



Bridging the past, present and future

PROPOSED NEW
COMPREHENSIVE ZONING
BY-LAW
CITY OF WELLAND

Public Information Meeting
Monday, May 29, 2017



AGENDA

- Introductions
- Public Information Process
- Application
 1. Proposed New Comprehensive Zoning by-law (File 2015-09)

Public Information Meeting - Purpose

- The purpose of this Public Meeting is to provide information respecting the proposed Planning Applications and is required by the Planning Act.
- Public input is an important component of the Planning Process and we want to hear from you.
- If you have concerns regarding the proposed New Zoning By-law you must provide written comments on or prior the Statutory Public Meeting or oral comments at the Statutory Public Meeting.
- If you do not provide written or oral comments you may lose your right to Appeal the decision of Welland City Council to the OMB.

Public Information Meeting Process

1. Overview of the Application.
 2. Anyone from the Public can express their views concerning the any of the Applications.
- *Please do not interrupt people while they are speaking. Everyone will get a chance to speak.**

Key Dates

- **Statutory Public Meeting Date** **Tuesday, June 6, 2017 @ 7pm**
- **Written Comments Due** **Wednesday, June 7, 2017**
- **Final Report and By-laws (Target Date)** **Tuesday, June 20, 2017 @ 7pm**

20 Day Appeal Period after decision

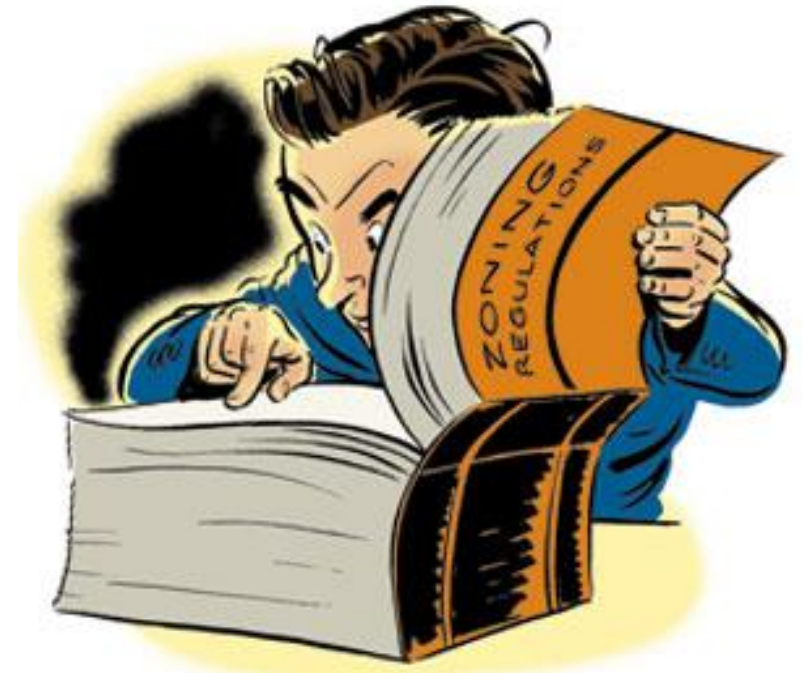
PURPOSE OF PRESENTATION

- Provide Background Information;
- Provide an overview of the process that has been undertaken to date;
- Provide a summary overview of the Draft Comprehensive Zoning By-law;
- Highlight the major difference between the Proposed Zoning By-law and Existing Zoning By-laws;
- Outline next steps; and
- Answer Questions.



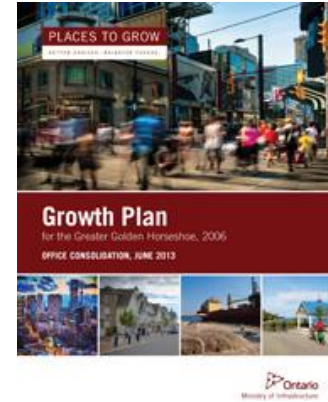
What is a Zoning By-law

- Helps to implement the Official Plan.
- Enabling Legislation is Section 34 of the Planning Act.
- Restricts the use of land, location and mass of buildings and structures.
- Applicable law under the Ontario Building Code; required to have compliance with Zoning By-law, among others matters to obtain a Building Permit.



Why create a New Zoning By-law?

- Zoning By-law must conform with Provincial, Regional and City Planning Policies
- Major changes in Provincial Policy, Regional Official Plan and City Official Plan
- Currently two outdated Zoning By-laws with over 325 special exceptions.
 - Inconsistent standards across the City
 - Confusing for the Public and Staff
 - One simple New Comprehensive Zoning By-law will be easier to understand and interpret by all Stakeholders (Public, Council, Staff, Developers, Outside Government and other agencies)



Why create a New Zoning By-law?

- Social Changes (Demand for smaller lots and secondary suites, environmental protection, transit shift, electronic communications and other technological changes).
- Current mapping – outdated, not colour coded, and confusing.
- Economic Development – the new By-law will position key lands by providing as-of-right/shovel ready development permissions.



Key Changes Proposed - Introduction

- An introduction at the beginning on “How to use this By-law?”

HOW TO USE THIS BY-LAW

Introduction

In order to understand the purpose and how to effectively use this Zoning By-law the following Pages i to v provide step by step instructions. While these pages do not technically form part of the Zoning By-law passed by Council, they are intended to make the Zoning By-law more understandable and easier to reference.

Purpose

The purpose of the Welland Zoning By-law is to implement the policies of the City of Welland Official Plan. The Official Plan contains policies that affect the use of land throughout the City. These policies specify where certain land uses are permitted and, in some instances, specify what regulations should apply to the development of certain lands.

The Official Plan is a general document that is not intended to regulate every aspect of the City's built form. In the Province of Ontario, this is the role of the Zoning By-law. Once an Official Plan is in effect, any Zoning By-law passed by Council must conform to the Official Plan. For example, if the Official Plan stated that lands in the vicinity of a significant natural feature are to remain in their natural state, the Zoning By-law would prohibit the erection of buildings or structures on those lands.

The statutory authority to Zone land is granted by the *Planning Act*, as amended. The *Planning Act*, as amended specifies what a Zoning By-law can regulate. A Zoning By-law can:

- Prohibit the use of land or buildings for any use that is not specifically permitted by the By-law;
- Prohibit the erection or siting of buildings and structures on a lot except in locations permitted by the By-law;
- Regulate the type of construction and the height, location, size, floor area, spacing, and use of buildings or structures;
- Regulate the minimum frontage and depth of a parcel of land;
- Regulate the proportion of a lot that any building or structure may occupy;
- Regulate the minimum elevation of doors, windows or other openings in buildings or structures;

- Require that parking and loading facilities are provided and maintained for a purpose permitted by the By-law; and
- Prohibit the use of lands and the erection of buildings or structures on land that is: subject to flooding; the site of steep slopes, rocky, low lying marshy or unstable; contaminated; sensitive groundwater recharge area or head water area; the location of a sensitive aquifer; a significant wildlife habitat area, wetland, woodland, valley or area of natural and scientific interest; a significant corridor or shoreline of a lake, river or stream; or the site of a significant archaeological resource.

