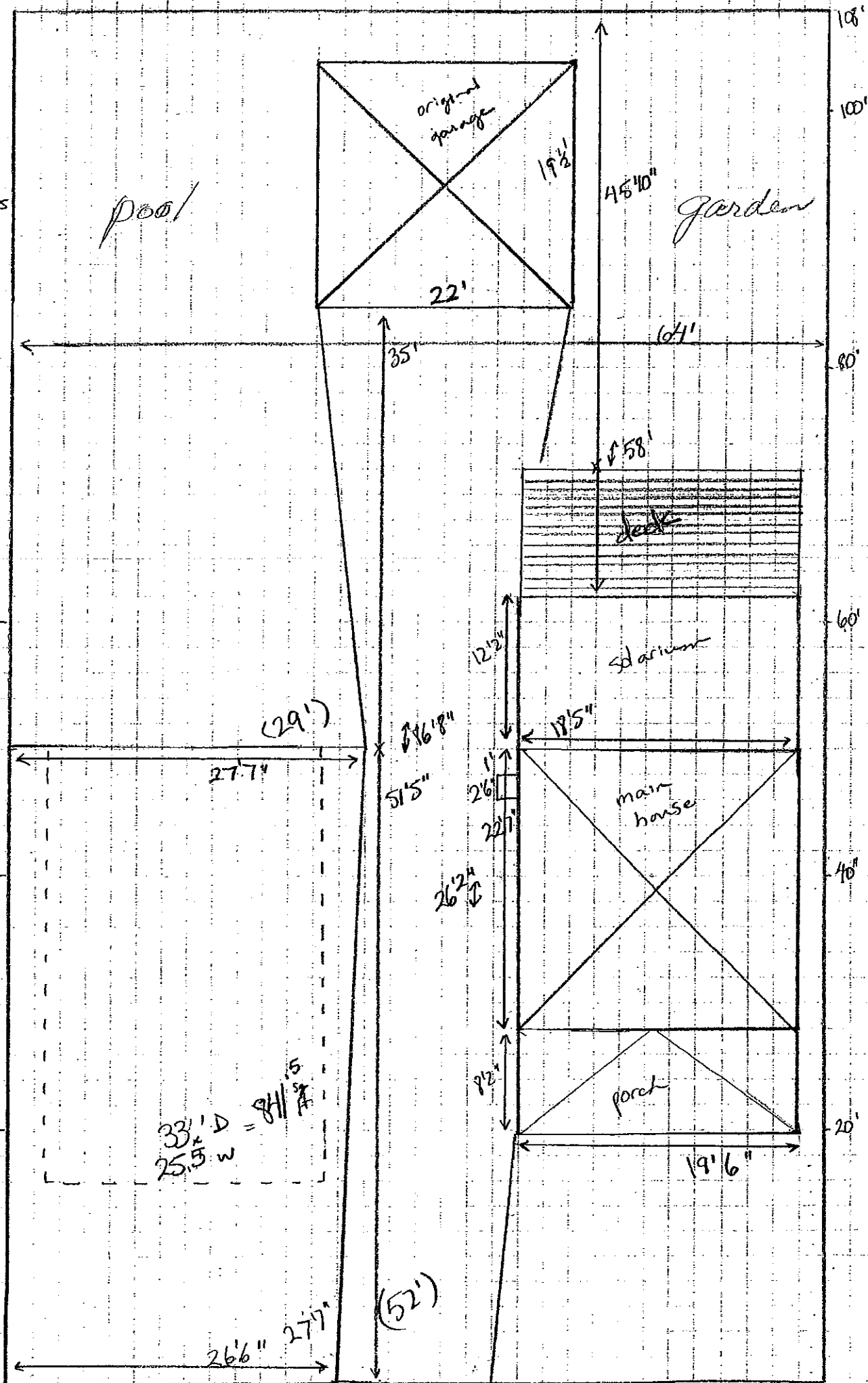


Grant Munday, B.A.A.
Planning Supervisor
Integrated Services

*Italy Suite in
attached garage*
CITY OF WELLAND
60 East Main Street
Welland, Ontario, Canada L3B 3X4
905-735-1700 Ext. 2240 Fax 905-735-8772
grant.munday@welland.ca www.welland.ca

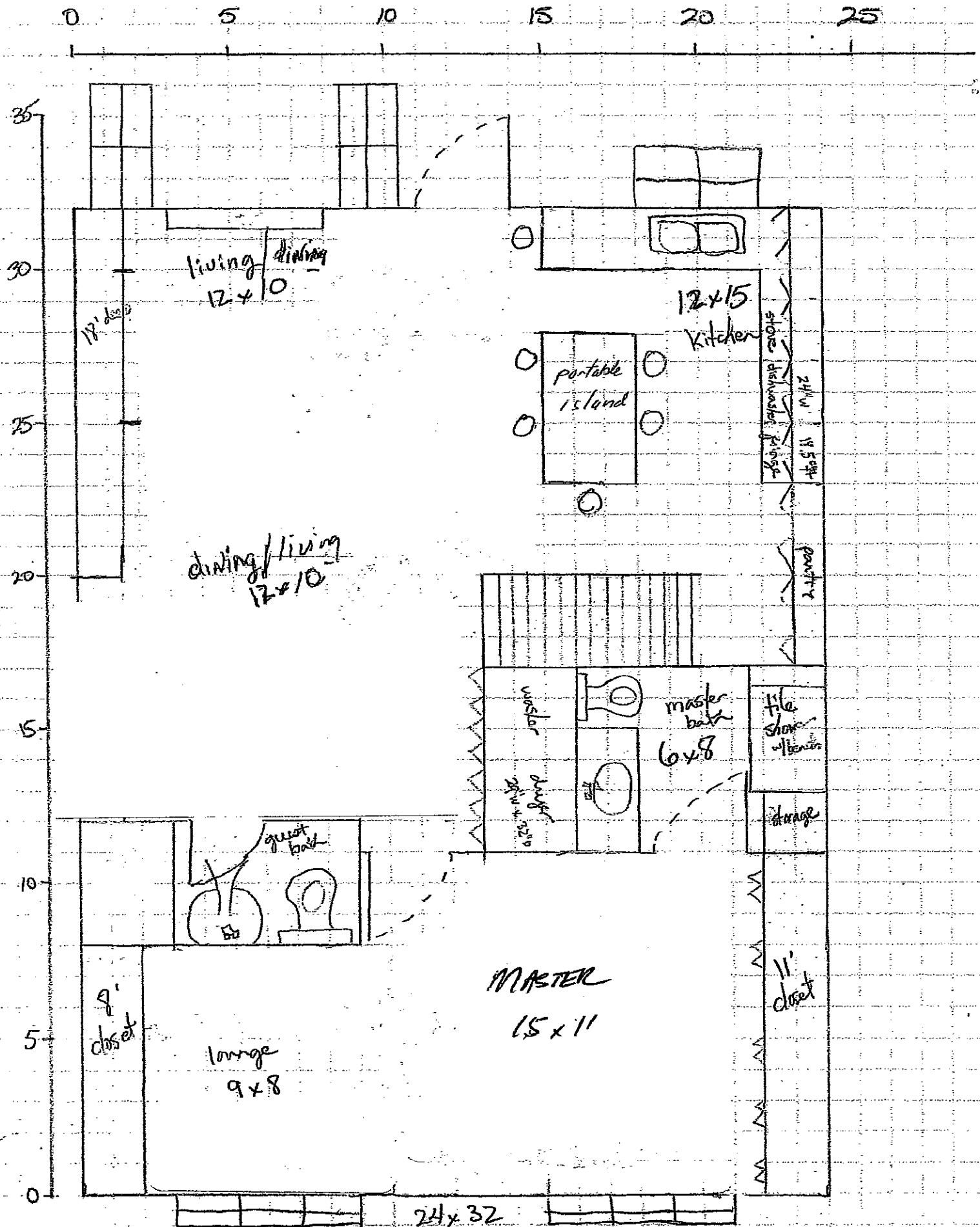


main floor 26×18.5
 = 481
 w/ solarium
 38×18.5
 = 703
 whole house
 = 1660
 sq ft



33' x 25.5' = 841.5 sq ft

25'5" wide by 33' deep



WELLAND LEADING THE WAY

RECEIVED

APR 21 2016

ZONING BY-LAW REVIEW
COMMENTS
(Please Print)

Integrated Services

Name

NANCY DMYTROW BILBOE / BARBARA BILBOE

Address

114 CHURCH ST

38 ELGIN ST

City

WELLAND

Postal Code

L3C4A8

Telephone No.

905-650-3302

Email

nancydb3@gmail.com

barbara@barbarabill.com

Would you like to be notified by?

☒ Email

☐ Regular Mail

① change 'garden suite' definition from "portable" to fixed

② if not, then accessory dwelling needs height increase and able to stand alone.
(our plan is to make granny suite/apt above stand alone 2 car garage)

③ NEED ~~Relief~~ Relief if there are development fees for this project

HIGH DENSITY ZONING ON THE
EAST SIDE OF NIAGARA STREET,
SOUTH OF WOODLAWN ROAD
AND WOODLAWN CEMETARY

Champions
WELLAND LEADING THE WAY

RECEIVED

JUN - 5 2017

CITY OF WELLAND
PLANNING - BUILDING

**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

Name VERA MORRISON
Address 107 DALEVIEW DR. BOX 661
City Fonthill ONT. Postal Code L0S1E0
Telephone No. 905-658-0526 Email veramorrison@cageco.ca

Would you like to be notified by? ☐ Email ☒ Regular Mail

I own 2 adjoining properties @ 650 & 656
Niagara St. I am with the proposed zoning as
RH and the provisions proposed by the building
department. I am opposed to the 30 m setback
proposed by neighbouring residents because it
would totally emit any development potential

Vera Morrison

Grant Munday

From: Pat Rocca <patarocca@gmail.com>
Sent: Thursday, June 15, 2017 10:55 AM
To: Grant Munday
Subject: 684 Niagara St.

RECEIVED

JUN 15 2017

CITY OF WELLAND
PLANNING - BUILDING

I live at 684 Niagara St and have lived here since 1999. When I bought this property there were already signs on 2 properties indicating that highrise apartment buildings were being proposed. We also learned that under the official plan we were designated as having a RM4 zoning which would allow for highrise development.

I am in favor of the planning bylaws being proposed by the Planning Dept.

I am adamantly opposed in granting a 30 metre buffer between my property and the properties on Gadsby Ave.

Sincerely

Pat and Wendy Rocca



City of Welland
Infrastructure and Development Services
Planning and Building Division
60 East Main Street, Welland, ON L3B 3X4
Phone: 905-735-1700 Ext. 2251 | Fax: 905-735-8772
Email: devserv@welland.ca | www.welland.ca

RECEIVED

MAY 31 2017

CITY OF WELLAND
PLANNING - BUILDING

**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

Name Mario & Fannie Minervini
Address 235 Gadsby Avenue
City Welland, Ontario Postal Code L3C 6M2
Telephone No. 905-734-4051 Email marmin@edgco.ca

Would you like to be notified by?

☒ Email

☒ Regular Mail

6m

on

Attention: Grant Munday

We are opposed to the comprehensive zoning bylaw in the Area behind properties on Hilda Street and Gadsby Avenue.

We are very concerned of the changes that are being proposed of rezoning the woodland strip behind our home as a high-density residential area.

We purchased our home in June 1992 and have resided here for the past 25 years.

We chose this area as our first purchase of a home because of the beauty of the woodland strip behind the back of our property.

We were informed by Gary Talosi regarding OPA 77 - stating an agreement with the City of Welland for the protection of the woodland strip behind our property when we purchased our home.

It is extremely upsetting to be informed that OPA 77 has been disregarded when changes to Zoning Plans were made in 2010.

It has been stated that there was advertisement^(notice) of meetings regarding the rezoning laws in the Welland Tribune & its website. Trying to look up this information on the Internet is difficult to find both in the Welland Tribune & City of Welland Websites.

We feel as property owners, that we should have individually been notified by the city regarding the proposed rezoning plan in 2010 and that OPA 77 had been disregarded.

If you would like more information on the project please contact Grant Munday, Manager of Development Approvals, 905-735-1700, Extension 2240 or email zoningreview@welland.ca

www.welland.ca/Development/ZoningReview.asp



Our friends who live in Wainfleet, were in a similar situation regarding rezoning in their area - but they were sent a letter personally to be informed. A simple letter inserted in our billing of property taxes would have been greatly appreciated.

The neighbours in our community take much pride and appreciation of the beauty of the woodland strip behind the back of our properties.

Also to inform you, that our property was approached by the Welland Horticultural Society in the Fall of 2008 to participate in the Annual Garden City Walk which was held on July 11, 2009.

The member of the Welland Horticultural Society expressed that our property ~~was~~ especially chosen because of the beauty of the mature woodland strip behind ~~the~~ back of our property.

The first sentence in the description of our property was written by a member of the Welland Horticultural Society.

If you would like more information on the project please contact Grant Munday, Manager of Development Approvals, 905-735-1700, Extension 2240 or email zoningreview@welland.ca

www.welland.ca/Development/ZoningReview.asp



The opening sentence was - "The inspiration for this garden comes from the mature woodland strip behind the property, and this theme is echoed throughout."

Not only do we as property owners in this area value the beauty of the woodland strip, but also to others who consider our neighbourhood a unique area in Welland.

Please send any information regarding the rezoning bylaws in our area to marmin@cogeco.ca and any other pertinent information.

Thank you,

Mario Minervini

Fannie Minervini

Mario Minervini

Fannie Minervini

If you would like more information on the project please contact Grant Munday, Manager of Development Approvals, 905-735-1700, Extension 2240 or email zoningreview@welland.ca

www.welland.ca/Development/ZoningReview.asp





Grant Munday

From: dbelanger4 dbelanger4 <dbelanger4@sympatico.ca>
Sent: Wednesday, May 31, 2017 12:49 PM
To: Grant Munday
Subject: zoning by-law review

I am objecting because OPA #77 made with the city in 1991 was not taken into consideration in 2010.

I would like to receive copies of all staff reports regarding this topic .

I would also like to be kept informed of all the developing bylaws before it goes to council.

yours truly

Donald Belanger

263 Gadsby Ave.

Welland On

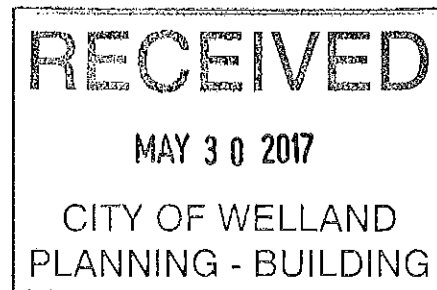
L3C 6M2

Grant Munday

From: Paul & Sandy <psmelsky@cogeco.ca>
Sent: Tuesday, May 30, 2017 10:03 AM
To: Zoning Review
Subject: Zoning by-law review

After last night's public meeting I am even more opposed to the changes in the zoning bylaw review. It is understandable that the east side of Niagara Street between the cemetery and Aqueduct be zoned high density because of the business on the street. However, the residents in the Fox Estates that border behind the Niagara St. properties need to be seriously considered as to the maintaining of the character of this existing neighbourhood. The removal of OPA 77 is incomprehensible. There must be some protection for the wooded area that divides the existing properties not only as an environmental issue but also as a buffer for the unsightly development of buildings that will most likely be built there. There must be safeguards for the residents who will remain on their Niagara St. properties. I am opposed to the change in lot sizes for RL1 zones. This will benefit the "unknown developer" of 396 Aqueduct St. Again no regard for maintaining the existing neighbourhood surrounding Hilda St. and Gadsby Ave. It appears that developers are the focus for the City of Welland, not the residents and the existing neighbourhood.

Sandra Smelsky
200 Gadsby Ave.
Welland, L3C 6M9
905-788-0146
psmelsky@cogeco.ca





Grant Munday

From: Suzanne Holowatsch <sholowatsch@cogeco.ca>
Sent: Tuesday, June 6, 2017 6:21 PM
To: Grant Munday
Subject: staff report and decision of the city of welland

Hello Mr Munday,

Regarding the new comprehensive zoning by-law (file no 2015-09) please note that I would like to receive a copy of the staff report regarding this matter. I also wish to be notified of the decision of the City of Welland on this zoning by-law.

Thanking you in advance,

Suzanne Holowatsch



Grant Munday

From: sheharper55 <sheharper55@aol.com>
Sent: Monday, June 12, 2017 5:04 PM
To: Grant Munday
Subject: 670 Niagara Street, Welland, On

Grant,

My husband and I reside at 670 Niagara Street, Welland, and are opposed to the high density zoning proposal on the east side of Niagara Street.

Forgive my ignorance in this matter. If you develop Niagara Street between Woodlawn and Hilda and you don't do it as a block, but by part and parcel, how do you control urban development and planning, as well as traffic on Niagara Street? Similar issues were raised for the condo unit being built by the Esso station on the west side of Niagara Street. I am told that there can potentially be buildings with 125 units per hectare, how could they all possibly have driveways on Niagara St.

We are also opposed to the 30 meter green space setback at the rear of our property.

I don't understand the proposal as this is private property. Currently, my lot is 100 x 500 feet, you are taking away 100 feet of that. Who is going to reimburse me for 10,000 square feet. If this proposal moves forward will my taxes decrease, as you have taken away 100 feet of the 500 feet we currently have. If we should decide to sell are you now saying our lot size is now going to be 100 x 400, and whom will be paying for that lost 100 feet.

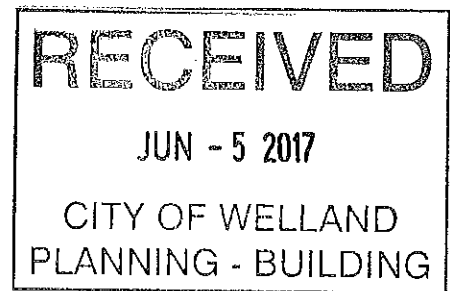
Our understanding is that in the early 90's a developer was going to purchase all the properties from Woodlawn Avenue to Hilda on the east side of Niagara Street. Some type of agreement was made with that developer to purchase all these properties to keep 30 meters of green space but only in the event the whole block of properties were purchased. Our understanding is that this agreement had nothing to do with the City of Welland but an agreement with the developer and the residence on Gadsby. As the developer did not purchase the entire block of properties, therefore there is no agreement.

Would you kindly add us to the mailing list and provide us with all documents related to the proposed green space and the zoning change to the east side of Niagara Street.

Regards,
Larry and Sheila Harper
670 Niagara Street
Welland, ON L3C 1M1

Zoning By-Law Review Comments

John & Cielo Orfei
20 Hilda Street
Welland, Ontario
L3C 3N2
To be notified by email



Homeowner: 10 years

**Mr. Grant Munday, Mr. Mayor Frank Campion, City
Councilors**

RE: Comprehensive Zoning by-law

I am writing in solidarity with my neighbors and to express serious concerns about the rezoning that the city is proposing. Your lack of regard for the community, the environment and our neighborhood's lack of information about this matter is appalling.

I have lived in my home at 20 Hilda Street for over 10 years and care deeply about my home and even more so for my community. I found out through my neighbors that the City of Welland's intent is to destroy historical wooded areas, rezone lands for high density housing and that none of this has been properly communicated to any of us. It is disturbing that elected officials and public servants would stoop to this level of secrecy.

My neighbors were able to attend the May 29th meeting and advised me that Mr. Grant Munday admitted to a number of things that are simply shocking. The following items are disturbing and I feel deceived by the very people that are supposed to be taking care of our city:

- Mr. Munday advised that the City's Official Plan from 2010 was published in the Welland Tribune and also on the city's website. A change this substantial should have come directly to our neighbourhood. **Through a tax assessment or a water bill. Other cities in our country and Province send direct notices to impacted home owners. These types of notices are usually buried in a newspaper and with all due respect your website is not easy to navigate.**
- Mr. Munday stated that OPA#77 key negotiated item regarding a minimum 30 meter wide treed buffer strip was **purposely** omitted because it would hinder a multi-residential plan and the Residential High Density Designation. **WHY would anyone purposely omit such a critical piece of information? I would**

like an answer to this...again, it feels deceitful. Is there something else that we don't know?

- When Mr. Munday was asked at Monday's meeting, if environmental concerns were considered in the proposed changes, he clearly stated that they were not. He explained why this area was chosen to be developed as a high density residential area and environmental issues were not considered because this is not a protected environmental site. **This makes absolutely no sense. We all have a responsibility to our environment and not regarding or caring this beautiful forested area is truly irresponsible.**
- The proposed development south of Hilda Street on the 396 Aqueduct Street property. I understand that up to 6 homes with very narrow properties could be built and that the treed buffer could be removed? **IS THIS CORRECT?** To destroy an old wooded area that adds so much beauty, serenity, grace and also cleans our air for our city would not only be appalling but would prove to be a clear lack of long term vision when it comes to beautifying our cities and enhancing our collective lifestyles. **I am also appalled as stated above that NONE OF THIS was ever communicated. Something like this impact my home, my quality of life and the value of my home. You owe your citizens, the people you serve this small amount of respect.**

I join my neighbor's and strongly feel that this neighborhood is a jewel in our city's crown. This is one of the MAIN reasons I chose this to be my home. It appears that no regard for the citizens that live in this neighborhood has been considered and worse than this, you tried to keep it all a secret. I am having a very hard time accepting this and would like some explanations on why you would want to destroy our forest, destroy our neighborhood and all under a shroud of secrecy.

I am a good citizen, I pay my taxes, I look out for my neighbors and want the City of Welland to treat us all with the respect that we deserve.

We implore you to preserve these two beautiful forest areas.

Please consider this heartfelt letter when making your decisions.

John and Cielo Orfei

RECEIVED

JUN - 5 2017

CITY OF WELLAND
PLANNING - BUILDING

ZONING BY-LAW REVIEW COMMENTS

TO: Grant Munday, Mayor Frank Campion, City Councillors and other concerned parties

My grandparents built my house in 1949 (one of the first two in this area) and I have lived here since 1980. Back then the Fox Estates was an undeveloped bush area with fruit trees and wild strawberries and lots of wildlife and Hilda St was an unpaved road that started at my corner lot on Gadsby Ave and went east to "the dikes". Our woodlot was in one piece and was considered a greenspace. Then the bush was cleared and the Fox Estates was born and the city cut our greenspace in half to create the extension to Hilda St and give a second access to the new subdivision. That move effectively reduced our greenspace to woodlots and because of their reduced size they were no longer protected areas. In 1991 a group of residents from Gadsby Ave, Hilda St, and Aqueduct St fought to keep the Carolinian woodlot north of Hilda St. Then in 2006-2007 the residents fought the sale and development of the Carolinian woodlot and playground south of Hilda St. At that time 'significant' trees and wildlife were identified in our woodlots. If the city had not chosen to cut our woodlot in half neither of these confrontations would have been necessary because as I said, our greenspace would have been protected.

I was on the executive of the Aqueduct Park Neighbourhood Association formed for the 2006 fight and having received their permission, I would like to share a couple of comments our group received at the time in response to thank you letters our Communications Director sent out,

Councillor Pat Chiocchio wrote:

"Thank you for your kind words, you live in a great neighbourhood, with great people. I will always support Aqueduct Park, and I will continue to keep it on the front burner."

City of Welland Parks Supervisor Peter Boyce wrote:

"Thanks, I will pass your kind words on to the crew. Also I really support your group's efforts to save the Park. It is something that I believe is irreplaceable. It is a shame anyone would pave over this beautiful green space."

My sentiments exactly Peter.

The saga continues in 2010 when the city planning department purposely repealed OPA#77 and had the audacity to "notify" the residents by putting a little notice in the paper. We were advised at the May 29th meeting that "that's all we are required to do".

Well, I have a very busy life and I don't check the city's website or the Tribune notices every day.

I admit that I don't understand how city hall works and why the province can force a municipality into a percentage of growth every year. I also don't understand why the city has to destroy our woodlots to achieve their goals. We have a lovely, well maintained, quiet neighbourhood and even before the current real estate boom, For Sale signs did not last long around here. Currently, it is a safe neighbourhood in which to raise children but, will it remain that way when the apartment buildings start going up? Not only does the woodlot block the majority of the traffic noise from Niagara St, it is an environmental bonus to our clean air and is a habitat for numerous species of wildlife. Once destroyed, it can never be replaced.

What I do understand is that even though this development may not take place for years to come, if we as concerned residents don't stop the madness now, future generations will pay the price.

Respectfully,
Anne Vernon
192 Gadsby Ave N
Welland

B3C 1B4

RECEIVED

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PLANNING - BUILDING

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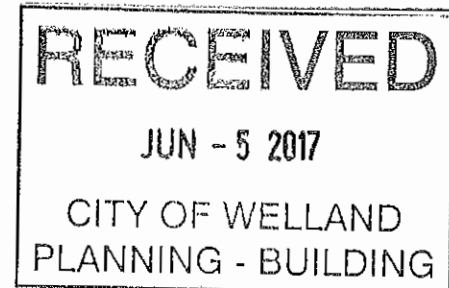
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Welland

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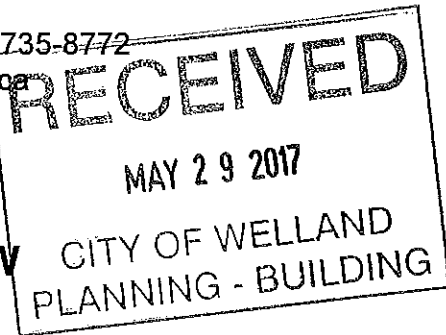
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Please consider this heartfelt letter when making your decisions.

John and Cielo Orfei



City of Welland
Infrastructure and Development Services
Planning and Building Division
60 East Main Street, Welland, ON L3B 3X4
Phone: 905-735-1700 Ext. 2251 | Fax: 905-735-8772
Email: devserv@welland.ca | www.welland.ca



**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

Name Mike Heermovich
Address 223 GADSBY AVE.
City Welland Postal Code L3C6M2
Telephone No. 905-7352509 Email mh@mikehec6@gmail.com

Would you like to be notified by? ☒ Email ☐ Regular Mail

I am opposed to the Comprehensive Zoning
Bylaw because it does not include OPA #77.
Please forward any information regarding
this matter. Thank-you.
Mike Heermovich



City of Welland
Infrastructure and Development Services
Planning and Building Division
60 East Main Street, Welland, ON L3B 3X4
Phone: 905-735-1700 Ext. 2251 | Fax: 905-735-8772
Email: devserv@welland.ca | www.welland.ca

**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**



Name DAVE SINGLET *D. Singlet*
Address 259 GADSBY AVENUE
City WELLAND Postal Code L3C 6M2
Telephone No. 905 933 3537 Email dsinglet6@comcast.ca

Would you like to be notified by? ☒ Email ☐ Regular Mail

I AM OBJECTING BECAUSE THIS DOES NOT AGREE
WITH THE AGREEMENT MADE IN 1991
(OPA #77).

I WOULD LIKE TO HAVE A COPY OF ALL
STAFF REPORTS REGARDING THIS MATTER.

I WOULD LIKE TO BE KEPT INFORMED OF
ALL DEVELOPING BY LAWS BEFORE IT GOES
TO COUNCIL.

D. Singlet
DAVE SINGLET



City of Welland
Infrastructure and Development Services
Planning and Building Division
60 East Main Street, Welland, ON L3B 3X4
Phone: 905-735-1700 Ext. 2251 | Fax: 905-735-8772
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RECEIVED

MAY 30 2017

CITY OF WELLAND
PLANNING - BUILDING

**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

Name Thomas (Tom) Doherty, Myra Doherty
Address 211 CASBY Avenue
City Welland Postal Code L3B-6M2
Telephone No. 905-708-6446 Email tdoherty1@coso.co.ca
(CEL)

Would you like to be notified by?

☒ Email

☐ Regular Mail

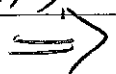
Re: Now Comprehensive Zoning By-Law (File # 2015-09)

I WOULD LIKE TO BE NOTIFIED OF
UPCOMING MEETINGS REGARDING CHANGES
TO THE CITY'S OFFICIAL PLAN, SPECIFICALLY
IN REGARDS TO BOUNDARY SURVEYS PREVIOUSLY
MADE IN OPA #77, ALLOWING A 30 METRE
SETBACK.

Town Council is Now Looking At A 7 Metre
Setback Proposal, THIS Will Affect My Quality of Life
& ENJOYMENT OF MY PROPERTY.

I WISH TO RECEIVE A COPY OF THE STAFF REPORT.
Also, COPY OF SLIDE SHOW PRESENTED TO COUNCIL.

May 23, 2017



Comprehensive Zoning Review
Re: OPA #77

We purchased our property (211 Wadby) in 2008.

What appeared to be the property was

the depth of the property. However, the

the form of our property is 15 Wadby & it

was suggested by Council members on May 23, 2017 that

getting there is not enforceable. This is true, however,

potentially having a property that could be

up to 32 metres high, ~~but~~ could be only

7 metres set back from my property.

This would devastate our enjoyment of our
property as well as damage my property, and
those of all my neighbours.

If you would like more information on the project please contact Grant Munday, Manager of
Development Approvals, 905-735-1700, Extension 2240 or email zoningreview@welland.ca

www.welland.ca/Development/ZoningReview.asp



**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

RECEIVED

MAY 30 2017

CITY OF WELLAND
PLANNING - BUILDING

Name Peter Inman
Address 227 Gadsby Ave
City Welland Postal Code L3C6M2
Telephone No. 905 735 2444 Email peterinman2468@gmail.com

Would you like to be notified by? ☒ Email ☐ Regular Mail

Very disappointed that City withdrew provisions of OPA 77 without notice and to the detriment of all in the neighbourhood.

OPA 77 also protected residents of Niagara street from piecemeal development
~~and well planning~~

The current situation must be resolved to the satisfaction of all residents.

We request that OPA 77 be reinstated



City of Welland
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RECEIVED

MAY 29 2017

CITY OF WELLAND
PLANNING - BUILDING

**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

Name Brenda DePallo & Joseph DePALO
Address 11 Hilda St
City WELLAND Postal Code L3C-6P7
Telephone No. 905-788-1548 Email jae1946@live.com

Would you like to be notified by?

☒ Email

☐ Regular Mail

We would like to be kept informed of all developments concerning this comprehensive by-law. We are very upset about the reversal of OPA-#77-OCT-1991. This seems to us to be a unfair reversal of we should have been advised in writing!

We are also disturbed by the proposed lots sold on Dick Beecher's property. The lots that are 39" are going to devalue the price of our homes!

Grant Munday

From: Pat Courtney <pat_mike@outlook.com>
Sent: Monday, May 29, 2017 4:12 PM
To: Grant Munday
Subject: Zoning By-Law Review Comments

We as 219 Gadsby Ave. residents are disappointed and angry about changes made to zoning by-laws that now totally disregard the agreement OAP#77 between west Gadsby residents and the City of Welland.

The agreement reached in 1991 has been ignored by the zoning changes made in 2010 that seriously will affect property values and the quality of life of residents on west Gadsby Ave. and north Hilda St. Notification by newspaper(Tribune) hardly fits today's communication standards. Few people now read the newspaper.

Residents initially chose this location because of the unique characteristics of the Carolinian landscape at the rear of each of these lots.

We are constantly reminded to live and think green. The City of Welland obviously does not follow that thinking by rezoning changes that would potentially remove a significant green space along with the abundant wild life inhabiting the area.

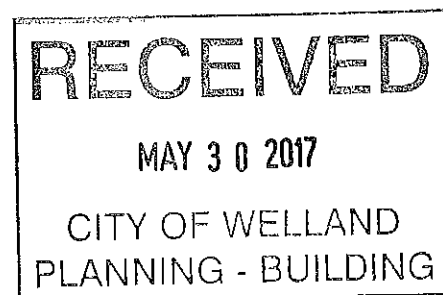
The ash borer has removed many hundreds of the city's trees and putting in place rezoning changes that pave the way to potentially lead to the loss of many more trees, is short sighted, extremely unfair and quite revealing as to how Welland management operates.

Please keep us informed of the Comprehensive By-Law and send a Staff Report when it is prepared.

Pat and Mike Courtney
219 Gadsby Ave.

Welland, Ont 905-735-7563
mail. pat_mike@outlook.com

We would like to be notified by e-



Grant Munday

From: Gary Long
Sent: Tuesday, May 30, 2017 3:02 PM
To: Grant Munday
Subject: Fw: An Invitation about OPA #77 and the Comprehensive Zoning By-law

Good afternoon Grant.

You may have received this already. FYI. Thanks.

Gary

Sent from my BlackBerry 10 smartphone on the Bell network.

From: Gary Talosi <gtalosi@lifestylewealth.ca>
Sent: Tuesday, May 30, 2017 1:48 PM
To: council
Subject: An Invitation about OPA #77 and the Comprehensive Zoning By-law



Hello Mayor and Councillors,

It's Gary Talosi emailing you on behalf of our neighbours. I am using OPA #77 as a short form for the issue we have raised about the new Comprehensive Zoning By-law and that it does not include any of the provisions that we had negotiated with the City and our neighbours in October 1991 for the properties on the east side of Niagara Street between Hilda Street and the Woodlawn Cemetery.

We feel that the new Comprehensive Zoning By-law should include the key piece that was negotiated and agreed upon as item 7.16 on page 28 of OPA #77 in October 1991. It states, "A minimum 30 metre wide treed buffer strip located along the rear property lines of properties fronting on the east side of Niagara Street lying between the rear property lines of properties fronting on the north side of Hilda Street, and the Woodlawn Cemetery will be preserved, landscaped, and zoned as Open Space in the implementing zoning by-law. A 9 metre wide treed buffer strip shall be established along the rear property line of properties fronting onto Hilda Street."

Both treed buffer strips have existed since 1991 and still do to this day. We are not asking for just any 30 metre wide and 9 metre wide buffer strips. We are asking that the existing trees be preserved as the buffer strips, as was outlined in OPA #77.

We think it would be very helpful to understand the importance of this issue if you personally see these treed buffer strips, so we are inviting you to come to any of our homes to see our backyards. Some are not accessible due to fencing for pools, etc., but many are wide open. For example, the property of Suzanne and John Holowatsch at 9 Hilda Street will give you a good perspective on the existing woodlot and the buffering it would provide. My own backyard is also accessible from either side of our home at 239 Gadsby Avenue if you can come by to have a look. There are no dogs at either of these two addresses if you show up unannounced, so you are welcome to proceed into our back yards and look around. If you make arrangements ahead of time with any of our neighbours, they will make sure that the coffee is hot and that the beer is cold (if you bring a designated driver).

Please take us up on this offer. We think you will be proud that such beautiful, natural spots still exist within the urban boundaries of the City of Welland. We look forward to seeing you at the Statutory Public Meeting on June 6th, and hopefully beforehand in our backyards. Thanks for your attention.

Gary

Champions
WELLAND LEADING THE WAY

**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

RECEIVED

MAY 30 2017

CITY OF WELLAND
PLANNING - BUILDING

Name Sandra & Albert Morris
Address 408 Aqueduct St
City Welland Ont Postal Code _____
Telephone No. 905 735-3165 Email sandi407@rocketmail.com

Would you like to be notified by?

☒ Email

☐ Regular Mail

Very disapaintd in the city
for revoking OPA77 without
notification to residents

Saddened at the loss of habitat
for the wildlife in the area
that has definitely increased
due to development of 406
& new subdivision by the
fairgrounds. Our yard had
been home to a fox the last
two winters & ducks in
the summer



ZONING BY-LAW REVIEW COMMENTS

TO: Grant Munday, Mayor Frank Campion, City Councillors and other concerned parties

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Respectfully,
Anne Vernon
192 Gadsby Ave N
Welland



Grant Munday

From: noreenyoung noreenyoung <noreenyoung@sympatico.ca>
Sent: Monday, June 5, 2017 3:45 PM
To: Grant Munday
Cc: deserv; Gary Talosi
Subject: Comprehensive zoning bylaw

Dear Grant;

Our names are Noreen and John Young, we reside at 247 Gadsby Avenue in the City of Welland. We are writing to you to inform you that we are strongly opposed to the Comprehensive Zoning Bylaw. We purchased our home in 2003, with clear assurance that there was and would never be rear neighbors as the wooded area that runs behind us was a protected piece of land. We were assured as well that approximately a hundred feet from property line (in backyard) would never be built upon because of this. There was an original agreement in 1991 protecting this said land, we are shocked as to how it has come to a neighborhood of people, city tax payers, having to unite to remind our city of this agreement. What's worse is the fact that we, city tax payers and owners were not responsible for this error, of an amendment not being added and we feel that we should not be held accountable and suffer for this oversight. Every day we enjoy the natural life in our backyard, rabbits, deer, ducks and beautiful birds and with the changing seasons the beautiful leaves. This area also makes a fantastic sound barrier for us to enjoy our backyards from the noise pollution of traffic on Niagara Street. The sheer aspect of Nature and all it's beauty should be enough to leave this area alone, as it was always intended to be.

