

## Corporate Report

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**Report from** Planning and Development Services, Planning Services

**Date of Report:** March 4, 2013

**Date of Meeting:** March 18, 2013

**Report Number:** PDS-063-2013

**File:** 60.35.11 Vol. C

**Subject:** Zone Your St. Catharines – Zoning By-law Review  
Release of Draft Zoning By-law and Public Participation Process

### Recommendation

That Council receive for information purposes the report from Planning and Development Services dated March 4, 2013 regarding the draft zoning by-law; and

That Council receive the Draft Zoning By-law document dated March 18, 2013, for information purposes only; and

That Council hold an additional meeting on March 25, 2013 for introduction and general discussion of the draft zoning by-law dated March 18, 2013. FORTHWITH

### Summary

Staff has completed a draft of the City's new zoning by-law. This report signals the public release of the draft zoning by-law. It provides Council with an update on the public engagement process which has taken place in preparing the initial draft zoning by-law and outlines the continued public participation process on the draft by-law that is planned for this Spring. The draft zoning by-law will be distributed at the March 18, 2013 Council Meeting.

### Background

The new Official Plan, the Garden City Plan was granted final approval by the Region on July 31, 2012. There is one outstanding appeal to the Ontario Municipal Board pertaining to 2032 First Street Louth, 2012 First Street Louth and 399 Vansickle Road. The remainder of the Garden City Plan is now in effect. The Planning Act requires that the municipality's zoning by-law must be brought into conformity with a new Official Plan no later than 3 years after the approval of the new plan. The City's currently has 11 zoning by-laws, dating from 1958 to 1988, with a total of approximately 1300 amendments. A zoning by-law review has therefore been undertaken to: a) bring the zoning into conformity with the Garden City Plan and; b) to provide one set of modern simplified zoning regulations universally applied throughout the City.

## **Report**

### **Public Release of Draft Zoning By-law**

The draft zoning by-law will be distributed at the March 18, 2013 Council meeting. It includes modern standards that encourage sustainable growth and good urban design. The draft zoning by-law conforms with the Garden City Plan and Provincial legislation such as Bill 140, Strong Communities through Affordable Housing Act. The document has been written with concise and simple language using everyday terms where possible. The draft zoning by-law proposes the creation of universal standards that eliminate the confusion inherent with the existing 11 zoning by-laws. Clearly defined standards in the draft zoning by-law reflect contemporary best practices contained predominately in zoning by-laws throughout Ontario. The draft zoning by-law broadly defines uses and creates provisions which allow flexibility for good design and development while maintaining certainty and compatibility.

A digital copy of the draft zoning by-law will be available on the City's website March 19, 2013. Print copies will be available at City Hall, in Planning and Development Services beginning March 21, 2013. Copies will also be available in all public libraries, and the City's community centres.

### **March 25, 2013 Special Council Meeting**

In order to familiarize Council with the draft zoning by-law a special meeting of Council is requested for March 25, 2013. This introductory session will be a primer on the draft zoning by-law, highlighting the areas of change from the City's current zoning by-laws and issues of specific interest in anticipation of questions and comments from the public. The meeting is intended to provide Council with a broad understanding of the draft zoning by-law.

### **Public Participation Process**

The goal of the public participation process is to ensure that the zoning by-law review is open and transparent. The process will: create dialogue; receive comments and concerns from the public; and ensure that the matters that are brought forward are considered in the document. Staff is committed to keeping the public informed with complete and detailed information to assist them in understanding the draft zoning by-law, alternatives, opportunities and solutions.

### **"Zone Your St. Catharines" Facebook Page and City's Website**

The first phase of public participation "Zone Your St. Catharines" Facebook was launched November 28, 2012 seeking input on key issues considered in preparation of the draft zoning by-law. Surveys on specific topics (past experiences with the City's current zoning by-laws, what should be allowed in neighbourhoods and what should be allowed in commercial and retail areas) were also used to obtain feedback. Input from the surveys and comments on Facebook have assisted staff in drafting the zoning by-law. The City's website and "Zone Your St. Catharines" Facebook page will continue to be used over the next several months to provide continuing opportunities for dialogue.

### **Special Issue of the Garden City Current and Lifestyle Home Show**

A special zoning edition of the Garden City Current to be published on March 28, 2013 in the St. Catharines Standard, launches the next phase of public participation. The zoning edition of the Garden City Current will provide an overview of why the City needs a new zoning by-law, introduces the draft zoning by-law, and will include the details of the location, date and time of neighbourhood open house meetings. That same weekend, March 28 to March 30, 2013, Planning and Development Services staff will be hosting a booth at the Lifestyle Home Show at Seymour-Hannah Sports and Entertainment Centre. The Planning and Development Services' booth will provide an opportunity to outreach to the public on the draft zoning by-law as well as provide guidance on building permits, current zoning regulation and the similar building and land development issues.

### **Neighbourhood Meetings**

Public engagement will continue with open house sessions. These neighbourhood meetings are planned from April to mid- June at various locations. See [REDACTED] Neighbourhood Open House Meeting Schedule for details of the meeting dates and venues. This first round of neighbourhood meetings will provide opportunities for one on one dialogue with the public. A second round of neighbourhood open houses will take place in the Fall of 2013, with the release of a final draft by-law.

All open houses will be advertised on the City's website, the City's and the "Zone Your St. Catharines" Facebook pages, the March 28, 2013 edition of the Current and in the St. Catharines Standard. Individual notices of the open houses will distributed to any person who has requested notification.