How to Use This By-law – step by step

In order to reference this By-law easily, a property owner should follow each of the steps listed below to determine what permissions apply to their particular property.

1. Locate the Property on the Zoning By-law Schedule

Maps in a Zoning By-law are called “Schedules”. The first step to using this By-law is to refer to the Zone Schedules that are contained at the back of the By-law to determine in which Zone category your property is located. The Zone category will be indicated on the Schedules by a symbol or abbreviation. For example, you may see a symbol such as “RL2” beside your property. This would indicate that your property is within the “Residential Low Density 2” Zone. The Zone symbols or abbreviations are listed on the first page of **SECTION 3: ESTABLISHMENT OF ZONES** of this By-law.

2. By-law Amendments

A Zoning By-law is not a static document; it is amended over time as demands and policies governing land use change. Before proceeding any further, you should verify that your property is not the subject of an earlier Zoning By-law Amendment. While the City strives to keep this By-law up to date, more recent Amendments may not be included in the version of the By-law you are using. City Planning staff will be able to assist you to confirm if your property has been subject to a more recent By-law Amendment.

3. Zone Provisions

The next step to using this By-law is to determine what uses are permitted on your property. Subsection 2 in SECTIONS 7 to 13 (e.g., 7.2, 8.2, 9.2, etc.) of the By-law identifies the permitted uses for each Zone in the City.

The definitions in SECTION 4 can clarify the nature of a permitted use or how it has been defined for the purposes of this By-law. Uses which are not identified as permitted uses within a particular Zone are not permitted in that Zone.

You have now identified the Zone in which your property is located and have identified what uses are permitted on your property. The next step is to determine what standards apply to the uses on your property. Subsection 3 to 7 (e.g., 7.3, 7.4, etc.) in Sections 7 to 13 of the By-law identify the Zone regulations for each of the Zone categories in the City.

4. General Provisions

Now that you are aware of the uses permitted on your property and the specific regulations that apply to those uses, reference should be made to **SECTION 5: GENERAL PROVISIONS** of the By-law. Section 5 contains a more general set of standards known as “General Provisions” that apply to all properties in all Zones throughout the City. For example, the General Provisions contain standards that regulate the location of accessory structures on a lot, height exceptions, and non-conforming/non-complying uses that apply to all properties regardless of the applicable Zone the property is located in.

5. Parking and Loading

SECTION 6: PARKING AND LOADING STANDARDS provides the parking and loading requirements for all uses permitted in the City. If you are considering changing the use of your property or adding a new use to your property, you should review SECTION 6 to ensure that you are aware of the parking requirements for the proposed use.

6. Exceptions, Holding Zones and Temporary Uses

As noted in number 2 above, By-laws are not static documents and lands may be subject to a Zone exception, a Holding Zone and/or a Temporary Use Zone. If a Zone symbol is followed by a dash (-) and a number, the lands are subject to a Site Specific Exception. These can be found **Schedule B: Special Exceptions** of the By-law. If the Zone symbol is followed by an (H) or a (T), the lands are subject to a Holding Zone or a Temporary Use Zone, respectively, the particulars of which can also be found in **Schedule B: Special Exception**.

For example, if a property is Zoned RL2-4 (H), it would be written out in full as “Residential Low Density 2 Exception 4 (Holding)”.

Description of By-law Components

This By-law contains fifteen Sections which, together, provide the land uses and standards applicable to all lands within the City. These Sections are as follows:

- Section 1: Interpretation
- Section 2: Administration
- Section 3: Establishment of Zones

Public & Stakeholder Consultation

- Held 3 Open Houses, 4 Stakeholder Consultation Sessions.
- Received over 200 request to be notified.
- Received over 75 written comments.
- Public Comments have been recorded on a comment matrix.



Key Changes Proposed – Interpretation & Administration

- Section 1 & 2 – Interpretation & Administration
 - Provides direction on how to interpret provisions and certain situations.
 - Repealing of old outdated Zoning By-laws.
 - Transitional Matters (ie. Protection for Applicants who have already applied for Building Permits, Minor Variances) – 3 year window.



Key Changes Proposed – Establishment of Zoned

- Section 3 – Establishment of Zones
 - 26 Proposed Zone categories versus 50 Existing Zone Categories.
 - Less Zones Make it easier for Staff and Public to understand the By-law.

Residential Zones	
Residential Low Density 1	RL1
Residential Low Density 2	RL2
Residential Medium Density	RM
Residential High Density	RH
Commercial Zones	
Downtown Mixed Use Centre	DMC
Regional Shopping Node	RS
Community Commercial Node	CC1
Community Commercial Corridor	CC2
Neighbourhood Commercial	NC
Open Space Zones	
Neighbourhood Open Space	O1
Community Open Space	O2
Welland Recreational Waterway	WRW
Environmental Overlay Zones	
Hazard Overlay	HA
Environmental Protection Overlay	EP
Environmental Conservation Overlay	EC

Institutional and Community Wellness Zones	
Community Institutional	INS1
Health and Wellness	INSH
Industrial Zones	
Light Industrial	L1
General Industrial	G1
Gateway Economic Centre	GEC
Aggregates Extraction	X
Agricultural and Rural Zones	
Agricultural	A1
Rural Residential	RR
Rural Employment	RE
Other Zones	
Railway Transportation	RT

Key Changes Proposed - Definitions

- Section 4 - Definitions

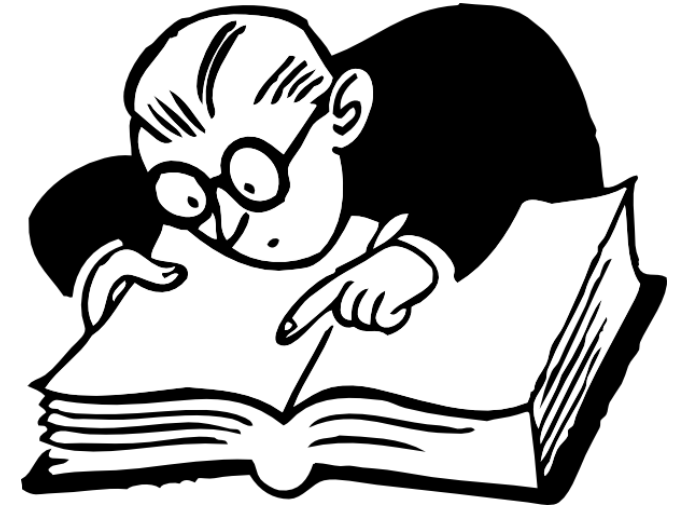
- Consolidation of Definitions and Reduction in the number of Definitions (approx. 300 down to 200)

- Examples

Retail Establishment (replaces Convenience Store, Retail Store, Second Hand Store)

Restaurant (replaces Restaurant, Delicatessen, Fast Food Outlet).