We find ourselves wondering, why? Why now? After all a huge development is in the works for the former mayor Mr Reuter's family dwelling. Is it money? Whatever happened to "keeping your word?" Times when a simple handshake and your word meant more than any contract or forgotten amendment. It is simply unfair and completely unjust to neglect the original purpose of this property. There are city councilors today that were present in 1991, they too know the original intention of this protected property.

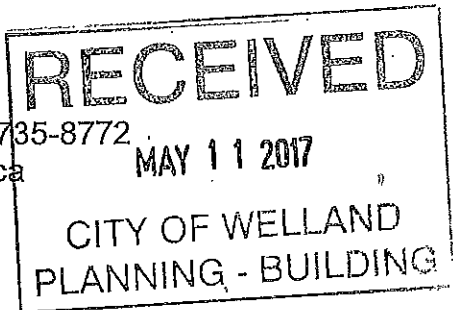
This needs to be corrected to reflect its original purpose, which is to protect the wooded area that runs between Aqueduct Street and Gadsby Avenue. We are asking first as a fellow human being for you to do the right thing and correct this error, so this area remains as it was always intended--protected and secondly as upstanding, productive, tax paying citizens, please keep your word. We also request a copy of the staff draft report when it's prepared (electronically), informed of all developments pertaining to this comprehensive bylaw before it goes to city council.

Sincerely,

Noreen & John Young



City of Welland
Infrastructure and Development Services
Planning and Building Division
60 East Main Street, Welland, ON L3B 3X4
Phone: 905-735-1700 Ext. 2251 | Fax: 905-735-8772
Email: devserv@welland.ca | www.welland.ca



**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

Name Suzanne Holowatsch
Address 9 Hilda St
City Welland Postal Code L3C6P7
Telephone No. 905-788-0641 Email sholowatsch@cogeco.ca

Would you like to be notified by? ☒ Email ☐ Regular Mail

Open house feedback: have folks
with questions "take a number"
so that you are attended to
fairly. JUST LIKE THE DOLL.

ZONING REVIEW: you're obviously
playing into the hands of developers!
No respect for agricultural lands.
We want to be dependent on Mexico
& the U.S. for produce?

Totally not in agreement with your
12.0 meter wide lots → Can we continue
with pretty neighbourhoods at least
50 feet?

We don't have to care in to all
the TORONTONIANS who couldn't save
for their refinements. Now Welland
residents have to move elsewhere
because they can't afford to purchase
anything here.

If you would like more information on the project please contact Grant Munday, Manager of
Development Approvals, 905-735-1700, Extension 2240 or email zoningreview@welland.ca

www.welland.ca/Development/ZoningReview.asp





City of Welland
Infrastructure and Development Services
Planning and Building Division
60 East Main Street, Welland, ON L3B 3X4
Phone: 905-735-1700 Ext. 2251 | Fax: 905-735-8772
Email: devserv@welland.ca | www.welland.ca

RECEIVED

MAY 12 2017

CITY OF WELLAND
PLANNING - BUILDING

**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

Name GARY TALOSI
Address 239 GASSBY AVE.
City WELLAND Postal Code L3C 6M2
Telephone No. 905-732-6299 Email gtalosi@lifestylewealth.ca

Would you like to be notified by? ☒ Email ☐ Regular Mail

OUR HOME IS/WAS R-1 AND BACKS ON TO MULTI-UNIT RESIDENTIAL ZONED PROPERTY WITH FRONTAGE ON THE EAST SIDE OF NIAGARA STREET. BACK IN THE 1990s ONE OF THE NIAGARA STREET PROPERTY OWNERS WANTED HIS ZONING CHANGED FROM RESIDENTIAL TO MULTI-UNIT RESIDENTIAL. OUR NEIGHBOURS ON GASSBY AVE. AND HILMA STREET THOUGHT THAT WAS A REASONABLE REZONING REQUEST GIVEN THE DEVELOPMENT ALONG NIAGARA STREET, BUT WE FELT THAT OUR R-1 PROPERTIES SHOULD BE AFFORDED ADDITIONAL BUFFERING AND REAR YARD ALLOWANCES. THE NIAGARA STREET RESIDENTS AGREED, SO ALONG WITH CITY STAFF, ~~AND~~ ALL THREE GROUPS AGREED ON THE FOLLOWING:

1. THE NIAGARA STREET LOTS ARE 500 FEET DEEP AND THE BACK 200 FEET IS MATURE CAROLINIAN FOREST. THE REAR ALLOWANCE WOULD BE 100 FEET OF FOREST ALONE.
2. THERE WAS A MINIMUM FRONTAGE REQUIRED, SO NO ONE PROPERTY COULD BE DEVELOPED.
3. THERE WAS A MAXIMUM NUMBER OF STOREYS ALLOWED.

I AM SURPRISED AND DISAPPOINTED THAT NONE OF THESE NEGOTIATED, AGREED UPON, AND RECORDS CONDITIONS ARE REFLECTED IN THE PROPOSED CITY OF WELLAND COMPREHENSIVE ZONING BY-LAW. THANK YOU. Gary Talosi

NORTH-WEST WELLAND

Grant Munday

From: Pasquale Mammoliti <pmammoliti@cogeco.ca>
Sent: Wednesday, June 7, 2017 2:58 PM
To: Grant Munday
Cc: Pasquale Mammoliti
Subject: Support for Propose New Comprehensive Zoning Bylaw

Mr. Munday,

Re: Proposed New Comprehensive Zoning Bylaw

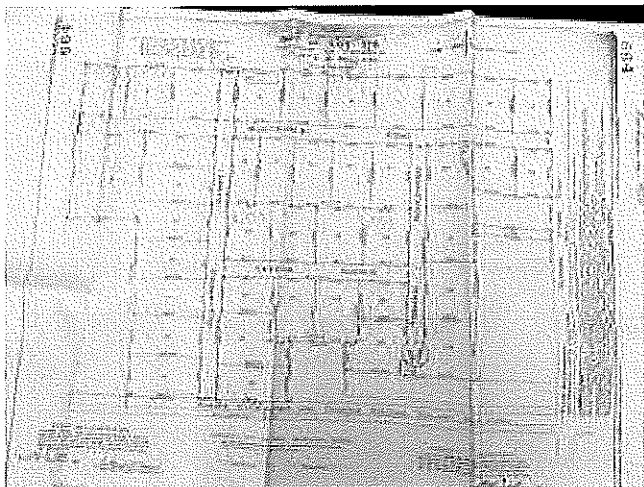
We would like to commend you on a very thorough review of the City of Welland's zoning bylaw and the proposed new comprehensive zoning bylaw.

We have attended the open house and the public meeting concerning the proposed new bylaw and note that you have isolated the north west as an area of concern from some residents. We have resided in this subdivision for over 35 years and have borne witness to the numerous severances and new lot creations. As no detailed information has been reported on the exact concerns put forth we cannot comment. However, we would like to submit that because no other residents of this subdivision were present at the public meeting on June 6, 2017 the concerns raised should have no merit. We also would like to note our support for the new comprehensive bylaw.

We have attached two drawings, one showing the original plan for the subdivision totalling 39 lots; and a second showing a total of 75 lots, an additional 36 lots created up to 2015. The City has proposed an RL1 zoning which we fully support. All efforts should be made to intensify existing areas in the City and we feel this subdivision should not be excluded. We do not support any special zoning requests nor the opposition raised. The economic stability of our City should be first on the minds of our citizens as the residential tax base is being strained and affordability is quickly becoming an issue for homeowners.

Please feel free to include our support within your final report.

Sincerely,
Pasquale and Crystal Mammoliti
98 Montgomery Road
Welland, ON L3C 2Y3



Grant Munday

From: Pasquale Mammoliti <pmammoliti@cogeco.ca>
Sent: Saturday, April 16, 2016 8:17 AM
To: Zoning Review
Cc: Pasquale Mammoliti
Subject: Sign Up - Zoning Review

I would like to be kept informed regarding the zoning bylaw review.

I also have a question regarding the proposed side yard requirements for RL1 designation, single detached. The proposal states a 4.5m side yard, yet the existing bylaw requires a 1.5 m side yard and your proposed two-unit dwelling in RL1 is 1.2 m. Is this a mistake?

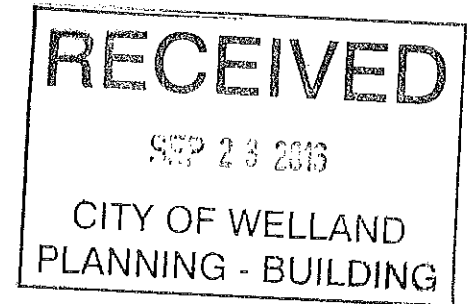
Please advise.

Thank you,
Crystal Mammoliti

PATRICIA GOLEC
52 TOPHAM BLVD • WELLAND • ONTARIO • L3C 3G2

23 September 2016

Frank Campion
Mayor
City of Welland
60 East Main Street
Welland, Ontario
L3B 3X4



Dear Mr. Campion;

Re: Zoning By-law Review

I am writing to express my opposition to the proposed changes to regulations for the Low Density Zone outside of the Urban Area Boundary.

Summerlea Subdivision was created following the Second World War under the Veterans Land Act to provide land for returning veterans. The streets are all named after generals in recognition of the contribution and sacrifices made by our men and women in uniform. Some of the original veterans still reside in the subdivision and several of the children of veterans now own property there. The area remained largely unchanged prior to the installation of sanitary sewers which removed the need for onsite sewage treatment and allowed for smaller lot sizes. While some infill development has occurred, the area has retained the characteristics of a low density neighbourhood. It is currently within the Single-Detached Dwelling First Density Zone R1. The uses and requirements specified for the zone are consistent with a low density development outside of the Urban Area Boundary. Lots and house sizes are larger, to maintain the character of the existing neighbourhood.

The Official Plan for the Corporation of the City of Welland clearly states, in Section 3.1 that "The foundation of the City's growth management strategy is to direct all urban growth to lands within the designated Urban Area Boundary." This is reiterated as an objective in section 3.2(i) "To direct urban growth to lands located within the designated Urban Area." The basis for the objective is given in section 3.4.2.2 "The land within the Urban Boundary represents the supply of designated urban land intended to accommodate the majority of the City's projected growth." The Official Plan also contains a commitment, in Section 4.2.1.7, to "ensure protection for stable residential areas from inappropriate change" and to address "land use and neighbourhood compatibility" when considering intensification in residential areas (Section 4.2.3.6).

A recent OMB decision (PL150989) regarding the creation of 2 new lots in the Summerlea Subdivision ruled that "intensification is not an overarching objective intended to supersede all other planning considerations" and that the issue of compatibility was more significant. The Board found the neighbourhood to be very stable and largely unchanged and ruled that smaller lots would be at odds with the area.

The Built Boundary, as described in the Official Plan, "represents the limit of existing development", meaning that any growth within the area would be considered intensification rather than new development. The Plan does not designate all the Built Area as growth areas.

The new By-law, as currently drafted, would allow Two-Unit Dwellings, Accessory Dwelling Units and Group Homes as permitted uses. Planning Staff have confirmed that this could potentially mean a duplex and one accessory dwelling per owner, for a total of 4 dwellings on a lot previously zoned for one. In addition, the minimum lot width is proposed to be reduced to 12 metres from 18 and the minimum lot area from 665m² to 540m². Minimum floor area and maximum lot coverages are to be eliminated while 3 story buildings will be allowed.

As confirmed by the recent OMB decision, Summerlea Subdivision is a well-established, low density area where small lots would be inconsistent. If the proposed changes were to be enacted, the number of dwelling units could be quadrupled, even without any property severances. Dividing the existing properties into 12 m wide strips of land would further erode the character of the neighbourhood. This proposal far exceeds what is reasonable.

The zoning by-law, as currently drafted, is inconsistent with the Official Plan. The tripling of residential density in an area outside of the Urban Area Boundary is inconsistent with the direction and intent of the Growth Management Strategy described in Section 3.1 of the City of Welland Official Plan as well as with the direction and intent of Sections 3.2(i), 3.4.2.2, 4.2.1.7 and 4.2.3.6 of the Plan.

I would like to suggest that the regulations, as they currently exist for the First Density Zone – R1 should remain in place for lands outside the Urban Area Boundary at Summerlea Subdivision and Milkweed Trail. This would allow for some infill development while still maintaining the character of the neighbourhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patricia Golec', written over a circular stamp or seal.

Patricia Golec

cc Mark Carl, Ward 1 Councillor
Mary Ann Grimaldi, Ward 1 Councillor
George Sportel, Summerlea Subdivision Association
Grant Munday, Planning Supervisor

Grant Munday

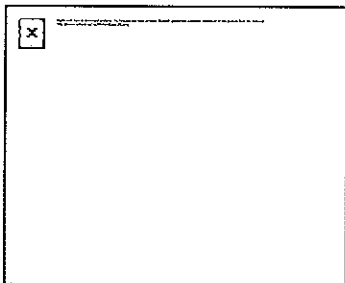
From: Bassi, Ryan <ryan.bassi@niagararegion.ca>
Sent: Thursday, May 18, 2017 9:45 AM
To: Grant Munday
Subject: RE: Notice of Public Information Meeting and Statutory Public Meeting & Revised Zoning By-law and Maps - New Comprehensive Zoning By-law

Hey Grant, is the northwest quadrant of Welland still slated to be included in the urban boundary expansion?
Thank you.

Ryan Bassi, B.A.,B.A.Sc.,CPHI(C)
Public Health Inspector
Environmental Health, Public Health
Niagara Region
200 Division Street, Welland, ON L3B 4A2
Phone: 905-735-5697 ext. 7628 Toll-free: 1-888-505-6074
Fax: 905-735-4895

From: Grant Munday [mailto:grant.munday@welland.ca]
Sent: Wednesday, May 17, 2017 10:32 AM
To: Bassi, Ryan <ryan.bassi@niagararegion.ca>
Subject: RE: Notice of Public Information Meeting and Statutory Public Meeting & Revised Zoning By-law and Maps - New Comprehensive Zoning By-law

I sent out a revised notice sorry for the confusion.



Grant Munday, B.A.A.
Manager of Development Approvals
Planning Division
Development and Infrastructure Services
Corporation of the City of Welland
60 East Main Street, Welland, Ontario L3B 3X4
Phone: (905)735-1700 Ext. 2240 **Fax:** (905)735-8772
www.welland.ca



This email may contain confidential and/or privileged information for the sole use of the intended recipient. Any review, disclosure, or distribution by others is strictly prohibited. If you have received this email in error, please contact the sender immediately and delete all copies.

From: Bassi, Ryan [mailto:ryan.bassi@niagararegion.ca]
Sent: Wednesday, May 17, 2017 10:26 AM
To: Grant Munday <grant.munday@welland.ca>
Subject: RE: Notice of Public Information Meeting and Statutory Public Meeting & Revised Zoning By-law and Maps - New Comprehensive Zoning By-law

SCHOOL SITES NEAR AFTON AVENUE & CLASSIC AVENUE

WELLAND LEADING THE WAY

**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

RECEIVED

APR 21 2016

Integrated Services

Name Gaston Letourneau
Address 101 Classic A.O.E
City Welland Ont. Postal Code L3B 1P6
Telephone No. 905-788-0941 Email _____

Would you like to be notified by? ☐ Email ☒ Regular Mail

I OPPOSE THE MAJOR REZONING OF THE
SCHOOL PROPERTIES IN MY NEIGHBORHOOD FROM
OPEN SPACE (LIMITED USES) TO ISN1 WHICH
WOULD ALLOW 31 DIFFERENT USES IE.

PRIVATE CLUBS (GUN CLUB, MOTORCYCLE CLUB)
AMBULANCE CENTER AND MORE.

I FAVOUR A RESIDENTIAL ZONING OF
RL1.

I WANT A DETAILED INFORMATION
PACKAGE SHOWING THE CURRENT ZONING
AND USES, AS WELL AS THE PROPOSED
ZONING WITH THE 31 USES PERMITTED.

SIGNED x Gaston Letourneau
x Gaston Letourneau

WELLAND LEADING THE WAY

RECEIVED

APR 22 2016

Integrated Services

**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

CITY OF WELLAND
RECEIVED

APR 21 2016

Office of the City Clerk

Name DAVID & GERALDINE LACKEY
Address 516 SUTHERLAND AVE.
City WELLAND, ONT. Postal Code L3B 5A2
Telephone No. 905-734-1255 Email _____

Would you like to be notified by? ☐ Email ☒ Regular Mail

I OPPOSE THE MAJOR REZONING OF THE
SCHOOL PROPERTIES IN MY NEIGHBORHOOD FROM
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SIGNED x Geraldine Lackey

x DH Lackey

Champions
WELLAND LEADING THE WAY

RECEIVED

ZONING BY-LAW REVIEW
COMMENTS
(Please Print)

APR 21 2016

Integrated Services

Name MR & MRS Ronald Smith
Address 102 Afton Ave
City Welland, Ontario Postal Code L3B 1V9
Telephone No. 905-788-0732 Email anna.caruso@sympatico.ca

Would you like to be notified by? ☐ Email ☒ Regular Mail

I OPPOSE THE MAJOR REZONING OF THE
SCHOOL PROPERTIES IN MY NEIGHBORHOOD FROM
OPEN SPACE (LIMITED USES) TO ISN1 WHICH
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SIGNED x Anna Smith

x

Champion
WELLAND LEADING THE WAY

RECEIVED

APR 21 2016

Integrated Services

**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

Name YUAN LANDRY
Address 81 BALMORAL AVE
City WELLAND Postal Code L3B 1S5
Telephone No. 734-4651 Email _____

Would you like to be notified by? ☐ Email ☒ Regular Mail

I OPPOSE THE MAJOR REZONING OF THE
SCHOOL PROPERTIES IN MY NEIGHBORHOOD FROM
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SIGNED x Rachef Landry

x Yuan Landry

champion
WELLAND LEADING THE WAY

**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

RECEIVED

APR 21 2016

Integrated Services

Name Karen Longfellow
Address 152 Joyce Avenue
City Welland Postal Code L3B 1S8
Telephone No. 905-714-1213 Email _____

Would you like to be notified by? ☐ Email ☒ Regular Mail

I OPPOSE THE MAJOR REZONING OF THE
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SIGNED x

Karen Longfellow

x

Kelly Long

champion
WELLAND LEADING THE WAY

**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

RECEIVED

APR 21 2016

Integrated Services

Name LARRY LaRose
Address 62 CLASSIC AVE
City WELLAND Postal Code L3B 1P5
Telephone No. 289-241-4140 Email _____

Would you like to be notified by? ☐ Email ☒ Regular Mail

I OPPOSE THE MAJOR REZONING OF THE
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SIGNED x

x

Champions
WELLAND LEADING THE WAY

RECEIVED

APR 29 2016

Integrated Services

**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

Name Carole Horsley
Address 78 Classic Ave
City Welland Postal Code L3B 1P5
Telephone No. (905) 732-1949 Email horsleybunch@gmail.com

Would you like to be notified by? ☒ Email ☒ Regular Mail

I am opposed to the institutional zoning for 58 Empress Ave (school site). The official Plan designation is Low Density Residential and therefore a low density residential zoning is appropriate given the character of this established residential neighbourhood. Elementary schools are permitted by the current official plan and do not require the property to be rezoned or redesignated to institutional.

Carole Horsley

Champion
WELLAND LEADING THE WAY

**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

RECEIVED

APR 21 2016

Integrated Services

Name

G. Pamerleau

Address

69 Balmoral Ave

City

Welland

Postal Code

L3B1S5

Telephone No.

705-732-7404

Email

Would you like to be notified by?

☐ Email

☒ Regular Mail

I OPPOSE THE MAJOR REZONING OF THE
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ZONING WITH THE 31 USES PERMITTED.

SIGNED x

x

WELLAND LEADING THE WAY

RECEIVED

APR 21 2016

Integrated Services

ZONING BY-LAW REVIEW
COMMENTS
(Please Print)

Name MR & MRS G CORING

Address 90 AETON AVE

City WELLAND

Postal Code L3B1V9

Telephone No. 905-732-1133

Email _____

Would you like to be notified by?

☐ Email

☒ Regular Mail

I OPPOSE THE MAJOR REZONING OF THE
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SIGNED x G Coring

x G Coring

WELLAND LEADING THE WAY

RECEIVED

APR 21 2016

Integrated Services

**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

Name MYRIAM + Dave McCombs

Address 94 Apton Avenue

City Welland Postal Code L3B 1V9

Telephone No. 905-941-4686 Email mcombs1@rogers.ca

Would you like to be notified by?

☐ Email

☒ Regular Mail

I OPPOSE THE MAJOR REZONING OF THE
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SIGNED x M McCombs

x D. McCombs

Grant Munday

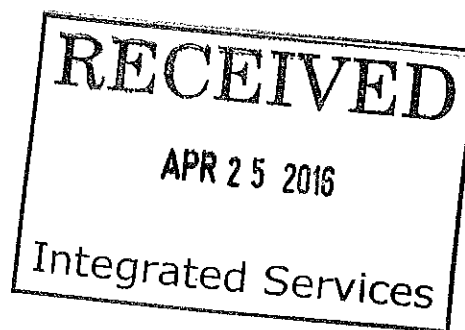
From: Serge <selos@distributel.net>
Sent: Friday, April 22, 2016 9:45 PM
To: Zoning Review
Subject: rezoning of schools

ATTENTION: Grant Munday

Although I did not receive notification of the meeting held last night, (my neighbour informed me of same this morning)) of the possible rezoning of the two school properties, the former Princess Elizabeth and Afton Schools, I would like to go on record as being opposed to the rezoning of same, from open space to ISN1. Would you please send any information to the address listed below.

Thank you.

Serge and Lorraine Imbeault
74 Balmoral Avenue
Welland, Ontario L3B1S6



Grant Munday

From: Daniel Steinertas <dsteinertas@gmail.com>
Sent: Tuesday, June 13, 2017 9:44 AM
To: devserv
Subject: Proposed Developments - 101 Afton Ave or 58 Empress Ave

Hello,

My name is Daniel. I have recently moved into the Lincoln and Southworth area. Neighbours here have told me that one of the elementary schools here is planned to close down and be replaced by industrial use development, however I have not found any news or planning applications regarding this.

Could you kindly confirm if there are currently any development proposals for the schools at 101 Afton Ave or at 58 Empress Ave?

Thank you in advance!
Daniel

WELLAND LEADING THE WAY

**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

CITY OF WELLAND
RECEIVED

APR 21 2016

Office of the City Clerk

Name MR. & MRS. FRED SPEIGHT

Address 41 CLASSIC AVENUE

City WELLAND

Postal Code L3B 1P3

Telephone No. (905) 735-6581 Email _____

Would you like to be notified by?

☐ Email

☒ Regular Mail

I OPPOSE THE MAJOR REZONING OF THE
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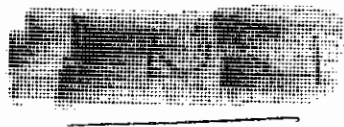
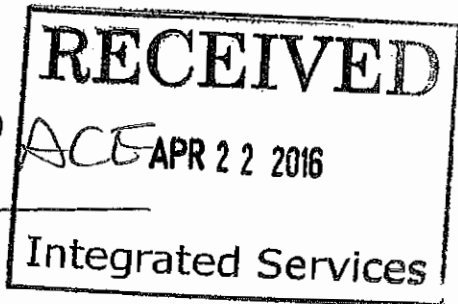
SIGNED x

Mrs. Speight
x Fred Speight / JS

STOP
THE REZONING
OF THE SCHOOL GROUNDS
FROM

OPEN SPACE

TO



WHICH WOULD ALLOW 31
USES FROM PRIVATE CLUBS (GUN CLUB,
MOTORCYCLE CLUB)

COME TO
THE PUBLIC MEETING AT
CITY HALL

THURS APRIL 21 : 6:00 → 9:00 PM

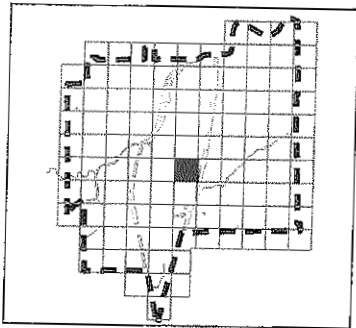
CALL YOUR
ALDERMAN

RICK LETOURNEAU 905-735-3408
MICHAEL PETRACHENKO 905-736-0473
CITY HALL - 905-735-1700

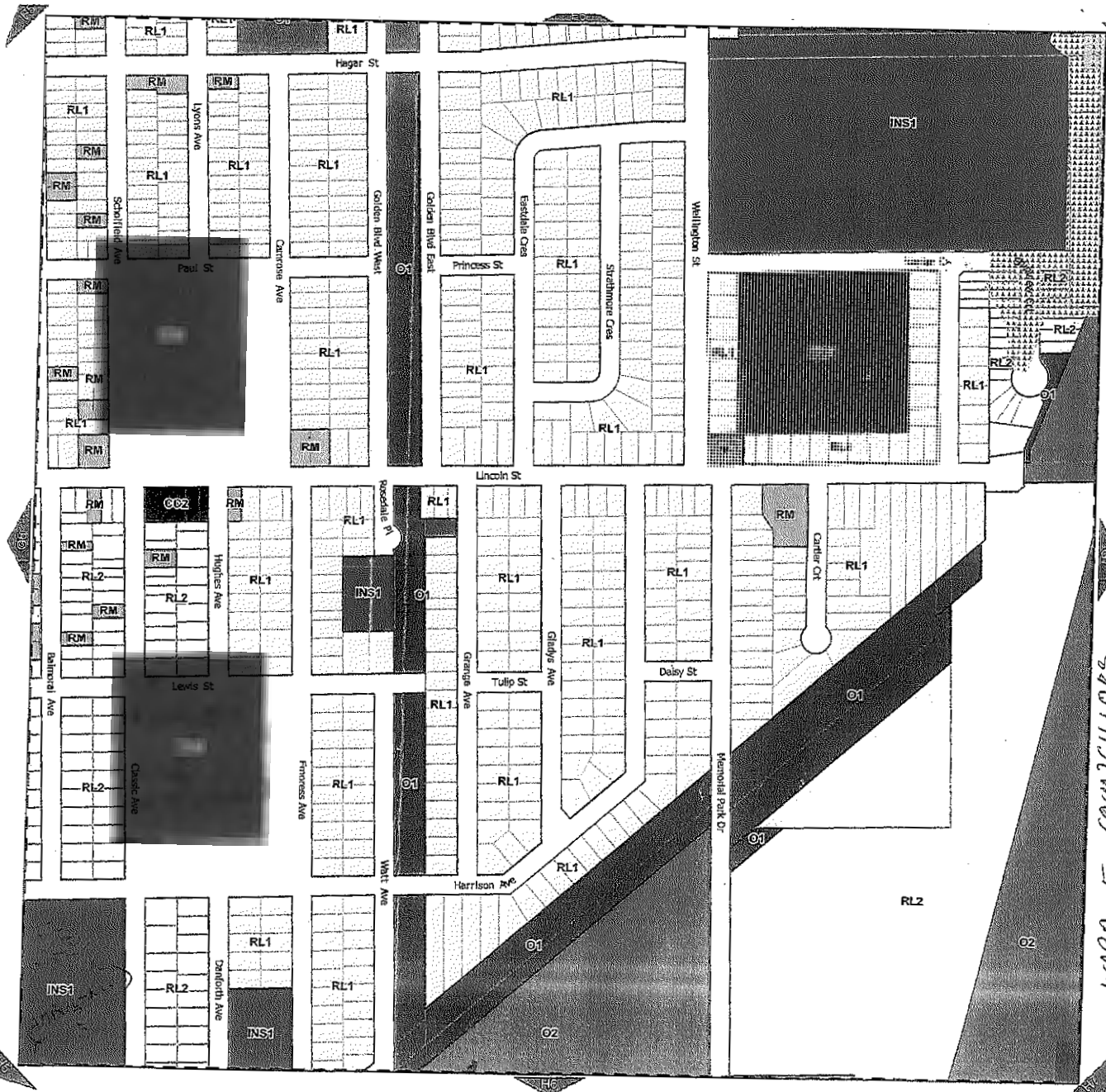
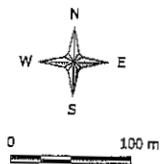
Zoning Review

Notes:

PROPOSED
REZONING



- Legend**
- Zone Boundaries
 - Property Parcels
 - Roads
 - Parks
 - Cemeteries
 - RA(C) Industrial
 - Uses Permitted Area
 - Bylaw Division Line
 - Municipal Boundary



WARD 5 COUNCILLORS
ROCKY LETOURNEAU - 905-735-3408
MICHAEL PETRACHENKO - 905-736-0473

WELLAND LEADING THE WAY

RECEIVED

APR 25 2016

ZONING BY-LAW REVIEW
COMMENTS
(Please Print)

Integrated Services

Name WILLIAM (BILL) + DIANE BRUIN
Address 66 CLASSIC AVE
City WELLAND Postal Code L3B 1P5
Telephone No. 905-734-3387 Email dbruin1@comcast.ca

Would you like to be notified by? ☐ Email ☒ Regular Mail

AFTER ATTENDING THE OPEN HOUSE THURSDAY, APRIL 21, 2016 AT COUNCIL CHAMBERS, I HAVE MORE CONCERNS AND COMMENTS AS FOLLOWS:

(1) THE PROPOSED ZONING OF INS-1 (ACROSS THE STREET FROM OUR PROPERTY) HAS 10 MORE USES THAN THE CURRENT Z2 UNDER O2 (20 PLUS SCHOOLS). THIS 50% INCREASE IS UNACCEPTABLE GIVEN THE LOCATION OF THIS PROPERTY. ONE OF THE USES ALLOWED UNDER INS-1 IS "PRIVATE CLUB" WHICH COULD BE ANYTHING - IF A NEFARIOUS GROUP DECIDES TO TAKE ADVANTAGE OF THIS USE WE WOULD HAVE VERY LITTLE RECOURSE OTHER THAN AN EXPENSIVE LEGAL BATTLE (WITH LITTLE CHANCE OF WINNING)

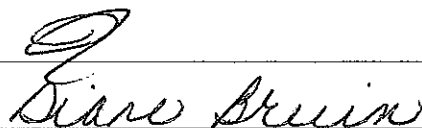
(2) CURRENT RESIDENTIAL DESIGNATIONS OF R1 AND R2 MAINLY AND R3 PARTLY HAVE

SHAPED MOST OF THE DEVELOPMENT OF WELLAND FOR AT LEAST 6 DECADES AND HAVE RESULTED IN STEADY YEAR OVER YEAR INCREASES IN USE & ENJOYMENT OF LIVING AS WELL AS INCREASES IN PROPERTY VALUES. THE BROAD STROKE EFFECT OF REPLACING THEM WITH THE PROPOSED R1 AND R12 HAS A BLURRING EFFECT BETWEEN SINGLE AND MULTIPLE FAMILY USES. WHY NOT KEEP THE R1 AND R2 (PLUS R3) DESIGNATIONS WITH CURRENT USES, AND ADD R1 AND R12 FOR FUTURE DEVELOPMENT PURPOSES WHERE APPROPRIATE, TO MEET REGIONAL AND PROVINCIAL MANDATES. I FEEL WE DON'T NEED A ZONING HEART TRANSPLANT (MAYBE A STINT OR TWO)

(3) MUCH OF THE PROPOSED CHANGES TO THE ZONING REMINDS ME OF THE LIREA FORMADE HYDE FIASCO IN THE BUILDING INDUSTRY WHICH SAW GREAT FINANCIAL LOSSES TO MANY HOMEOWNERS.

(4) DON'T THROW OUT THE BABY WITH THE BATH WATER.

(5) THE USE OF THE PROPERTIES IN OUR BLOCK IS CONSISTENT WITH THOSE ALLOWED UNDER THE CURRENT R2 DESIGNATION, PLEASE REFLECT THIS IN ANY CHANGES.


Diane Skellin

If you would like more information on the project please contact Grant Munday, Planning Supervisor, 905-735-1700, Extension 2240 or email zoningreview@welland.ca

www.welland.ca/Development/ZoningReview.asp



MISCELLANEOUS

Grant Munday

From: chair@downtownwelland.ca
Sent: Monday, June 5, 2017 3:45 PM
To: mayor; Gary Long; Steve Zorbas; Sal Iannello
Cc: Grant Munday; Alfred Stockwell; Richard Dalton; s.hicks@downtownwelland.ca
Subject: City PRESENT-ations are such a gift

Good Day Mr. Mayor and all,

I wanted to take a moment to reach out and thank Grant, Alfred and Richard for the great presentations made at General Committee last week.

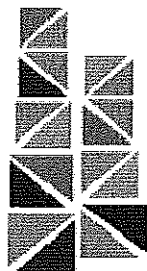
The reports were informative, concise, professional with research supported documentation.

I left this committee meeting positive and empowered.

The changes are responsive to our community needs in a cost effective manner.

Sincerest regards.

Dolores B. Wright
Chair
Welland Downtown BIA
195 East Main Street
Welland, ON L3B 1W7
Office: 289-820-SHOP (7467)
chair@downtownwelland.ca
www.downtownwelland.ca



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WELLAND**
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Grant Munday

From: chair@downtownwelland.ca
Sent: Monday, June 5, 2017 3:34 PM
To: Grant Munday
Subject: RE: Proposed New Comprehensive Zoning By-law Staff Report

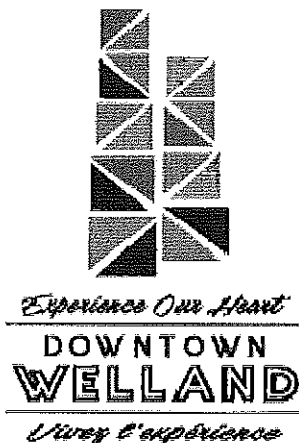
Hi Grant, my queries with regard to the changes (great job by the way bringing all together – I though your presentation was concise and very informative) is the definition for dwelling.

Where would student housing come into the definition dwelling of the renamed downtown zone? We wanted to have it inclusive as we continue to work to the goal of a downtown campus and residence into the future.

Also with enhanced bus service, promotion of the downtown as a place to live to enhance the density.

Regards.

Dolores B. Wright
Chair
Welland Downtown BIA
195 East Main Street
Welland, ON L3B 1W7
Office: 289-820-SHOP (7467)
chair@downtownwelland.ca
www.downtownwelland.ca



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Grant Munday

From: chair@downtownwelland.ca
Sent: Wednesday, May 17, 2017 4:36 PM
To: Grant Munday
Cc: s.hicks@downtownwelland.ca
Subject: RE: ****Revision*** Notice of Public Information Meeting and Statutory Public Meeting & Revised Zoning By-law and Maps - New Comprehensive Zoning By-law

Hi Grant,

Thanks for the information. I have begun reviewing and I have a few queries.

What is the protocol on this? Is it a the Public Information where I get clarification and if at that point I want to ask for a change (addition, modification) that would occur at the Statutory Public Meeting?

And if that is the process, do you need for me to put it in writing to City Council so that we have the right to speak or its an open public meeting and we can come forward without prior notification?

