

COUNCIL MEETING
PLANNING AND DEVELOPMENT SERVICES
PLANNING DIVISION

REPORT P&B-2024-23
July 30, 2024

SUBJECT: Statutory Hearing for Zoning By-law Amendment 2024-02.
Housekeeping Amendments to Zoning By-law 2017-117.

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RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report P&B 2024-23 regarding the housekeeping amendment to the City of Welland Comprehensive Zoning By-law 2017-117.

RELATIONSHIP TO STRATEGIC PLAN

This recommendation is aligned to Council’s strategic priority of ensuring “**Liveability**” by creating a sense of belonging while enhancing mobility by improving access to recreation and community events, ensuring adequate housing options, encouraging job growth, and improving ways to efficiently move people throughout the city. This project is one of the initiatives of the City’s Housing Target and Pledge to the Province of Ontario and is part of Council’s approved application to the Housing Accelerator Fund.

EXECUTIVE SUMMARY:

A review of the City of Welland Comprehensive Zoning By-law 2017-117 has been completed. The intention of this report is to provide Council with background information relating to the proposed housekeeping amendments and process related to this initiative.

BACKGROUND:

The City's Comprehensive Zoning By-law 2017-117 has been in force and effect since October 17, 2017. Several items have been identified to be adjusted, added or changed to clarify, provide consistency and improve the functionality of the document. As a general overview, the proposed adjustments consider the following:

- Improving the efficiency and clarity of subsections through the removal of duplicate subsections and the consolidation of overlapping subsections (e.g. consolidating certain condominium provisions, combining subsections related to the location, size, and standards for parking areas and driveways),
- The addition or revision of definitions to align with the permitted uses of the by-law and their provisions,
- An update to the provisions for accessory dwelling units to bring the subsection into compliance with recent provincial legislation; and
- The introduction of specific zoning provisions where there has been a gap in applicability (e.g. providing set back requirements for generators, encroachment limits for balconies, and tiered dimensions for loading spaces).

The purpose of the housekeeping amendments to The By-law is to provide minor adjustments to the existing by-law so that there is greater clarity in the application and interpretation of the definitions, standards, and regulations of The By-law. A detailed summary of the housekeeping amendments proposed can be found as Appendix I and a detailed redlined version of The By-law can be found as Appendix III. This project is one of the initiatives of the City's Housing Target and Pledge to the Province of Ontario and is part of Council's approved application to the Housing Accelerator Fund.

DISCUSSION:

A Virtual/In-Person Public Information Meeting was held on May 8, 2024, to gain public input regarding the proposed applications. Two (2) members of the public participated at the Public Information Meeting, and the following was discussed:

- The specificity of the definitions to be included in the by-law and their interpretation,
- Parking regulations,
- Private outdoor storage regulations and interpretation,
- Recreational vehicles and associated private outdoor storage regulations,
- Visitor parking requirements, and
- Driveway paving widths.

The Statutory Public Meeting under the Planning Act is being held on July 30, 2024. The Public Meeting provides an opportunity for a presentation regarding the proposed housekeeping amendments. Interested parties can then make

comment and/or raise concerns, and Council members are able to inquire about the proposed housekeeping amendments.

The report is intended to provide Council with background information on the housekeeping amendment. Staff intend to bring a Recommendation Report for consideration at a future meeting.

Other Department Implications:

Other City Divisions have been circulated the amendments for review and comment. Any comments, requirements, and/or recommendations received will be incorporated into the final Recommendation Report.

FINANCIAL:

There are no anticipated financial costs associated with this process.

CONCLUSION:

The Planning Act requires a Statutory Public Meeting to be held to provide an opportunity for public input and discussion regarding this housekeeping amendment. This report is intended to provide background information for the Public Meeting.

ATTACHMENT:

- Appendix I - Summary of Changes Chart
- Appendix II - Written Comments Received
- Appendix III - Redline Version of Comprehensive Zoning By-law 2017-117