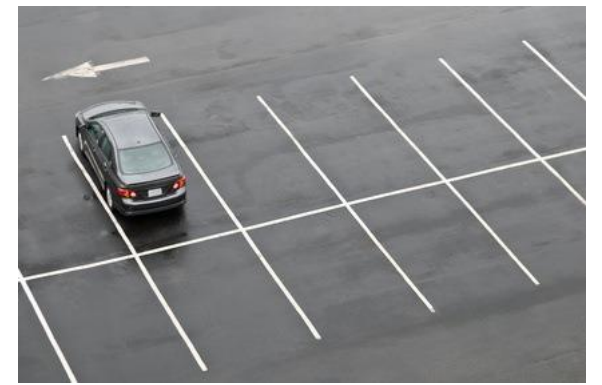
- Definition of Building Height changed to be measured to highest point (with permitted encroachments)



Key Changes Proposed – General Provisions

- New General Provisions (Section 5)
 - Cover 44 different development situations and how they are regulated (eg. Accessory Uses, Buildings and Structures, Bed and Breakfast Establishments, Encroachments).
 - Accessory Dwelling units permitted in RL1, RL2, and RM Zones
 - Only one, either within the dwelling or in an accessory building;
 - Includes Single Detached, Semi-Detached, Townhouse, and Two-unit;
 - Garden Suites permitted in RL1, RL2, A1, and RR Zones.
 - Accessory Building height increased to 6.0 metres from 4.0 metres.
 - Home Occupations still permitted in singles, semis, townhouses.
 - Public Uses are permitted in all Zones.

Key Changes Proposed – Parking & Loading



- Section 6 – Parking and Loading Regulations
 - Parking standards (numbers required and dimensions) have been relaxed to reflect current and future conditions (online shopping, automated production, aging population, increased transit use).
 - Industrial Standard 1 space per 180 m²
 - Residential Standard proposed is generally 1 space per unit (with the exception of DMC Zoned properties and .3 spaces per 50 m² sized apartment unit or less)
 - Commercial Standard proposed is generally 1 space per 30m²
 - Barrier Free parking standards have been enhanced.
 - Bicycle Parking provisions have been added.
 - Below-grade garages prohibited for low density development (basement flooding risk).

Key Changes Proposed – Residential Zones

- Section 7 – Residential Zones

- Residential Zones reduced from 13 to 4
- Properties designated Low Density Residential in Official Plan generally zoned either RL1 or RL2.
 - RL1 generally applied to lowest density areas within built up area and/or urban area.
 - RL2 generally applied to larger parcels, greenfields, brownfields, and denser areas.
- Properties designated Medium Density Residential zoned RM.
- Properties designated High Density Residential zoned RH.



Key Changes Proposed – Permitted Uses in Residential Zones

Permitted Uses	RL1	RL2	RM	RH
Accessory Dwelling Unit	✓(1)	✓(1)	✓(1)	
Accessory Uses, Buildings and Structures	✓(2)	✓(2)	✓(2)	✓(2)
Apartment Dwelling			✓	✓
Bed and Breakfast	✓(3)	✓(3)		
Boarding and Lodging House			✓	✓
Day Care			✓	✓
Garden Suite	✓(4)	✓(4)		
Group Home	✓	✓	✓	
Home Occupation	✓(5)	✓(5)	✓(5)	✓(5)
Multiple Dwelling		✓	✓	
Retirement Home			✓	✓
Semi Detached Dwelling	✓	✓		
Single Detached Dwelling	✓	✓		
Street Townhouse Dwelling		✓	✓	
Townhouse Dwelling (Block)			✓	
Two Unit Dwelling	✓	✓		
Commercial				
Art Gallery				✓(6)
Pet Shop				✓(6)
Restaurant				✓(6)
Retail Establishment				✓(6)
Grocery Store				✓(6)
Day Care Centre				✓(6)



Footnotes:

- (1) Refer to Subsection 5.3 - Accessory Uses, Buildings and Structures
- (2) Refer to Section 5.2 - Accessory Dwelling Units
- (3) Refer to Section 5.5 - Bed and Breakfast Establishments
- (4) Refer to Section 5.15 - Garden Suites
- (5) Refer to Section 5.18 - Home Occupations
- (6) With a maximum gross floor area of 100.0 m²

Key Changes Proposed – RL1 Zone Provisions

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									
Two Unit Dwelling	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									

Footnotes:

- (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

Key Changes Proposed – RL2 Zone Provisions

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)
RL2									
Single Detached	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%
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%

Footnotes:
(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

Key Changes Proposed – RM Zone Provisions

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)	Landscape d Area (min)
RM									
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)	55%	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)	55%	20%
Street Townhouse Unit	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	780.0 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	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%
Group Home									
Day Care Centre									
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%

Footnotes:

- (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

Key Changes Proposed – RH Zone Provisions

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									
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%
Boarding and Lodging Group Home	540.0 m ²	10.0 m	4.5 m and 6.0 m (1)	3.0 m	3.5 m	7.0 m	32.0 m (5)	50%	15%
Day Care Centre	NA	10.0 m	4.5 m	3.0 m	3.5 m	7.0 m	32.0 m (5)	50%	15%

Footnotes:

- (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



Key Changes Proposed – Commercial Zones

- Section 8 – Commercial Zones
 - Commercial Zones reduced from 10 to 5
 - Properties designated Community Commercial Node zoned CC1.
 - Properties designated Community Commercial Corridor zoned CC2.
 - Properties designated Downtown zoned DMC
 - Properties designated Regional Shopping zoned RS.
 - Properties designated low density with existing neighbourhood commercial use zoned NC.



Key Changes Proposed – Commercial Zones Permitted Uses

Permitted Uses	DMC	RS	CC1	CC2	NC
Accessory Uses, buildings and Structures	✓	✓	✓	✓	✓
Art Gallery	✓	✓	✓	✓	✓
Assembly Hall	✓	✓			
Bed and Breakfast Establishment	✓				✓
Commercial					
Clubs, Private		✓	✓	✓	
Custom Workshop	✓	✓	✓	✓	✓
Department Store	✓	✓	✓		
Drive Through Establishment		✓	✓	✓(3)	✓(3)
Educational Establishment	✓	✓	✓	✓	
Emergency Service	✓	✓	✓	✓	✓
Financial Establishment	✓	✓	✓	✓	✓
Flea Market	✓	✓			
Food Production	✓	✓	✓	✓	
Funeral Home	✓	✓	✓	✓	
Garden Centre		✓	✓	✓	✓
Grocery Store	✓	✓	✓	✓	
Health Related Retail Use	✓	✓	✓	✓	
Home and Auto Sales and Supply Establishment		✓	✓	✓	

Permitted Uses	DMC	RS	CC1	CC2	NC
Home Furnishing Establishment	✓	✓	✓	✓	
Home Improvement Establishment	✓	✓	✓	✓	
Home Occupation	✓				
Mini Storage		✓		✓	
Motor Vehicle Sales Dealership		✓	✓	✓(3)	
Motor Vehicle Service Station	✓	✓	✓	✓(3)	
Motor Vehicle Repair Shop		✓	✓	✓	
Motor Vehicle Washing Establishment		✓	✓	✓(3)	
Light Equipment/ Machinery Sales, Rental and Service Establishment		✓	✓	✓	
Outside Display and Sales Area	✓	✓	✓	✓	✓
Parking Lot	✓	✓	✓	✓	