Dolores B. Wright
Chair
Welland Downtown BIA
195 East Main Street
Welland, ON L3B 1W7
Office: 289-820-SHOP (7467)
chair@downtownwelland.ca
www.downtownwelland.ca



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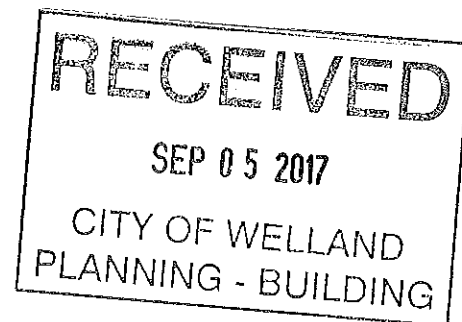
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Grant Munday

From: d t <trannydanny21@hotmail.com>
Sent: September 5, 2017 3:23 PM
To: Grant Munday
Cc: council
Subject: zoning 114 second st
Attachments: aug 5 zoning city.docx

Here is the letter as per our conversations today thank you Daniele



August 5, 2017

Dear, Grant Munday, City council, Tara Stephens, Mayor Campion,

I am writing this letter regarding the proposed zoning changes. The area in question is the institutional zoning on the corner of Plymouth road and First and Second streets. WE are the Church of the Higher Consciousness @ 114 Second St. L3B-4T9 and I am Daniele Tronko, Elder. We were just made aware of these proposed changes and feel that they will seriously impact our ability to conduct our religious practices.

When we purchased this property we were under the impression that there will be very limited uses. I personally discussed with city officials in planning our intentions for the property before purchasing such property. The results of these discussions was that the city had no interest in changing the zoning in any way shape of form so we went ahead and purchased the property knowing full well that if the temple were to fail we had limited use potential. This was a big issue for us but we meditated and followed our religious doctrines and made a decision to follow our hearts and do the right thing. Because this would be a very limited area this was perfect for us to start to construct a Meditation Gardens to promote the truth within ourselves.

There have been numerous obstacles to overcome including discrimination from the city itself. I spoke with Mr. Munday today and he told me that the city again would not support us and they are for economic development not for the preservation of our religious rights. The properties in question have been granted (Hungarian Presbyterian, Ukrainian Orthodox, and Greek Hungarian Catholic) to have limited specific use lands for over 70 years. WE are only asking that our block be left as is and not stopping all the proposed changes. The proposed changes will allow for the possibilities of commercialization and activities that will not support religious activities. There is great potential for nefarious groups, illegal clubs or as even Mr. Munday said today a rave club to occupy lands next to our peaceful meditation practices. This will have serious effects on us practicing our religious freedoms.

Being the only Buddhists temple in town there should be support from the city, council, mayor etc. but we find ourselves again without a voice. We are only asking for the same respect that the city has granted to the other religions in the neighbourhood. We are peaceful people trying to act on our international and national rights to peacefully practice our religion. The decision of the city is very damaging to our religious rights, so let's hope that the mayor and council can find in their hearts that the only way for a better community is to accept and welcome everyone not just the ones with the most money.

Thank you and Namaste

Daniele Tronko Elder



Grant Munday

From: Councillor Mark Carl
Sent: August 31, 2017 11:24 AM
To: Grant Munday
Subject: Fw: Building permit height restriction

Hello Grant,

Hope you are well. Can you help me with some background information on the email below or point me in the right direction

Mark Carl

Sent from my BlackBerry 10 smartphone on the Bell network.

Original Message

From: Connie <conniemaemillar@hotmail.com>
Sent: Monday, August 28, 2017 3:14 PM
To: Councillor Mark Carl
Subject: Building permit height restriction

Hello councillor Carl

We live in your ward at 20 Ascot Court

My husband and I have started to build a permitted shed in our backyard with the understanding that council was going to approve the height limit would be raised from 13.1 feet to 13.11 feet. This change is needed in order to create the 9 foot ceiling my husband wants. Apparently this change has been on the docket for about three years but keeps getting deferred and at the last meeting has been deferred once again until November. My husband was told by the building department that this change was defiantly being made and with that, we started the building. Now it is on hold, and my backyard is a construction site, and my 3 year old son has had a summer of no backyard, although he loves dirt, it hasn't been a proper safe area for him to play in.

We can apply for a variance, but that cost \$1000 and takes here months to be approved. Is this a money grab? Why not just approve the general height limit.

Please look into this hold up and tell us when it will change.

Thank you
Connie and Brandon Lymburner

Brandon's cell 905-414-8728
Home 905-788-2449

Sent from my iPad

Comments on New Welland Zoning Bylaw May 11, 2017

Section 8.3

Col. 4 and 6 Why Min and Max for front and side yard in CC1 & CC2 zones?

CC1-67

We request that the rear yard be 4.5m min. the same as other CC1 zones

CC2

We request that the permitted uses in CC2 be increased to allow a Propane Transfer Facility and the sale of propane in these containers

Other Comments

Section 1 page numbering

Section 1.5 I don't understand 2nd line

Section 1.8 b) the time limit for the discontinued use should be stated

Section 1.12 "may" is not usually in a bylaw

Section 2.2 a) to c) are repeats of Section 1.15

Section 3.4 Zone boundaries are described but not shown on mapping

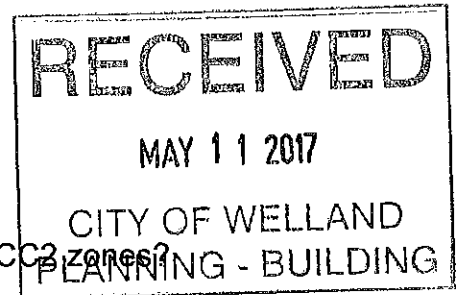
Section 3.5 Parking in front yard is not a good idea

Section 3.9 Temporary uses very difficult to enforce

Section 3.10 b) Add "Where a" to start of clause

Section Definitions

- Garden Centre -- Include greenhouses
- Garden Suite - not a good idea
- Greenhouse - why prevent a garden centre and landscaping business?
- Gross floor area - Why the exclusions a) to g)
- Kennel - you may want to limit the no. of animals and I don't see where it is a permitted use
- Light Industrial - why limit use to previously prepared?
- Motor vehicle Service Station - add "cooking"
- Pet Shop - add reptiles and fish?
- Pit Wayside - add "to be closed and rehabilitated at end of related project"



- Place of Entertainment - night club and sports facility not defined
- Private Club - Does this have to non-profit?
- Retirement Home - Wording of 4th line 2nd paragraph
- Shall - "directory" should be "discretionary"

Section 5.2

Accessory Dwelling Units not a good idea

Section 5.3.1 a) iv)

"such like" might be changed to "similar"

Section 5.3.2 b)

0.9m may be too small for fire access. 2.0m better

Section 5.3.2 c)

1.2m would be better than 0.9

Section 5.7 a)

Define "expeditiously"

Section 5.7 c)

Why so far? 45m

Section 5.7 a) and c)

These are the same

Section 5.9 b)

You need 20 for Tim Horton's or they will be out on the street at times

5.10.5 c Section) and d)

4.0m? maybe 0.4m

Section 5.15

I don't recommend garden suites - too hard to get rid of them later

Section 5.26

Seems a little harsh

Section 6.1.1

Typo should be" specified"

Section 6.1.6

I strongly recommend that you stay with the 2.7m x 5.8m with 7.3m aisles. Cars will not necessarily be smaller in future

Section 6.1.7

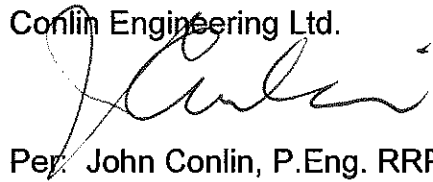
The surfaces mentioned will not allow water to infiltrate nor should they. That will lead to surface failure. The surface treatment is designed to protect the granular base.

Section 6.1.8 b)

I recommend 7.3m

Respectfully submitted

Conlin Engineering Ltd.

A handwritten signature in black ink, appearing to read 'John Conlin', is written over the company name.

Per: John Conlin, P.Eng. RRP, MCIP, MBA, EP

President

WELLAND LEADING THE WAY

**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

RECEIVED

JUN - 5 2017

CITY OF WELLAND
PLANNING - BUILDING

Name HERB + CAROL HAEBERLE
Address 711 STRAWN RD., R.R.#4
City WELLAND Postal Code L3B 5N7
Telephone No. 905-734-4480 Email —

Would you like to be notified by? ☐ Email ☐ Regular Mail

We object to the minimum 40ha lot area required for Agriculture/Agriculture Related Uses; Market Gardens; Greenhouse etc.

We are certainly not Simcoe or other like areas where large tracks of land are routinely farmed. With farmland here being more and more fragmented it does not make sense if you are actually trying to save farmland and maybe even create jobs. We question the validity of this requirement. In one breath it promotes farming / market gardens etc. on agricultural lands. Then it appears to restrict the use of farming / market gardens etc. by placing minimum requirements of land to be able to do any of it. When has it ever been written that a certain amount of land be required to farm?

The following excerpt is taken from a book entitled

The New Organic Grower - author Eliot Coleman.
"2 1/2 acres is more than sufficient land to grow a
years worth of vegetables for 100 people. Anyone
feeding that many people can honestly consider
themselves to be running a highly productive farm"
and also "The most encouraging aspect of small-scale
farming is that the capital requirements to start
up are reasonable. In this and many other ways
small scale in agriculture should be understood as a
very POSITIVE factor."

If you would like more information on the project please contact Grant Munday, Planning Supervisor,
905-735-1700, Extension 2240 or email zoningreview@welland.ca

www.welland.ca/Development/ZoningReview.asp



WELLAND LEADING THE WAY

ZONING BY-LAW REVIEW COMMENTS (Please Print)

RECEIVED

JUN - 5 2017

CITY OF WELLAND
PLANNING - BUILDING

Name Lily Haeblerle
Address 701 Strawn Road
City Welland Postal Code L3B 5N7
Telephone No. 905-734-4096 Email _____

Would you like to be notified by?

☐ Email

☒ Regular Mail

Once again I am commenting on the size that you have proposed for a farm - 40 HA or 100 acres. The reasoning for this size of acreage has been given as a way to cut down on buildings being constructed on smaller agricultural land. The fact of the matter is that 50 acre and 100 acre parcels all have a house, barn and outbuildings to them already. True smaller parcels from three acres, six acres, twelve and thirty acres are being purchased with no buildings and each and every one of these pieces of land have been allowed to have a house, garage, etc built on them. As long as the frontage is there a building can go up, you can't stop it. The ten plus building boom years have already built up most of the available agricultural land and putting a 40 HA limit on now won't make much of a difference.

The damage has already been done. How can you limit a farm to one size, when you have twenty acre wineries, 3 acre garden farms, Hobby farms of various sizes, three acre parcels with horses on them and various other combinations. I have been told that if your farm at present is smaller than 40 HA it is still a farm and will still be able to be farmed by someone else if it is sold. Pardon me for being a skeptic but listening to the various people from Niagara Street regarding a promise made to them by this City with OPA 77 and which is now being wiped out with a shrug and a too bad for you attitude, the word of anyone from the City of Welland staff is untrustworthy and cannot be believed. What I am trying to say in a round about way is that the size of a farm should not be based in the thought process of cutting out some buildings in the future. What kind of knowledge of farming and agriculture do we have on City staff today, where are the farming experts?

Briefly regarding OPA 77 and the allowance of the section of forest being destroyed near the cemetery on Niagara Street, the correct thing to do is accept the decision of the neighbours, adhere to their wishes. This is how it was in the past and how the City staff and Councillors should look at it now. You are there for the people in Welland, you work for them. If the neighbourhood opposes what you propose, then that's how it is. Every councillor should be on the citizens

If you would like more information on the project please contact Grant Munday, Planning Supervisor, 905-735-1700, Extension 2240 or email zoningreview@welland.ca

side and not just the two councillors from that ward. Everywhere you look trees are being cut down and nothing is being replaced. Every green place is being destroyed, that's not progress.

Welland
ONTARIO CANADA



Grant Munday

From: Alastair Davis <Alastair@habitatniagara.ca>
Sent: Monday, June 5, 2017 3:27 PM
To: Grant Munday
Subject: FW: Proposed New Comprehensive Zoning By-law Staff Report
Attachments: P&B-2017-31-New Comprehensive Zoning By-law-Jun6-17.pdf

Hi Grant – thanks for this package. I could not locate a zoning map – can you direct me to where I can determine what the proposed zoning will be for the 5 lots we own on Afton?

Alastair Davis

Chief Executive Officer
Habitat for Humanity Niagara
905-641-5925
www.habitatniagara.ca



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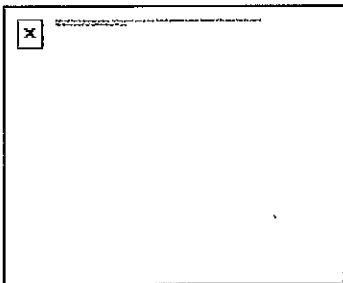


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From: Grant Munday [mailto:grant.munday@welland.ca]
Sent: Monday, June 05, 2017 11:36 AM
To: Grant Munday
Subject: Proposed New Comprehensive Zoning By-law Staff Report

Please find attached the staff report on the proposed new Comprehensive Zoning By-law (via email only). This Report will be considered at the Tuesday, June 6, 2017 Council Meeting which is being held in Council Chambers at 7pm. The Appendices can be found at the link noted below.

<https://www.welland.ca/Planning/ZoningReview.asp>



Grant Munday, B.A.A.

Manager of Development Approvals

Planning Division

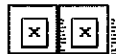
Development and Infrastructure Services

Corporation of the City of Welland

60 East Main Street, Welland, Ontario L3B 3X4

Phone: (905)735-1700 Ext. 2240 Fax: (905)735-8772

www.welland.ca





Conlin Engineering Ltd.

Civil Engineers & Planners
62 Oakridge Crescent
Port Colborne, ON L3K 2T4

P/F 905-834-0141
Cell 905-685-2883
E-mail johnconlin@bell.net
HST # 818555393RT0001
Job No. 17016

Date: June 6, 2017

City of Welland
60 East Main Street
Welland Ontario
L3B 3X4

Att. Tara Stephens, Clerk

Re: New City of Welland Comprehensive Zoning Bylaw
Our File 17016

Dear Tara

I have been retained as a planning representative for Vermeer's Greenhouses, 684 Pelham Road, Welland.

Upon reviewing the various drafts and attending the last two Public information Centres on May 11, 2017 and May 29, 2017, I have an issue that I hope you will address.

I respectfully request that you change the required minimum rear yard in the Schedule "B" Special Exceptions, Clause 67, CC1-67 to read 4.5 metres instead of 45 metres.

If this is done before the Council adopts the bylaw, I will not pursue the matter further. If it is not done, I wish to be a delegation and be put on the agenda at the Council meeting at which this is considered, which I understand is currently scheduled for June 20, 2017.

Thank you for your consideration.

Yours truly

Conlin Engineering Ltd.

A handwritten signature in black ink, appearing to read 'J. Conlin', written in a cursive style.

per J. Conlin, MBA, P.Eng., RPP, MCIP, EP
President

Cc : Grant Munday, B.A.A.

G. Vermeer



Conlin Engineering Ltd.

Civil Engineers & Planners
62 Oakridge Crescent
Port Colborne, ON L3K 2T4

P/F 905-834-0141
Cell 905-685-2883
E-mail johnconlin@bell.net
HST # 818555393RT0001
Job No. 17016

Date: June 6, 2017

City of Welland
60 East Main Street
Welland Ontario
L3B 3X4

Att. Tara Stephens, Clerk

Re: New City of Welland Comprehensive Zoning Bylaw
Our File 17016

Dear Tara

I have been retained as a planning representative by Mr. Jawid Fakiri, President of 1612644 Ontario Inc., the owner of the premises at 42 Prince Charles Drive North

Upon reviewing the various drafts and attending the last two Public Information Centres on May 11, 2017 and May 29, 2017, I have an issue that I hope you will address.

I respectfully request that you change the provisions of the permitted uses in the CC2 Zone to permit the filling and sale of propane cylinders. This can be done by permitting propane transfer and sale of filled cylinders for cooking and heating in barbeques and RV vehicles in the Section 4 definition of Motor Vehicle Service Station. There are other ways to accomplish this and I would be pleased to discuss this with planning staff at their convenience. This was discussed at a pre-consultation meeting on Oct. 20, 2016 and it was my opinion that there was agreement in principle on this item.

If this is done before the Council adopts the bylaw, I will not pursue the matter further. If it is not done, I wish to be a delegation and be put on the agenda at the Council meeting at which this is considered, which I understand is currently scheduled for June 20, 2017.

Thank you for your consideration.

Yours truly

Conlin Engineering Ltd.

A handwritten signature in cursive script, appearing to read 'J. Conlin', written in black ink.

per J. Conlin, MBA, P.Eng., RPP, MCIP, EP
President

Cc : Grant Munday, B.A.A.

J. Fakiri



Grant Munday

From: Patrick DelDuca <Patrick@PatrickDelDuca.com>
Sent: Tuesday, June 20, 2017 11:48 AM
To: Grant Munday
Cc: Patrick DelDuca; Dorothy Campbell; Steve Portelli
Subject: ZONING 399 East Main Street, Welland On

Hello Grant,

I understand your department has included a recommendation to change the industrial component on 399 East Main Street to residential. Allowing the front portion facing East Main to include a commercial component with the residential in behind.

We can all agree the comm addition to the front of the property totally conforms to the commercial corridor along this portion of East Main Street and is definitely the highest and best use for this property and this area as a whole.

However the Residential component *instead* of the original industrial zone is a mistake. There had been some interest at one time, some time ago: where a potential buyer explored a residential idea that proved to be way too costly and highly restrictive. This property is unusual in size and shape, narrow and runs along side the CN Rail line allowing a very small building envelope. A residential use here would not be marketable and certainly not the highest or best use.

The industrial component actually allowed more uses including storage, storage lockers and parking that all seem to be more needed in this area and fits this Lot shape. Please do not remove these uses.

Now if you were simply *ADDING* a residential component and not removing the current industrial use, this property would more likely be developed to its fullest potential. Then potentially some of this land could also be developed by an abutting apartment building that needs to expand and maximizes this lands use. That would be good for the property and neighbourhood, would clean up the entire area and generate more tax revenues for the city.

Thank you.

Sent from my iPhone ...

The greatest compliment I can ever receive from you is the Referral of your Family, Friends and Colleagues. Thank You for your Trust.

Pat

Patrick DelDuca, Real Estate Broker
ReMax Niagara Real Estate Ltd., Brokerage
Off: 905.356.9600
Cell: 905.351.6888
Free: 877.216.9600 ask to connect direct

PatDelDuca.com



Grant Munday

From: Peter J Brenner <peterjbrenner1@gmail.com>
Sent: Wednesday, June 7, 2017 1:22 PM
To: Councillor Jim Larouche (Home); Grant Munday; mayor; Richard Halinda; Ann Oates; Brian Lambie; wvflaw@hotmail.com; frithbill@hotmail.com
Subject: Fwd: FW: New Comprehensive Zoning By-law - Public Information Meeting Presentation
Attachments: PJBALLNEW.jpg; New Ross 1 GeoWarehouse Enhanced Report.pdf; New Ross 2 GeoWarehouse Enhanced Report.pdf; New 399 EAST MAIN ST, WELLAND - GeoWarehouse Enhanced Report.pdf; 649 Rusholme Zoning June 02 2017.pdf; 671 Rusholme Rd Welland GeoWarehouse.pdf

Hi Jim / Grant/ Mr. Mayor.

Jim / Grant , I haven't heard anything back, please acknowledge receipt of our thoughts and concerns regarding lands we are involved with / own.

I understand the deadline for written submission is tomorrow and we consider this our written submission regarding the 4 Properties attached.

Kind Regards.

Peter / Andrew

----- Forwarded message -----

From: **Peter J Brenner** <peterjbrenner1@gmail.com>
Date: Fri, Jun 2, 2017 at 2:57 PM
Subject: Fwd: FW: New Comprehensive Zoning By-law - Public Information Meeting Presentation
To: grant.munday@welland.ca, jiml <jim@fecoyne.com>, Andrew LaVecchia <andrewlavecchia1@gmail.com>, PeterPJBForever <peterjbrenner1@gmail.com>, DrPeter <dock@sympatico.ca>

Thank You Jim

Like I told you a friend and investor brought this to my attention and thank goodness he did

Good Day Grant, I trust this email finds you both well.

We have an interest in the Four " 4 " Properties attached and have input we want to give on all Four " 4 ".

1. The two different pins on Ross Street which are now either L1 or L2, Light or heavy Industrial, the city had before and i concurred should be Rezoned High Density Residential, we want this zoning, with the Smart Growth Intensification mandated and because of the restriction the shape/ layout and the proximity to the mostly dormant train tracks we need this zoning to be able to put anything there that would be economically viable as low income or rental accommodations may make the most sense on this site.

2. 399 East Main, on this priority we would like a Motel / Apartment component along with Commercial uses on the east Main Street Frontage, this entire property flanks High Density Residential to the east its entire boundary and the need is there, we must bring people to the downtown corridor with smaller more efficient units.

The front could be some form of Commercial Allowing a restaurant or other retail with High Density Residential in back this site measure some 700 plus feet long.

3. 649 Rusholme Rd, This L2 Zoned Property has had a House and Shop with all city services attached, it has been legal non conforming decades before the bylaws were introduced in 1958, yet we have had some flack and misunderstandings regarding the use given the zoning, we would like to see some sort of Enhanced Residential Use as a Restaurant, which seems to be included and or Bed and Breakfast or Summer Camp, which takes us to the Six " 6 " Acres next door which is...

4. 671 Rusholme, we also control that. and would want the same consideration there maybe through the new gateway Industrial, these land are treed and mostly bush with a pond and the services end at 649, the official plan did not extend services beyond 649, the chances they would ever be used or developed if we don't achieve something like this are relatively small.

These are our thoughts wishes and concerns ,

Please, feel free to contact us at your convenience with any questions or input you either should have.

Lets Work Together To Make Welland Work Better Together.

Most Assuredly Sincere, We Remain.

Peter J. Brenner / Andrew L. La Vecchia

----- Forwarded message -----

From: **peterjbrenner peterjbrenner** <peterjbrenner@sympatico.ca>

Date: Fri, Jun 2, 2017 at 2:04 PM

Subject: Fwd: FW: New Comprehensive Zoning By-law - Public Information Meeting Presentation

To: Peter J Brenner <peterjbrenner1@gmail.com>

----- Original Message -----

From: jim <jim@fecoyne.com>

To: 'peterjbrenner peterjbrenner' <peterjbrenner@sympatico.ca>

Date: June 2, 2017 at 10:30 AM

Subject: FW: New Comprehensive Zoning By-law - Public Information Meeting Presentation

Hi Peter...attached new Official Plan details...looking forward to your input regarding the various properties around Town that you have an interest in.

From: Grant Munday [<mailto:grant.munday@welland.ca>]

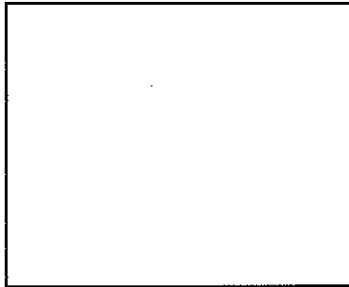
Sent: May-31-17 8:52 AM

To: Grant Munday

Subject: New Comprehensive Zoning By-law - Public Information Meeting Presentation

Please find attached the presentation that was given at the May 29th Public Information Meeting. A number of people had requested copies so we are circulating to all for information purposes.

Sincerely,



Grant Munday, B.A.A.

Manager of Development Approvals

Planning Division

Development and Infrastructure Services

Corporation of the City of Welland

60 East Main Street, Welland, Ontario L3B 3X4

Phone: (905)735-1700 Ext. 2240 **Fax:** (905)735-8772

www.welland.ca



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GEOWAREHOUSE[®] REPORT

This Report was prepared for:

Enhanced Report

03/15/2017 10:53 PM

ANTHONY HABJAN

Email linkrealtyniagara@hotmail.com

N/A

N/A

PIN 644220246

Property Details - PIN: 644220246

Address	N/A				
Municipality	N/A	LRO	59	Land Registry Status	ACTIVE
Registration Type	LT	Area	430 m2	Perimeter	93 m
Short Description	LT 12 PL 584, S/T CW20353; S/T EASE IN FAVOUR OF THE OWNER(S) OF PT LT 66 PL 611 PT 3 59R11121, AS T...				

Aerial View of Property



Street View



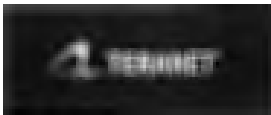
Assessment Information

2017 TAX YEAR, PHASED IN ASSESSMENT

ASSESSMENT ROLL NUMBER	2017 TAX YEAR, PHASED IN ASSESSMENT	ASSESSED VALUE BASED ON JANUARY 1, 2016	DEPTH (A)	FRONTAGE (A)	PROPERTY TYPE
271904000712300	\$112,000	\$115,000	0.00	42.03	100 Vacant residential land not on water

Sales History

DATE	TYPE	AMOUNT
09/07/2006	T	\$82,000
09/28/2001	T	\$27,000
08/30/2000	T	\$31,000
03/19/1921	T	\$12,500



GEOWAREHOUSE[®] REPORT

This Report was prepared for:

Enhanced Report

03/15/2017 10:52 PM

ANTHONY HABJAN

Email linkrealtyniagara@hotmail.com

N/A

N/A

PIN 644220291

Property Details - PIN: 644220291

Address	N/A				
Municipality	N/A	LRO	59	Land Registry Status	ACTIVE
Registration Type	LT	Area	5,827 m2	Perimeter	608 m
Short Description	PT LT KK PL 564, PT LTS 3-6 PL 561, LT 65 PL 611 & PT LT 102 PL 594; ALL BEING PTS 1, 2, 4, 5 & 6 59...				

Aerial View of Property



200 m

Survey: 1951A, 1951B, 1951C, 1951D, 1951E, 1951F, 1951G, 1951H, 1951I, 1951J, 1951K, 1951L, 1951M, 1951N, 1951O, 1951P, 1951Q, 1951R, 1951S, 1951T, 1951U, 1951V, 1951W, 1951X, 1951Y, 1951Z, 1952A, 1952B, 1952C, 1952D, 1952E, 1952F, 1952G, 1952H, 1952I, 1952J, 1952K, 1952L, 1952M, 1952N, 1952O, 1952P, 1952Q, 1952R, 1952S, 1952T, 1952U, 1952V, 1952W, 1952X, 1952Y, 1952Z, 1953A, 1953B, 1953C, 1953D, 1953E, 1953F, 1953G, 1953H, 1953I, 1953J, 1953K, 1953L, 1953M, 1953N, 1953O, 1953P, 1953Q, 1953R, 1953S, 1953T, 1953U, 1953V, 1953W, 1953X, 1953Y, 1953Z, 1954A, 1954B, 1954C, 1954D, 1954E, 1954F, 1954G, 1954H, 1954I, 1954J, 1954K, 1954L, 1954M, 1954N, 1954O, 1954P, 1954Q, 1954R, 1954S, 1954T, 1954U, 1954V, 1954W, 1954X, 1954Y, 1954Z, 1955A, 1955B, 1955C, 1955D, 1955E, 1955F, 1955G, 1955H, 1955I, 1955J, 1955K, 1955L, 1955M, 1955N, 1955O, 1955P, 1955Q, 1955R, 1955S, 1955T, 1955U, 1955V, 1955W, 1955X, 1955Y, 1955Z, 1956A, 1956B, 1956C, 1956D, 1956E, 1956F, 1956G, 1956H, 1956I, 1956J, 1956K, 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GEOWAREHOUSE[®] REPORT

OWNER(S) OF PT LT 66 PL 611 PT 3 59R11121, AS TO PTS 2, 4 & 5 59R11121 AS IN LT16461; WELLAND

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Completeness of the Sales History Report. Some Sales History Reports may be incomplete due to the amount of data collected during POLARIS title automation. Subject properties may also show nominal consideration or sales price (e.g. \$2) in cases such as transfers between spouses or in tax exempt transfers.

Demographic Information. Demographic Information is obtained from Environics Analytics. Environics Analytics acquires and distributes Statistics Canada files in accordance with the Government of Canada's Open Data Policy. No information on any individual or household was made available to Environics Analytics by Statistics Canada. PRIZM and selected PRIZMC2 nicknames are registered trademarks of The Nielsen Company (U.S.) and are used with permission.

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GEOWAREHOUSE[®] REPORT

This Report was prepared for:

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03/15/2017 10:53 PM

ANTHONY HABJAN

Email linkrealtyniagara@hotmail.com

N/A

N/A

PIN 644220246

Property Details - PIN: 644220246

Address	N/A				
Municipality	N/A	LRO	59	Land Registry Status	ACTIVE
Registration Type	LT	Area	430 m2	Perimeter	93 m
Short Description	LT 12 PL 584, S/T CW20353; S/T EASE IN FAVOUR OF THE OWNER(S) OF PT LT 66 PL 611 PT 3 59R11121, AS T...				

Aerial View of Property



Street View



Assessment Information

2017 TAX YEAR, PHASED IN ASSESSMENT

ASSESSMENT ROLL NUMBER	2017 TAX YEAR, PHASED IN ASSESSMENT	ASSESSED VALUE BASED ON JANUARY 1, 2016	DEPTH (A)	FRONTAGE (A)	PROPERTY TYPE
271904000712300	\$112,000	\$115,000	0.00	42.03	100 Vacant residential land not on water

Sales History

DATE	TYPE	AMOUNT
09/07/2006	T	\$82,000
09/28/2001	T	\$27,000
08/30/2000	T	\$31,000
03/19/1921	T	\$12,500



GEOWAREHOUSE® REPORT

Reports Not the Official Record. Reports, other than the Parcel Register, obtained through Geowarehouse are not the official government record and will not necessarily reflect the current status of interests in land.

Currency of Information. Data contained in the Geowarehouse reports are not maintained real-time. Data contained in reports, other than the Parcel Register, may be out of date ten business days or more from data contained in POLARIS.

Coverage. Data, information and other products and services accessed through the Land Registry Information Services are limited to land registry offices in the areas identified on the [coverage map](#).

Completeness of the Sales History Report. Some Sales History Reports may be incomplete due to the amount of data collected during POLARIS title automation. Subject properties may also show nominal consideration or sales price (e.g. \$2) in cases such as transfers between spouses or in tax exempt transfers.

Demographic Information. Demographic Information is obtained from Environics Analytics. Environics Analytics acquires and distributes Statistics Canada files in accordance with the Government of Canada's Open Data Policy. No information on any individual or household was made available to Environics Analytics by Statistics Canada. PRIZM and selected PRIZMC2 nicknames are registered trademarks of The Nielsen Company (U.S.) and are used with permission.

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Parcel Mapping shown on the site was compiled using plans and documents recorded in the Land Registry System and has been prepared for property indexing purposes only. It is not a Plan of Survey. For actual dimensions of property boundaries, see recorded plans and documents.

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GEOWAREHOUSE® REPORT

This Report was prepared for:

Enhanced Report

03/15/2017 10:50 PM

ANTHONY HABJAN

Email linkrealtyniagara@hotmail.com

399 EAST MAIN ST

WELLAND

PIN 641130340

Property Details - PIN: 641130340

Address	399 EAST MAIN ST				
Municipality	WELLAND	LRO	59	Land Registry Status	ACTIVE
Registration Type	LT	Area	4,596 m2	Perimeter	502 m
Short Description	PT LT 23, CON 5 CROWLAND BEING PT 1 ON 59R10827 ; PLANNING ACT CONSENT ATT'D TO LT143673; WELLAND				

Aerial View of Property



Street View



Assessment Information

2017 TAX YEAR, PHASED IN ASSESSMENT

ASSESSMENT ROLL NUMBER	2017 TAX YEAR, PHASED IN ASSESSMENT	ASSESSED VALUE BASED ON JANUARY 1, 2016	DEPTH (A)	FRONTAGE (A)	PROPERTY TYPE
271904001309600	\$115,750	\$121,000	756.59	68.02	100 Vacant residential land not on water

Sales History

DATE	TYPE	AMOUNT
06/06/2003	T	\$110,000
10/13/1999	T	\$55,000



GEOWAREHOUSE® REPORT

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649 Rusholme Rd, Welland, L3B5N7 [Suggest an address correction](#)

			
Owner Name	Last Sale	Lot Size	Assessed Value
LA VECCHIA, ANDREW LOUIS	\$55,000	164.47 ft	\$201,000
	Jan 29, 2016	524.94 ft	Based on Jan 1, 2016
		Frontage	
		Depth	
		Measurements Available (See Site & Structure)	
			Phased-In Value
			\$190,500
			2017 Tax Year

Legal Description
PT LT 19, CON 7 CROWLAND, PT 1 ON 59R11571; WELLAND

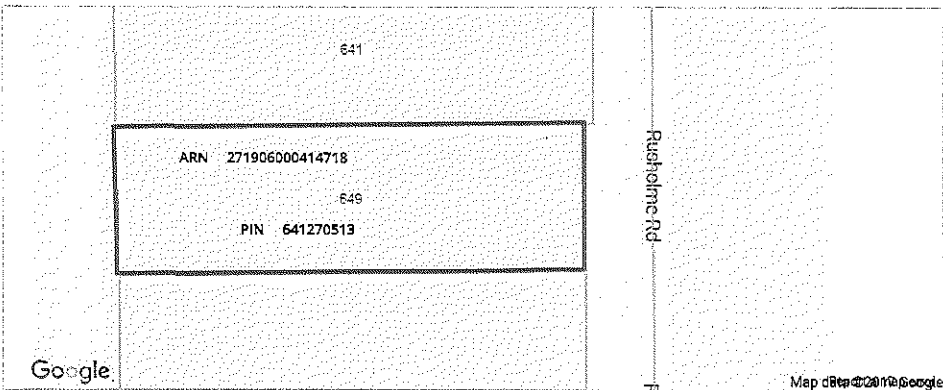
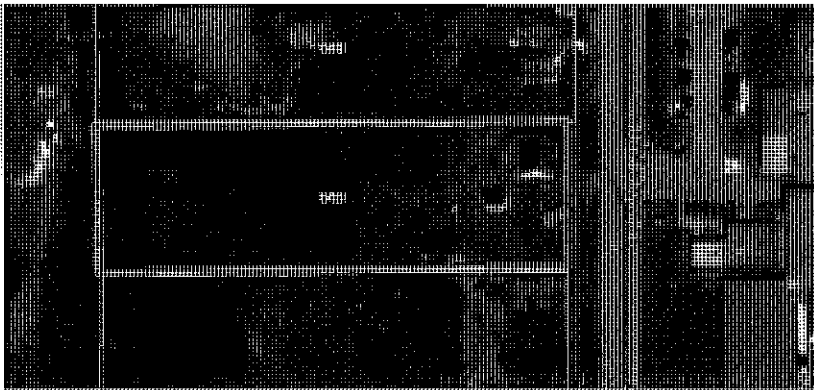
Property Details



© 2017 Google - Imagery from 2015

GeoWarehouse Address	Ownership Type	Registration Type
649 RUSHOLME RD, WELLAND, L3B5N7	Freehold	Certified (Land Titles)
Land Registry Office	Land Registry Status	PIN
Niagara South (59)	Active	641270513
Owner Names		
LA VECCHIA, ANDREW LOUIS		

Site & Structure



Lot Size | Area: 86,639 ft² (1.989 ac) | Perimeter: 1,378 ft
Measurements: 526.27 ft x 164.90 ft x 524.57 ft x 164.90 ft
Lot Measurement Accuracy: HIGH

Assessment 1 | ARN : 271906000414718

Site | Frontage: 164.48 ft | Depth: 524.94 ft

Structure	Property Description: Single-family detached (not on water)			Property Code: 301	
	Total Floor Area(above grade): Click to purchase				
	Assessed Value	Phased-In Value			
	\$201,000	\$190,500	\$194,000	\$197,500	\$201,000
	Based on Jan 1, 2016	2017	2018	2019	2020

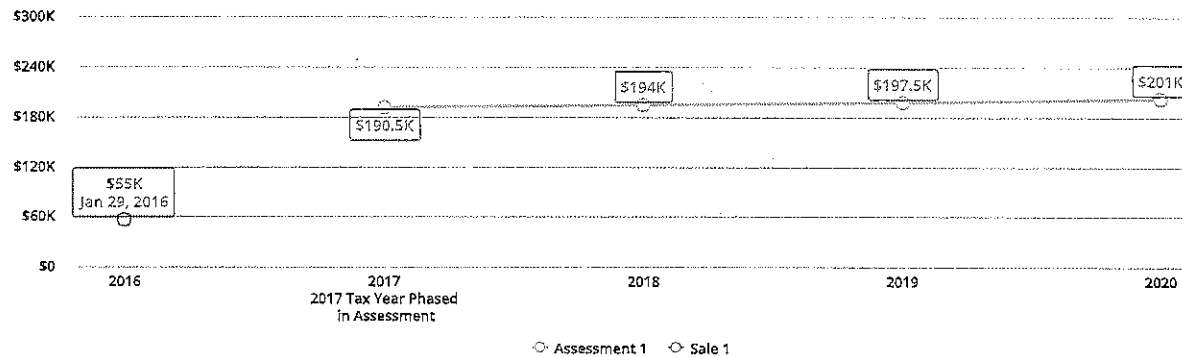
Valuation & Sales

Sales History

Sale Date	Sale Amount	Type	Party To	Notes
-----------	-------------	------	----------	-------

Jan 29, 2016	\$55,000	Transfer	LA VECCHIA, ANDREW LOUIS;
July 05, 2006	\$114,000	Transfer	JUNKYARD BOYZ AUTO & METAL RECYCLING INC.;
Dec 03, 2001	\$80,000	Transfer	STURCH, SHELLY MARIE; STURCH, JEFFERY ALAN;

Assessed Value



Demographics

Neighbourhood (NBH)

Community (COM)

City (CITY)

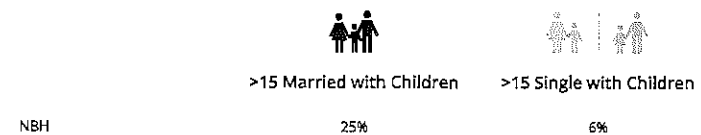
Population

Total Population NBH **671** COM **23,140** CITY **53,094**

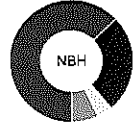
Gender



Family Status

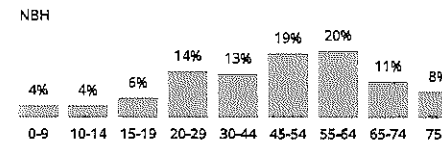


Marital Status



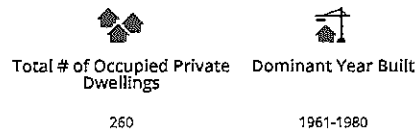
Single	26%
Married	63%
Separated / Divorced	7%
Other	4%

Age Distribution



Households

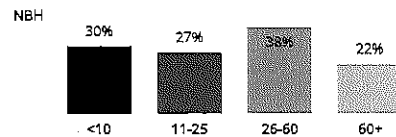
Structure Details



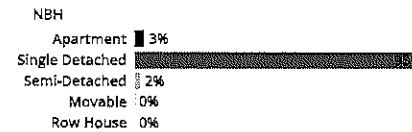
Ownership



Age of Home (Years)



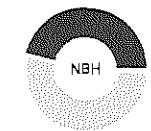
Structural Type



Socio-Economic

Avg. Household Income NBH 98,508 COM 62,108 CITY 73,730

Employment

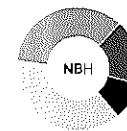


54%
Unemployed

46%
Employed

Dominant Profession #1
Sales and service occupations
Dominant Profession #2
Trades, transport and
equipment operators and
related occupations
Job Type
Service Sector/Blue Collar

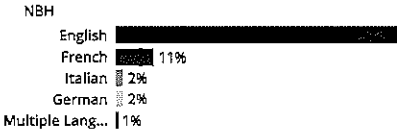
Highest Level of Education



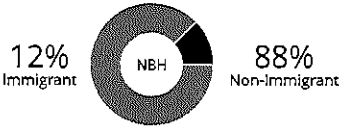
University	10%
College	17%
High School	35%
Other	38%

Cultural

Dominant Language



Immigration Status



Dominant Market Group

 Exurban Homesteaders

SOURCE
Prizm5 is the latest release of the pioneering segmentation system from Environics Analytics that classifies Canada's neighbourhoods into 68 unique lifestyle types.



