



You Spoke. We Listened.

Summary of revisions to March 18, 2013 draft zoning by-law.



Topic	Comment / Issue	Response	Rationale/Staff Comment
Residential Front Yard Parking	Should reduce maximum front yard parking	Revised minimum lot frontages and maximum width of parking areas	Balanced approach taken. By-law provides balance to support urban design and other considerations including safety. The maximum and minimum lot areas must comply with Official Plan density requirements.
	To control dominance of parking and garages in Residential neighbourhoods propose various changes including maximum and minimum lot areas, percentage of driveway coverage as well as maximum driveway width, location of garages, creation of standards for rear lanes lots		
Recreation Vehicles	Seek restrictions for where recreation vehicles (RV's) are permitted.	Added restrictions in required front yard and exterior side yard	Revised to ensure streetscape and sight lines are maintained. Supports safety initiatives with uniform regulations throughout the City
	Concerns with sight lines with large RV's in front of dwellings		
	Section 3.9 Large Motor Vehicle - clarify if this includes RV's	Clarified clause, not intended to address RV's.	Intent to restrict commercial vehicles

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Accessory Apartments	Concerns that 60 m2 is too small	Changed wording from 'principal dwelling unit' to building to allow easier implementation	Clarification of size restriction in line with Building Code. General size of 1 bedroom apartment while ensuring adequate space for furnace, laundry area etc. There are other housing options in many zones that would also allow duplex where there is no maximum dwelling unit size
	Should permit in Agriculture zones	Added accessory apartment in detached dwellings in Agriculture zones	In conformity with Official Plan Agriculture policies. Allows for succession planning for transition to next generation of farmers
Home Based Business	Support as important to local economy as long as scale is appropriate	No change	Scale of home based business kept small with maximum size limits same as current by-laws. Established 1993 no major issues with current standards noted. To be used as business incubator. Business requiring more space/more employees should consider moving to commercial/employment zoned location.
	Concerns with parking overflow onto street	No change	Short term occasional parking on street seen as innocuous. Parking on street meant for temporary parking.

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	Concerns with increased traffic on local street, and signage	No change	Regulations ensure small scale nature of use which limits traffic impacts. No major problems noted with current regulations. Signage to be addressed in updated sign by-law.
	Should permit at least 1 employee	Added permission of 1 non-resident employee	One employee will not change scale as maximum size does not change.
	Not clear who the client is in home day care	Changed wording from 'client' to 'non-resident people being supervised'	Provides clarification.
	Home based business day care should allow overnight care. How is client defined? Requested additional definitions for child, home and licensed day care	Removed restriction on overnight care from definition of daycare. Changed client to persons being cared for. No additional definitions added	Intent to permit care can include overnight but not to exceed 24 hours. Other legislation must be complied with as set out in Section 1.1.3.
Infrastructure and Parking	Consider higher parking requirement for medical office.	No change	By-law objectives to create generic regulations that allow for change of use. Medical office included as office and subject to regulations for office
	Request to allow off-site parking for commercial uses	Added Section 3.2.2 allowing non-residential uses to provide parking within 120 metres of lot.	Supported by Official Plan Section 5.4.

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	Pod parking requirements limit site design flexibility	Removed pod parking requirements	Other landscape buffer requirements and landscape open space requirements achieved same intent. Complies with Official Plan
	Should establish parking requirements for schools	No change	No parking for schools currently and no concerns or issues have been noted with insufficient parking. Drop off areas are site plan design issue
	Should include parking requirement for accessory apartments	Added 1 parking space per accessory dwelling	Supports compatible development
	Long term care facility requires more than .3 parking spaces per unit, requested 0.4 spaces per unit	Increased parking to .4 parking spaces per unit	Modest increase should accommodate employee shift change overflow onto abutting street (e.g. Ernest Street)
	Reduce parking for private road developments (condo townhouse developments) and apartment buildings	Reduced parking for apartment building to 1.25 parking spaces per dwelling unit; reduced parking in private road development to 1.25 space per dwelling unit	Supports balanced approach to prevent over-supply of parking, allows for 1 space per dwelling unit plus .25 for visitor parking within the development.

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	Concern that reduced parking rates in largest development will reduce number of accessible parking spaces. May result in insufficient number of accessible parking spaces. Request ratio for lots with 501 or more parking spaces is increased to 2%.	Changed rate for accessible parking spaces to 2% for parking areas with 501 or more parking spaces	Supported by Official Plan Section 4.6.
	Ensure enough accessible parking spaces on commercial properties.		
	Concerns with inadequate parking being provided for home based business and accessory apartments. Concern with overflow of parking onto the street	Added a parking requirement for accessory apartments	Ensures parking on street is maintained for visitors/ short stay parking
	Should consider including parking requirements for agro-tourism and value added uses	No change	No justification provided for why parking requirements are needed.