Key Changes Proposed – Commercial Zones Permitted Uses

Permitted Uses	DMC	RS	CC1	CC2	NC	Permitted Uses	DMC	RS	CC1	CC2	NC
Parking Structure or Garage	✓	✓				Community Centre	✓	✓	✓	✓	✓
Pet Care Establishment	✓	✓	✓	✓	✓	Community Garden	✓		✓	✓	✓
Pet Shop	✓	✓	✓	✓	✓	Day Care Centre	✓	✓	✓	✓	✓(3)
Place of Entertainment	✓	✓	✓	✓		Day Care, Home	✓				
Repair Shop	✓	✓		✓		Library	✓	✓	✓	✓	✓
Research and Development Establishment	✓	✓	✓			Office					
Restaurant	✓(2)	✓	✓	✓	✓	Medical Office or Clinic	✓	✓	✓	✓	✓
Retail Centre	✓	✓	✓			Office	✓	✓	✓	✓	✓
Retail Establishment	✓	✓	✓	✓	✓	Office, Major Use	✓	✓			
Sample or Showroom	✓	✓	✓	✓		Survey, Engineering Planning or Design Business	✓	✓	✓	✓	
School, Commercial	✓		✓	✓	✓	Recreational					
Seasonal Outdoor Use	✓	✓	✓	✓	✓	Athletic/Fitness Establishment	✓	✓	✓	✓	
Service Commercial Establishment	✓	✓	✓	✓	✓	Park	✓	✓	✓	✓	✓
Supermarket	✓	✓	✓			Recreational Establishment	✓	✓	✓	✓	
Veterinary Clinic	✓	✓	✓	✓	✓	Residential					
Hospitality						Boarding or Lodging House	✓			✓	
Hotel	✓	✓		✓		Dwelling, Accessory Unit	✓				
Motel	✓	✓		✓		Dwelling, Apartments	✓(1)		✓	✓	
Community						Dwelling, Converted	✓(1)		✓	✓	
Art Gallery	✓	✓			✓	Dwelling, Multiple	✓(1)		✓	✓	
Museum	✓	✓	✓	✓	✓	Dwelling Units Above Permitted Uses	✓		✓	✓(1)	✓
Place of Worship	✓			✓(4)	✓	Emergency Shelter	✓				
Social Services Establishment	✓	✓	✓	✓		Group Home	✓(1)				
						Long Term Care Facility	✓				
						Residential Care Facility	✓				
						Retirement Home	✓				
						Other					
						Fabricating and Processing Establishments		✓			
						Warehouse		✓			
						Prohibited					
						Drive Through Establishments	✓				
						Motor Vehicle Body Shop	✓				
						Motor Vehicle Repair Establishment	✓				
						Open Storage	✓				

Key Changes Proposed – Provisions for Commercial Zones

Zone/ Uses	Lot Area (min)	Lot Frontage (min)	Front Yard (min and max)	Side Yard Interior (min)	Side Yard Exterior (min and max)	Rear Yard (min)	Building Height (max)	Gross Floor Area (max)(1)	Land- scaped Area (min)	Lot Coverage (max)
DMC								NA	NA	
RS		NA	3.0 m and 17.5 m (2)	0 m (4)	0 m (2) and 17.5 m	7.5 m	24.0 m (5)	NA	15%	
CC1		NA	0 m and 17.5 m	0 m (2)	3.0 m and 17.5 m (2)	4.5 m	24.0 m (5)	17,187.0 m ²	10%	
CC2		NA	0 m and 3.0 m	0 m (2)	3.0 m and NA	3.0 m	24.0 m (5)	NA	15%	
NC										

Footnotes:

- (1) For all permitted Commercial uses on a lot
4.5 m abutting a lot in any Residential or Institutional Zone
- (2) 2 storeys
- (3) 7.5 m abutting a lot in any Residential or Institutional Zone
- (4) 8 storeys
- (5) Refer to City of Welland Official Plan Policy 4.4.2.7.D

Key Changes Proposed – Open Space Zones

- Section 9 – Open Space Zones
 - Open Space Zones reduced from 6 to 3
 - Ancillary Commercial Uses permitted in O2
 - New Welland Recreational Waterway (WRW) Zone



Key Changes Proposed – Open Space Zones Permitted Uses

Permitted Uses	O1	O2	WRW
Accessory Uses, Buildings and Structures	✓(1)	✓(1)	✓(1)
Arena		✓	✓
Band Stand		✓	✓
Botanical Garden		✓	✓
Cemetery		✓	✓
Community Centre		✓	✓
Community Garden		✓	✓
Conservation	✓	✓	✓
Flood and Erosion Control Facilities	✓	✓	✓
Forestry, Fish and Wildlife Management	✓	✓	✓
Golf Courses		✓	✓
Marinas, Yacht Club, Boat Liveries		✓	✓
Parks	✓	✓	✓
Passive Recreation Trail	✓	✓	✓
Play-Lots	✓	✓	✓
Parking Area		✓	✓
Recreational Establishment		✓	✓
Recreation, Passive	✓	✓	✓
Shelters/Pavilions	✓	✓	✓
Ancillary Commercial		✓	✓
		✓	✓

Key Changes Proposed – Open Space Zones Permitted Uses

Permitted Uses	O1	O2	WRW
Outdoor Patio		✓ (2)	✓
Place of Assembly		✓	✓
Restaurant		✓	✓
Retail Establishment		✓	✓
Sports Equipment Rental and Sales		✓	✓
Residential			
Accessory Dwelling Unit			✓ (3)
Accessory Uses, Buildings and Structures			✓ (3)
Apartment Dwelling			✓ (3)
Bed and Breakfast			✓ (3)
Boarding or Lodging House			✓ (3)
Day Care			✓ (3)
Group Home			✓ (3)
Home Occupation			✓ (3)
Multiple Dwelling			✓ (3)
Retirement Home			✓ (3)
Street Townhouse Dwelling			✓ (3)
Townhouse Dwelling (Block)			✓ (3)
			✓ (3)

Key Changes Proposed – Provisions for Open Space Zones

Regulations	O1	O2	WRW
Required Yards			The provisions of the RM Zone shall apply to medium density development and the provisions of the RH Zone shall apply to high density development
Front Yard Setback (minimum)	6.0 m	7.5 m	
Side Yard Setback (minimum)	6.0 m	7.5 m	
Flankage Yard (minimum)	6.0 m	7.5 m	
Rear Yard Setback (minimum)	6.0 m	7.5 m	
Building Height (maximum)	5.0 m	11.0 m	
Maximum Building Gross Floor Area	100.0 m ² (1)		
Maximum Size for Ancillary Commercial Uses	NA	100.0 m ² (2)	
Landscaped Area (minimum)	25%	25%	
Setback from Water's Edge	15.0 m	15.0 m	

Footnotes:

(1) The building shall only be used for utility and storage purposes

(2) Per individual establishment

Key Changes Proposed – Environmental Overlay Zones

- Section 10 – Environmental Overlay Zones
 - Environmental Zones 1 to 3
 - Development subject to NPCA clearance.