649 Rusholme Rd, Welland, L3B5N7 [Suggest an address correction](#)



Owner Name
EVERMORE HOLDINGZ INC.



Last Sale
\$86,500
Apr 28, 2006



Lot Size
493.44 ft 523.24 ft
Frontage Depth
Measurements Available
(See Site & Structure)



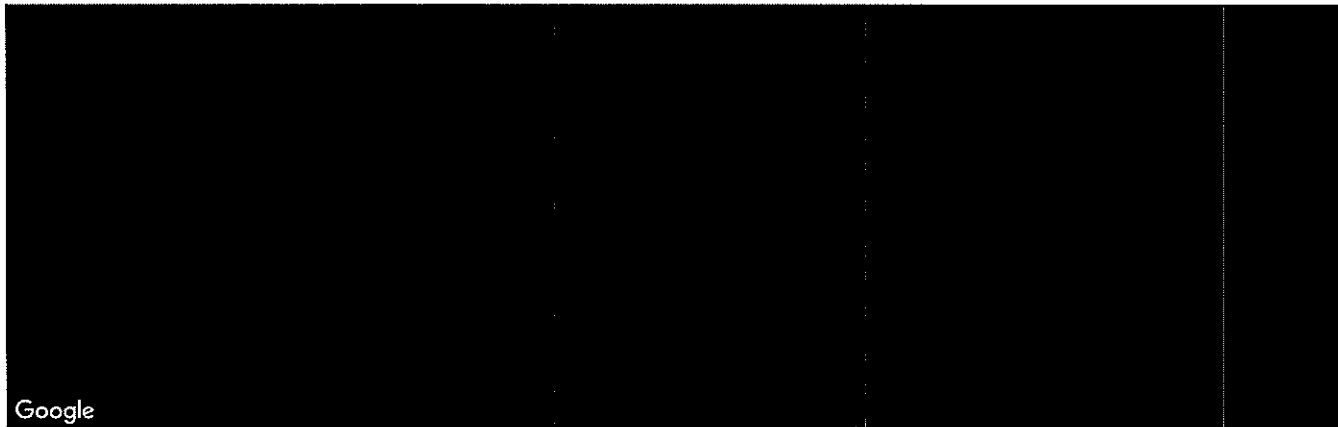
Assessed Value
\$131,000
Based on Jan 1, 2016

Phased-In Value
\$131,000
2017 Tax Year

Legal Description

PT LT 19 CON 7 CROWLAND BEING PTS 2, 3 & 4 ON 59R11571; WELLAND

Property Details



[Report a problem](#)

GeoWarehouse Address

649 RUSHOLME RD, WELLAND, L3B5N7

Land Registry Office

Niagara South (59)

Owner Names

EVERMORE HOLDINGZ INC.

Ownership Type

Freehold

Land Registry Status

Active

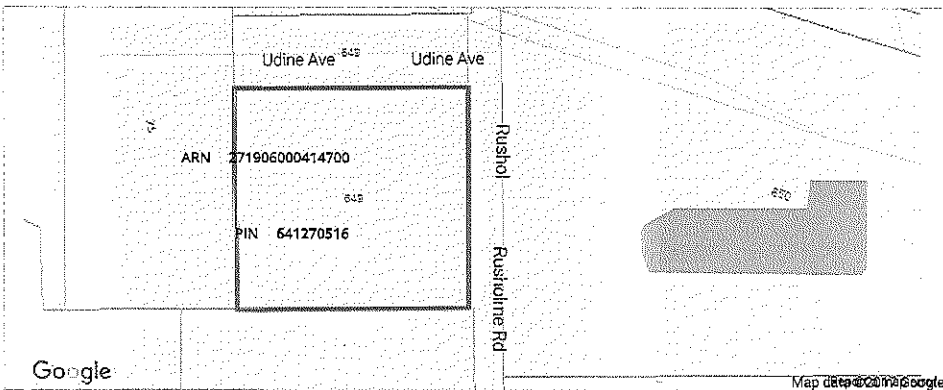
Registration Type

Certified (Land Titles)

PIN

641270516

Site & Structure



Lot Size | Area: 257,882 ft² (5.920 ac) | Perimeter: 2,031 ft
Measurements: 524.57 ft x 493.32 ft x 519.48 ft x 494.71 ft
Lot Measurement Accuracy: HIGH

Assessment 1 | ARN : 271906000414700

Site | Frontage: 493.44 ft | Depth: 523.24 ft

Structure	Property Description: Vacant Industrial land			Property Code: 106	
	Assessed Value	Phased-In Value			
	\$131,000	\$131,000	\$131,000	\$131,000	\$131,000
	Based on Jan 1, 2016	2017	2018	2019	2020

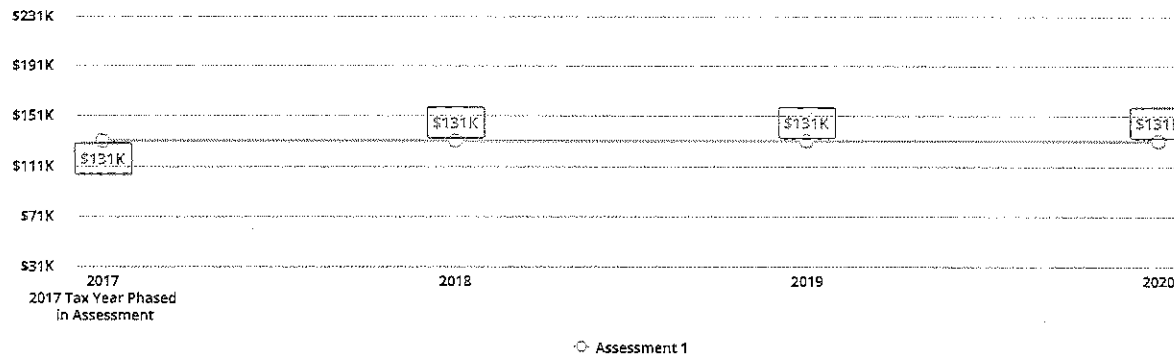
Valuation & Sales

Sales History

Sale Date	Sale Amount	Type	Party To	Notes
-----------	-------------	------	----------	-------

April 28, 2006	\$86,500	Transfer	EVERMORE HOLDINGZ INC.;
May 21, 1999	\$44,400	Transfer	LAROSE, JEAN;

Assessed Value



Demographics

Neighbourhood (NBH)

Community (COM)

City (CITY)

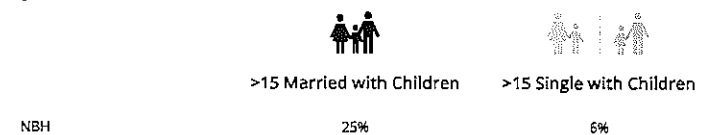
Population

Total Population NBH **671** COM **23,140** CITY **53,094**

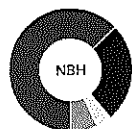
Gender



Family Status

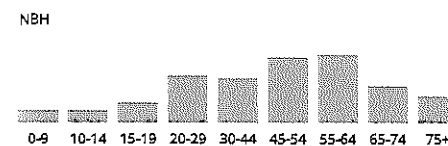


Marital Status



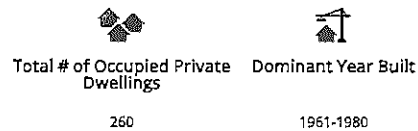
Single	26%
Married	63%
Separated / Divorced	7%
Other	4%

Age Distribution



Households

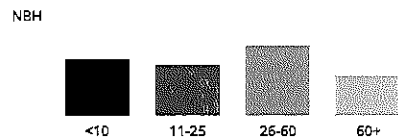
Structure Details



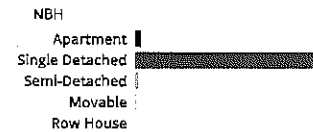
Ownership



Age of Home (Years)



Structural Type

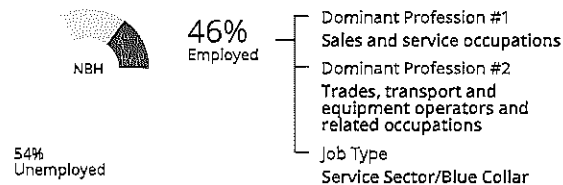


Socio-Economic

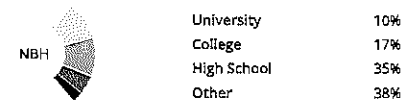
Avg. Household Income

Category	Income
NBH	98,508
COM	62,108
CITY	73,730

Employment

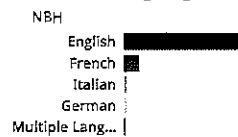


Highest Level of Education

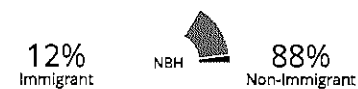


Cultural

Dominant Language



Immigration Status



Dominant Market Group**Exurban Homesteaders****SOURCE**

Prizm5 is the latest release of the pioneering segmentation system from Environics Analytics that classifies Canada's neighbourhoods into 68 unique lifestyle types.

Grant Munday

From: Councillor Bonnie Fokkens
Sent: Friday, June 9, 2017 2:35 PM
To: Rachelle Larocque; Grant Munday
Cc: Councillor Rocky Letourneau
Subject: Re: 602 Cope Road, Welland, NPCA Buildable Envelope Map & approval 2 attachments

Afternoon - asking if there is any other information you require in order to review this issue - and if anything else needs to be done to reach a positive outcome for this property so a home can be built on the approved NPCA sight.

Thanks in advance

Regards - Bonnie Fokkens

From: victoria yarema
Sent: Friday, June 9, 2017 1:08 PM
To: Grant Munday; Rachelle Larocque; victoria yarema; Councillor Bonnie Fokkens; sschertzing@gmail.com
Subject: Re: 602 Cope Road, Welland, NPCA Buildable Envelope Map & approval 2 attachments

victoria yarema has shared OneDrive files with you. To view them, click the links below.

 602 Cope Road, Welland, NPCA Buildable Envelope - Map 2 1.pdf

 602 Cope Road, Welland, NPCA Buildable Envelope 1.pdf

Sent: June 9, 2017 12:41 PM

Subject: Fw: 602 Cope Road, Welland, NPCA Buildable Envelope Map

Afternoon Mr Munday and Ms Larocque

Please accept this email as my official submission to the City of Welland requesting a review of the changes to the new Zoning Bylaw for the above listed property - in that asking that the new zoning be changed to be reflective of the NPCA approval and comments - whereas a house and garage would be allowed to built on the 0.9 acre of the 2.89 acres the property.

I can be reached at home 905-732-3733 or cell 905-321-7707 to discuss further and would appreciate a call from your office soonest, as the time window for the Bylaw approval is extremely short.

Regards - Victoria Yarema

From: Adam Boudens <aboudens@npca.ca>
Sent: March 20, 2017 1:57 PM
To: victoriayarema@hotmail.com
Cc: Darren MacKenzie; Amy Parks
Subject: 602 Cope Road, Welland, NPCA Buildable Envelope Map

Hi Victoria,

It was nice meeting you again today. Hopefully we provided some clarity to the process. As promised, attached are 2 maps of your property outlining the location and dimensions of the permissible building envelope that NPCA Policy would allow for. Feel free to provide these maps to your real estate agent, and give us a call if you have any additional questions.

Thanks,

Adam Boudens

Ecological Technician

Niagara Peninsula Conservation Authority
250 Thorold Road West, 3rd Floor
Welland, Ontario L3C 3W2
Phone: 905-788-3135 ext. 238
Fax: 905-788-1121
Email: aboudens@npca.ca
Website: www.npca.ca

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Legend

- Corporate Watershed Divide N
- Ontario Road Network
- Major Highways
- Arterial Roads
- Local Roads
- Assessment Parcels
- 2K HydroPoly
- 2K Hydrography
- AIRPORTS
- Campsites
- SWOOP_2015
- Red: Band_1
- Green: Band_2
- Blue: Band_3

Notes

25.4 0 12.70 25.4 Meters

NAD_1983_UTM_Zone_17N

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Legend

- Corporate Watershed Divide N
- Ontario Road Network
 - Major Highways
 - Arterial Roads
 - Local Roads
- Assessment Parcels
- 2K HydroPoly
- 2K Hydrography
- AIRPORTS
- Campsites
- SWOOP_2015
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

Notes

50.8 0 25.40 50.8 Meters

NAD_1983_UTM_Zone_17N

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NIAGARA PENINSULA
CONSERVATION
AUTHORITY

250 Thorold Road West, 3rd Floor, Welland, Ontario L3C 3W2
Telephone 905.788.3135 | Facsimile 905.788.1121 | www.npca.ca

July 12, 2017

CityView Regulation File Number PLPER 201700819

Victoria Yarema
10 Charles Avenue
Welland, ON L3B 1C8

SUBJECT: N.P.C.A. PERMIT NO. 201700819 FOR THE PURPOSE OF CONSTRUCTING A NEW HOME IN A WETLAND BUFFER (McKENNEY ROAD WETLAND COMPLEX) AT 602 COPE ROAD, IN THE CITY OF WELLAND.

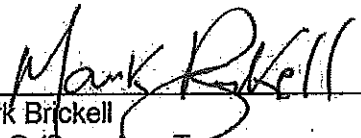
Attached is a Niagara Peninsula Conservation Authority Permit and associated Conditions regarding the approval of the above-noted works, pursuant to the Conservation Authorities Act and Ontario Regulation 155/06, known as the NPCA's Regulation of Development, Interference with Wetlands, and Alterations to Shorelines and Wetlands.

All works must be completed in accordance with the approved Permit, the attached Schedule 'A', the attached drawing titled "602 Cope Road" and submitted as part of the application package on June 16, 2017, displaying the NPCA stamp (which forms part of the permit) within the time period specified therein.

The issuance of this permit does not release you from compliance with any other applicable federal, provincial or municipal statutes, regulations or by-laws.

Should you have any questions regarding this permit please contact Darren MacKenzie, C.Tech., rcsi, Supervisor, Construction Permits and Compliance, at (905) 788-3135 extension 229.

Yours truly,


Mark Brickell
C.A.O./Secretary-Treasurer
Niagara Peninsula Conservation Authority



N.P.C.A. PERMIT

PERMIT NO. 201700819

This permit is issued under the authority of the **Conservation Authorities Act**, and is subject to the provisions of the **Regulation of Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses** (Ontario Regulation 155/06), and is subject to the specific terms and conditions contained herein.

Note: The issuance of this permit does not relieve the applicant from the responsibility of acquiring any other agency, board, government, etc., approval as may be required nor does it relieve the permittee from the requirements of any legislation.

The Permit is Issued to:

Name of Permittee	Victoria Yarema
Post Office Address	10 Charles Avenue, Welland, ON L3B 1C8
	Tel.905-732-3733

Effective from the 12th day of July, 2017, to and including the 12th day of July, 2019.

At the following location:

602 Cope Road

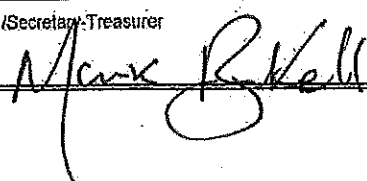
In the City of Welland

As per your application dated: June 16, 2017

For the purpose of CONSTRUCTING A NEW HOME IN A WETLAND BUFFER (McKENNEY ROAD WETLAND COMPLEX).

All works must be completed in accordance with the approved Permit, the attached Schedule 'A', the attached drawing titled "602 Cope Road" and submitted as part of the application package on June 16, 2017, displaying the NPCA stamp, within the above noted time period.

Permit Approved By:

Place of Issue	Welland	Date	July 13, 2017
C.A.O./Secretary-Treasurer			



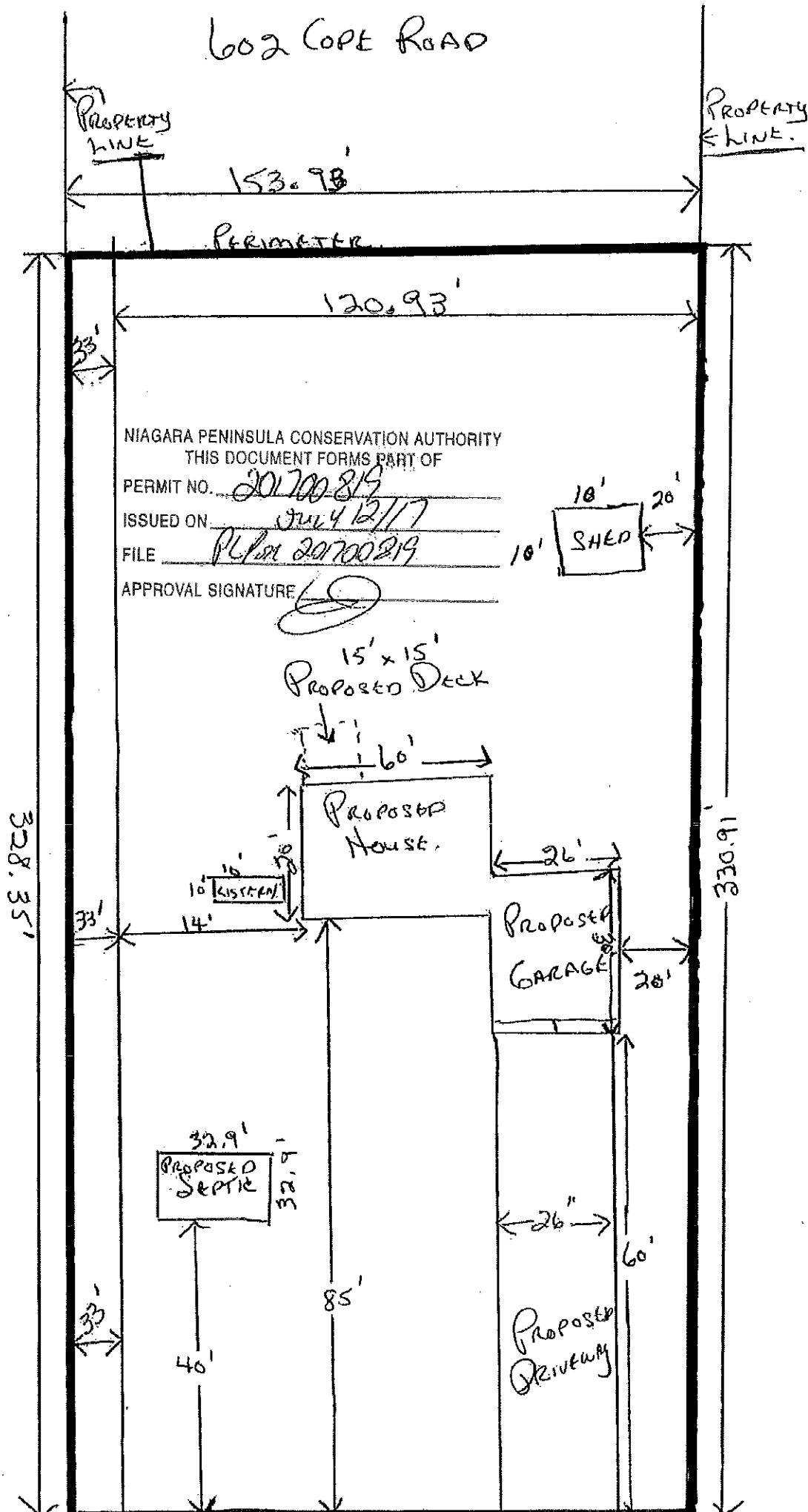
PERMIT 201700819 SCHEDULE 'A'

This Permit No. 201700819 is issued subject to compliance with the following conditions:

- ☒ Prior to construction, erosion control measures (i.e. silt fence, straw bales, silt curtain) shall be installed as per the attached Ontario Provincial Standard Drawing (OPSD) and maintained in good condition until all disturbed areas have been vegetated and stabilized with native materials to a pre-disturbed state or better. **NPCA requests photo documentation of the installed erosion control measures be forwarded to our office. Absolutely no dirty water or debris is to be discharged to the wetland.**
- ☒ The permittee covenants to indemnify and forever save and keep harmless the Niagara Peninsula Conservation Authority, its officers, servants and agents from and against any and all claims, demands, suits, actions, damages, loss, cost or expenses arising out of any injury to persons, including death, or loss or damage to property of others which may be or be alleged to be caused by or suffered as a result of or in any manner associated with the exercise of any right or privilege granted to the permittee by this permit.
- ☒ Work carried out in contravention of this permit and/or violation of any of the conditions contained herein constitutes an offence under the Conservation Authorities Act. Pursuant to the Act: **"Every person who contravenes a regulation made under subsection (1) is guilty of an offence and on conviction is liable to a fine of not more than \$10,000 or to a term of imprisonment of not more than two months."**
- ☒ The Permittee shall keep this permit or a true copy thereof on the work permit area.
- ☒ The person in charge of the operation conducted under this permit shall produce and show this permit or the true copy kept on the work area to any Conservation Authority officer whenever requested by the officer.
- ☒ Please advise the Niagara Peninsula Conservation Authority, via e-mail (dmackenzie@npca.ca), a minimum of 24 hours prior to commencing any works related to this permit and no later than two (2) weeks upon completion of the works. Please reference the file number along with the permit number in your correspondence.
- ☒ That authorized representatives of the Niagara Peninsula Conservation Authority will be granted entry at any time into lands and buildings which are the subject of this permit application in order to make such surveys, examinations, investigations, inspections or other arrangements which such representatives deem necessary.
- ☒ That all complaints arising from the proposed works authorized under this permit shall be reported immediately by the permittee to the Niagara Peninsula Conservation Authority. The permittee shall indicate any action which has been taken, or is planned to be taken, with regard to each complaint.
- ☒ The Niagara Peninsula Conservation Authority may cancel this permit or may change any of the conditions at any time and without prior notice if it is determined that:
 - o The works are not in conformance to the intent of the permission granted;
 - o The information presented to obtain a permit is false;
 - o The works or method of construction, have detrimental impacts on the environment.

← NORTH

602 COPE ROAD





Legend

- Corporate Watershed Divide N
- Ontario Road Network
 - Major Highways
 - Arterial Roads
 - Local Roads
- Assessment Parcels**
 - 2K HydroPoly
 - 2K Hydrography
- AIRPORTS
- Campsites
- SWOOP_2015**
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

CONSERVATION AUTHORITY
ENT FORMS PART OF

20700819
JULY 12/17
PL/AL 20700819

Notes

50.8 0 25.40 50.8 Meters

NAD_1983_UTM_Zone_17N

© NPCA, Niagara Region, LIO, MPAC & Teranet

This map is for illustrative purposes only. Information contained hereon is not intended to constitute advice, is not a substitute for professional review or a site survey, and is subject to change without notice. The NPCA takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user. THIS IS NOT A PLAN OF SURVEY

Grant Munday

From: tara tellier <telltara77@hotmail.com>
Sent: Saturday, June 10, 2017 8:02 AM
To: Grant Munday
Subject: new by-law sq ft requirements

Hi Grant
Hoping you can help....

I am waiting (patiently) for the conclusion of the new by-law so I can go ahead with planning our house...we are anxious to start brainstorming...

I mentioned in a previous email about building a garage with a loft over it and in a few years, we would build a house on the same property. You indicated we can call the garage/loft our house and then get a permit for the house in the future, changing the garage to the accessory building...

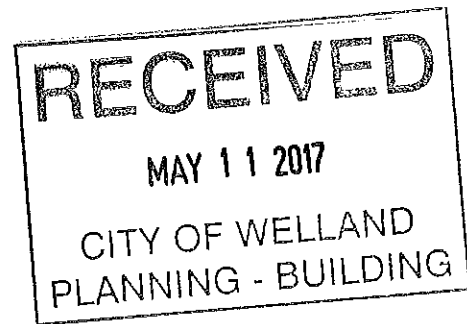
What are the size requirements for each of the buildings with the above scenario in mind? This will be helpful for us to get a head start on our planning/drawings.

Thanks Grant
Tara Tellier

Mr. & Mrs. Furney
534 Harriet Street
Welland, ON L3B 2J1

May 11, 2017

Grant Munday, Manager of Development Approvals
60 East Main Street
Welland, ON L3B 3X4



Mr. Munday:

Reading the City of Welland Draft zoning bylaw makes me wonder if the Planners and politicians have read the Municipal Act and the Planning Act. Time and again in the Draft there are examples of overreach and attempts to have Policy justify actions that legislation does not allow.

The simplest area to start with the problems of the Draft is the area of agriculture. There is a definition of agriculture on page 25. It includes the growing of crops, biomass, nursery and other activities. There is also a definition of agriculture related use on the same page. The problem with the definition is that it means nothing. Agriculture and the making of laws in relation to it are dictated by Section 95 of the Constitution.

"95. In each Province the Legislature may make Laws in relation to Agriculture in the Province, and to Immigration into the Province; and it is hereby declared that the Parliament of Canada may from Time to Time make Laws in relation to Agriculture in all or any of the Provinces, and to Immigration into all or any of the Provinces; and any Law of the Legislature of a Province relative to Agriculture or to Immigration shall have effect in and for the Province as long and as far only as it is not repugnant to any Act of the Parliament of Canada. "

Please note that the power to make Laws in relation to Agriculture is not mentioned in the Constitution. The province makes such laws, and even then they are overruled if it is repugnant to any Act of Parliament. This is known as the Paramountcy doctrine, and is listed in the Municipal Act in Section 14.1 and 14.2.

"14 (1) A by-law is without effect to the extent of any conflict with,
(a) a provincial or federal Act or a regulation made under such an Act; or

(b) an instrument of a legislative nature, including an order, licence or approval, made or issued under a provincial or federal Act or regulation. 2001, c. 25, s. 14.

Same

(2) Without restricting the generality of subsection (1), there is a conflict between a by-law of a municipality and an Act, regulation or instrument described in that subsection if the by-law frustrates the purpose of the Act, regulation or instrument. 2006, c. 32, Sched. A, s. 10."

Both the Province and the Parliament of Canada have defined what agriculture is and what products and actions are protected as agricultural activities. The City can define whatever it wants, but what it defines means nothing if a higher level of authority has a different meaning. For an example of

the Paramountcy Doctrine in action one need look no further than the City of Hamilton bylaw regarding mailboxes. The bylaw did not have the power to override the Federal jurisdiction and control of the mail system. A City of Welland bylaw does not have the authority to override the Farming and Food Production Protection Act 1998 or any Federal Laws regarding agricultural activities.

The Farming and Food Production Protection Act has a section that specifically mentions how bylaws are without affect if they interfere with an agricultural operation. Section 6.1 of that Act says;

"6. (1) No municipal by-law applies to restrict a normal farm practice carried on as part of an agricultural operation. 1998, c. 1, s. 6 (1). "

So no matter what the City of Welland may think is agriculture or agriculture related use, both the Province and Federal government have passed Acts related to Agricultural activities. The farmer can apply to the Normal Farm Practice Protection Board to get officially exempted from a bylaw which interferes with their ability to operate their business.

In addition a recent court case, that of Rausch v Pickering (2013) holds that there could well be a statutory and Common Law duty of care on the part of a Municipality to make sure a bylaw applies to a farming property before attempting to enforce a bylaw on that property. By enforcing a bylaw that interfered with the Provincial Act the Municipality was ultra vires and constituted a breach of the duty care. (<http://canliiconnects.org/en/summaries/26807>)

So every single section of Section 13 may well be ultra vires. If the City of Welland attempts to enforce any bylaw on an agricultural operation the City could be opening itself up to a lawsuit for negligence. The Municipal Act does not protect against torts when a Municipality acts in bad faith.

In the Junkers 1992 decision Deputy Commissioner Yurkow pointed out that "Policy is not legislation" (http://files.ontario.ca/environment-and-energy/mining-decisions/mnr_e002002.pdf) and is not binding. Policy can be a great guiding principle but unless the legislation is present to allow the actions to proceed the policy means nothing. Policy cannot justify actions that go beyond the actions allowed by legislation. The policy to mandate agriculture to fit the City of Welland's plan for the future is not supported by the Municipal Act which is superseded by the Farming and Food Production Protection Act 1998. No amount of policy on how to mandate an agricultural operation will change the constitution and the Paramountcy doctrine described.

In addition Deputy Commissioner Yurkow pointed out that land use restrictions are a subtle form of expropriation.

"Land use restrictions are a subtle form of expropriation. That they are useful and, often, essential is not questioned. However, since they take away property rights, they must be exercised with caution and, most certainly, within proper statutory authority. However desirable it may be that people be prohibited, for their own safety, from building a home, there has to be legislative authority to do so."

Here we come to another interesting area of property rights. If someone wants to plan for a piece of property they do not own, what right do they have to impose their plan on the property owner? As Blackstone wrote back in 1765 (<http://presspubs.uchicago.edu/founders/documents/v1ch16s5.html>)

"So great moreover is the regard of the law for private property, that it will not authorize the least violation of it; no, not even for the general good of the whole community. If a new road, for instance, were to be made through the grounds of a private person, it might perhaps be extensively beneficial to the public; but the law permits no man, or set of men, to do this without consent of the owner of the land. In vain may it be urged, that the good of the individual ought to yield to that of the community; for it would be dangerous to allow any private man, or even any public tribunal, to be the

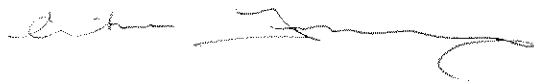
judge of this common good, and to decide whether it be expedient or no. Besides, the public good is in nothing more essentially interested, than in the protection of every individual's private rights, as modelled by the municipal law. In this, and similar cases the legislature alone can, and indeed frequently does, interpose, and compel the individual to acquiesce. But how does it interpose and compel? Not by absolutely stripping the subject of his property in an arbitrary manner; but by giving him a full indemnification and equivalent for the injury thereby sustained. The public is now considered as an individual, treating with an individual for an exchange. All that the legislature does is to oblige the owner to alienate his possessions for a reasonable price; and even this is an exertion of power, which the legislature indulges with caution, and which nothing but the legislature can perform. "

So what does the property expect to gain from this imposition on their property rights? The court case of Antrim truck stop 2013 (<https://scc-csc.lexum.com/scc-csc/scc-csc/en/item/12887/index.do>) has broadened the definition of injurious affection. If the bylaws enacted by the City of Welland cost people and businesses money will the City invoke the Expropriations Act and compensate them for their loss? **If not, why should a landowner be interested in allowing the bylaw to be enacted against his property rights? Why should a landowner not be compensated when the City changes and limits his property rights?**

The Draft zoning bylaw shows repeated areas of overreach and a misunderstanding of the limits of authority that a Municipality has. A careful review of all areas needs to be done to recognize the limits that the City of Welland has and the bylaws and guiding Policy rewritten to reflect these facts.

For all the reasons mentioned in this letter, I request that you remove all zoning on our property known as 428 Biggar Road, Welland, ON. I look forward to hearing back from the City of Welland to discuss the expropriation of value with regards to our property.

Thank you,



Erika Furney

Grant Munday

From: NSSC Mail <play@niagarasportandsocial.com>
Sent: Monday, June 12, 2017 8:51 AM
To: Grant Munday
Subject: Re: Proposed New Comprehensive Zoning By-law Staff Report

Hi Grant,

This is my fourth attempt to ask you to add more recreation/athletic complex uses in the various zonings.

Currently, you have more allowance for adult massage parlours than places to enjoy athletic activities.

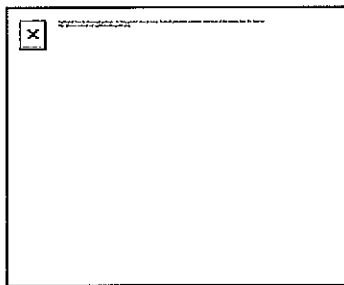
Unless, your considering the massage parlours as athletic.

Kerby Bentley
Niagara Sport & Social Club
(289) 686-PLAY
"Where Games are Played & Friends are Made!"
www.niagarasportandsocial.com

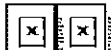
On Jun 5, 2017, at 11:36 AM, Grant Munday <grant.munday@welland.ca> wrote:

Please find attached the staff report on the proposed new Comprehensive Zoning By-law (via email only). This Report will be considered at the Tuesday, June 6, 2017 Council Meeting which is being held in Council Chambers at 7pm. The Appendices can be found at the link noted below.

<https://www.welland.ca/Planning/ZoningReview.asp>



Grant Munday, B.A.A.
Manager of Development Approvals
Planning Division
Development and Infrastructure Services
Corporation of the City of Welland
60 East Main Street, Welland, Ontario L3B 3X4
Phone: (905)735-1700 Ext. 2240 **Fax:** (905)735-8772
www.welland.ca



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<P&B-2017-31-New Comprehensive Zoning By-law-Jun6-17.pdf>



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Infrastructure and Development Services
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MAY 11 2017

CITY OF WELLAND
PLANNING - BUILDING

**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

Name MARIO BEVACQUA
Address 15 KATHY COURT
City Fairhill Postal Code L0S 1E2
Telephone No. 905-328-4488 Email mario.bevacqua@sympatico.ca

Would you like to be notified by?