In the Fall of 2013, staff will report to Council on all comments and feedback received. The intent of the public participation process is to create dialogue, to obtain input, to understand public concerns and to ensure all concerns are considered prior to the final zoning by-law being presented to Council for adoption also in the Fall of 2013.

### **Financial Implications**

Not applicable.

### **Conclusion**

The first phase of the public participation process for the zoning by-law review will culminate with the release of the draft zoning by-law. Information obtained from surveys and the "Zone Your St. Catharines" Facebook page identified initial matters which have been taken into consideration in creating the draft document. The draft zoning by-law is now being presented for feedback. A series of public open house sessions is scheduled for April, May and June. Continuing opportunities for public participation will be provided with social media, ie. City website and 'Zone Your St. Catharines' Facebook page. A second series of neighbourhood meetings, in the Fall of 2013, will take place prior to the final by-law being presented to Council. The draft zoning by-law is included in the March 18, 2013 Council package.

**Submitted by:**

Judy Pihach, MCIP, RPP  
Manager of Planning Services


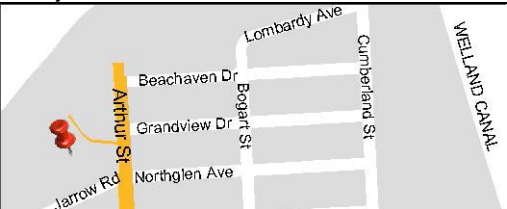

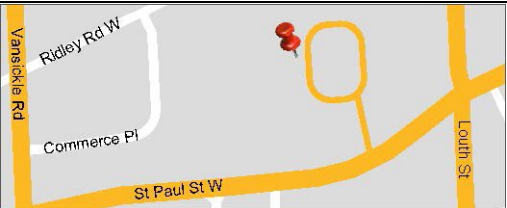
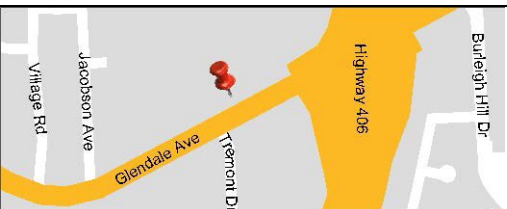
**Prepared by:**

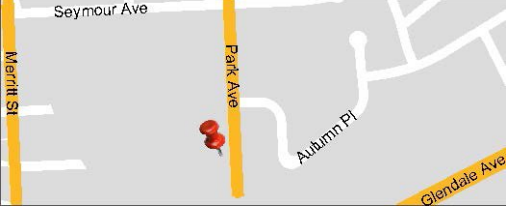

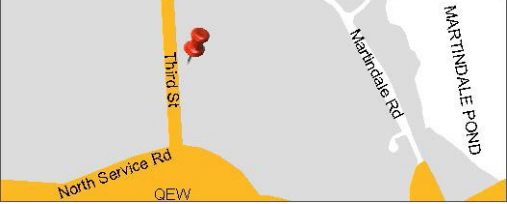
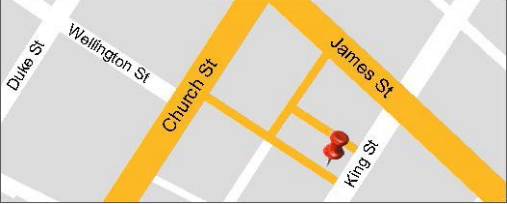
Ellen Savoia, MCIP, RPP  
Planner I

**Approved by:**

James N. Riddell, MPI, MCIP, RPP  
Director of Planning and Development Services

## Draft Zoning By-law Neighbourhood Open House Meetings Schedule

Date and Times	Location
<b>Tuesday April 9<sup>th</sup></b> , 2 pm to 4 pm and 6:30 pm to 8:30 pm	 <p><b>Grantham Optimist Club, 188 Linwell Rd (behind the fire-hall)</b></p>
<b>Tuesday April 16<sup>th</sup></b> , 2 pm to 4 pm and 6:30 pm to 8:30 pm	 <p><b>Club La Salle, 111 Arthur Street</b></p>
<b>Tuesday April 23<sup>rd</sup></b> , 2 pm to 4 pm and 6:30 pm to 8:30 pm	 <p><b>Port Dalhousie Lions Club, 201 Main Street</b></p>
<b>Tuesday April 30<sup>th</sup></b> , 2 pm to 4 pm and 6:30 pm to 8:30 pm	 <p><b>Seymour-Hannah Sports and Entertainment Centre, 240 St. Paul Street West</b></p>
<b>Tuesday, May 7<sup>th</sup></b> , 2 pm to 8 pm	 <p><b>Pen Centre Mall, 221 Glendale Avenue, near Danier Leather</b></p>

<p><b>Tuesday, May 14<sup>th</sup>,</b> 2 pm to 4 pm and 6:30 pm to 8:30 pm</p>	 <p><b>Merritton Lions Community Centre, 7 Park Avenue</b></p>
<p><b>Thursday, May 23<sup>rd</sup>,</b> 2 pm to 4 pm and 6:30 pm to 8:30 pm</p>	 <p><b>C.A.W. Hall, 124 Bunting Road</b></p>
<p><b>Wednesday May 29<sup>th</sup>,</b> 2 pm to 4 pm and 6:30 pm to 8:30 pm</p>	 <p><b>Bethany Community Church, 1388 Third Street Louth</b></p>
<p><b>Wednesday, June 12<sup>th</sup>,</b> 2 pm to 4 pm and 6:30 pm to 8:30 pm</p>	 <p><b>Market Square, King Street</b></p>