Permitted Uses	HA	EP	EC
Agriculture Uses, excluding Buildings	✓	✓ (1)	✓ (1)
Boat Launching Ramp	✓		
Conservation Use	✓	✓	✓
Docking Facility	✓		
Flood and Erosion Control Facilities	✓	✓	✓
Forestry, Fish and Wildlife Management	✓	✓	✓
Golf Courses, excluding Buildings	✓		
Park	✓		
Picnic Area	✓		
Playground	✓		
Passive Recreation Trail	✓	✓	✓
Recreation, Passive	✓		

Key Changes Proposed – Institutional Zones

- Section 11 – Institutional Zones
 - Institutional Zones from 4 to 3
 - INS1 generally applies to properties designated Institutional in the Official Plan.
 - INSH generally applies to properties designated Health and Wellness Cluster in the Official Plan.
 - Main difference is that INSH allows additional uses including Health Related Retail, Hospital, Laboratories, Multiple Dwelling, Pharmacy, Service Commercial, and Apartments.

Key Changes Proposed – Institutional Zones

Permitted Uses	INS1	INSH	Permitted Uses	INS1	INSH
Institutional			Place of Worship	✓	✓
Accessory Uses, Buildings and Structures	✓(1)	✓(1)	Private Club	✓	
Art Gallery	✓	✓	Pharmacy		✓
Community Centre	✓	✓	Recreational Establishment	✓	✓
Community Garden	✓	✓	School, Commercial	✓	✓
Cemetery	✓	✓	Scientific or Medical Laboratory		✓
Day Care Centre	✓	✓	Service Commercial Establishment		✓
Educational Establishment	✓(2)	✓(3)	Social Services Establishment	✓	✓
Emergency Service	✓	✓	Residential		
Health Related Retail		✓	Accessory Dwelling Units	✓	✓
Hospital, Public		✓	Accessory Uses, Buildings and Structures	✓(1)	✓(1)
Laboratories		✓	Apartment Dwelling		✓
Library	✓	✓	Bed and Breakfast Establishment	✓	
Long Term Care Facility	✓	✓	Emergency Shelter	✓	✓
Medical Clinic	✓	✓	Group Home	✓	✓
Medical Office	✓	✓	Home Occupation	✓(4)	✓(4)
Multiple Dwelling		✓	Long Term Care Facility	✓	✓
Museum	✓	✓	Residential Care Facility	✓	✓
Office	✓	✓	Retirement Home	✓	✓
Park	✓	✓	Single Detached Dwelling	✓(5)	✓(5)
Place of Worship	✓	✓	Street Townhouse Dwelling	✓(5)	✓(5)
			Two Unit Dwelling	✓(5)	✓(5)
			Commercial		
			Restaurant		✓
			Retail		✓

Footnotes:

- (1) For applicable regulations refer to Subsection 5.3 - Accessory Uses, Buildings and Structures
- (2) Except a College or University
- (3) Restricted to a College or University
- (4) For applicable regulations refer to refer to Subsection 5.18 - Home Occupations
- (5) For applicable regulations refer to Residential Low Density 2 - RL2 Zone, Table 7.3.1

Key Changes Proposed – Provisions for Institutional Zones

Regulations	INS1	INSH
Lot Frontage (minimum)		
Lot Area (minimum)	400.0 m ²	NA
Lot Area (maximum)		
Required Yards:		
Front, Side and Rear Yard Setback (minimum)		
Building Height (maximum)	14.0 m (4 storeys) in all other cases	24.0 m (8 storeys)
Maximum Lot Coverage	40%	NA
Landscaped Area (minimum)		

Key Changes Proposed – Industrial Zones

- Section 12 – Industrial Zones
 - Industrial Zones from 7 to 4
 - L1 generally applies to properties designated Light Industrial Area in the Official Plan.
 - G1 generally applies to properties designated General Industrial Area in the Official Plan.
 - GEC generally applies to properties designated Gateway Economic Centre.
 - X applies to aggregate extraction operations (no properties proposed to be zoned X at this time).



Key Changes Proposed – Permitted Uses in Industrial Zones

Permitted Uses	L1	G1	GEC	X
Accessory Uses, Buildings and Structures	✓(1)	✓(1)	✓(1)	✓
Aggregate Extraction Operation				✓
Animal Shelter	✓	✓		
Athletic Club	✓(2)	✓(2)	✓(2)	
Building or Contracting Supply Establishment	✓	✓	✓	
Bulk Storage		✓(3)	✓(3)	✓
Commercial School	✓	✓	✓	
Commercial Greenhouse	✓		✓	
Contractor's Establishment	✓	✓	✓	
Custom Workshop	✓	✓	✓	
Day Care Centre	✓(2)	✓(2)	✓(2)	
Dry Cleaning and Laundry Plant	✓	✓		
Existing Adult Entertainment Parlour		✓		
Financial Institution	✓(2)	✓(2)	✓(2)	
Food Production	✓	✓	✓	
Funeral Home including Crematorium	✓	✓		
Generating Plant	✓	✓	✓	
Heavy Equipment Sales, Rental and Service	✓	✓	✓	
Heavy Industrial		✓	✓✓	
Hotel/Motel			✓	
Laboratories	✓	✓	✓	
Light Equipment/Machinery Sales, Rental and Service Establishment	✓	✓	✓	
Light Industrial	✓	✓	✓	

Permitted Uses	L1	G1	GEC	X
Offices/Office, Major	✓	✓	✓	
Manufacturer Showroom/ Accessory Retail Sales	✓(3)	✓(3)	✓(3)	
Market Garden Open Air Market	✓	✓		
Medical Marihuana Production Facility	✓	✓	✓	
Medical Office/Clinic			✓(2)	
Motor Vehicle Body Shop	✓	✓		
Motor Vehicle Dealership	✓	✓		
Motor Vehicle Repair Establishment	✓	✓		
Motor Vehicle Service Station	✓	✓		
Motor Vehicle Washing Establishment	✓	✓		
Outside Storage	✓(3)	✓(3)	✓(3)	
Parking Lot	✓	✓	✓	
Place of Assembly	✓	✓		
Printing Establishment	✓	✓	✓	
Propane Transfer Facility	✓	✓	✓	
Repair Shops and Services	✓	✓	✓	
Research and Development	✓	✓	✓	
Restaurant	✓(2)	✓(2)	✓(2)	
School, Commercial	✓	✓	✓	
Service Commercial Establishment	✓	✓	✓(2)	
Sleeping Facilities for Occasional Use	✓	✓	✓	
Storage Yard	✓	✓		
Surveying, Engineering, Planning or Design Business	✓(2)		✓(2)	
Technology Industry	✓	✓	✓	
Training Facilities	✓	✓	✓	
Trucking Operation	✓	✓	✓	
Warehouse/Public Storage	✓	✓	✓	
Waste Transfer/Processing/ Recycling Facility	✓	✓		