☒ Email

☐ Regular Mail

- Require property on corner Agueduct & Hilda
Streets be zoned RL2 from RL1.



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MAY 11 2017

CITY OF WELLAND
PLANNING - BUILDING

**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

Name MS. TANYA WARNER
Address 700 CANAL BANK ST.
City WELLAND Postal Code _____
Telephone No. 905 501 6714 Email _____

Would you like to be notified by? ☐ Email ☒ Regular Mail

OUR CONCERN OUR PERTAINING TO
OUR TAX' INCREASE BY 2 1/2 TIMES
ORIGINAL CALCULATION 2013.
WE WOULD APPRECIATE KNOWING IN
ADVANCE OF ANY PROPOSED CHANGE IN
YOUR CALCULABLE TAXATION PERTAINING
TO BY-LAW CHANGE.

WHAT IS BEING DONE WITH THE
ABANDONED FACTORY ACROSS FROM US
OLD JOHN DEERE TRIST CLOSED
MARCH/2014. WHAT IS PROPOSED
FOR THAT PROPERTY?

✓

Grant Munday

From: Deborah Garofalo <deborah.garofalo@ymail.com>
Sent: Friday, May 12, 2017 7:44 PM
To: Zoning Review
Subject: Re: Proposed Draft Comprehensive Zoning By-Law

Regarding the Public Open House on May 11, 2017 addressing the Proposed Draft Comprehensive Zoning By-Law, we would like to formally submit our comments and request.

We own just under an acre of land located at 10 Broadway in Welland South. Our existing Zoning is Commercial and we want to maintain our existing zoning rights. We would like to request site specific zoning to allow commercial uses on our property such as a cafe/tea shop, small restaurant, personal services or even retail shopping. Current businesses are limited and would disappear once they close down.

Our property is structured in a way that would provide adequate parking to accommodate any increase in traffic volumes that our business would generate.

Our property is located adjacent to the Welland Canal Recreational Waterway which is a part of the Greater Niagara Cycle Route, so any commercial operation here would service the traveling public. Our existing transportation infrastructure is more than adequate and would include servicing those traveling by transit, cycling, pedestrian and all the new vehicle traffic that passes us from the new subdivisions being built to the West of us.

By having commercial businesses conveniently located at the entrance to Welland South, we would be providing daily/weekly convenience shopping and/or service needs of nearby residents.

Thank you for your consideration.

Regards,

Frank and Deborah Garofalo

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>



Virus-free. www.avast.com

Grant Munday

From: Brandi Jasmine <info@bjasmine.com>
Sent: Monday, May 15, 2017 3:31 PM
To: Zoning Review
Subject: Attn: Grant Munday Commercial Zoning Changes

Dear Grant,

Thank you again for your help on the call today. I am considering purchasing a small property to start a business in Welland, and I am looking for a place where I can both work and reside. I have located a property, which is currently zoned C2, if I recall correctly. I understand that the City is considering changing the zoning laws to allow for a mixed use (commercial and residential) on the same floor.

Currently, the zoning only allows for a residence on a second floor.

It's been hard to locate a building like that, and as I have some mobility issues I really want a building/residence all on one floor.

I just wanted to write in my support of the proposed zoning change. I am looking forward to hearing the results in June.

Brandi Jasmine
www.bjasmine.com - www.embeadery.com



City of Welland
Infrastructure and Development Services
Planning and Building Division
60 East Main Street, Welland, ON L3B 3X4
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JUN - 7 2017

CITY OF WELLAND
PLANNING - BUILDING

**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

Name Woodlawn Prime Property Development
Address Office: 125 Hagar, Street
City Welland Postal Code L3B 5V9
Telephone No. 905 380 5445 Email keith@primewaygroup.com

Would you like to be notified by? ☒ Email ☐ Regular Mail

For the Woodlawn Prime property at the SE corner of Browns Road & Woodlawn Road. Currently zoned RA with draft zoning moving to GEC.
Please add the following uses:

1. Gas station/car wash/variety store
2. Motor vehicle repair & service Establishment
3. Motor Vehicle Dealership
4. Place of worship
5. Retirement home
6. Grocery store / supermarket
7. Pharmacy
8. Pet Food outlet
9. Place of Worship
10. Garden Centre

- [illegible]

If you would like more information on the project please contact Grant Munday, Manager of Development Approvals, 905-735-1700, Extension2240 or email zoningreview@welland.ca



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JUN 12 2017

CITY OF WELLAND
PLANNING - BUILDING

**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

Name Jeanette Charlebois
Address 23 Riverside Drive
City Welland Postal Code L3C 5C8
Telephone No. 905 414-8405 Email j-charlebois7@yahoo.ca

Would you like to be notified by? ☒ Email ☐ Regular Mail

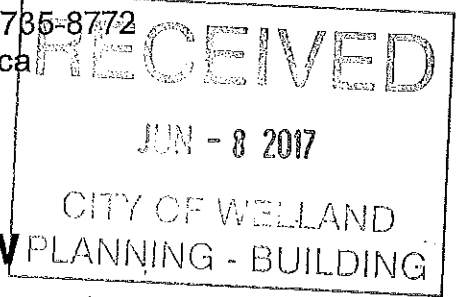
I live in a single-detached dwelling
and would like ~~an~~ R12 zoning
This ^{home} has always been in my
family - since 1912. when it was
built by my great-grandfather.

Thank you

Jeanette Charlebois



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Email: devserv@welland.ca | www.welland.ca



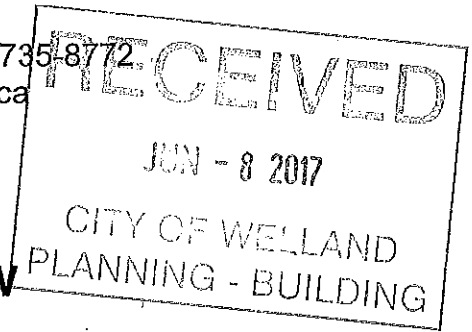
**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

Name Marc and Tammy Labbé
Address 297 King St
City Welland Postal Code L3B 3J8
Telephone No. 289-213-3080 Email mlf199@gmail.com
washepress.outlook.com
Would you like to be notified by? ☒ Email ☐ Regular Mail

We propose to not allow the region to change
the reinvestment zone perks including discounts on
development charges and urban design.



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**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

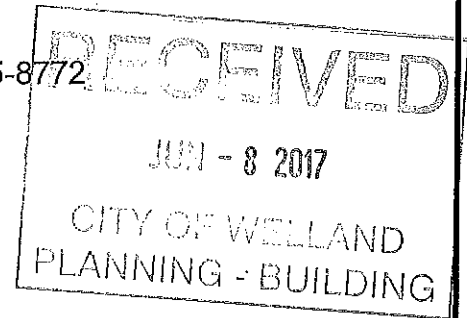
Name Jennifer Vida
Address 1-261 Martindale Road
City St. Catharines Postal Code L2N 1A1
Telephone No. 905 688 9400 Email jvida@ncc.com

Would you like to be notified by? ☒ Email ☐ Regular Mail

Updates on any changes in respect
to emailed comments



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Email: devserv@welland.ca | www.welland.ca



**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

Name George Kouras
Address 87 Lincoln St. W.
City Welland, ON Postal Code L3C 3J6
Telephone No. 905-734-6632 Email _____

Would you like to be notified by?

☐ Email

☒ Regular Mail

At last!

Job well done!

Thank you.

Mr. Grand Munro & Staff.

[Signature]

WELLAND LEADING THE WAY

**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

Name Mrs Telesa DeSapio
Address 53 Redfern Ave Unit 6
City Hamilton ON Postal Code L9C0E2
Telephone No. 289-520-0091 Email pdacosta3@gmail.com

Would you like to be notified by? ☐ Email ☒ Regular Mail

My 40 acres of vacant land is located 334 Buchner Rd currently zoned Rural Agricultural. The current zoning permits one single detached dwelling. Out of 40 acres ONLY a small portion (3 acres?) in the south-east corner of Buchner Rd with 300' feet of sewer was deemed access without passing over designated wetland by the Niagara Peninsula Conservation Authority. We lost a potential buyer with a proposed commercial use for the property due to the Authority designating much of Buchner Rd frontage as Provincially significant Wetland. The Authority would not support any proposes of development or site alteration in a Provincially Significant Wetland. **I oppose the zoning by-law change** to Gateway Economic Centre because it is a real possibility that my property will be rendered "useless" due to the large portion deemed wetland by the PSW for any commercial use. Whereas at the present time under the current zoning a building permit can be applied for in this small portion of a building envelope leaving the land with some value whereas under the Gateway Economic zoning the property could become worthless since no commercial uses would be approved due to PSW.

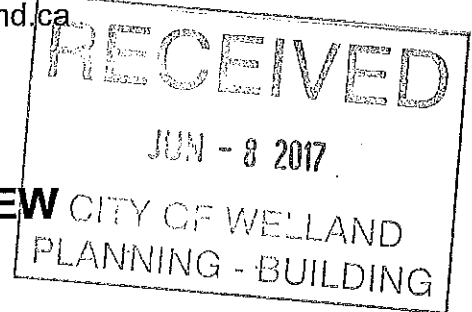
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APR 26 2013

Integrated Services



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Planning and Building Division
60 East Main Street, Welland, ON L3B 3X4
Phone: 905-735-1700 Ext. 2251 | Fax: 905-735-8772
Email: devserv@welland.ca | www.welland.ca



ZONING BY-LAW REVIEW
COMMENTS
(Please Print)

Name JOHN CONLIN
Address 62 OAKRIDGE CR.
City PORT COLBORNE ON Postal Code L3K-2T4
Telephone No. 905-834-0141 Email jconlin@bell.net

Would you like to be notified by? ☒ Email ☐ Regular Mail

- ① Schedule B Clause 67 CCL-67 reduce rear yard to 4.5 m from 45 m
- ② In CCL zone allow propane cylinders to be filled and sold

John Conlin

Doug Widdicombe
Sales Representative

Sotheby's International Realty Canada, Brokerage
14 Queen Street, P.O. Box 1570
Niagara on the Lake, Ontario L0S 1J0
o 905.468.0001 t 1.888.468.0151
f 905.468.7653 c 289.686.8590
dwiddicombe@sothebysrealty.ca
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et, Welland, ON L3B 3X4
1700 Ext. 2251 | Fax: 905-735-8772
welland.ca | www.welland.ca

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CITY OF WELLAND
PLANNING - BUILDING

**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

Name DIANE SIBBALD 40 GORD-BUNCHE LTD.
Address 50 BRUCE ST. O/A HICKS LUMBER.
City WELLAND Postal Code L3B 3R1
Telephone No. 905-734-7424 Email _____

Would you like to be notified by? ☐ Email ☒ Regular Mail

PROPOSED CHANGE TO ALLOW THE BUILDING OF
TOWN HOMES, SEMI DETACHED & DETACHED HOMES.

THREE PARCELS OF LAND WITHIN THE LARGER PARCEL ARE
ALREADY ZONED RESIDENTIAL. WE ARE ASKING THE
REMAINDER BE ALLOWED TO CHANGE FROM L1 TO
RESIDENTIAL.

THE FAMILY IS RETIRING AND THIS REQUEST IS THE
BEST USE OF THE ACREAGE MOVING FORWARD CONSIDERING
HOUSING SURROUNDS THE PROPERTY ON THREE SIDES.

Grant Munday

From: TJ Jacques <redsbuyandsell@gmail.com>
Sent: Wednesday, May 24, 2017 2:35 PM
To: Grant Munday
Subject: zoning for 15 Broadway

Hello Grant,

I am writing you today about the zoning of my property at 15 Broadway. My property is currently zoned as C3. I have recently found out that there will be a change in the zoning of my property, the proposed zoning is RL2. I would like to maintain the C3 zoning for this property as I do run my business from this location and am expanding.

I have been here since July of 2007 and have been running my business from the store front of my property. I have an online retail business, I use the store front for shipping and receiving, office space, product storage and more. My business is registered and I have been using the property for the business since moving here. Please advise once this matter is taken into consideration.

Thank you for your time,

Thomas Jacques

Grant Munday

From: NSSC Mail <play@niagarasportandsocial.com>
Sent: Wednesday, May 31, 2017 9:52 AM
To: Grant Munday
Subject: Re: New Comprehensive Zoning By-law - Public Information Meeting Presentation

Hi Grant,

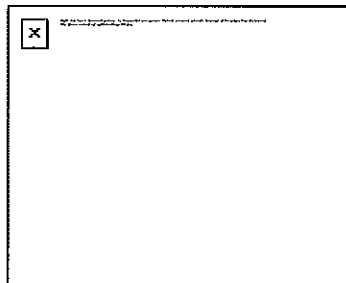
Recreation / athletic facilities opportunities should be permitted in Open Space Zoning & Rural Zoning please.

Kerby Bentley
Niagara Sport & Social Club
(289) 686-PLAY
"Where Games are Played & Friends are Made!"
www.niagarasportandsocial.com

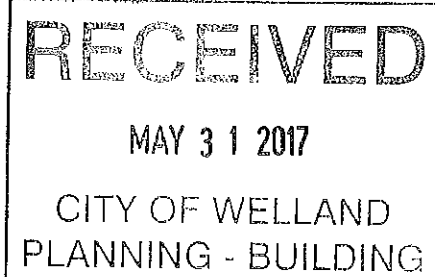
On May 31, 2017, at 8:52 AM, Grant Munday <grant.munday@welland.ca> wrote:

Please find attached the presentation that was given at the May 29th Public Information Meeting. A number of people had requested copies so we are circulating to all for information purposes.

Sincerely,



Grant Munday, B.A.A.
Manager of Development Approvals
Planning Division
Development and Infrastructure Services
Corporation of the City of Welland
60 East Main Street, Welland, Ontario L3B 3X4
Phone: (905)735-1700 Ext. 2240 **Fax:** (905)735-8772
www.welland.ca



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<COW-Final Draft Zoning By-law - Public Information Meeting.pdf>

Grant Munday

From: Greg Wuisman <wuisman@talkwireless.ca>
Sent: Monday, May 29, 2017 10:25 AM
To: Grant Munday
Subject: RE: Link to Zoning By-law

May 29, 2017

Grant Munday, B.A.A.

Manager of Development Approvals
Planning Division
Development and Infrastructure Services
Corporation of the City of Welland
60 East Main Street, Welland, Ontario L3B 3X4

Re. Draft Comprehensive Zoning By-law

I have reviewed the proposed Draft Comprehensive Zoning By-law prepared by staff as it pertains to my lands on Colbeck Drive.

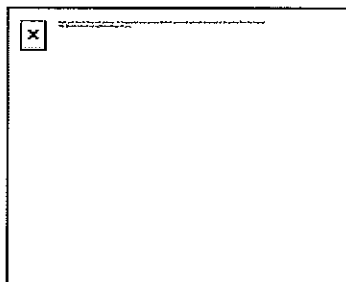
I am issuing this email in support of this proposed by-law and trust Council will approve it.

Greg Wuisman
M. 905.328.1962

From: Grant Munday [mailto:grant.munday@welland.ca]
Sent: Thursday, May 25, 2017 10:08 AM
To: 'wuisman@talkwireless.ca'
Subject: Link to Zoning By-law

<https://www.welland.ca/Planning/zoningreview.asp>

<https://www.welland.ca/planning/zoningreview/DraftZoning2016 Page-F2.pdf>



Grant Munday, B.A.A.

Manager of Development Approvals

Planning Division

Development and Infrastructure Services

Corporation of the City of Welland

60 East Main Street, Welland, Ontario L3B 3X4

Phone: (905)735-1700 Ext. 2240 **Fax:** (905)735-8772

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Grant Munday

From: Patrick Maloney <pmaloney@sullivanmahoney.com>
Sent: Thursday, May 25, 2017 5:28 PM
To: Grant Munday
Cc: gjackson7@cogeco.ca
Subject: City of Welland Draft Zoning By-law

Hi Grant,

As per our earlier telephone discussion, we are the solicitors for Gord and Rose-Mai Jackson, the owners of lands known municipally as 584 Grassy Brook Drive in the City of Welland.

We have reviewed the City's draft zoning by-law in relation to this property and wish to provide some comment.

Our client's lands are zoned Agricultural (A1). In most zones in the draft by-law, an accessory dwelling unit is permitted. However, such use is not permitted in the A1 zone.

In our view, the A1 zone should also include an accessory dwelling unit as a permitted use, subject to the requirements set out in section 5.2 of the by-law.

Practically speaking, most agricultural properties contain single detached dwellings and accessory buildings much like any residentially zoned property. Moreover, since the size of such dwellings would likely be minimal and within existing buildings, it would not have any negative impact on the agricultural viability of a particular farm parcel. It may also provide housing accommodations to farm workers who work in the area of the subject lands.

We would ask that the City consider adding an accessory dwelling unit as a permitted use in the Agricultural (A1) zone.

If you have any questions or concerns, please do not hesitate in giving me a call.

Thanks,

Patrick

J. Patrick Maloney

Junior Partner

SULLIVAN MAHONEY LLP
40 Queen Street, P.O. Box 1360
St. Catharines, Ontario L2R 6Z2

Direct Dial: (905) 688-5403
Facsimile: (905) 688-5814



This communication is intended only for the named recipient(s) and is private, confidential and privileged. Any unauthorized use or disclosure of this communication is prohibited. If you receive this communication in error, please notify the sender immediately by return mail, by telephone at (905) 688-6655 or by contacting lawyers@sullivanmahoney.com and immediately deleting the communication from any computer. Thank you.

Grant Munday

From: Tamara McLeod <mcleod8221@gmail.com>
Sent: Wednesday, May 31, 2017 10:11 AM
To: Grant Munday
Subject: 44 Riverside Dr Welland RL2 zoning request

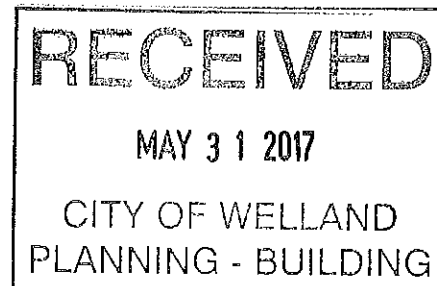
Good Morning Grant,

Further to our conversation yesterday regarding my personally owned property, I would like to formally request that this property be zoned as RL2. As indicated it is currently legal non-conforming and the RL2 zoning would fully "tidy-up" the zoning. From our discussion it seemed that you could support this revision, but should you require anything further please let me know. I have provided my personal cell phone should you wish to contact me. Please confirm this notification is sufficient to support my request.

Thanks Grant,

David

David McLeod
905-380-5534



Grant Munday

From: kevin winsborrow <kevin_wins_1@hotmail.com>
Sent: Wednesday, May 31, 2017 10:40 AM
To: Grant Munday
Subject: Re: New Comprehensive Zoning By-law - Public Information Meeting Presentation

Thank you, Grant for the information. I found the presentation and ideas helpful. I think you dealt with the audience very well. There were a lot of opinions and strong feelings on some aspects of the by-law.

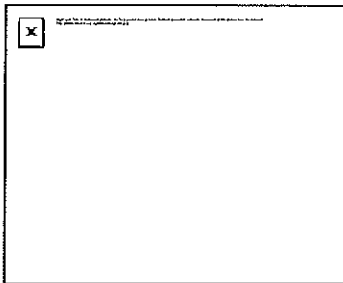
Good day,

Kevin

From: Grant Munday <grant.munday@welland.ca>
Sent: May 31, 2017 8:52 AM
To: Grant Munday
Subject: New Comprehensive Zoning By-law - Public Information Meeting Presentation

Please find attached the presentation that was given at the May 29th Public Information Meeting. A number of people had requested copies so we are circulating to all for information purposes.

Sincerely,



Grant Munday, B.A.A.
Manager of Development Approvals
Planning Division
Development and Infrastructure Services
Corporation of the City of Welland
60 East Main Street, Welland, Ontario L3B 3X4
Phone: (905)735-1700 Ext. 2240 **Fax:** (905)735-8772
www.welland.ca

City of Welland:
Home

City of Welland: Home

www.welland.ca



City of Welland
Infrastructure and Development Services
Planning and Building Division
60 East Main Street, Welland, ON L3B 3X4
Phone: 905-735-1700 Ext. 2251 | Fax: 905-735-8772
Email: devserv@welland.ca | www.welland.ca

RECEIVED

MAY 11 2017

CITY OF WELLAND
PLANNING - BUILDING

**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

Name TIMOTHY ALFIERI
Address 19 LINCOLN ST. W.
City WELLAND Postal Code L3C 5H9
Telephone No. (905) 733-0417 Email tjalfieri@yahoo.com

Would you like to be notified by? ☒ Email ☐ Regular Mail

~~Property~~ I presently own the
property @ 19 LINCOLN
approx size 300ft frontage 350 depth 2 1/2 acres
on the south side of LINCOLN ST ZONE C4-X8
I am looking for future development
in possible apartment building or
townhouse units.

would it be possible to make zoning
as to allow this construction on
the above property

Thank you for help on this

Yours Truly
May 11 / 2017

WELLAND LEADING THE WAY

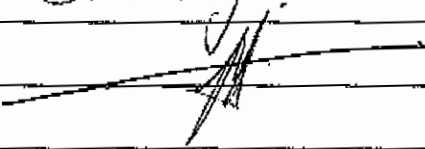
**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

Name JERRY Celenza
Address 744 Lincoln Ave, Welland
City Welland Postal Code L3B 4R5
Telephone No. 416-540-2113 Email jcelenza@remax.net

Would you like to be notified by? ☒ Email ☐ Regular Mail

I am the new Buyer of 744 Lincoln Ave, Welland.
The current zoning on this property is RM4. This is the
main reason why I purchased the property.
My intention is to increase the number of units on this
property. I am requesting that you please make an
exception for this property and keep the existing
zoning of RM4 for this property.

Sincerely,


JERRY Celenza

416-540-2113



City of Welland
Infrastructure and Development Services
Planning and Building Division
60 East Main Street, Welland, ON L3B 3X4
Phone: 905-735-1700 Ext. 2251 | Fax: 905-735-8772
Email: devserv@welland.ca | www.welland.ca

**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

Name Tony Mancini (tmanini50@hotmail.ca)
Address _____
City Welland Postal Code _____
Telephone No. 289 821 244 Email _____

Would you like to be notified by? ☒ Email ☐ Regular Mail

592 South Pelham Rd Welland

Asking for RL2 zoning ~~was~~ currently
zoned RL1

RECEIVED

MAR 30 2017

**CITY OF WELLAND
PLANNING - BUILDING**

Champions
WELLAND LEADING THE WAY

**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

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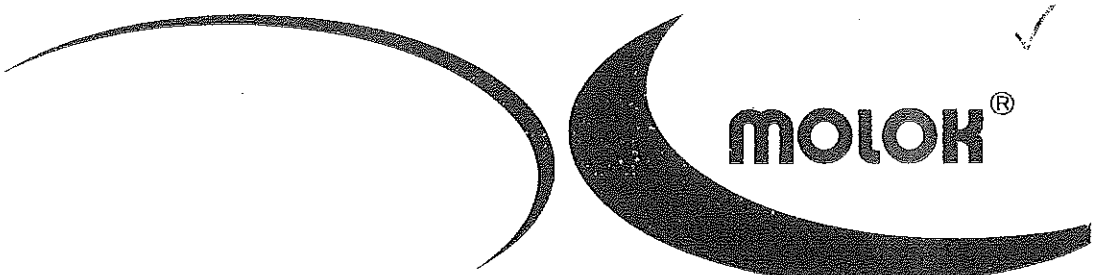
APR 26 2016

Integrated Services

Name BRIAN PAGE
Address 386 HERITAGE DRIVE
City KITCHENER Postal Code N2B 3M9
Telephone No. 5194978473 Email brian.page@moio kana.com

Would you like to be notified by? ☒ Email ☐ Regular Mail

PLEASE SEE ATTACHED LETTER
FOR PROPOSED CHANGES TO
PROPOSED ZONING BY LAW



✓
MOLOK[®]

RECEIVED

APR 26 2016

Integrated Services

April 25, 2016

Michael Horsley,
Planning Technician II,
Integrated Services - Planning Division
Corporation of the City of Welland
60 East Main Street, Welland, ON L3B 3X4

Michael:

Further to our discussion at the open house the other night regarding the new proposed Zoning By-law it is my understanding that our semi-underground waste and recycling containers will still be considered a structure as per your letter to me of February 29, 2016.

In review of the new proposed Zoning By-law I would like to request the following changes.

1. That a new definition be added

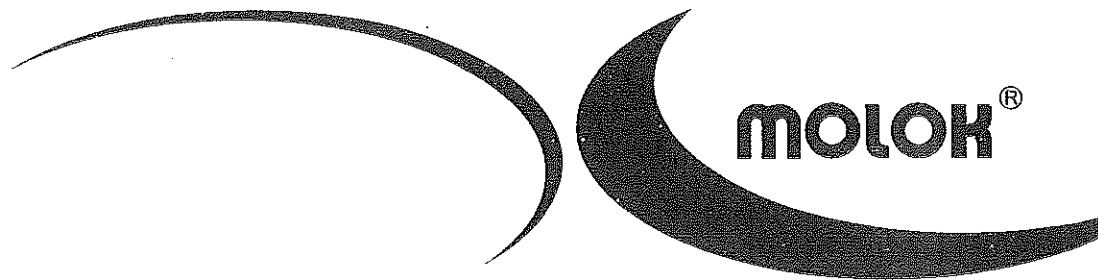
Deep Collection Waste Disposal Container Means a vertical *structure* for waste, recycling and organic containment that has at least 50% of the volume of the container below grade level and that during the emptying of the container a minimum of 0.9m continuous barrier above grade level stay permanently in place as a safety barrier.

2. That the following be added to 5.14 Garbage and Refuse Storage and Enclosures

f) Notwithstanding Subsection b) garbage or refuse produced by a principal permitted use may be stored outside of a main building or accessory building or structure in any Zone, provided the waste is contained within a deep collection waste disposal system, comprised of a sealed container located primarily below grade, on the same lot the use is intended to serve and complies with the following:

- i) Deep collection waste disposal container(s) shall be permitted in any yard;
- ii) Deep collection waste disposal container(s) shall be located no closer than 0.30 m from a lot line;
- iii) Deep collection waste disposal container(s) shall be located no closer than 0.30 m from a building or parking area.

I note that I am proposing a minimum setback of 300 mm from any property line instead of only allowing them in a rear and side yard only. Deep collection waste disposal systems because of



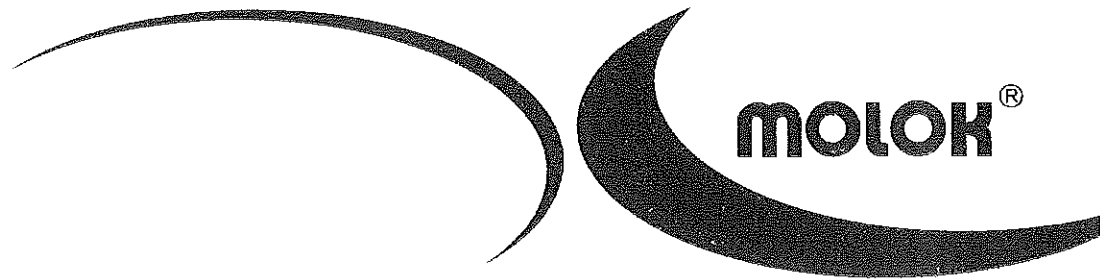
there round shape and low height and not requiring a enclosure become a proactive CPTED tool, (Crime Prevention Through Environmental Design) as no one can hide behind them. They are referred to as activity generator, meaning that having them in plain sight, like a front yard or court yard, allows all residents/users of the complex, and or development, to see who is using the system and it is not being abused by someone trying to dump off their used tires, mattresses, televisions and other large objects. By restricting the location to only rear yards and side yards you may be causing a situation where these disposal systems are not visible. This disposal system, unlike other systems, is also very aesthetically pleasing and as such has been placed in front yards and courtyards as shown on the pictures below. By only requiring a minimum setback of 300 it allows site development proposals to optimize every available square metre of the site. I am proposing this change based on the pictures below, the numerous locations throughout the world where these containers are located in a front yard and or an interior courtyard, along with my years of experience, knowledge and approval of locating these containers as the Supervisor of Site Development with the City of Kitchener.



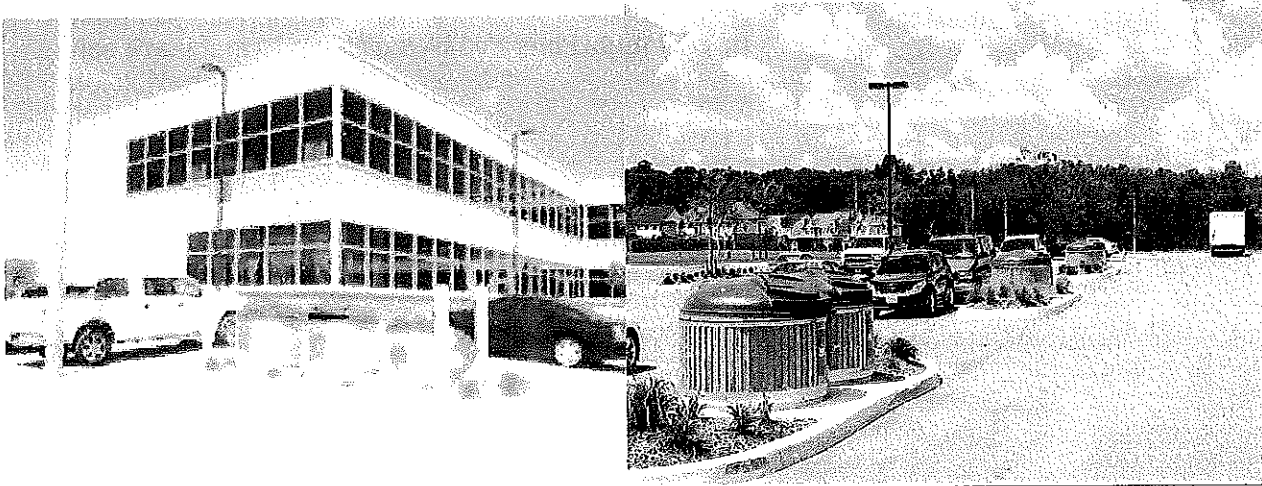


These pictures are of a sitting area in the middle of a courtyard at a multi residential project, with the waste and recycling units immediately adjacent. This picture illustrates that there is virtually no odours being emitted from these containers. These containers, because of there location, also become a proactive CPTED tool.

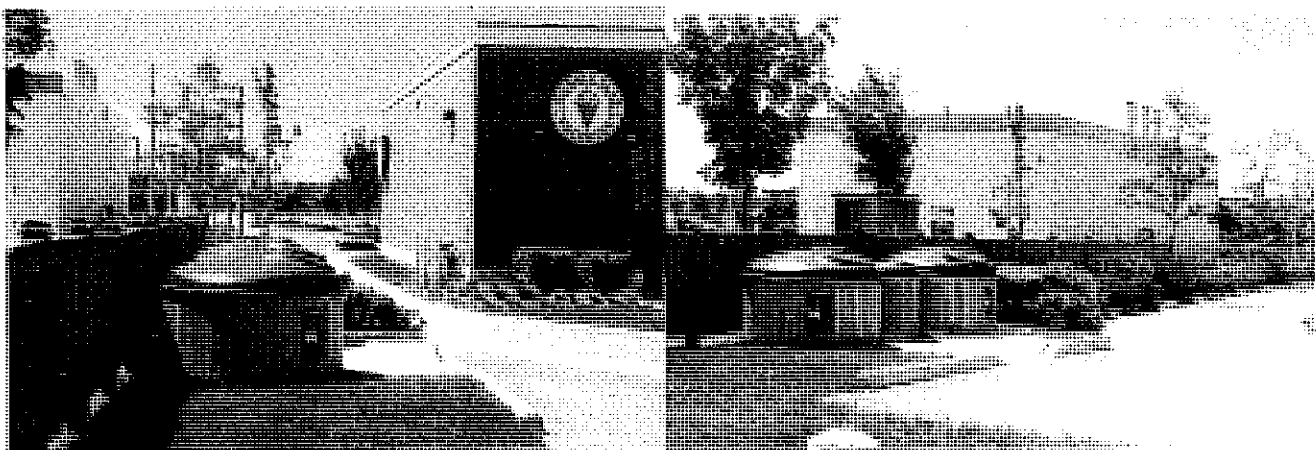
As these pictures indicate Deep Collection Waste Disposal Containers can be safely located on traffic islands and as such make good use of them from the perspective of saving space on a site.



As these pictures indicate Deep Collection Waste Disposal Containers can be safely located on traffic islands and as such make good use of them from the perspective of saving space on a site. Locating these units adjacent to a fire route makes for easy manoeuvring for the garbage truck on site and in turn makes for easy collection.



These pictures show Deep Collection Waste Disposal Containers can be located immediately adjacent to a property line. By locating these containers this close to the property line it maximizes the potential development of the site, provides a greater ROI, all without disturbing the adjoining property.



Milton

v) Notwithstanding Subsection i) and iii) waste produced by a principal permitted use may be stored outside of a main building or accessory building / structure in any non-residential Zone, provided the waste is contained within a deep collection waste disposal system, comprised of a sealed container with a lockable lid located primarily below grade, on the same lot the use is intended to serve and complies with the following:

a) Deep collection waste disposal container(s) shall be permitted in any yard with the exception of a front yard and exterior side yard;

b) Deep collection waste disposal container(s) shall be located no closer than 1.5 m from a rear or interior side lot line ;

c) Notwithstanding the above, deep collection waste disposal containers located in a rear or interior side yard abutting a Residential Use or Zone shall be setback a minimum 3.0m from the mutual lot line ;

d) Deep collection waste disposal container(s) shall be located no closer than 0.30 m from a building or parking area ; and,

Welland

5.14 Garbage and Refuse Storage and Enclosures

a) An enclosure for the outside storage of domestic waste containers accessory to Single Detached Dwellings, Two-Unit Dwellings, converted dwellings, Multiple Dwellings or residential structures containing less than four (4) dwelling units shall not be required, unless otherwise specified.

b) For all other uses other than those specified in clause 5.13 a), no person shall store garbage or refuse on any lot except within the main building on the lot or within a wholly enclosed accessory building or **structure or enclosed waste management container** on such lot, or in an enclosure in the exterior side yard or rear yard of such lot.

Champions
WELLAND LEADING THE WAY

RECEIVED

APR 12 2016

Integrated Services

**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

Name DON SPIECE
Address 115 SOUTH WORTH ST
City WELLAND Postal Code L3B1Y7
Telephone No. 905 708-5534 Email donspiece88@live.ca

Would you like to be notified by? ☒ Email ☐ Regular Mail

I have a 3 unit triplex. I just want to
make sure the zoning is correct for the
use of the building

WELLAND LEADING THE WAY

ZONING BY-LAW REVIEW
COMMENTS
(Please Print)

RECEIVED

APR 25 2016

Integrated Services

Name

Address

City

Postal Code

Telephone No.

Email

Would you like to be notified by?

☐ Email

☒ Regular Mail

WE PAID FOR HIGHWAY COMMERCIAL ZONE - C4X10 ANY
CHANGE TO A LESSOR OR NON-USE OF PROPANE WOULD
DEVALUE THIS PROPERTY OR SALE OF YET WILL NOT BE
TOLERATED AT THIS POINT AND WOULD START A LEGAL
ACTION ON WESTSIDE PROPANE BEHALF. WE WOULD NOT
WANT ANY FUTURE BUYERS TO BE BURDEN WITH GOING
FOR REZONING. THANKS JHR Parisee 34/04/16

WELLAND LEADING THE WAY

RECEIVED

APR 25 2014

Integrated Services

ZONING BY-LAW REVIEW
COMMENTS
(Please Print)

Name MARK BARNFIELD / SHARON VANDERLOOS
Address 17 OXFORD RD
City WELLAND. Postal Code L3B5N4
Telephone No. 905-714-9703 Email buddyspaintball@hotmail.com

Would you like to be notified by?

