

**THE CORPORATION OF THE CITY OF WELLAND**

**BY-LAW NUMBER 2023-**

**BEING A BY-LAW TO AMEND CITY OF WELLAND  
ZONING BY- LAW 2017-117 (FILE NO. 2023-03) 523,  
529, 535, 537 THOROLD ROAD**

**WHEREAS** the Council of the Corporation of the City of Welland adopted By-law 2017-117 on the 17th day of October 2017;

**AND WHEREAS** Subsection 1 of Section 34 of The Planning Act R.S.O. 1990, Chapter P.13 provides that local Councils may pass Zoning By-laws;

**AND WHEREAS** Subsection 1 of Section 36 of The Planning Act R.S.O. 1990, Chapter P.13 as amended, provides that the Council of a local municipality may, in a By-law Passed under Section 34, by the use of the Holding Symbol "H" in conjunction with any use designation, specify the use to which lands, buildings, or structures may be put at such time in the future as the Holding Symbol is removed by amendment to the By-law;

**AND WHEREAS** the Council of the Corporation of the City of Welland deems it expedient to amend said Zoning By-law 2017-117.

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF WELLAND ENACTS AS FOLLOWS:**

That Schedule "A" to By-law 2017-117 be and the same is hereby amended as follows:

1. Firstly: Part Township Lot 254 Thorold as in TH14883, Except BB62660; Part Township Lot 254 Thorold, Parts 1 & 2 Plan 59R4112, Part Township Lot 254 Thorold As In RO706284; Secondly: Part Township Lot 254 Thorold As In RO423511 in the City of Welland, Regional Municipality of Niagara., municipally known as 523, 529, 535, 537 Quaker Road, Welland shown on Schedule "A" attached hereto as "Change to H-RH-125" is hereby rezoned to H-RH-125, and shown on Schedule "A" attached hereto as "Change to HA" is hereby rezoned to HA.
2. That the provisions of Zoning By-law 2017-117 continue to apply.
3. That the uses permitted in the RH Zone be those permitted in the RH-125 Zone, save and except as follows:
  - That the maximum building height be 33 metres whereas 32 metres is required; and
  - That the minimum dimensions of a loading spaces be 5.5 metres in width and 5.5 metres in length whereas 3.5 metres in width and 12.0 metres in length is required

**READ A FIRST, SECOND AND THIRD TIME AND PASSED BY COUNCIL THIS 12<sup>th</sup> DAY OF DECEMBER 2023.**

---

MAYOR

---

CLERK