Key Changes Proposed – Provisions for Industrial Zones

Regulations	L1, G1, GEC	X
Lot Area (minimum)	0 m ²	40 ha
Lot Frontage (minimum)	0 m	45.0 m
Front Yard (minimum)	6.0 m	15. m
Side Yard (minimum)	0 m	0 m
Rear Yard (minimum)	3.0 m	3.0 m
Yard Abutting a Residential or Institutional Zone (minimum)	3.0 m	90.0 m
Building Height (maximum)	No maximum	15.0 m (1)
Planting Strip		30.0 m
Abutting a Street (minimum)	3.0 m planting strip, except for points of ingress and egress	3.0 m planting strip, except for points of ingress and egress
Abutting a Residential or Institutional Zone (minimum)	3.0 m planting strip	3.0 m planting strip
Fencing	On lands abutting a Residential or Institutional Zone fencing shall be installed along the common boundary and shall have a minimum height of 1.8 m which may be a solid screen fence or a combination of chain-link fence and landscape planting to form a dense year-round screen.	On lands abutting a Residential or Institutional Zone fencing shall be installed along the common boundary and shall have a minimum height of 1.8 m which may be a solid screen fence or a combination of chain-link fence and landscape planting to form a dense year-round screen.

Key Changes Proposed – Agricultural & Rural Zones

- Section 13 – Agricultural and Rural Zones
 - Agricultural and Rural Zones from 8 to 3
 - A1 generally applies to large properties designated Agricultural in the Official Plan.
 - RR generally applies to small properties designated Agricultural in the Official Plan.
 - RE applies to properties designated Rural Employment Area.



Key Changes Proposed – Permitted Uses in Agricultural & Rural Zones

Permitted Uses	A1	RR	RE
Accessory Dwelling Unit	✓	✓	
Accessory Uses, Buildings and Structures	✓(1)	✓(1)	✓(1)
Agriculture	✓	✓	✓
Agri Tourism	✓		✓
Agriculture Related Uses	✓		✓
Bed and Breakfast Establishment	✓	✓	✓
Cemetery	✓	✓	
Farm Labour Residence	✓		
Farm Produce/Product Stand	✓	✓	✓
Farm Machinery Sales and Repair			✓
Garden Suite	✓(3)	✓(3)	
Greenhouse	✓		
Group Home	✓	✓	
Home Industry	✓(4)	✓(4)	
Home Occupation	✓(7)	✓(7)	
Kennel	✓		
Landscape Contracting Establishment			✓
Lumber Yards			✓
Market Garden	✓		
Medical Marihuana Facility	✓		✓
Outside Storage (5)	✓		✓
Single Detached Dwelling	✓(2)	✓	✓(6)
Single Detached Dwelling (Principal Use on Existing Lot of Record)	✓	✓	
Trucking Operation (Related to Agricultural Uses)			✓
Veterinary Service	✓	✓	✓
Warehousing (Related to Agricultural Uses)	✓		✓

Footnotes:

- (1) Refer for Subsection 5.3 - Accessory Uses, Buildings and Structures
- (2) Permitted as an accessory or secondary use to an agricultural operation
- (3) Refer to Subsection - 5.15 Garden Suites
- (4) Refer to Subsection - 5.17 Home Industries
- (5) Accessory to a permitted principle use
- (6) Permitted as an accessory use to a permitted Rural Employment Use
- (7) Refer to Subsection - 5.18 Home Occupations

Key Changes Proposed – Provisions for Agricultural & Rural Zones

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)	Land-scaping (min)
A1, RR, RE									
Agriculture/Agriculture Related Uses								20%	
Agri-tourism	40.0 ha	30.0 m	15.0 m	15.0 m	15.0 m	15.0 m	NA	500m ² (6)	NA
Bed and Breakfast	1.0 ha	30.0 m	10.0 m	3.0 m	4.5 m	7.5 m	11.0 m (1)	20%	NA
Cemetery	0.4 ha	12.0 m	10.0 m	10.0 m	10.0 m	10.0 m	6.0 m	NA	NA
Farm Labour Residence (3)	40.0 ha	30.0 m	15.0 m	15.0 m	15.0 m	15.0 m	11.0 m (1)	NA	NA
Farm Machinery Sales and Repair	3.0 ha	30.0 m	10.0 m	10.0 m	10.0 m	10.0 m	11.0 m (1)	25%	3.0 m (4)
Greenhouse	40.0 ha	30.0 m	10.0 m	10.0 m	10.0 m	10.0 m	NA	70%	NA
Group Home	0.4 ha	30.0 m	10.0 m	3.0 m	4.5 m	7.5 m	11.0 m (1)	30%	NA
Kennel	2.0 ha	30.0 m	10.0 m	4.5 m	4.5 m	7.5 m	11.0 m (1)	30%	3.0 m (2)
Landscape Contracting	3.0 ha	30.0 m	10.0 m	4.5 m	4.5 m	12.0	11.0 m (1)	25%	3.0 m (2)
Lumber Yard	3.0 ha	30.0 m	10.0 m	4.5 m	4.5 m	10.0 m	11.0 m (1)	25%	3.0 m (4)
Market Garden	40.0 ha	30.0 m	10.0 m	4.5 m	4.5 m	10.0 m	NA	70%	NA
Medical Marihuana Facility	40.0 ha	30.0 m	10.0 m	15.0 m	15.0 m	10.0 m	11.0 m (1)	25%	3.0 m (2)(4)
Single-Detached Dwelling	0.4 ha	30.0 m	10.0 m	3.0 m	4.5 m	7.5 m	11.0 m (1)	20%	NA
Veterinary Service	1.5 ha	30.0 m	10.0 m	4.5 m	4.5 m	7.5 m	11.0 m (1)	20%	3.0 m (2)
Warehousing (5)									

Footnotes:

- (1) Three storeys
- (2) Along the front lot line
- (3) Refer to Section 13.4 - Additional Regulations
- (4) Adjacent to lot lines abutting residential dwellings or Zones.
- (5) Secondary to agricultural uses only
- (6) Maximum gross floor area of all buildings/structures devoted to use

ZONING BY-LAW MAPS

- Current maps are not in color and the zones are not color coded.
- Current mapping has some errors.
- Continue with GIS based mapping and provide enhancements.
- Innovative, user friendly & web based Zoning By-law information.