☒ Email

☐ Regular Mail

- WHEN WE PURCHASED OUR PROPERTY IN 2006 IT WAS ZONED R/A AND DESIGNATED INDUSTRIAL.
- NOW IT IS BEING CHANGED TO CORE HERITAGE AND GATEWAY ECONOMIC.
- WE AGREE TO THE GATEWAY ECONOMIC PORTION OF THE NEW ZONING BUT OBJECT TO THE CORE HERITAGE NATURAL PORTION OF THE NEW ZONING. OUR PROPERTY IS NOT A P.S.W.
- WE WOULD ALSO LIKE TO SEE THE GATEWAY ECONOMIC ZONING ALLOW FOR AUTOMOTIVE REPAIRS.



City of Welland
Infrastructure and Development Services
Planning and Building Division
60 East Main Street, Welland, ON L3B 3X4
Phone: 905-735-1700 Ext. 2251 | Fax: 905-735-8772
Email: devserv@welland.ca | www.welland.ca

**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

Name CASWELL THOMPSON
Address 534 LINCOLN STREET
City WELLAND, ONTARIO Postal Code L3B-4P2
Telephone No. 289-347-0353 Email jamcon97@yahoo.ca

Would you like to be notified by? ☒ Email ☒ Regular Mail

RECENTLY VISITED THE WELLAND CITY HALL AND SPOKE TO ONE OF
PROPERTY
THE ZONING OFFICERS THERE REGARDING PROPERTY ZONING
AT THE ABOVE LOCATION.

I MADE A REQUEST FOR THE PROPERTY TO BE REZONED
COMMERCIAL
FROM A C2 ZONING TO A RESIDENTIAL ZONING.

I WAS INFORMED OF THE CURRENT ZONING BY-
LAW REVIEW, AND GIVEN THIS FORM AND ENCOURAGED
TO SUBMIT MY CONCERN.

I WOULD LIKE TO BE UPDATED REGARDING THE UPCOMING
ZONING CHANGES/REVIEW AS IT RELATES TO MY CONCERN.

THANKS.

Champions
WELLAND LEADING THE WAY

RECEIVED

APR 21 2016

Integrated Services

**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

Name YuQing Zhang
Address 9 Kingsway St., Welland,
City Dain City, Welland Postal Code L3B 3N5
Telephone No. 647-343-3158 Email chriszhangd1@yahoo.ca

Would you like to be notified by?

☐ Email

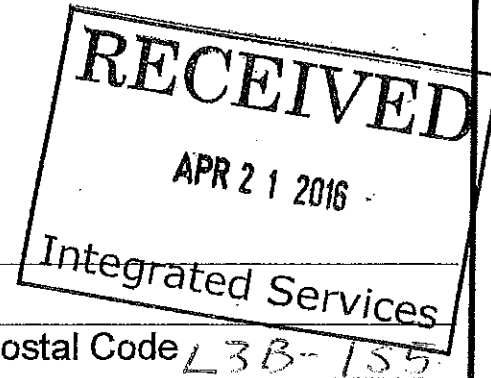
☒ Regular Mail

Property currently zoned C1

would like it to be zoned Residential

WELLAND LEADING THE WAY

**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**



Name SANDRA B. GATES

Address 65 BALMORAL AVE

City WELLAND ONT

Postal Code L3B-1S5

Telephone No. 905-732-3036 Email _____

Would you like to be notified by?

☐ Email

☒ Regular Mail

I OPPOSE THE MAJOR REZONING OF THE
SCHOOL PROPERTIES IN MY NEIGHBORHOOD FROM
OPEN SPACE (LIMITED USES) TO ISN1 WHICH
WOULD ALLOW 31 DIFFERENT USES IE.

PRIVATE CLUBS (GUN CLUB, MOTORCYCLE CLUB)
AMBULANCE CENTER AND MORE.

I FAVOUR A RESIDENTIAL ZONING OF
RL1.

I WANT A DETAILED INFORMATION
PACKAGE SHOWING THE CURRENT ZONING
AND USES, AS WELL AS THE PROPOSED
ZONING WITH THE 31 USES PERMITTED.

SIGNED x Sandra B. Gates

x

WELLAND LEADING THE WAY

RECEIVED

APR 21 2016

Integrated Services

ZONING BY-LAW REVIEW
COMMENTS
(Please Print)

Name Victoria VanderSchelde-Price
Address 101-59 ~~Empire~~ Empire Street
City Welland Postal Code L3B 2L3
Telephone No. 905-704-9995 Email pricev77@gmail.com

Would you like to be notified by?

☒ Email

☐ Regular Mail

I would like to have my property changed from
CC2 to Rm. please & Thank you.

✓
Attn: Mr. Grant Munday

April 21, 2016

Under the new Comprehensive Zoning By-Law Project, please consider this letter as the required written submission request to the City of Welland before the by-law is passed. We request that zoning for our property at 219 Aqueduct Street be considered to be zoned as a duplex property.

The current official plan permits duplexes in a low density area, which this is. The current by-law (1958) does not permit a duplex, however we are asking you to take into consideration the historic and current use of the property as a duplex when preparing the new zoning by-law. We request inclusion in any and all meetings regarding the zoning of our property.

Thank you in advance,

Kelly Tyler
Kelly Tyler

Alan Tyler
Alan Tyler

219 Aqueduct Street
Welland ON L3C 1C5
(905) 714-9261
attyrer@hotmail.com

Champions
WELLAND LEADING THE WAY

ZONING BY-LAW REVIEW
COMMENTS
(Please Print)

RECEIVED

APR 29 2016

Integrated Services

Name George + Evangelos Kornos
Address 87 Lincoln St. W. @ Prince Charles
City Welland, ONT. Postal Code L3C 5J6
Telephone No. 905-734-6632 Email _____

Would you like to be notified by?

☐ Email

☒ Regular Mail

Dear Sir or Madam;

The proposed zoning under Review of the official Welland plan causes me two concerns:

- (1) Legal advice may it that restricts the RM position disallowing individual Housing while there is a side plan proposal @ 8 Residential lots + commercial in the front.
- (2) the official plan as it ~~it is~~ allows too much commercial space and it is not necessary. _____ please comment and advice _____

Thank you

George Kornos

29-04-2016



City of Welland
Infrastructure and Development Services
Planning and Building Division
60 East Main Street, Welland, ON L3B 3X4
Phone: 905-735-1700 Ext. 2251 | Fax: 905-735-8772
Email: devserv@welland.ca | www.welland.ca

RECEIVED

MAR - 1 2017

CITY OF WELLAND
PLANNING - BUILDING

**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

Name JOHN CONLIN
Address 62 DAKRIDGE CR.
City PORT COLBORNE Postal Code L3K 2T4
Telephone No. 905-834-0141 Email johnconlin@bell.net

Would you like to be notified by? ☒ Email ☐ Regular Mail

*I would like to comment on the text and
Schedule "A" re several properties.*

WELLAND LEADING THE WAY

RECEIVED

FEB 28 2017

CITY OF WELLAND
PLANNING - BUILDING

**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

Name DENICE CONNERS
Address 528 LINCOLN ST
City WELLAND Postal Code L3B 4P2
Telephone No. 416 418 4869 Email Deniceconners@gmail.com

Would you like to be notified by? ☒ Email ☐ Regular Mail

PLEASE SEE ATTACHED PRINT OUT
OF RENOVATIONS I WILL BE CONSIDERING
TO THE ABOVE NOTED ADDRESS.

WELLAND LEADING THE WAY

ZONING BY-LAW REVIEW
COMMENTS
(Please Print)

RECEIVED

APR 21 2016

Integrated Services

Name Norma Hardy / JEFF HARDY

Address 663 Niagara St

City Welland Postal Code L3C 1M2

Telephone No. 905-732-2649 Email jeff@jeffhardy.ca
rhardy5@copeco.ca

Would you like to be notified by?

☒ Email

☐ Regular Mail

We'd like to see the following added to the proposed
designation changes:

townhouse dwelling (block) (stacked)



City of Welland
Infrastructure and Development Services
Planning and Building Division
60 East Main Street, Welland, ON L3B 3X4
Phone: 905-735-1700 Ext. 2251 | **Fax:** 905-735-8772
Email: devserv@welland.ca | www.welland.ca

RECEIVED

JAN 04 2017

CITY OF WELLAND
PLANNING - BUILDING

ZONING BY-LAW REVIEW
COMMENTS
(Please Print)

Name

Gerry Vermeer

Address

1684 South Pelham St

City

Welland

Postal Code

L3C3C8

Telephone No.

905 735 5744 x221

Email

gvermeer@vermeer.ca

Would you like to be notified by?

☒ Email

☐ Regular Mail

*Like to keep existing usages for
long term goals of Vermeer's.*



MAR - 6 2017

CITY OF WELLAND
PLANNING - BUILDING

**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

Name DON SPIECLE
Address 170 Ridge Rd
City Welland Postal Code L3B 5N7
Telephone No. 905 708 5534 Email Donspiecle88@Live.ca

Would you like to be notified by?

☒ Email☐ Regular Mail

1 wood Like 170 Ridge RD To
stay the same zoning as is RR2

champions
WELLAND LEADING THE WAY

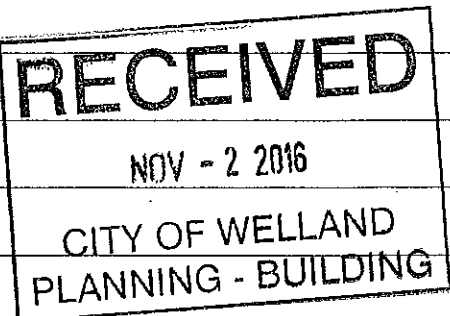
**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

Name DON SPIECKE
Address 170 Ridge Rd.
City _____ Postal Code L3B 5N7
Telephone No. 905 708 5534 Email DONSPIECK@LIVE.CA

Would you like to be notified by? ☒ Email ☐ Regular Mail

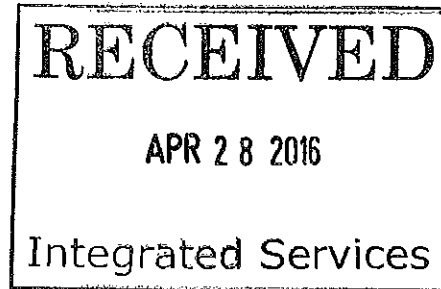
Re: Zoning of light industrial
on Ridge Road
with the value of my home
in case of fire. There
are issues in rebuilding.

Don



Professional Planning Services Inc

313 Elmwood Avenue
P.O. Box 208
Fort Erie ON
L0S 1B0



April 26, 2016

City of Welland
60 East Main Street
Welland ON
L3B 3X4

ATTENTION: Mr. Grant Munday, Planning Supervisor

Re: City of Welland Zoning Review

Dear Mr. Munday:

I have been retained by Mr. Aamir Soomro to submit some comments regarding the City of Welland Draft Zoning By-law. Mr. Soomro has an interest in developing the property at 699 Niagara Street. That property is proposed to be zoned Residential High Density (RH) in the City's Draft Zoning By-law. Mr. Soomro is in favour of the proposed zoning.

A preliminary site plan has been prepared which meets all of the requirements of the Residential High Density (RH) Zone except for the front yard setback and the parking requirement.

I have considered the other properties in the City that are proposed to be zoned Residential High Density (RH) and note some common elements.

Many of the properties front onto an arterial or major collector roadways or are within convenient access to those roadways. The City of Welland has an established and efficient transit system and is connected to the Regional Transit System. Almost all of the transit routes are along arterial or major collector roadways. Young couples; single individuals, the elderly and students generally occupy high-rise apartments. Many of those individuals may not own their own vehicle but rely on public transit or other modes of transportation other than a private vehicle. In rare instances luxury apartments that have exposure to a major water feature or natural area cater to couples that both work and have a significant amount of disposal income. In those instances the developer to accommodate the greater demand for parking spaces and as a selling feature for the development generally provides a greater amount of parking. Luxury apartments should not set the parking standard for apartment buildings. It is our request that the parking requirement for apartments in the RH Zone be set at one space per unit.



City of Welland
Infrastructure and Development Services
Planning and Building Division
60 East Main Street, Welland, ON L3B 3X4
Phone: 905-735-1700 Ext. 2251 | Fax: 905-735-8772
Email: devserv@welland.ca | www.welland.ca

**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

RECEIVED

MAY 25 2017

CITY OF WELLAND
PLANNING - BUILDING

Name JOHN SOJDA
Address 255 GADSBY AVE
City WELLAND Postal Code L3C 6M2
Telephone No. 905-735-4974 Email twocats@cogeco.ca

Would you like to be notified by? ☒ Email ☐ Regular Mail

I am asking the city to include in the new Zoning By-Law, the agreed to and negotiated 30 metre setback as per the October 1991 OPA#77 Amendment. This would keep and protect the existing Carolinian Forest mature trees at our rear lot lines on Gadsby and serve as an existing buffer to any future development.

I've lived at this location for 36 years and the neighbours and I enjoy relative quiet in this sub division as the present forest blocks the ever-increasing traffic-noise on Niagara St. In addition to the loss of the present wildlife habitat, loss of privacy, it would pain me greatly to see 8 storey buildings and Niagara St. traffic from my back yard with no trees to act as a buffer.

I've attached a picture of my back yard (my property line ends just past the white tub).



I know in 10 years it may look quite different but hopefully with trees.

Best Regards,

John Sojda

May 24/17

John Sojda

If you would like more information on the project please contact Grant Munday, Manager of Development Approvals, 905-735-1700, Extension 2240 or email zoningreview@welland.ca

www.welland.ca/Development/ZoningReview.asp



Ash Sajan (416)-567-0964 870 Niagara Street
asitsajan@rogers.com
permitt kitchenettes & Student Housing
lodging/boarding

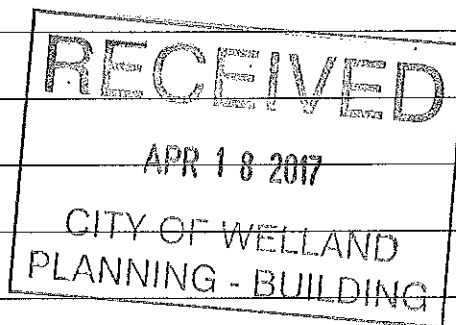
Will van "

of student housing

Approved &
2016/11/16

Kim CHA

Kim F.



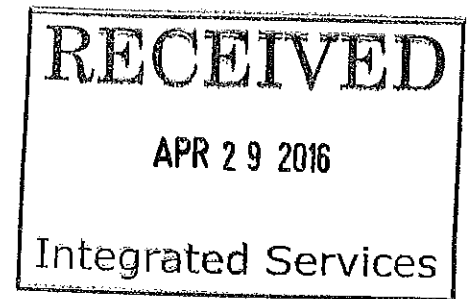
If you would like more information on the project please contact Grant Munday, Manager of Development Approvals, 905-735-1700, Extension 2240 or email zoningreview@welland.ca

www.welland.ca/Development/ZoningReview.asp



[kon•sept]

131 Dieppe Road, Unit #2
St. Catharines, ON
L2M 6R7
905-682-8934



April 28th, 2016

Mr. Grant Munday
Planning Supervisor
City of Welland
zoningreview@welland.ca

Re: 62 Elgin St. E

Dear Mr. Munday

We are currently in the process of designing and budgeting for the further development of 62 Elgin St. East. for the owner Fig Property Services.

Under the current Zoning By-law Review we would hope to see the zoning of the subject property classified as the Proposed "RM" Zoning.

The neighbouring property of the same size is proposed RM, along with others in the area.

We have attached some additional notes and maps along with the Zoning By-Law Review Comments sheet.

Best regards,

Shawn P. Ryan

Project Manager
spryan@konsept.ca
Cell: 905-651-6475

**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

Name SHAWN P. RYAN FOR FIG PROPERTY SERVICES

Address RE: 62 ELGIN ST. EAST

City WELLAND Postal Code _____

Telephone No. 905-682-8934 Email SPRYAN@KONSEPT.CA

Would you like to be notified by?

☒ Email

☐ Regular Mail

62 ELGIN ST EAST

- OWNER WISHES ZONING TO BE

CLASSIFIED "RM" UNDER NEW PLAN

- ON

INT

- IM

- CC

ON

- TR

- LOT

*CONFIRM
CHANGE*

SEVER/SPLIT LOTS

BOX LOTS

BUILDING

MULTI-FAMILY

< LOT

NING HAS A MIN.

LOTS WOULD BE

APPROX. 465m² WHICH IS ALLOWABLE

UNDER "RM"

- "RM" IS CONSISTENT WITH NEIGHBORING
PROPERTIES IN THE AREA

GRANT MUNDAY

Elgin Zoning

ZONING REVIEW @
WELLAND, CA.

FIG Property Services
Address: 62 Elgin St. E

In the process of layout and construction budgeting.

Needs assurances of zoning, RM = submit for severance with side lot minor variance.

Client development wishes:

Split lot in half – ie 50X100 approx.

1) improve existing building (duplex type building with 1 ancillary unit) possible addition of 4th unit as there is lots of parking on this parcel

2) new build of multi-residential

540 sq M min lot area is prohibitive under RL2, as new lots would be approximately 465 sq M

Preferred zoning RM = consistent with neighbouring properties and allows for this development.

Yields to modern looking multi-family buildings

Option 2

Sever lot, 60' frontage X 40' frontage

1st lot would then meet 540sq M minimum for multi-unit

- Development would be to carve up and add on to existing 1950's building
- Not efficient from a build standpoint
- Look is not preferred by developer or by the neighbourhood

2nd Lot 40 X 100

2nd sandwiched lot is a small lot in between to multi-dwellings – not a better solution from a planning or development solution

Option 2 Yields a not so consistent look, not the best use of land and continues the "choppy" use of land in the neighbourhood

If we just make it RM now, we only have to deal with a simple severance later.

Table 7.3.1: Regulations Applying to Residential Zones

Column 1	Col. 2	Col. 3	Col. 4	Col. 5	Col. 6	Col. 7	Col. 8	Col. 9	Col. 11
Zone/Uses	Lot Area (min)	Lot Frontage (min)	Front Yard (min.)	Side Yard Interior (min)	Side Yard Exterior (min.)	Rear Yard (min.)	Building Height (max.)	Lot Coverage (max.)	Landscaped Area (min.)
RL1									
a) • Single Detached	540.0 m ²	12.0 m	4.5 m & 6.0 m(1)	4.5 m	4.5 m	7.5 m	11.0 m(3)	NA	NA
b) • Two-Unit Dwelling	NA	15.0 m	4.5 m & 6.0 m(1)	1.2 m	4.5 m	7.5 m	11.0 m(3)	NA	NA
c) • Group Home	540.0 m ²	15.0 m	4.5 m & 6.0 m(1)	1.2 m	4.5 m	7.5 m	11.0 m(3)	40%	20%
RL2									
d) • Single Detached	360.0 m ²	9.0 m	4.5 m & 6.0 m(1)	1.2 m	4.0 m	7.0 m	11.0 m(3)	NA	NA
e) • Two Unit Dwelling	NA	12.0 m	4.5 m & 6.0 m(1)	1.2 m & 0 m ¹	4.0 m	7.0 m	11.0 m(3)	NA	NA
f) • Street Townhouse with garage facing front lot line	NA	6.0 m /unit	4.5 m & 6.0 m(1)	1.2 m & 0 m ²	4.0 m	7.0 m	11.0 m(3)	40%	NA
g) • Street Townhouses with garage access	NA	5.0 m	3.0 m	1.2 m & 0 m ²	3.0 m	7.0 m	11.0 m(3)	40%	NA

¹ 0m between common walls

RL2
CONTINUED

Column 1	Col. 2	Col. 3	Col. 4	Col. 5	Col. 6	Col. 7	Col. 8	Col. 9	Col. 11
Zone/Uses	Lot Area (min)	Lot Frontage (min)	Front Yard (min.)	Side Yard Interior (min)	Side Yard Exterior (min.)	Rear Yard (min.)	Building Height (max.)	Lot Coverage (max.)	Landscaped Area (min.)
from lane									
h) • Multiple Dwelling	540.0 m ²	18.0 m	4.5 m & 6.0 m(1)	3.0 m	4.0 m	7.5 m	11.0 m(3)	40%	20%
i) • Group Home	540.0 m ²	15.0 m	4.5 m & 6.0 m(1)	1.2 m	2.0 m	7.5 m	11.0 m(3)	40%	20%
RM									
j) • Street Townhouse unit	162.0 m ² /unit	5.5 m	4.5 m & 6.0 m(1)	1.2 m & 0 m ²	4.0 m	7.5 m	11.0 m(3)	NA	NA
k) • Block Townhouse	NA	30.0 m	4.5 m & 6.0 m(1)	3.0 m(6) & 0 m(2)	4.0 m	7.5 m	11.0 m(3)	40%	20%
l) • Apartment	780.0 m ²	45.0 m	0 m	4.5 m	4.0 m	7.5 m	14.0 m	40%	20%
m) • Boarding and Lodging • Group Home • Day Care Centre	540m ²	15.0 m	4.5 m & 6.0 m(1)	4.5 m	4.0 m	7.5 m	11.0 m(3)	40%	20%
n) • Multiple Dwelling	NA	15.0 m	4.5 m	3.0 m & 0 m(2)	4.0 m	7.5 m	11.0 m(3)	40%	20%
o) • Retirement Home	NA	15.0 m	4.5 m	3.0 m & 0 m(2)	6.0 m	7.5 m	14.0 m(4)	40%	20%

Column 1	Col. 2	Col. 3	Col. 4	Col. 5	Col. 6	Col. 7	Col. 8	Col. 9	Col. 11
Zone/Uses	Lot Area (min)	Lot Frontage (min)	Front Yard (min.)	Side Yard Interior (min)	Side Yard Exterior (min.)	Rear Yard (min.)	Building Height (max.)	Lot Coverage (max.)	Landscaped Area (min.)
RH									
p) • Apartment Dwelling	1000.0 m ²	40.0 m	3.0 m	3.0 m	3.5 m	7.0 m	32.0 m(5)	50%	15%
q) • Boarding and Lodging • Group Home	540.0 m ²	10.0 m	4.5 m & 6.0 m(1)	3.0 m	3.5 m	7.0 m	14.0 m(4)	50%	15%
r) • Day Care Centre	NA	10.0 m	4.5 m	3.0 m	3.5 m	7.0 m	14.0 m(4)	50%	15%

(1) 6.0 m to garage.

(2) No interior side yards are required where the lot line is the dividing line between attached units.

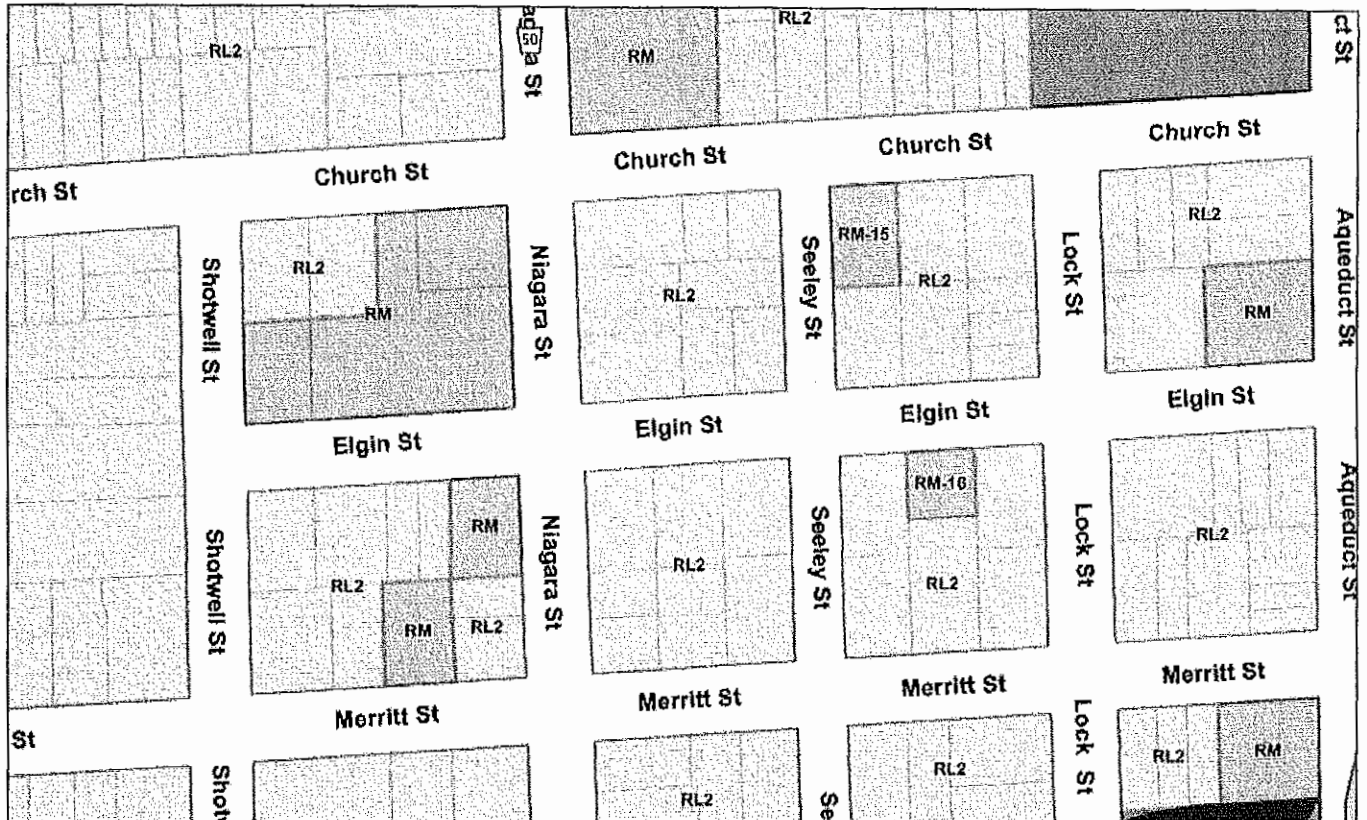
(3) 3 storeys.

(4) 4 storeys.

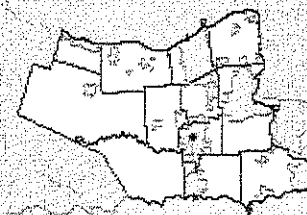
(5) 8 storeys

(6) Separation between townhouse blocks


Welland GIS Services

 Map Created: 04/27/2016 1:00:10 PM
 Created By: not logged in


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Legend

Notes

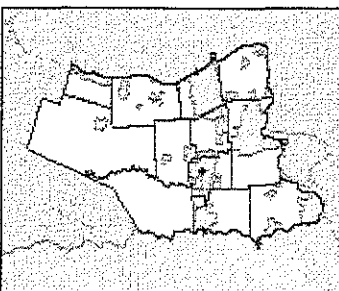


0.1 0 0.03 0.1 Kilometers

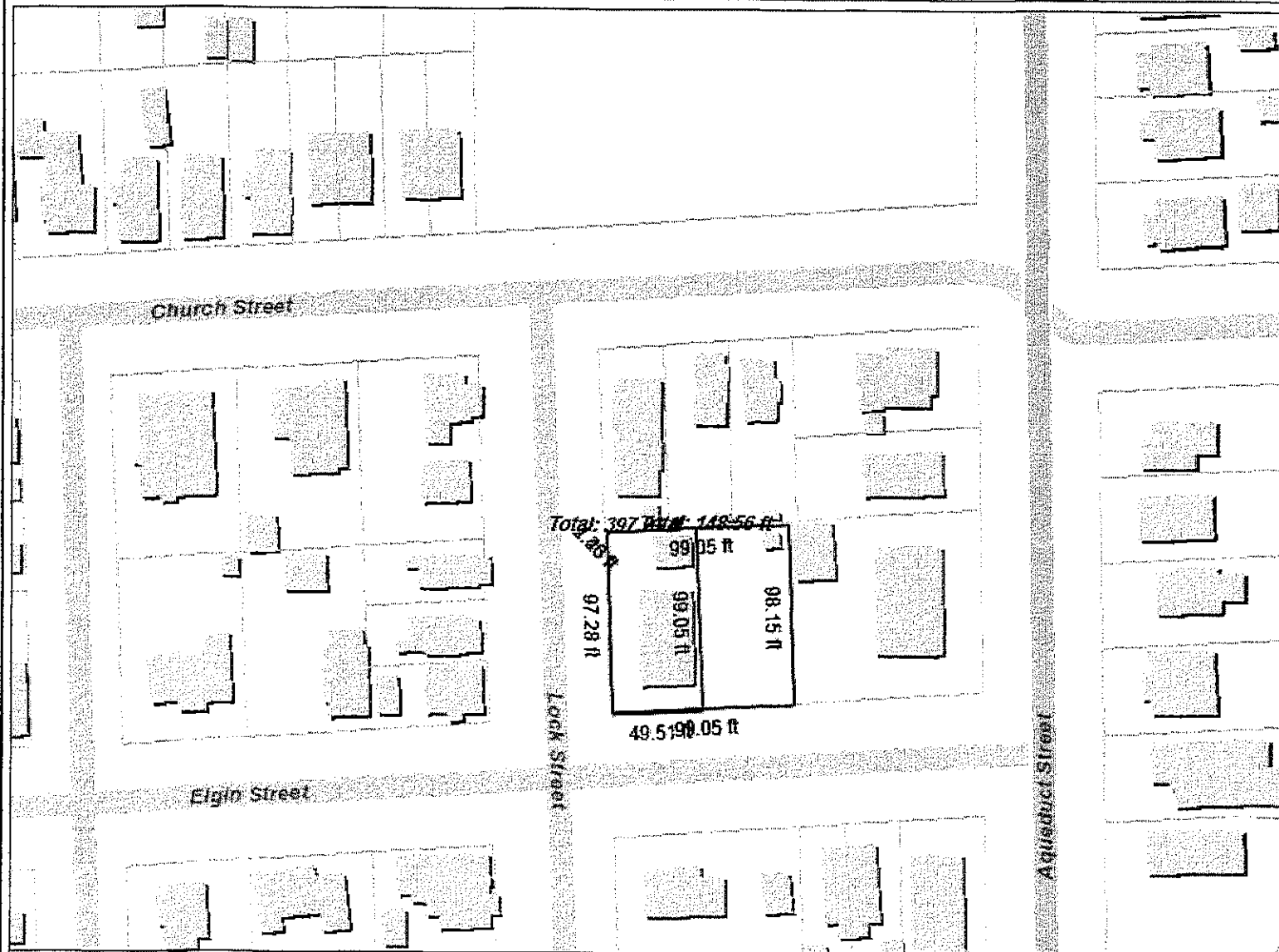
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Legend



0.1 0 0.03 0.1 Kilometers

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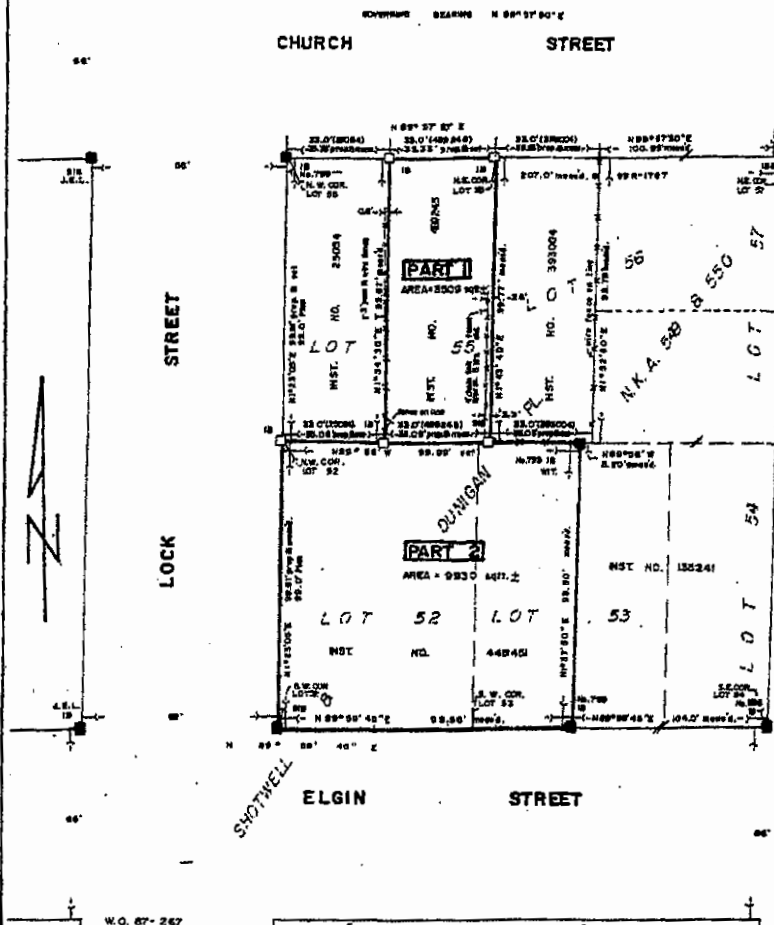
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Notes

PLAN OF
LOT 52, PART OF LOTS 53 & 55
ON THE SOUTH SIDE OF CHURCH STREET
SHOTWELL & DUNIGAN PLAN
NOW KNOWN AS PLAN 549 & 550
IN THE
CITY OF WELLAND
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1" = 30'
R.H. FUNK, O.L.S.
1987



PLAN 549 R- 5456

RECEIVED and DEPOSITED

DATE September 22, 1987

SIGNATURE Shirley A. Miller

OWN LAND REGISTRAR FOR THE REGISTRY
DIVISION OF NIAGARA SOUTH

I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE REGISTRY ACT

DATE 27 Sept, 1987

SIGNATURE Robert H. Funk
ROBERT H. FUNK

SCHEDULE OF PARTS		
PART NO.	DESCRIPTION	INST. NO.
1	NOTICE OF REGISTRATION	448248
2	NOTICE OF REGISTRATION	448249

CAUTION:
This plan is not a plan of subdivision within the
meaning of the Planning Act.

NOTE:
Bearings are magnetic and are referred to the
magnetic line at Church Street having a bearing
N 88° 57' 50" E as shown on 55R-1787.

LEGEND:

- MONUMENT FOUND
- MONUMENT PLANTED
- IRON BAR
- STANDARD IRON BAR
- ROUND IRON BAR
- R.H. FUNK, O.L.S.
- O.L.S.
- J.E. LANTHER, O.L.S.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT

1. The survey and plan are correct and in
accordance with THE SURVEY ACT and
THE REGISTRY ACT and the regulations
made thereunder.

2. The survey was completed on the 17th day

September, 1987

DATE 17 September, 1987

SIGNATURE Robert H. Funk
ROBERT H. FUNK
ONTARIO LAND SURVEYOR
585 KING STREET
WELLAND, ONTARIO

20A-202

Grant Munday

From: Dave Farago <dfarago@hypertronix.com>
Sent: Thursday, April 7, 2016 1:37 PM
To: Grant Munday
Subject: Re: City of Welland Draft Comprehensive Zoning By-law & Notice Public Open House

Hi Grant,

Thank you for sending me an update.

I have read through the proposed zoning bylaw, and noticed that most current R1 zoned areas are proposed to become RL1. Under R1 the side yard setback for single family residences is currently 1.5 metres. The proposed bylaw stipulates a 4.5 metre setback for single family units and 1.2 m for two dwelling units. As proposed the 4.5 m setback would render most homes in our neighbourhood (veterans area - Montgomery Road) as legal non-conforming. Is the 3x greater setback intentional, or an error? Although our lot is ~24 m wide, the proposed bylaw says that a lot with the minimum frontage of 12m would require a total side yard of 9 m, which means the widest dwelling that could be built on a 12 m wide lot would need to be no wider than 3 m.

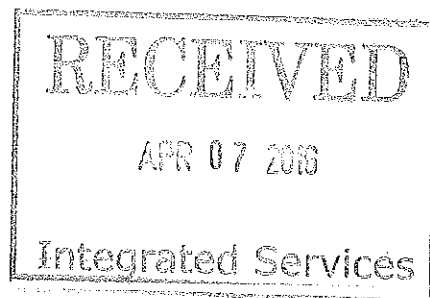
In our case we are hoping to build a new garage to replace an old carport. This would work fine with a 1.5m setback, but not with 4.5m. Also the other end of the house which has a setback of about 2.5 m, would become non-conforming, so would we be unable to replace the current roofline with a steeper pitched roof at that end of the house to accommodate second floor bedrooms?