This map displays the zoning districts for a city, with various colored areas representing different zoning types. The map includes a north arrow in the top left corner. The following table lists the zoning districts and their corresponding colors as shown on the map:

Zoning District	Color
R1	Light Blue
R2	Light Green
R3	Light Yellow
R4	Light Purple
RM1	Light Blue
RM2	Light Green
RM3	Light Yellow
RM4	Light Purple
O1	Light Blue
O2	Light Green
O3	Light Yellow
O4	Light Purple
C1	Light Blue
C2	Light Green
C3	Light Yellow
C4	Light Purple
EP-X1	Light Blue
EP-X2	Light Green
EP-X3	Light Yellow
EP-X4	Light Purple
EP-X5	Light Blue
EP-X6	Light Green
EP-X7	Light Yellow
EP-X8	Light Purple
EP-X9	Light Blue
EP-X10	Light Green
EP-X11	Light Yellow
EP-X12	Light Purple
EP-X13	Light Blue
EP-X14	Light Green
EP-X15	Light Yellow
EP-X16	Light Purple
EP-X17	Light Blue
EP-X18	Light Green
EP-X19	Light Yellow
EP-X20	Light Purple
EP-X21	Light Blue
EP-X22	Light Green
EP-X23	Light Yellow
EP-X24	Light Purple
EP-X25	Light Blue
EP-X26	Light Green
EP-X27	Light Yellow
EP-X28	Light Purple
EP-X29	Light Blue
EP-X30	Light Green
EP-X31	Light Yellow
EP-X32	Light Purple
EP-X33	Light Blue
EP-X34	Light Green
EP-X35	Light Yellow
EP-X36	Light Purple
EP-X37	Light Blue
EP-X38	Light Green
EP-X39	Light Yellow
EP-X40	Light Purple
EP-X41	Light Blue
EP-X42	Light Green
EP-X43	Light Yellow
EP-X44	Light Purple
EP-X45	Light Blue
EP-X46	Light Green
EP-X47	Light Yellow
EP-X48	Light Purple
EP-X49	Light Blue
EP-X50	Light Green
EP-X51	Light Yellow
EP-X52	Light Purple
EP-X53	Light Blue
EP-X54	Light Green
EP-X55	Light Yellow
EP-X56	Light Purple
EP-X57	Light Blue
EP-X58	Light Green
EP-X59	Light Yellow
EP-X60	Light Purple
EP-X61	Light Blue
EP-X62	Light Green
EP-X63	Light Yellow
EP-X64	Light Purple
EP-X65	Light Blue
EP-X66	Light Green
EP-X67	Light Yellow
EP-X68	Light Purple
EP-X69	Light Blue
EP-X70	Light Green
EP-X71	Light Yellow
EP-X72	Light Purple
EP-X73	Light Blue
EP-X74	Light Green
EP-X75	Light Yellow
EP-X76	Light Purple
EP-X77	Light Blue
EP-X78	Light Green
EP-X79	Light Yellow
EP-X80	Light Purple
EP-X81	Light Blue
EP-X82	Light Green
EP-X83	Light Yellow
EP-X84	Light Purple
EP-X85	Light Blue
EP-X86	Light Green
EP-X87	Light Yellow
EP-X88	Light Purple
EP-X89	Light Blue
EP-X90	Light Green
EP-X91	Light Yellow
EP-X92	Light Purple
EP-X93	Light Blue
EP-X94	Light Green
EP-X95	Light Yellow
EP-X96	Light Purple
EP-X97	Light Blue
EP-X98	Light Green
EP-X99	Light Yellow
EP-X100	Light Purple



SCHEDULE "A"

Residential Zones

- ### Institutional and Community Wellness Zones

- ### Industrial Zones

- ### Agricultural and Rural Zones

- Other Zones**
- RT** Railway Transportation

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

Copyright © 2017 The Corporation of the City of Welland and its Suppliers.



and future

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

60 East Main Street

[Streets](#) > [East Main Street](#) > [60 East Main Street](#)

GENERAL PROPERTY INFORMATION

Page Last Modified: 05/10/2017 2:11:57 PM

Address: 60 East Main Street

Assessment Roll Number: 271903000513300

Parcel ID: 21833

Road Jurisdiction: Region of Niagara

[Click for roads contact](#)

Legal Description: CON 5 PT LOT 25 PT IWDR5;PLAN 551 LOTS 7 AND 8 N MAIN;ST PT LOT 9 N MAIN ST PLAN;564 LOT DMCE5 PT LOT DMCE4;AND RP 59R7186 PARTS 1 AND 2

Zoning: [RZ](#) (Bylaw 2667)

[Click here for map](#)

Proposed Zoning: DMC

[Proposed Zoning Document](#)

[Click here for map](#)

Official Plan: Downtown

[Click here for Official Plan Document](#)

Planning District: District 4

Area (calculated): 5296.86 (square metres) / 1.31 (acres)

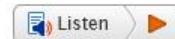
Ward: 3

Councillors: John Mastroianni - 905-736-0468

John Chiochio - 905-936-0240

Garbage Collection: [Click here to check your garbage collection day](#)

Latitude/Longitude: 42.99/-79.25



LOCATION MAP



[Zoom In](#) | [Zoom Out](#)
[Open Interactive Mapping](#)
[Open in Google Maps \(new window\)](#)

GOOGLE STREET VIEW™



Major Areas with Concerns

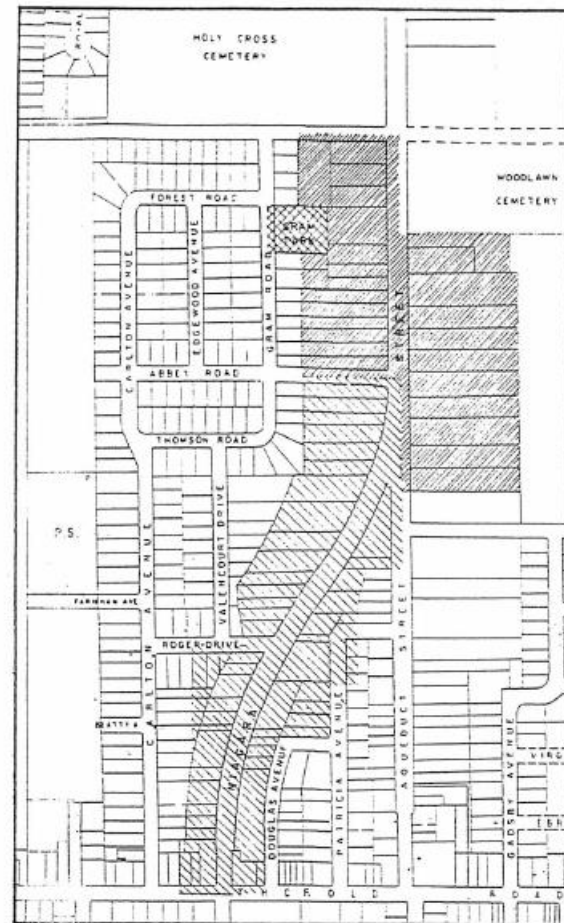
- Some Residents concerned about High Density Zoning on East Side of Niagara Street, South of Woodlawn Cemetery.
- Some Residents concerned about RL1 Zoning in North-West Corner of the City.
- Some Residents was RM Zoning in Low Density Designated Areas.
- Some Residents on West side of Colborne Street opposed to A1 Zoning.

Boarding & Lodging – Key Changes Proposed

- We will amend proposed By-law to allow for 6 roomers and boarders for any single, semi- or townhouse. Anything more would require an Official Plan and Zoning By-law Amendment to allow for Boarding and Lodging.
- The definition of Board and Lodging will be amended to mean more than 6 roomers and boarders.
- This provision will apply to all low density and medium density zoned areas in the City.
- This will be in addition to the other regulations proposed to manage boarding and lodging housing:
 - Zoning of High Density Area at Woodlawn and Niagara St
 - Many properties zoned to allow for Boarding and Lodging
 - Addition of Secondary Suites as a permitted use
 - Improved Downtown Zoning to allow for Boarding and Lodging
- **Grandfathering of existing Boarding and Lodging.**

West Side of Niagara Street, South of Woodlawn Cemetery

- Designated High Density Residential and an Intensification Area.
- Properties proposed to be Zoned RH.
- 7.0m rear yard setback required.
- Some residents want OPA 77 reinstated or have those provisions incorporated into the proposed new By-law.



AMENDMENT No. 77
TO THE OFFICIAL
PLAN FOR THE
WELLAND PLANNING
AREA

SCHEDULE 'A'
LAND USE PLAN

NOTE:

THIS SCHEDULE FORMS PART
OF AMENDMENT No. 77 TO
THE OFFICIAL PLAN FOR THE
WELLAND PLANNING AREA AND
MUST BE READ IN CONJUNCTION
WITH WRITTEN TEXT.

LEGEND:

Lands to be designated RESIDENTIAL



Lands to be designated COMMERCIAL - GENERAL



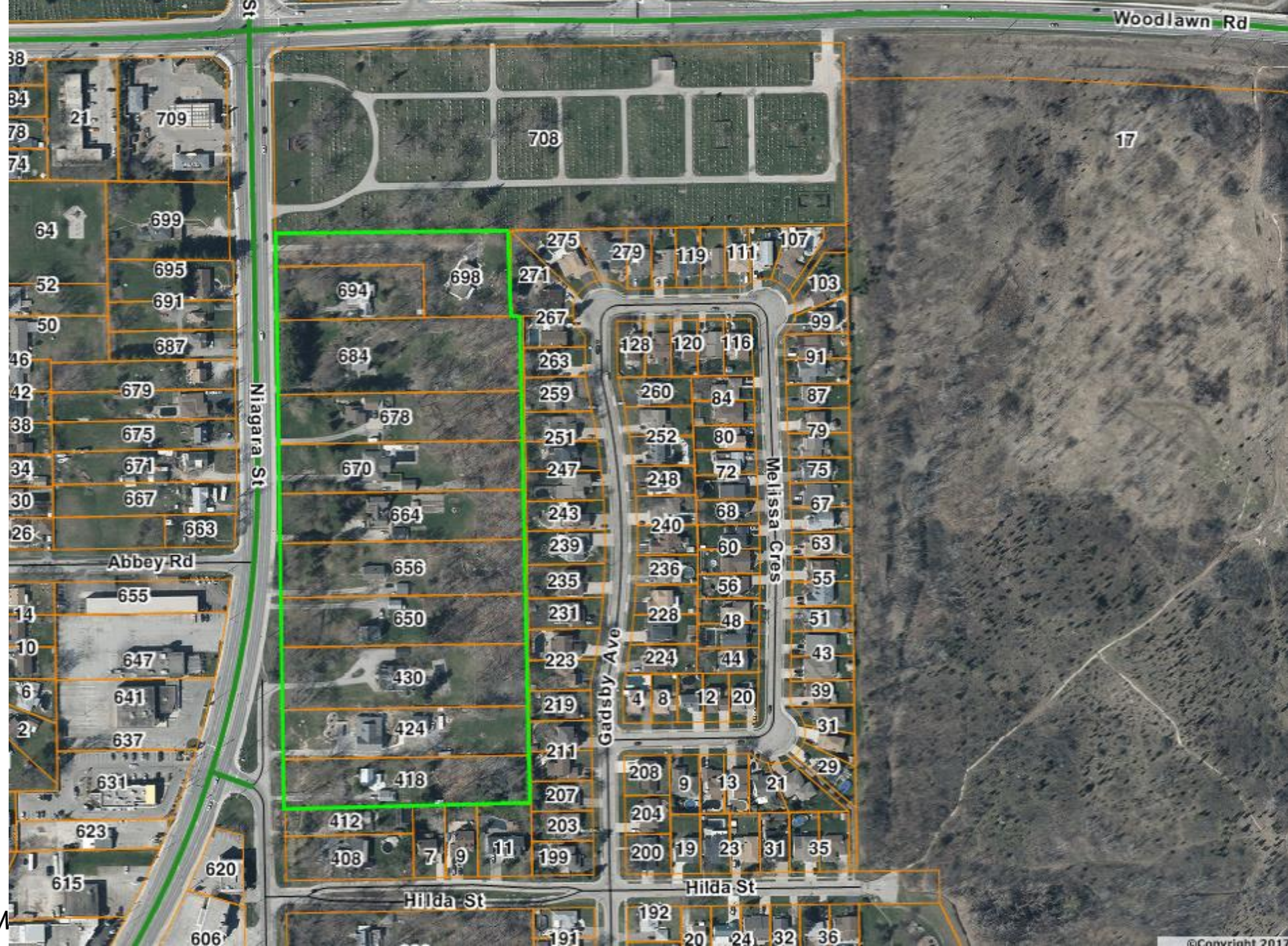
Lands to be designated OPEN SPACE



DATE : October 1991

prepared by the Department of Planning and Development

Scale 1 : 7200



West Side of Niagara Street, South of Woodlawn Cemetery - OPA 77

- Approved in 1991.
- No longer In Force - Replaced by 2010 Official Plan
- Main components of OPA 77:
 - 30m setback from abutting residential properties
 - Allowed small scale commercial and a variety of multiple dwelling formats (apartments, block townhouses, mixed-use buildings).
 - Residential Density - 100 units per gross hectare
 - Minimum 90m (295.25') frontage required.
- Provisions are very prohibitive

West Side of Niagara Street, South of Woodlawn Cemetery – Problems with OPA 77

- 2010 Official Plan is the in force document.
- Density was below 125 units per hectare.
- Frontage requirements and property ownership requirements were prohibitive.
- 30m setback for any development was prohibitive and would conflict with current Intensification Designation.
- Townhouse not permitted in proposed RH Zone or High Density Designation.
- Provisions not consistent with Council approvals since the 2010 Official Plan.

West Side of Niagara Street, South of Woodlawn Cemetery – Possible Option

- Site Specific Zone RH for the properties on the East Side of Niagara Street.
- Minimum Setback for a building would be 7.0m for up to 11m in height and the height above 7.0m would need to be setback an additional 1m for every 3m in height increase above 7.0m.
- Other current provisions would apply.

Proposed New Comprehensive Zoning By-law – Next Steps

- Make any necessary fine tuning that may arise prior to Final Council Approval.
- Prepare Staff Reports

IMPORTANT DATES

Public Information Meeting Date	Monday, May 29, 2017 @ 7pm
Statutory Public Meeting Date	Tuesday, June 6, 2017 @ 7pm
Final Report and By-laws (Target Date)	Tuesday, June 20, 2017 @ 7pm
20 Day Appeal Period after decision	

COMMENTS AND QUESTIONS?