Also, as currently proposed, we would need to have two dwelling units on our property in order to have 1.2 m side yards. Does this mean that we would be required to build an accessory dwelling unit in order to build a garage?

I am concerned that the proposed 4.5 metre setback would have a significant adverse effect on property values not only in our subdivision, but for Welland as a whole, given the significant number of areas that are being proposed for RL1 zoning.

Thanks for your help on any clarification you can provide on this.

Best regards,
Dave Farago
67 Montgomery Road



On Apr 6, 2016, at 10:11 AM, Grant Munday <grant.munday@welland.ca> wrote:

The City of Welland has developed a draft single new Comprehensive Zoning By-law with the goal of creating a single and progressive regulatory document which appropriately implements Provincial, Regional and Local policies.

A Public Open House will be held on **April 21, 2016 between 6pm and 9pm in the Council Chambers**, Welland City Hall, 2nd Floor, 60 East Main Street, Welland, Ontario. **We need your input! Comments are due by April 29, 2016.**

The draft document is available for public review and comment. The text and link to the mapping can be found at the following links.

- [Draft Comprehensive Zoning By-law](#)
- The proposed zone mapping can be viewed on our interactive [G.I.S. Map](#)
- Paper copies are also available for viewing at Welland City Hall, Planning and Building Division, 2nd Floor, 60 East Main Street, Welland, Ontario.

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 that are permitted and how they may be used,
- the lot sizes and dimensions, parking requirements, building heights and setbacks from the street.

Public and other stakeholder participation is key to the success of this project. If you would like more information on the project or if you want to be added to our email or mail contact list please contact zoningreview@welland.ca or visit <http://www.welland.ca/Development/ZoningReview.asp>

City of Welland Staff have put together a [Zoning By-law Review Information Pamphlet](#) to provide more information and answer frequently asked questions about this project.

Grant Munday
Planning Supervisor
Integrated Services
Planning and Building Division
Corporation of the City of Welland
60 East Main Street, Welland, ON L3B 3X4
Tel: 905-735-1700, Ext. 2240
Fax: 905-735-8772
www.welland.ca

<image001.jpg>

<image002.jpg>

<image003.jpg>

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<Notice of Public Open House-April 21, 2016.pdf>



City of Welland
Infrastructure and Development Services
Planning and Building Division
60 East Main Street, Welland, ON L3B 3X4
Phone: 905-735-1700 Ext. 2251 | Fax: 905-725-8772
Email: devserv@welland.ca | www.welland.ca

RECEIVED

DEC - 1 2016

CITY OF WELLAND
ZONING - BUILDING

ZONING BY-LAW REVIEW
COMMENTS
(Please Print)

Name 1825133 ONTARIO INC -> HARRY POWELL
Address 18 TIMBERCREEK CRES
City FORTVILLE Postal Code L0S7E4
Telephone No. (905) 714-6384 Email powellhrywall@yahoo.ca

Would you like to be notified by? ☒ Email ☐ Regular Mail

Ontario Road

I own ADDRESS 1013 I wish To Keep
THE OFFICIAL Plan As Low Density Residential
I would like To HAVE Residential
Zoning To Allow For Street Town Houses.
I ALSO own ADDRESS 1017 ONTARIO Rd.
OVERALL DEVELOPMENT WILL INCLUDE BOTH
PROPERTIES.

Thank You
Harry Powell



City of Welland
Infrastructure and Development Services
Planning and Building Division
60 East Main Street, Welland, ON L3B 3X4
Phone: 905-735-1700 Ext. 2251 | Fax: 905-735-8772
Email: devserv@welland.ca | www.welland.ca

RECEIVED

DEC - 1 2016

CITY OF WELLAND
PLANNING - BUILDING

ZONING BY-LAW REVIEW
COMMENTS
(Please Print)

Name 1825133 ONTARIO INC -> Harry Power
Address 18 TIMBERCREEK CRES
City Fonthill Postal Code L0S 1E4
Telephone No. (905) 714-6384 Email power@drywall@yahoo.ca

Would you like to be notified by? ☒ Email ☐ Regular Mail

Ontario Road

I own Address 1017 I wish to keep
The official Plan as Low Density Residential.
I would like to have Residential Zoning
to allow for Street Townhouses.

I also own adjacent land 1013 Ontario Rd
Overall Development will include both properties

Thank You
Harry Power



City of Welland
Infrastructure and Development Services
Planning and Building Division
60 East Main Street, Welland, ON L3B 3X4
Phone: 905-735-1700 Ext. 2251 | Fax: 905-735-8772
Email: devserv@welland.ca | www.welland.ca

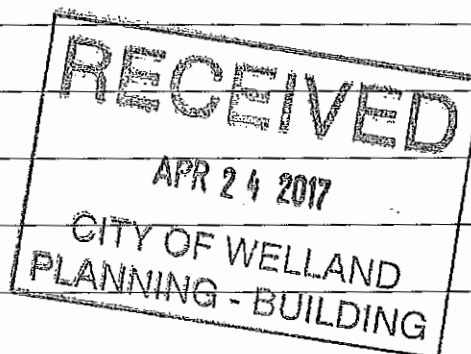
**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

Name JASPER THEBEAU
Address 70 GAGE AVE S
City HAMILTON Postal Code L8M 3C9
Telephone No. 905-297-7978 Email jasper.thebeau@cogeco.com

Would you like to be notified by? ☒ Email ☐ Regular Mail

274-276 LINCOLN ST. IS SET TO BE ZONED RL2

I AM REQUESTING THE ADDITION OF 'MULTIPLE DWELLING' TO
THE RL2 ZONE.



Grant Munday

From: Jack Bernardi <jbernardi3@cogeco.ca>
Sent: Wednesday, April 26, 2017 7:35 AM
To: Grant Munday
Cc: jbernardi3@cogeco.ca
Subject: Re: City of Welland Draft Comprehensive Zoning By-law & Notice Public Open House

Hello Grant,

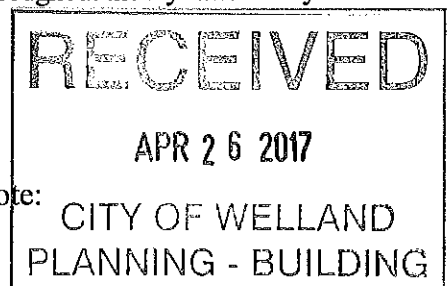
Thank you for this notice and the links.

I'm in the process of reviewing the Draft Zoning By-law; however, I have one quick suggestion which in my opinion goes a long way in assisting, not only staff's administration of the By-law but also the public's reading of the By-law.

I would respectfully suggest that all defined words and phrases be identified in "italics" throughout the By-law. In my experiences over the years it is amazing how many words you can forget are defined.

Regards, Jack

On Apr 21, 2017, at 1:25 PM, Grant Munday <grant.munday@welland.ca> wrote:



The City of Welland has developed a draft single new Comprehensive Zoning By-law with the goal of creating a single and progressive regulatory document which appropriately implements Provincial, Regional and Local policies.

A Public Open House will be held on May 11, 2017 between 6pm and 9pm in the Council Chambers, Welland City Hall, 2nd Floor, 60 East Main Street, Welland, Ontario. We need your input! Comments are due by May 12, 2017. The final Public Information Meeting and Statutory Public Meeting will be held in June 2017, further notice with the exact dates, times and location and in accordance with the Planning Act will be sent out in early May 2017.

The draft final document is available for public review and comment. The text and link to the mapping can be found at the following links.

- [Draft Comprehensive Zoning By-law](#)
- [Schedule A: Zone Maps](#) can be viewed on our interactive [G.I.S. Map](#)
- [Schedule B: Special Exceptions](#) can be view [here](#)
- Paper copies are also available for viewing at Welland City Hall, Planning and Building Division, 2nd Floor, 60 East Main Street, Welland, Ontario.

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 that are permitted and how they may be used,
- the lot sizes and dimensions, parking requirements, building heights and setbacks from the street.

Public and other stakeholder participation is key to the success of this project. If you would like more information on the project or if you want to be added to our email or mail contact list please contact zoningreview@welland.ca or visit <https://www.welland.ca/Planning/zoningreview.asp>

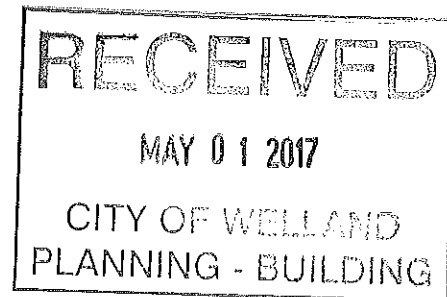
Grant Munday

From: Domenico Iannetti <domenico.iannetti@hotmail.com>
Sent: Monday, May 1, 2017 9:55 AM
To: Grant Munday
Subject: Zoning Bylaw

Hi Grant,

I am writing to let you know I am in support of the new zoning bylaw RL1 zoning.

Domenico Iannetti





City of Welland
Infrastructure and Development Services
Planning and Building Division
60 East Main Street, Welland, ON L3B 3X4
Phone: 905-735-1700 Ext. 2251 | Fax: 905-735-8772
Email: devserv@welland.ca | www.welland.ca

ZONING BY-LAW REVIEW COMMENTS (Please Print)

Name DEV MANDI
Address 302 QUEEN ST. S.
City MISSISSAUGA ONT Postal Code L5M 1M2
Telephone No. 416.399.4425 Email dev@mandiholdings.com

Would you like to be notified by? ☒ Email ☐ Regular Mail

For 240 DENISTOWN ST development, the
owner would like to have the height
increased to (6) six stories.



City of Welland
Infrastructure and Development Services
Planning and Building Division
60 East Main Street, Welland, ON L3B 3X4
Phone: 905-735-1700 Ext. 2251 | Fax: 905-735-8772
Email: devserv@welland.ca | www.welland.ca

**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

RECEIVED

MAY 12 2017

CITY OF WELLAND
PLANNING - BUILDING

Name rick Goupil
Address 309 RIVERSIDE DR.
City WELLAND Postal Code L3C 5E6
Telephone No. (905) 733 8602 Email rjrexcravating@copeco.ca

Would you like to be notified by? ☒ Email ☐ Regular Mail

To Whom it May Concern;

May 12/17

I oppose any greater zoning
restrictions on the following properties:

37 Niagara St.

2 Fraser St.

309 Riverside Dr

91 McMaster Ave.



City of Welland
Infrastructure and Development Services
Planning and Building Division
60 East Main Street, Welland, ON L3B 3X4
Phone: 905-735-1700 Ext. 2251 | Fax: 905-735-8772
Email: devserv@welland.ca | www.welland.ca

**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

Name

Rob Urbanac

Address

6 Kingsway

City

Welland

Postal Code

L3B 3N7

Telephone No.

Email

rurbanac@gmail.com

Would you like to be notified by?

☒ Email

☐ Regular Mail

Request property at 6 Kingsway
be zoned RL-2

RECEIVED

MAY 15 2017

CITY OF WELLAND
PLANNING - BUILDING

Grant Munday

From: Deborah Garofalo <deborah.garofalo@ymail.com>
Sent: Friday, May 12, 2017 7:44 PM
To: Zoning Review
Subject: Re: Proposed Draft Comprehensive Zoning By-Law

Regarding the Public Open House on May 11, 2017 addressing the Proposed Draft Comprehensive Zoning By-Law, we would like to formally submit our comments and request.

We own just under an acre of land located at 10 Broadway in Welland South. Our existing Zoning is Commercial and we want to maintain our existing zoning rights. We would like to request site specific zoning to allow commercial uses on our property such as a cafe/tea shop, small restaurant, personal services or even retail shopping. Current businesses are limited and would disappear once they close down.

Our property is structured in a way that would provide adequate parking to accommodate any increase in traffic volumes that our business would generate.

Our property is located adjacent to the Welland Canal Recreational Waterway which is a part of the Greater Niagara Cycle Route, so any commercial operation here would service the traveling public. Our existing transportation infrastructure is more than adequate and would include servicing those traveling by transit, cycling, pedestrian and all the new vehicle traffic that passes us from the new subdivisions being built to the West of us.

By having commercial businesses conveniently located at the entrance to Welland South, we would be providing daily/weekly convenience shopping and/or service needs of nearby residents.

Thank you for your consideration.

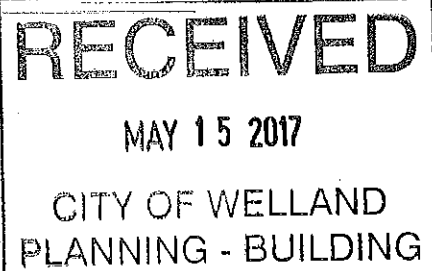
Regards,

Frank and Deborah Garofalo

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For more information please visit <http://www.symanteccloud.com>



Virus-free. www.avast.com



hampshire
WELLAND LEADING THE WAY

**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

RECEIVED

APR 29 2016

Integrated Services

Name MRL Carwash Ltd Marc Kabbe
Address ~~297 King St~~ 10 Sauer Ave
City Welland Postal Code L3B 5G9
Telephone No. (720) 428-1416 Email washexpress@outlook.com

Would you like to be notified by?

☒ Email

☒ Regular Mail

297 King St, Welland Currently zoned for a
car wash but has been proposed for not a
car wash. Property was recently purchased to
build a car wash, and the ~~current~~ ^{proposed} zoning should
allow for a car wash.

Second contact: Tammy Fowler

nyf199@gmail.com

289-213-3080

please forward second copy of information to second contact

Grant Munday

From: Jennifer Vida <JVida@ucc.com>
Sent: Monday, June 5, 2017 2:43 PM
To: Grant Munday
Cc: Vince Policella ; Martin Heikoop; Jennifer Vida
Subject: RE: Proposed New Comprehensive Zoning By-law Staff Report
Attachments: u6gr.pdf; policella south pelham.pdf

Hi Grant, I am curious as to why the subject property at 529 South Pelham Road is proposed to be zoned RH according to the proposed mapping for the new Comprehensive Zoning By-law. This property is the subject of an Ontario Municipal Board order (PL120763) permitting the property to be developed for a three storey, 35 unit apartment building. The owner wishes that the site specific provisions that were approved through the OMB order be carried forward in the new Comprehensive Zoning By-law that the City is bringing forward.

Let me know if this request can be accommodated. Thank you.

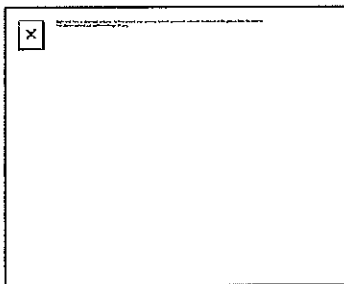
Sincerely,

Jennifer

From: Grant Munday [mailto:grant.munday@welland.ca]
Sent: June-05-17 11:36 AM
To: Grant Munday
Subject: Proposed New Comprehensive Zoning By-law Staff Report

Please find attached the staff report on the proposed new Comprehensive Zoning By-law (via email only). This Report will be considered at the Tuesday, June 6, 2017 Council Meeting which is being held in Council Chambers at 7pm. The Appendices can be found at the link noted below.

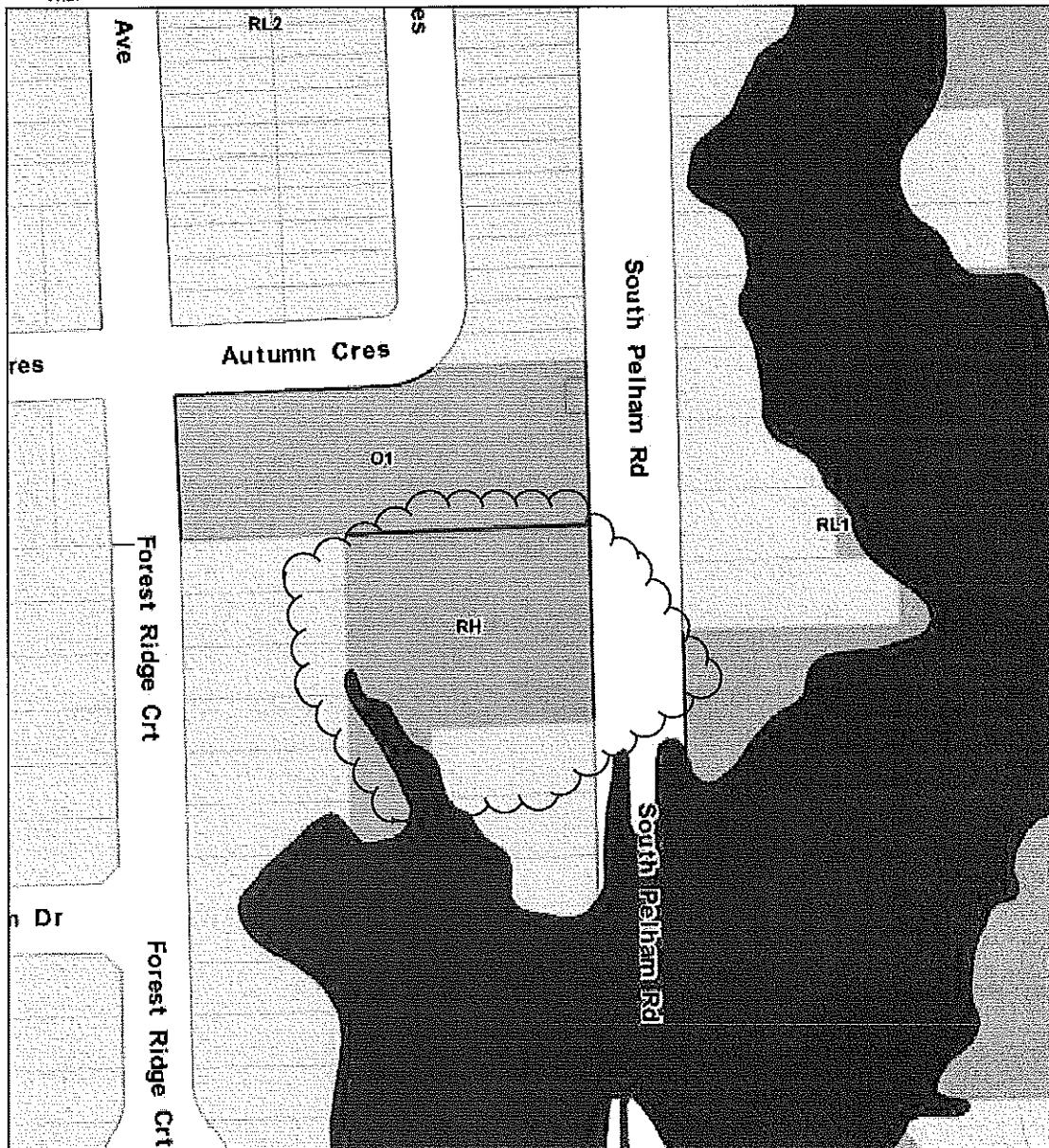
<https://www.welland.ca/Planning/ZoningReview.asp>



Grant Munday, B.A.A.
Manager of Development Approvals
Planning Division
Development and Infrastructure Services
Corporation of the City of Welland
60 East Main Street, Welland, Ontario L3B 3X4
Phone: (905)735-1700 Ext. 2240 **Fax:** (905)735-8772
www.welland.ca



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**GIS Services**
WellandMap Created: 06/05/2017 2:27:30 PM
Created By: not logged in

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ISSUE DATE:

February 25, 2013



Ontario

Ontario Municipal Board
Commission des affaires municipales de l'Ontario

PL120763

IN THE MATTER OF subsection 17(24) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant:	Stephen Monardo
Subject:	Proposed Official Plan Amendment No. #1
Municipality:	City of Welland
OMB Case No.:	PL120763
OMB File No.:	PL120763

IN THE MATTER OF subsection 34(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant:	Stephen Monardo
Subject:	By-law No. 2012-63
Municipality:	City of Welland
OMB Case No.:	PL120763
OMB File No.:	PL120764

APPEARANCES:

Parties

Counsel

Stephen Monardo

J. Crossingham

Vinmar Development Ltd.

C. Shedden

City of Welland

T. Hanrahan

DECISION DELIVERED BY BLAIR S. TAYLOR AND ORDER OF THE BOARD

INTRODUCTION

[1] Stephen Monardo (hereinafter the "Appellant") owns 122 Forest Ridge Court. Through his counsel, he appealed the approval of an Official Plan Amendment and Zoning By-law Amendment by the City of Welland (hereinafter the "City") to enable Vinmar Development Ltd. (hereinafter the "Applicant") to build a three storey, 35 unit apartment building on an assembled parcel of land now known municipally as 529 South Pelham Road (hereinafter the "Subject Lands".)

THE SUBJECT LANDS

[2] The Subject Lands are an "L" shaped parcel of land, having frontage of 56.78 m on South Pelham Road (a regional road), a depth of 70.44 m and an area of 4816 square meters. The Subject Lands are currently vacant, designated as Low Density in the City of Welland Official Plan and zoned Second Density Residential and Rural Agricultural. Full municipal services are available to the property line.

THE PROPOSAL

[3] The Applicant had applied for approval to build a three storey, 35 unit apartment building on the Subject Lands with a density of 73 units per net hectare and therefore required an amendment to the Official Plan for a High Density Residential designation, and a site specific rezoning under the Residential Multiple 4 (RM4) zone with specific relief for a front yard setback of 6.0 m instead of 9.0 m, a rear yard setback of 7.5 m instead of the required 9.0 m, a side yard setback of 3.0 m instead of 4.5m and parking of 44 spaces instead of 54.

THE APPEAL

[4] The Appellant owns property on Forest Ridge Court, which is in a new low density residential subdivision located to the south and west of the Subject Lands. The Appellant's property is interior to the neighbourhood, and does not abut the Subject Lands, but is in the general vicinity of the Subject Lands.

[5] The grounds of appeal by the Appellant were as follows:

- a. The Official Plan did not identify the Subject Lands for intensification.
- b. The Subject Lands fail to meet the Official Plan criteria for High Density and intensification, as it is not serviced by adequate public transit, nor is it located in proximity to commercial services.
- c. The amendments to the Zoning By-Law did not conform to the Official Plan and did not represent good planning as:
 - i. The Subject Lands have inadequate parking and inadequate public transit

- ii. There was no transition from the Low Density lands that surround the site to the High Density proposed
 - iii. The setbacks were reduced instead of increased
 - iv. The use was not compatible with the surrounding uses.
- d. The proposal was not intelligent intensification but intensification for intensification's sake.

THE NEIGHBOURHOOD

[6] The Subject Lands are located on the west side of South Pelham Road, a regional road.

[7] To the north is a large storm water management pond owned by the City. Further north is an existing residential area of single detached and semi-detached units and further north about 500 m from the Subject Lands is a shopping plaza with a grocery store, and other small plaza retail and service commercial stores and offices.

[8] To the east are a large City park, and the Draper Creek. Within the park are municipal recreational facilities, including a swimming pool.

[9] To the south are three existing residential dwellings, (none of whom appeared at the hearing) and further south is a large woodland that is a Provincially Significant Wetland.

[10] To the west directly abutting on the Subject Lands are six large vacant lots for single detached homes that are part of the new subdivision and have frontage onto Forest Ridge Court. The lots are approximately 45 m deep. (The Appellant does not own one of the six abutting lots, but rather a lot further south on Forest Ridge Court.) Further west is an existing single detached residential area.

BACKGROUND AND CONTEXT

[11] In the development process for the adjacent plan of subdivision including Forest Ridge Court, it had originally been proposed that the above referenced six lots abutting

the Subject Lands would have had a greater lot depths and would have extended to the original property limit of 529 South Pelham Road.

[12] However during the processing of the draft subdivision comments were received from the Development Services Department of the Region of Niagara indicating the following:

The proposed housing type for the plan of subdivision is limited to single detached dwellings on similar sized lots. This is not an efficient use of urban serviced land. Further the single form of housing and a low density does not meet Provincial and Regional policies for the provision of a range of housing type and densities. Provincial and Regional policies set a 40% intensification target for the City and support the efficient use of lands in the urban area. Therefore, the development potential of this property should be maximized to help the City meet intensification targets and ensure the most efficient use of urban serviced land and infrastructure. The draft plan of subdivision could include a range of housing types at higher densities. For instance, lots 1 to 6 have a significant depth and could be combined into a block, quite possibly with an internal private street, for higher density housing. Alternatively, consideration should be given to potential for lots 1 to 6 to be merged with the lots to the east (along South Pelham Road) for a future higher density development. The draft plan of subdivision should be revised to include a range of housing types and higher densities as such intensification will assist the City in realizing its growth potential.
(emphasis added)

[13] Subsequently the depth of the six lots abutting the Subject Lands was red-lined and a new Block 30 was created.

[14] Block 30 was then assembled with the original 529 South Pelham Road to create the Subject Lands, and it is the Subject Lands that the Applicant seeks to have re-designated and re-zoned.

DEVELOPMENT DETAIL

[15] During the course of the hearing the Board received evidence with regard to the development detail for the Subject Lands. First the Board heard that during the pre-consultation meetings, the Region had indicated since the Subject Lands were fronting onto an existing regional road, that the driveway location for the development would have to be aligned with the driveway access on the east side of South Pelham Road, leading to the Maple Park. This requirement located the driveway at the southerly end of the Subject Lands on the site plan.

[16] The proposed apartment building is then designed to have its "front" elevation facing south, its "rear" elevation toward to the storm water facility, and its easterly elevation "fronting" onto South Pelham Road. This would result in an actual front yard setback of 6.0 m, a northerly side yard setback of 3.0 m and a rear yard setback of 7.5 m.

[17] The parking would be provided in two portions: first at the southerly portion of the property near the driveway access, and secondly at the rear of the property and into the tail of the "L" shape. Noteworthy is the double row of parking by the driveway and the single row of parking in the tail of the "L".

[18] The original concept plan developed for the proposal had the required 54 parking spaces with a double row of parking in the tail of the "L", but with reduced setbacks to the existing dwellings to the south and to the six vacant lots to the west.

[19] The revised concept plan has a 5.88 m setback to rear yards of the existing dwellings and 4.22 m to the six vacant lots.

THE HEARING

[20] The Board heard evidence from four qualified land use planners and three members of the public. The Appellant called Gregory Hynde, a senior associate planner with the Quartek Group Inc. in support of the appeal. The Applicant called Jennifer Vida from Upper Canada Consultants, and the City called Sue Mabee, Planning Supervisor with the City, and Lindsay Earl Planner with the Regional Municipality of Niagara. Ms. Vida, Ms. Mabee and Ms. Earl all supported the decision of the City of Welland to approve the Official plan Amendment and the Zoning By-Law Amendment.

[21] The three lay witnesses all lived in the general neighbourhood but none had abutting lands, although all were opposed to the development principally concerned with traffic and compatibility.

THE EVIDENCE

[22] It was Mr. Hynde's evidence that the Official Plan Amendment (hereinafter the "OPA") did not meet all of the Provincial policies for the redevelopment of land as there

was no analysis of how the proposal took into account the existing building stock and surrounding neighbourhood context. While he noted that the Provincial Policy Statement (hereinafter the "PPS") encouraged redevelopment with increased density, he stated that it must be done in the appropriate location with consideration to the surrounding context. Also the Subject Lands were not one of the areas identified and designated for intensification in the new Official Plan that had just been brought into force and effect in 2011. That Official Plan he said designated specific areas or sites for intensification and this structuring of the Official Plan was in conformity with Provincial policy. But as the Subject Lands were not identified for intensification, the OPA sought in this hearing was not consistent with Provincial policy.

[23] With regard to the Growth Plan Mr. Hynde opined that the Growth Plan expects a significant portion of new growth to occur in the built-up areas of communities through intensification but the intensification is expected to be focused in identified intensification areas that are complete, compact, and transit- supportive.

[24] Mr. Hynde then took the Board to the Official Plan policies of the City of Welland.

[25] In particular he places significant emphasis on s. 3.4.4.1 C entitled "Intensification Strategy". The Board will quote the entire section below as it was a critical components of the hearing.

3.4.4.1 C Intensification Strategy

Intensification of residential and employment areas will be encouraged since it offers opportunities for economic development; is a viable approach to reducing the amount of Greenfield land needed for growth; takes advantage of already serviced but underutilized land; and helps to improve the vibrancy and aesthetics of Welland's existing areas. Intensification is encourage throughout the Built Up Area, however, the strategic location for intensification projects should generally be within the Downtown, on brownfield sites, along the Welland Recreational Waterway and along key transit corridors within the City as these areas are considered to be the most appropriate locations for intensification. Refer to Schedule A which identifies Welland's strategic intensification areas and the Built Up Area.

[26] Mr. Hynde read s. 3.4.4.1 C on a "directional" basis: thus while intensification is generally encouraged throughout the Built Up Area, the section directs intensification projects to intensification areas that are shown on Schedule A.

[27] This approach he submits is borne out in s. 3.4.4.1 E which addresses the topic of Achieving the Intensification Target. That section provides the following:

- The City's strategy for achieving its intensification target includes the following:
 - i Designating lands with intensification potential in this Plan as Medium or High Density Residential, or as mixed-use through an Area Specific Policy;
 - ii Providing land use compatibility Policies in this Plan to ensure that intensification occurs in an appropriate manner;
 - iii Providing Policies in this Plan which allow for appropriate infilling throughout the Built-Up Area.

[28] Mr. Hynde points out that the Subject Lands are designated as Built Up Area in Schedule A, whereas the Intensification Areas are specifically identified as such. Underlying those Intensification Area designations on Schedule A are Medium and High Density Residential designations found on Schedule C, whereas the Subject Lands are noted as being a Low Density designation on Schedule C.

[29] He noted that s. 4.2.3.7 states that High Density Residential Development should be located along existing or planned future transit corridors, within Downtown, on brownfield sites, or along the Welland Recreational Waterway and the Welland River, none of which applied to the Subject Lands.

[30] He then noted that s. 4.2.3.6 specifically deals with infill and intensification. It provides a list of criteria to be satisfied as follows:

4.2.3.6

Infilling and intensification is encouraged throughout the City's existing built up residential areas. Intensification in residential areas should address (notwithstanding the requirements for a severance, site plan or plan of subdivision):

- i Land use and neighbourhood character and compatibility
- ii Lot pattern and configuration
- iii Accessibility
- iv Parking requirements
- v Potential for additional traffic and traffic manoeuvrability

- vi The potential for transit ridership
- vii Natural (including natural hazards) and built heritage conservation/protection
- viii The available capacity of municipal infrastructure; and
- ix Residential intensification targets identified in this Plan

[31] It was Mr. Hynde's opinion that the application was deficient in several critical areas of this policy directive. He opined that the policy specifically dealt with intensification and that the application was not compatible with the planned neighbourhood, that it was a high density development abutting low density, that there was no gradation of uses, that there was no appropriate transition to the lower density, that the design was poor as the proposal did not even face the street, there was no adequate public transit at the site, and that inappropriate relief for parking and setbacks had been provided when the setbacks and required parking should have been increased.

[32] Finally Mr. Hynde noted that there were design standards in the Official Plan for dealing with proposed development in existing neighbourhoods.

[33] Section 4.2.3.1 states the following:

"New development in existing neighbourhoods (redevelopment or intensification) shall reinforce and improve upon the character defined by the existing built form and landscaping. The City will maintain and improve existing neighbourhoods through tools such as By-laws (eg. Property standards, tree cutting), civic beautification, heritage conservation initiatives, and urban design guidelines."

[34] Mr. Hynde places great emphasis on the mandatory provision contained in the first sentence of 4.2.3.1. In his opinion this application fails to meet the test of reinforcing and improving upon the character defined by the existing built form and landscaping.

[35] Mr. Hynde then produced an alternative concept for the Board's consideration. Exhibit 7 was a design exercise that he had done that resulted in two townhouse concepts: the first having a yield of 12 units and the second a yield of 16 units.

[36] In his opinion such a townhouse design would meet the Official Plan criteria, provide an appropriate transition to the low density surroundings and also reinforce and improve the neighbourhood character defined by the built form and landscaping.

[37] Thus it was Mr. Hynde's opinion that the subject proposal was too intense for the neighbourhood, had too much lot coverage, was an example of "squash and spread", that the parking would overflow onto the street, and that the applicant was trying to jam a high density development onto a small lot in a low density area, without respecting the existing neighbourhood by providing for the appropriate transition.

[38] Thus he submitted to the Board that the application did not represent sound land use planning, and that it was not supported by the PPS, Growth Plan and did not conform to the Regional and Welland Official Plans and ought to be redirected to an Intensification Area as designated in the Official Plan.

[39] In support of the development application and the decision of Council to approve the OPA and ZBA, the Board heard from Sue Mabee, Planning Supervisor with the City of Welland, Lindsay Earl, Planner with the Region of Niagara, and Jennifer Vida, Planner with Upper Canada Consultants and the author of the original Planning Impact Analysis for the development application. All were qualified as land use planners, and all disagreed with the opinions expressed by Mr. Hynde.

[40] Ms. Mabee is the author of the Welland staff report to Council with regard to the OPA and ZBA. She recounted that the development application had been deemed complete, circulated to all appropriate agencies both internal and external for comment and there had been no objections by any of the commenting agencies.

[41] She advised that the Subject Lands were located with frontage on a regional road, was fully serviced by infrastructure, located immediately across the street from a municipal park with recreational facilities, was 500 m to a neighbourhood shopping plaza with a grocery store and other amenities, abutted a new plan of subdivision that had not as of yet been fully developed, and had been until recently on a public transit line. Now the Subject Lands fell within an area serviced by Trans-cab (which is a call ahead service to a cab that takes a fare to a public transit stop).

[42] In her planning review Ms. Mabee commenced with the PPS, considered the Growth Plan, then the Regional Official Plan and the City of Welland Official Plan.

[43] Ms. Mabee noted that the PPS directed municipalities on their growth and directed growth to Settlement Areas and promoted intensification. She stated that the Subject Lands were within the Settlement Area, located on a Regional Road with full

services, and were currently vacant. She disagreed with Mr. Hynde's opinion with regard to consistency with the PPS, as land use patterns within settlement areas were to be based on densities and a mix of land uses that efficiently used land and resources and provide a range of uses and opportunities for intensification (1.1.3.2 (a) and (b).

[44] Moreover in her view the PPS directed municipalities to identify and promote opportunities for intensification and redevelopment in s 1.1.3.3, as municipalities were required to establish and implement minimum targets for intensification within built-up areas (1.1.3.5).

[45] This direction was further expanded in the Growth Plan and specifically in s. 6 (b) where the municipal strategy for intensification was to be encouraged generally throughout the built-up area, (f) municipalities were to facilitate and promote intensification, and (i) to plan for a range and mix of housing, taking into account affordable housing needs.

[46] Ms. Mabee then turned to the Regional Official Plan and more specifically Amendment 2-2009 which was the conformity exercise done by the Region.

[47] In Amendment 2-2009 Ms. Mabee directed the Board to s. 4.3.1 where intensification is noted as including all forms of development that occur in the Built-Up Area, and 4.3.2 where a specific section is provided for "Local Municipally Designated Intensification Areas".

[48] Under this heading the first general direction is 1(b) which states: "generally encourage intensification throughout the Built-Up Area" and then provides a series of factors for specific Intensification Areas.

[49] When the adjacent plan of subdivision was being processed Ms. Mabee was at her previous employment with the Region of Niagara and she was involved in the preparation of the Regional comments on the development application. It was during that process that the lands to the rear of lots 1-6 were identified for consideration for a future higher density development. This resulted in that portion of land being red lined on the draft plan of subdivision and incorporated into Block 30, which has now been assembled with the former lands of 529 South Pelham Road to form the Subject Lands.

[50] With regard to the City of Welland Official Plan Ms. Mabee did not read s. 3.4.4.1 C in the same manner as Mr. Hynde. In her opinion this section clearly stated that Intensification is encouraged throughout the Built Up Area.

[51] As part of her report to Council she addressed the criteria noted in s.4.2.3.6. In her view the proposed development would further enhance housing choices within the City (and the neighbourhood), the Subject Lands were close to a park and commercial services, had available servicing, utilized a vacant lot, which was so located that there would be no traffic penetration into the surrounding subdivision, and controlled in height to the same maximum height as a single detached dwelling (i.e. a maximum height of 11 m).

[52] With regard to the design, she noted that the closest yard was to the City owned storm water management facility, and that the parking had been redesigned to increase the proposed buffers to the existing dwelling on South Pelham Road, and for the future homes on Forest Ridge Court, which also decreased the number of parking spaces. The parking ratio proposed was 1.25 per unit whereas the zoning by-law standard was 1.5 per unit, and this she found acceptable.

[53] Ms. Mabee found the application to be consistent with the PPS, conformed to the Growth Plan, the Regional Plan and to be sound and good planning and recommended approval to the Board.

[54] Ms. Earl is a planner with the Region of Niagara and she had provided the Region's comments to the City on this development application. The Region had no objections to the proposal and the Region was looking for opportunities for intensification in development applications, and this was one such appropriate application.

[55] Her review of the PPS and Places to Grow was similar to that of Ms. Mabee, where intensification is encouraged throughout the built-up area and not restricted to those Intensification Areas in the Official Plan.

[56] Ms. Earl did however expand on the Region's conformity exercise in Amendment 2-2009. Section 4.3.3 set out the minimum intensification target of 40%. This is to be implemented by the local municipalities where each municipality is given its own

residential intensification target. 4.3.4 set out the target for Welland at 40%, whereas some municipalities are considerably higher (e.g. 95%) and lower (e.g. 15%).

[57] In Ms. Earl's view the development proposal was consistent with the PPS, conformed to the Places to Grow and the Regional Official Plan and represented sound and appropriate planning.

[58] The last planner to be heard was Ms. Vida.

[59] Ms. Vida had been involved with the project since its outset and had attended the pre consultation meeting with the City, and had prepared the OPA and ZBA.

[60] With regard to the parking Ms. Vida indicated that the development proposal could comply with the parking standard but the neighbours had raised concerns with regard to headlights at night and parking lot lighting overflowing into their yards. Hence the site plan was redone to increase the buffers and eliminate one row of parking.

[61] With regard to the building "turning its back to the street" as Mr. Hynde had stated, she outlined the comments from the Region with regard to the driveway matching the park access, and that the building had been located as close as possible to the storm water management pond and that the site plan elevation had been prepared to have the building "address" South Pelham Road (see Exhibit 15).

[62] She also indicated that her firm acts for the developer of the abutting subdivision on Forest Ridge Court. She produced Exhibit 14 which is a revised site plan drawing conceptually detailing the location of the future single detached units on lots 1-6 abutting the Subject Lands. Minimally the Zoning By-law would require a 7.5 m rear yard, which coupled with the rear yard setback for the Subject Lands would result in a 15 m separation. However Exhibit 14 depicts the conceptual building locations based on the homes already built on the large lots of Forest Ridge Court. If the dwelling were built to that standard there would be a 28 m separation from building face to building face between the future homes and the proposed apartment building. This Ms. Vida indicated was more than an acceptable separation distance.

[63] Also with regard to design Ms. Vida noted that the height was limited to three storeys or 11 m which is the same standard for all detached dwellings.

[64] To deal with potential concerns of over view, Ms. Vida provided an alternative floor plan for the west end of the building which relocated the balconies to the easterly side of the end units.

[65] Ms. Vida had been present for the evidence of Mr. Hynde and she indicated her disagreement with his opinion that intensification was to be limited to Intensification Areas in the Welland Official Plan.

[66] She considered s. 3.4.4.1 C and drew the Board's attention to the last sentence of that clause which reads: "...Refer to Schedule A, which identifies Welland strategic intensification areas and the Built Up Area." This she indicated was another reference to the fact that intensification could occur in both the Built up Area and in Intensification Areas.

[67] Moreover she also noted s. 4.2.1.8 of the Welland Official Plan that provides:

The City will promote opportunities for residential intensification and redevelopment on lands located within the Built Up area of the City.

[68] In Ms. Vida's opinion the OPA and ZBA were appropriate for the Subject Lands which were well located at the edge of the neighbourhood, on a Regional road, across from a park, near a commercial plaza, were consistent with the PPS and conformed to the Growth Plan and the Regional Plan and represented good planning.

DECISION

[69] The *Planning Act* in s. 2.1 requires the Board to have regard for the decision of the municipality and also the supporting information and materials that Council considered in making its decision.

[70] The *Planning Act* also requires in s. 3(5) that a decision be consistent with the PPS and conforms to the Places to Grow.

[71] The Board has had regard to the decision of Council, reviewed the materials before the Council and reviewed the PPS and Places to Grow.

[72] The Board had also considered the evidence of the planners and the Board prefers the evidence of Ms. Mabee, Earl and Vida.

[73] The clear direction of the PPS is that settlement areas are to be the focus of growth, that land uses patterns within settlement areas are to be based on densities and a mix of land uses that efficiently use land and resources, and provide a range of uses and opportunities for intensification, see 1.1.3.1. and 1.1.3.2. Moreover municipalities are directed in 1.1.3.3 to identify and promote opportunities for intensification.

[74] Such intensification is to meet minimum targets ... "within built up areas." (1.1.3.5).

[75] The Board finds that this is exactly what has occurred in this case. Block 30 was identified as an opportunity for intensification. It is consistent with the PPS.

[76] The Growth Plan in 2.2.2.1 (a) directs a significant portion of the new growth to built-up areas of the community through intensification, and in 2.2.2.1 (b) for focusing intensification in intensification areas.

[77] There is no direction in the PPS or the Growth Plan that intensification can only occur in intensification areas. In fact s. 6(b) of the Growth Plan encourages intensification generally throughout the built-up area.

[78] The Board finds that the OPA and ZBA conform to the Growth Plan.

[79] The Regional Official Plan conformity exercise 2-2009 reflects the PPS and the Growth Plan and provides that intensification will be generally encouraged throughout the built-up area (s. 4.3.2.1(b)). The Board finds the OPA and ZBA conform to the Regional Plan.

[80] With regard to the City of Welland Official Plan it is abundantly clear that intensification is encouraged throughout the built-up area (see s. 3.4.4.1.C) and as shown on Schedule A. This encouragement is fortified by s. 4.2.1.8 where the City will promote opportunities for residential intensification on lands within the built-up area.

[81] The City of Welland Official Plan then has criteria in 4.2.3.6 that are to be addressed when intensification is proposed in existing built-up residential areas.

[82] In this case, the character of the neighbourhood is proposed to be enhanced through the provision of the only apartment building in the neighbourhood. An apartment building that is located on the outside edge of the neighbourhood, on a

regional road, across from a municipal park, near a local shopping plaza and abutting a storm water management pond. The size of units is relatively modest, the height of the apartment building limited to the maximum height of the detached residential zone abutting, and the design of the building and parking refined to address neighbourhood concerns. The fact that a full transit route no longer runs on South Pelham Road is not fatal to the application. As was pointed out, the provision of some 35 additional units is likely to be transit supportive.

[83] The Board notes that none of the abutting neighbours attended the hearing.

[84] The Board notes that the six lots to the rear of the Subject Property are vacant.

[85] The Board finds that all of the criteria in 4.2.3.6 have been addressed to the satisfaction of the Council and also to the Board.

[86] The Appellant placed great emphasis on 4.2.3.1 which it alleged was not met. The policy requires new development in existing neighbourhoods to reinforce and improve upon the character (of the neighbourhood) defined by the existing built form and landscaping.

[87] The Board has seen the proposed site plan and landscaping plan for the Subject Property which will be reviewed through the site plan process. The Board notes that the closest yard is to the storm water management pond. The Board has also seen the proposed South Pelham Road elevation which is designed to address South Pelham Road through a combination of design and building materials.

[88] The Board has noted above that the height of the apartment building will be the same as the maximum allowed for abutting detached dwellings.

[89] In the Board's view the utilization of a vacant, serviced lot on a regional road through the provision of the only apartment building in the neighbourhood, carefully designed to complement and not overwhelm the surrounding (future) detached dwellings will reinforce and improve the character of the neighbourhood by making a fuller range of density and housing available in the neighbourhood.

[90] Therefore the Board finds that the OPA and ZBA are appropriate and represent good planning, and the Board dismisses the appeal by the Appellant.

[91] However the Board also notes that as a result of the hearing there have been some positive refinements to the site plan that warrant direction.

[92] Site plan approval for the development proposal remains outstanding.

ORDER

[93] Thus the Board will direct that the modifications to the site plan found in Exhibit 15 being the South Pelham Road elevation be carried forward to the site plan application and that the South Pelham Road elevation be in substantial compliance with Exhibit 15.

Similarly, the Board will direct that the internal modifications to the westerly end units as found in Exhibit 1 Tab 4 at page 11 with regard to the alternative floor plan for the balconies facing north and south, be carried forward to the Site Plan application and that the internal layout be in substantial compliance with Exhibit 1, Tab 4, page 11.

"Blair S. Taylor"

BLAIR S. TAYLOR
MEMBER

CURRENT: RM3-X44
PROPOSED: RL2



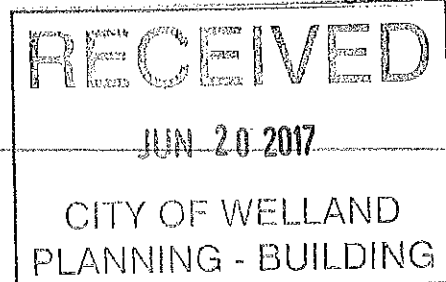
Grant Munday

From: Jennifer Vida <JVida@ucc.com>
Sent: Monday, June 19, 2017 9:05 AM
To: Grant Munday
Subject: FW: ****Revision*** Notice of Public Information Meeting and Statutory Public Meeting & Revised Zoning By-law and Maps - New Comprehensive Zoning By-law
Attachments: clare rinaldi.pdf

Hey Grant, wondering if we can meet to go over some of the comments I submitted on the new zoning sometime? Let me know.

JV

From: Jennifer Vida
Sent: June-05-17 3:11 PM
To: 'Grant Munday'
Cc: Jennifer Vida; William Heikoop
Subject: RE: ****Revision*** Notice of Public Information Meeting and Statutory Public Meeting & Revised Zoning By-law and Maps - New Comprehensive Zoning By-law



Hi Grant, it seems the site specific rear yard of 6metres from the RM3 X44 was missed in the proposed RL2 zone shown for the townhouse block for Drapers Creek. Due to the environmental constraints of this site we need a minimum 6meter rear yard as well as the permitted encroachments for the covered decks. We are working on the site plan approval for this one now and want to ensure that it is zoned to permit the proposed site plan.

Let me know. Thank you.

Jennifer

From: Jim D'Orazio [<mailto:jim@doraziogroup.com>]
Sent: June-04-17 3:07 PM
To: Jennifer Vida
Cc: Martin Heikoop
Subject: FW: ****Revision*** Notice of Public Information Meeting and Statutory Public Meeting & Revised Zoning By-law and Maps - New Comprehensive Zoning By-law

I assume you or someone from UCCC will be attending...which would be great for all of your clients. ☺

Jim D'Orazio
D'Orazio Group of Companies
2787 Brighton Road
Oakville, ON L6H 6J4
☎ 905-829-8777
☎ 905-829-8779
www.doraziogroup.com

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From: Grant Munday [mailto:grant.munday@welland.ca]

Sent: Wednesday, May 17, 2017 10:31 AM

To: Grant Munday <grant.munday@welland.ca>

Subject: ****Revision*** Notice of Public Information Meeting and Statutory Public Meeting & Revised Zoning By-law and Maps - New Comprehensive Zoning By-law

Email has been resent to correct the day and time of the Statutory Public Meeting & correct the weblink. The website will be updated shortly. The attached notice is correct.

City of Welland Staff have completed the draft final single new Comprehensive Zoning By-law.

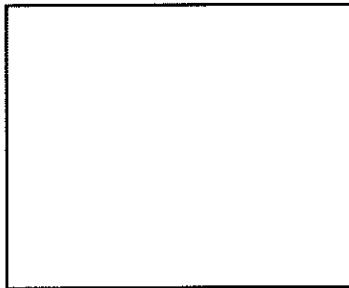
A Public Information Meeting will be held on **May 29, 2017 at 7pm in the Community Room**, Welland City Hall, 60 East Main Street, Welland, Ontario.

The **Statutory Public Meeting** will be held on **Tuesday, June 6, 2017 @ 7pm in the Council Chambers**, Welland City Hall, 2nd Floor, 60 East Main Street, Welland, Ontario.

To see the revised Draft Comprehensive Zoning By-law, Maps and Schedule B click [here](#).

Tracked changes versions are also available for the Zoning By-law Text and Schedule B.

Sincerely,



Grant Munday, B.A.A.

Manager of Development Approvals

Planning Division

Development and Infrastructure Services

Corporation of the City of Welland

60 East Main Street, Welland, Ontario L3B 3X4

Phone: (905)735-1700 Ext. 2240 **Fax:** (905)735-8772

www.welland.ca

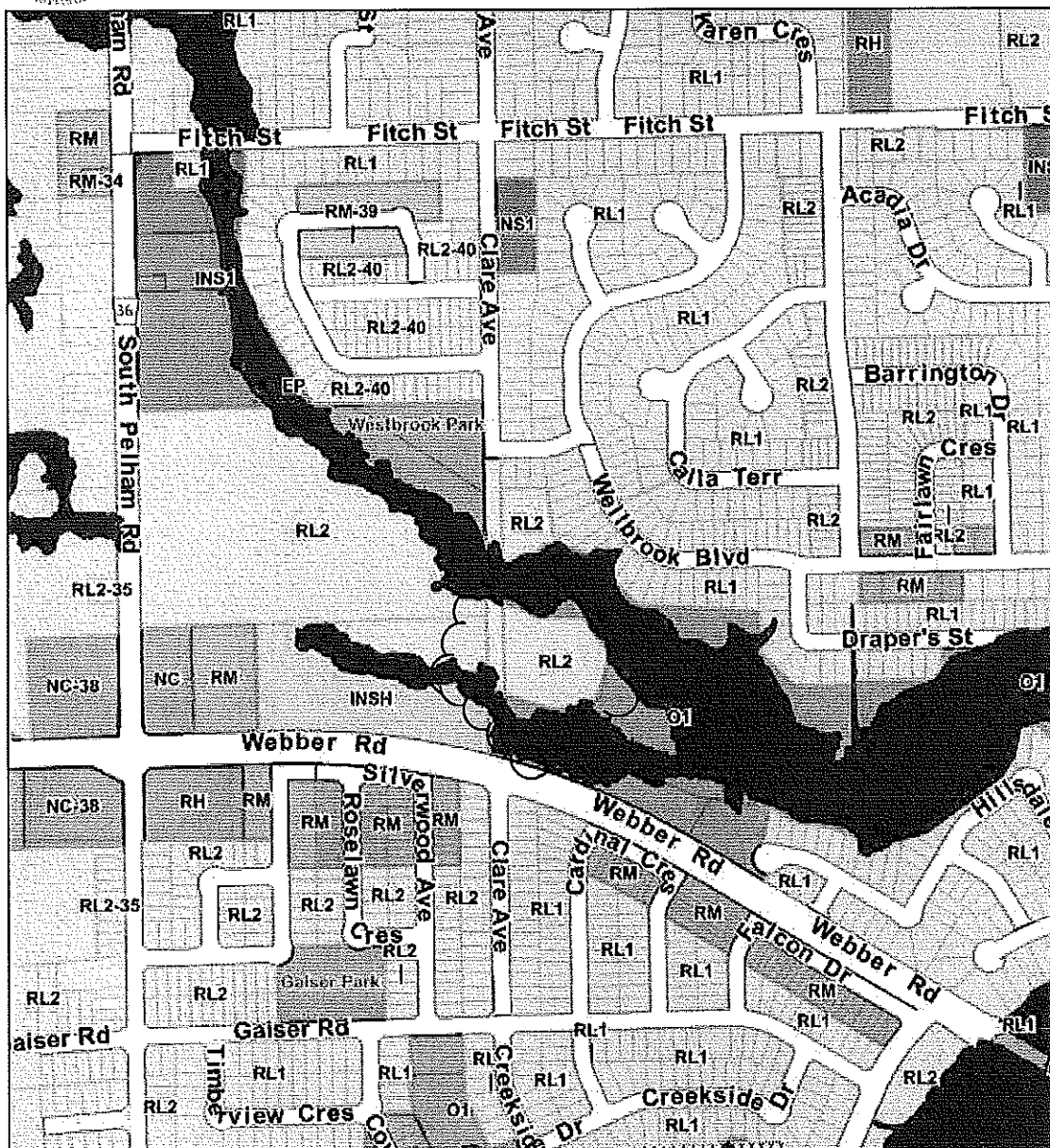


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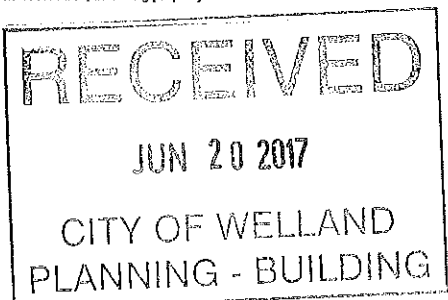
GIS Services
Welland

Map Created: 06/05/2017 9:20:19 AM
Created By: not logged in



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Grant Munday

From: Jennifer Vida <JVida@ucc.com>
Sent: Tuesday, June 6, 2017 1:43 PM
To: Grant Munday
Cc: Martin Heikoop; William Heikoop; Ken Gonyou
Subject: Draft Comprehensive Zoning By-law.
Attachments: 0504_001.pdf

Hi Grant, I don't mean to inundate you with emails as I know you are trying to focus on the new by-law. I have had a chance to review it and have attached some of our comments regarding the residential zones.

Explanation as follows:

In the RL1 zone - Single -detached - minimum lot area, we think should be 360m² in the case that there is a lot depth of 30m, which is a pretty standard lot depth. Otherwise the lot may have to be extra deep in order to achieve the minimum lot area. Same would go for the Two-Unit Dwelling.

Also, if you could clarify what the lot area minimum for a Semi-detached dwelling is? 600m² for each dwelling and 300 for each unit. To us the dwelling and unit are the same. What is the distinction here?

In the RL2 zone - Single-detached - minimum lot area, should be 270m², again, in the case that a standard 30m deep lot is considered. Same comment for the Semi-detached minimum lot area. can you clarify? Also in this zone under Multiple Dwelling, we think that the rear yard should be min. 6.0m which is consistent for what is permitted for street towns, single and semi's in the same zone.

In the RM zone - Street Townhouse Unit - minimum lot area, should be 165m², which considers a 30m lot depth as well.

Other than that, the transition clauses look fair. And I have already submitted some site specific requests to you.

Let me know if you want to chat. Thank you.

Jennifer

-----Original Message-----

From: downstairs@ucc.ca [mailto:downstairs@ucc.ca]
Sent: June-06-17 1:25 PM
To: Jennifer Vida
Subject: Attached Image

7.3 Regulations for Residential Zones

The regulations for lots in Residential Zones are set out in Table 7.3.1. No person shall within any Residential Zone use any lot or erect, alter or use any building or structure, except in accordance with the following Zone regulations.

Table 7.3.1: Regulations for Residential Zones

Column 1	Col. 2	Col. 3	Col. 4	Col. 5	Col. 6	Col. 7	Col. 8	Col. 9	Col. 11
Zone/Uses	Lot Area (min)	Lot Frontage (min)	Front Yard (min)	Side Yard Interior (min)	Side Yard Exterior (min)	Rear Yard (min)	Building Height (max)	Lot Coverage (max)	Landscaped Area (min)
RL1									
Single-Detached	360m ² 400.0 m ²	12.0 m	4.5 m and 6.0 m (1)	1.2 m	3.0 m	7.5 m	11.0 m (3)	45%	20%
Two-Unit Dwelling	360m ² 400.0 m ²	12.0 m	4.5 m and 6.0 m (1)	1.2 m	3.0 m	7.5 m	11.0 m (3)	45%	20%
Semi-Detached Dwelling	600.0 m ² for each dwelling and 300.0 m ² for each unit	15.0 m for each dwelling and 7.5 m for each unit	4.5 m and 6.0 m (1)	1.2 m (2)	3.0 m	7.5 m	11.0 m (3)	45%	20%
RL2									
Single-Detached	270m ² 300.0 m ²	9.0 m	4.5 m and 6.0 m (1)	1.0 m	1.0 m	6.0 m	11.0 m (3)	50%	20%

- (6) With a maximum gross floor area of 100.0 m²

Col 1	Col 2	Col 3	Col 4	Col 5	Col 6	Col 7	Col 8	Col 9	Col 10
Zone/Uses	Lot Area (min)	Lot Frontage (min)	Front Yard (min)	Side Yard Interior (min)	Side Yard Exterior (min)	Rear Yard (min)	Building Height (max)	Lot Coverage (max)	Landscaped Area (min)
Two-Unit Dwelling	300.0 m ²	12.0 m	4.5 m and 6.0 m (1)	1.0 m (2)	1.0 m	6.0 m	11.0 m (3)	50%	20%
Semi-Detached Dwelling	400.0 m ² for each dwelling and 200.0 m ² for each unit	12.0 m for each dwelling and 6.0 m for each unit	4.5 m and 6.0 m (1)	1.0 m (2)	1.0 m	6.0 m	11.0 m (3)	50%	20%
Street Townhouse with Garage Facing Front Lot Line	NA	6.0 m/unit	4.5 m and 6.0 m (1)	1.0 m (2)	1.0 m	6.0 m	11.0 m (3)	50%	20%
Street Townhouses with Garage Access from Lane	NA	5.0 m/unit	3.0 m	1.0 m (2)	1.0 m	6.0 m	11.0 m (3)	50%	20%
Multiple Dwelling	540.0 m ²	18.0 m	4.5 m and 6.0 m (1)	2.0 m	2.0 m	7.5 m	11.0 m (3)	50%	20%
RM									
Street Townhouse with	NA	6.0 m/unit	4.5 m and 6.0 m (1)	1.0 m (2)	1.0 m	6.0 m	11.0 m (3)	55%	20%

Column 1	Col 2	Col 3	Col 4	Col 5	Col 6	Col 7	Col 8	Col 9	Col 10
Zone/Uses	Lot Area (min)	Lot Frontage (min)	Front Yard (min)	Side Yard Interior (min)	Side Yard Exterior (min)	Rear Yard (min)	Building Height (max)	Lot Coverage (max)	Landscaped Area (min)
Garage Facing Front Lot Line									
Street Townhouses with Garage Access from Lane	NA	5.0 m/unit	3.0 m	1.0 m (2)	1.0 m	6.0 m	11.0 m (3)	55%	20%
Street Townhouse Unit	¹¹⁶⁵ 162.0 m ² /unit	5.5 m	4.5 m and 6.0 m (1)	1.0 m (2)	1.0 m	6.0 m	11.0 m (3)	55%	20%
Block Townhouse	NA	30.0 m	4.5 m and 6.0 m (1)	1.0 m (6) and 0 m (2)	1.0 m	6.0 m	11.0 m (3)	55%	20%
Apartment	730.0 m ²	45.0 m	0 m	3.0 m	4.0 m	7.5 m	14.0 m (4)	55%	20%
Boarding and Lodging Group Home Day Care Centre	540m ²	15.0 m	4.5 m and 6.0 m (1)	3.0 m	4.0 m	7.5 m	14.0 m (4)	55%	20%
Multiple Dwelling	NA	15.0 m	4.5 m	3.0 m (2)	4.0 m	7.5 m	14.0 m (4)	55%	20%
Retirement Home	NA	15.0 m	4.5 m	3.0 m (2)	6.0 m	7.5 m	14.0 m (4)	55%	20%
RM									

RECEIVED

MAR 23 2016

Integrated Services

**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

Name EDIT BOLDOG & TIBOR NEZEZON

Address 17 TRAILWOOD DRIVE

City WELLAND, ON.

Postal Code L3C-0B6

Telephone No. 905-735-6447

Email nyifi@outlook.com

Would you like to be notified by?

☒ Email

☐ Regular Mail

WE ARE PROVIDING LOW-INCOME RENTALS FOR INDIVIDUALS WHO DO NOT NECESSARILY HAVE STABLE EMPLOYMENT. SOME ARE ALSO RECEIVING GOVERNMENT ASSISTANCE AND OTHERS HAVE BEEN FROM THE WOMEN'S SHELTER, ONTARIO WORKS AS WELL AS NIAGARA REGIONAL HOUSING. WE ARE PROPOSING THE RE-ZONING OF THE FOLLOWING ADDRESSES;

- 256 LINCOLN STREET, WELLAND L3B-4N1

- 5 UNITS ; - 5 PARKING "THESE INDIVIDUALS DO NOT ALL HAVE VEHICLES"

- BUILDING IS CLOSE TO HOSPITAL, SCHOOL, DAYCARE, TIM HORTONS AND GROCERY STORE.

- AND SITUATED ON THE BUS ROUTE

- 50-52 DUNCAN STREET, WELLAND, L3B-2C8

- 6 UNITS ; - 6 PARKING

- CLOSE TO PUBLIC TRANSPORTATION, SCHOOL, DAYCARE

- TIM HORTONS, GROCERY STORE, HOSPITAL.

- 307 WALLACE AVENUE, WELLAND L3B-1R8

- 4 UNITS - 4 PARKING

- CLOSE TO SCHOOL, HOSPITAL, DAYCARE, GROCERY STORE,
TIM HORTONS

- CLOSE TO BUS ROUTE

- 106 ST. GEORGE STREET, WELLAND, L3C-5N4

- 5 UNITS - 6 PARKING

- CLOSE TO SCHOOL, HOSPITAL, GROCERY STORE

- RIGHT ON THE BUS ROUTE

- 21 SIXTH STREET, WELLAND, L3B-5A7

- 6 UNITS - 6 PARKING

- CLOSE TO HOSPITAL, SCHOOL, DAYCARE,
GROCERY STORE

- CLOSE TO PUBLIC TRANSPORTATION

WE HAVE PURCHASED ALL OF THESE BUILDINGS WITH THESE
PRE-EXISTING UNITS.

If you would like more information on the project please contact Grant Munday, Planning Supervisor,
905-735-1700, Extension 2240 or email zoningreview@welland.ca

www.welland.ca/Development/ZoningReview.asp





City of Welland
Infrastructure and Development Services
Planning and Building Division
60 East Main Street, Welland, ON L3B 3X4
Phone: 905-735-1700 Ext. 2251 | Fax: 905-735-8772
Email: devserv@welland.ca | www.welland.ca

RM ✓
RECEIVED

MAY 11 2017

CITY OF WELLAND
PLANNING - BUILDING

**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

Name TIBOR NEZEZON and EDIT BOLDOG
Address 21 SIXTH ST.
City WELLAND, ON Postal Code _____
Telephone No. 905-733-8231 or 905-735-6447 Email nyifi@outlook.com

Would you like to be notified by? ☒ Email ☐ Regular Mail

-To recognize existing parking!



City of Welland
Infrastructure and Development Services
Planning and Building Division
60 East Main Street, Welland, ON L3B 3X4
Phone: 905-735-1700 Ext. 2251 | Fax: 905-735-8772
Email: devserv@welland.ca | www.welland.ca

RM

RECEIVED

MAY 11 2017

CITY OF WELLAND
PLANNING - BUILDING

**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

Name TIBOR NEZEZON and EDIT BOLDOG

Address 106 ST. GEORGE ST

City WELLAND, ON Postal Code _____

Telephone No. 905-733-8231 or 905-735-6447 Email nyifi@outlook.com

Would you like to be notified by? ☒ Email ☐ Regular Mail

We are requesting RM zoning for this property.

Reasons are - providing low income housing existing condition
- recognize existing parking



City of Welland
Infrastructure and Development Services
Planning and Building Division
60 East Main Street, Welland, ON L3B 3X4
Phone: 905-735-1700 Ext. 2251 | Fax: 905-735-8772
Email: devserv@welland.ca | www.welland.ca

RH ✓
RECEIVED

MAY 11 2017

CITY OF WELLAND
PLANNING - BUILDING

**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

Name TIBOR NEZEZON and EDIT BOLDOG
Address 50-52 DUNCAN ST
City WELLAND, ON Postal Code _____
Telephone No. 905-735-6447 or 905-733-8231 Email nyifi@outlook.com

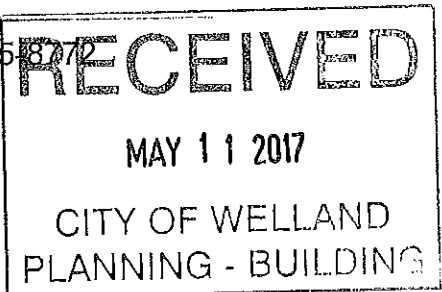
Would you like to be notified by? ☒ Email ☐ Regular Mail

We are requesting RM zoning for this property.

Reasons are - providing low income housing existing condition
- recognize existing parking.



City of Welland
Infrastructure and Development Services
Planning and Building Division
60 East Main Street, Welland, ON L3B 3X4
Phone: 905-735-1700 Ext. 2251 | Fax: 905-735-8272
Email: devserv@welland.ca | www.welland.ca



**ZONING BY-LAW REVIEW
COMMENTS
(Please Print)**

Name TIBOR NEZEZON and EDIT BOLDOG
Address 256 LINCOLN ST.
City WELLAND, ON Postal Code _____
Telephone No. 905-733-8231 or 905-735-6447 Email nyifi@outlook.com

Would you like to be notified by? ☒ Email ☐ Regular Mail

We are requesting RM zoning for that property.
Reason is :- providing low income housing existing condition.
- reduced parking
- reduced yard requirement

Grant Munday

From: d t <trannydanny21@hotmail.com>
Sent: September 19, 2017 3:22 AM
To: Grant Munday
Subject: Re: zoning 114 second st
Attachments: proposal city.docx

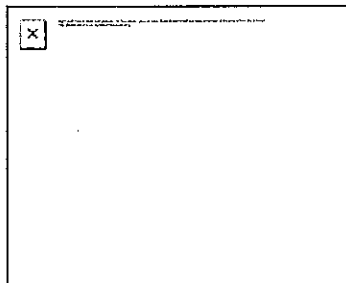
Hello Grant and good day you will find our proposal attached namaste

From: Grant Munday <grant.munday@welland.ca>
Sent: September 5, 2017 3:49 PM
To: d t
Cc: council
Subject: RE: zoning 114 second st

Daniel,

Thanks for your comments regarding the new Zoning By-law they will be added to the public record concerning this matter.

Sincerely,



City of Welland:
Home

www.welland.ca

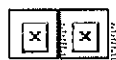
Official site of the City of Welland. Includes information on events, meetings, facilities, transportation, and emergency services.

Grant Munday, B.A.A.
Manager of Development Approvals
Planning Division
Development and Infrastructure Services
Corporation of the City of Welland
60 East Main Street, Welland, Ontario L3B 3X4
Phone: (905)735-1700 Ext. 2240 **Fax:** (905)735-8772
www.welland.ca

City of Welland: Home

www.welland.ca

Official site of the City of Welland. Includes information on events, meetings, facilities, transportation, and emergency services.



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From: d t [mailto:trannydanny21@hotmail.com]

Sent: September 5, 2017 3:23 PM

To: Grant Munday <grant.munday@welland.ca>

Cc: council <council@welland.ca>

Subject: zoning 114 second st

Here is the letter as per our conversations today thank you Daniele

September 18, 2017

Dear Grant Munday, Mayor Campion, Rose Difellice and City Council,

I must first thank you for your time and the opportunity to present our concerns. After my meeting with the mayor and Rose last week I had a chance to speak with Father Nick from St. John the Baptist @111 Second St. and discussed this issue with him. Himself and his parishners are also against the proposed changes and stand united with us in this proposal. Their church has been there for decades and they feel strongly that things should stay the same as it has been a quiet place to come and freely enjoy religious activities. Jesus overturned the money changers tables in the synagogues because religious and spiritual ideals or beliefs do not go with commerce.

Our Temple was purchased in 2012 and before we approached the city on the uses that were permitted there and what would be involved if they were to be changed. The city was not interested in helping or changing the zoning even though it would generate income. Our first thought was to be able to make money to fund the Temple because we want everything to be free to anyone who comes and by the way we are non-denominational and welcome people of all faiths and respect their beliefs. First idea was sunk but because we are committed to doing the right thing despite our cost, creation showed us opportunity. We moved forward knowing that this is the worst INVESTMENT to make monetarily but this is the best place in town to do what we have endeavoured to do and that is provide a physical, mental, spiritual and loving sanctuary. Our Temple is committed to do what is best for EVERYONE and EVERYTHING not what is just best for us and that is the proper way to build safe sustainable communities.

This block has been a religious hub and many memories have been etched here but there has been a lot of love and compassion on these lands for many years which leave a very positive energy behind. Our Temple was once a Presbyterian Church but is shaped similarly to a classic Buddhist Temple and also has no religious markings of any kind so it was really the only fit for us. We are currently undergoing renovations and are making our yard into a Meditation Garden where people can go to experience positive energy and learn how to make it part of their everyday life. With the current state of affairs in the world I think we need more places like our temple and not more commerce. Business, a "private club" or??? Would not show the same respect to our Temples and Churches and could restrict our rights to practice our faiths fully. We have already experienced negative and illegal effects by people interested in commercializing the Orthodox Church.

Being centrally located and close to a lot of marginalized people who could learn how to change their lives for the better our Temple is an asset for the city. Meditation and positive energy projection will reach out and create a ripple effect enriching people's lives. What we are asking for is very simple because we (Church of Higher Consciousness and St. John the Baptist) both purchased these properties with the existing zoning and are expecting that the city, mayor and council will do everything to help protect our investments in all PEOPLE. Uses permitted were as follows a PLACE OF WORSHIP, a SINGLE-DETACHED DWELLING, a SCHOOL, a DAY CARE FACILITY, a library, a museum. That was the way it was and that is the way it should stay but we would concede to allowing a park, Community Garden or Art

Gallery as these would have minimal impact on PLACES OF WORSHIP. All the other proposed changes will definitely have a negative impact on all of us as they open opportunity for profit which we all know does not favour doing the "right thing". We are not asking to stop growth in the city but to not allow the changes only on our block. There are plenty of commercial or institutional spaces for sale and areas in the city that would better suit the proposed changes, so let them go there.

We are all aware that we are currently without representation from council and that the city at this time is not favouring our proposal. We ask that the city takes this proposal to heart as the first obligation of the city is to protect its people and there are a lot of people right now that need protecting. We will be here for a long time so it is not even the people now but for future generations that will also be affected. As for council you were elected to protect your constituents and even though we may not be in your ward there are still many people from your wards that will be affected so you must protect them also. Who is to say that down the road there would be a right fit but not the right zoning then there is a process already in place to change that and we would not oppose. Father Nick and I have taken care of each other and worked harmoniously together as neighbours and the Holy Trinity Orthodox Church was in sharp decline when we moved in so we never really got to know each other. In essence there are only five properties that will be affected by this proposal 111, 114, 142 Second St., 105 First St. and the city lot on First St.

Feel free to contact me with any questions or queries on conclusion it would seem clear that the right thing to do is in your hands.

Namaste and many blessings,

Daniele Tronko, elder

Church of Higher Consciousness

114 Second St.

Welland, Ontario

L3B 4T9

905 359 0040

Grant Munday

From: Travers Fitzpatrick <traversfitzpatrick@gmail.com>
Sent: Tuesday, May 16, 2017 11:54 AM
To: Grant Munday
Cc: Mike Belcastro; Alanna
Subject: Additional Comments on Proposed Zoning By-law on behalf of Doral Holdings/Seaway Mall
Attachments: Additional Comment on Proposed new City of Welland Zoning By.docx

Grant, further to your conversations with Mike Belcastro, I attach an additional comment on the draft Zoning By-law relative to lands on Woodlawn Road.

Travers

City of Welland - 456 Sand Maps print layout



**Additional Comment on Proposed new City of Welland Zoning By-law on behalf of
Doral Holdings/Seaway Mall**

1. Upon further review of the proposed zoning map we note that the lands fronting on Woodlawn Road (some 3 ha. and shown as 18 Woodlawn Road on the Civic Addressing Map) which were purchased by Doral from the City are proposed to be zoned RS Regional Shopping Node. However, upon checking the Official Plan, Schedule "B" Land Use Map we find that the lands are designated Open Space and Recreation. As a consequence we would recommend that the lands be **zoned WRW Welland Recreation Waterway** to coincide with the proposed zoning of the City lands immediately to the east of the lands. The lands that are the subject of this comment are shown on the following page.