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	Regional Policy Plan has maximum sight triangle of 4.5 m in urban area and 15 m in agricultural area. By-law conflicts with maximum triangle in urban area of Regional Plan	No change	Regional Policy Plan relates to public road widenings not sight triangles on private land. Complies with the Official Plan
	Should consider allowing environmentally friendly parking surfaces	No change	As hard surface defined in general terms, the Zoning By-law does allow for alternative environmentally sensitive materials such as gravel or other permeable surfaces
Bicycle Parking	Provided detailed summary of best practices of bicycle parking rates and development standards	Added to the range of uses required to provide bicycle parking.	Proposed bicycle parking rates are in keeping to short term parking best practices. The study of entire submission is beyond the scope and constraints of the zoning by-law review. A comprehensive review and public consultation of bicycle parking in conjunction with transportation master plan project is needed.
	Should expand the list of uses that require bicycle parking and add long term bicycle parking requirements		
	It's good that bicycle parking requirements are included. Raised concerns with lighting and security.	No change	Lighting and security are addressed through Site Plan process. Outside of zoning by-law process
Residential	Minimum exterior side yard requirements too large, waste of space	Minor revisions to requirements for certain residential uses	Requirement revised to reflect practice with recent development applications.

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	Yard requirements for some residential uses may not be large enough		
	Low Density Residential R1 zone should only permit detached dwellings, schools and places of worship	No change	Places of worship and schools are permitted in Institutional (I1, I2) zones within neighbourhoods. Official Plan supports wide range of housing types in low density neighbourhoods. By-law requirements protect neighbourhood character
	Low Density Residential R2 zone should allow more uses	No change	Official Plan allows mix as currently proposed. Apartments are not a permitted use in Low Density neighbourhoods to protect neighbourhood character.
	Townhouses should be allowed city wide and not just in selective neighbourhoods	No change	Draft zoning by-law includes townhouses in all Residential zones. Complies with Official Plan
	Need to address student housing in zoning by-law	No change	By-law cannot zone for people or regulate behaviour.
	No need to include yard requirements for private road developments as subject to site plan agreements	No change	Need by-law requirements to provide assurance to neighbourhood of standards, Standards are not overly restrictive, still allow for flexibility in site design

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	Concerns with how townhouse and private road development will be designed and maintained.	No change	Yard requirements to recognize neighbourhood character and maintain privacy for abutting properties. Site plan design issues outside of by-law process
	Stacked townhouses are the same as apartment buildings	Removed stacked townhouse as a use	Agreed that in built form stacked townhouse is the same as an apartment building therefore is redundant to include as a separate use.
	Not clear what is the difference between a townhouse and street townhouse	Removed reference to street townhouse	Clarifies what dwelling types are permitted. Provides universal definition for townhouse.
	Maximum of 6 attached townhouses in Low Density zones may not be suitable	Reduced the maximum number of attached townhouses from 6 to 4	Reduction of number of attached dwelling units creates more appropriate massing and context sensitive development standards.
Drive-thrus	Over-regulation. Why is it needed?	Revised regulations to allow drive-thru in front of buildings. Added requirement of a landscape buffer between drive-thru and the street.	Proposed standards establish criteria where none exist today. Balance between two positions. Changes reflect intent of Official Plan policies.
	Ban drive-thrus outright.		
	Allow parking in front of buildings why not drive-thrus?		
Mixed Use Zone	Inclusion of Mixed Use zones is supported.	No change	Draft zoning by-law contains 3 Mixed Use zones.
	Difficult to understand requirements for mixed use buildings.	Changed format to allow for easier interpretation and use	Improves clarity and ease of use.

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Antennas	Antennas regulated by CRTC. Should not be included in zoning by-law	Removed restrictions for television and radio towers, antennas and satellite dishes.	Regulated by Federal government.
Downtown	Ground floor and free standing residential uses should not be permitted along all of St. Paul St. to protect active streetscape	All of St. Paul Street zoned C6 which will allow commercial uses without residential. Continue to permit free standing residential uses north of Carlisle Street	Balance continuity of commercial core with transition area. Official Plan Section 15.6.1 a) allows free standing commercial.
Schools	Institutional zones I1 and I2 maximum lot area does not reflect minimum lot sizes of existing schools	Amended maximum lot size to recognize majority of school sites	Both District School Board of Niagara and Niagara Catholic District School Board provided school lot area data. Reasonable to raise maximum lot size to match majority of school sites.
Railway	Recommended Canadian National Railway development standards be included	Added Section 2.19 (b) advising when railway development constraints may apply	Standards variable depending on multiple factors/conditions. More appropriately applied on case by case basis through development applications
Utilities	Request change to Section 4.2 to permit utilities and infrastructure in all zones. Request that Bell Canada Act is added as a utility. Requested definition for infrastructure and utilities	New Section 1.1.5 Public Utilities added. Added definition for infrastructure	Intent to permit public utilities including telecommunications.

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	Essential operations need to be allowed in all zones		Complies with Official Plan
Niagara Escarpment	Request wording Section 1.11 to recognize that zoning is not in effect in Niagara Escarpment Plan (NEP) development control area. Request height limit in NEP area to reflect NEP policies	Added wording to Section 1.11 that zoning is not in effect within Niagara Escarpment Development Control Area. Special Provisions added limit height within NEP current development control area in urban area.	Supported by Section 4.3.3 of the Official Plan.
Lighting	Request design and policies addressing light trespass and sky glow. Provided examples of Municipal Act by-laws and Official Plan policies	No change	Cannot be implemented through Zoning By-law. Implemented through site plan control and Municipal Act.
Off leash Dog Parks	Off leash dog parks should be permitted in G2 zones	Added off leash dog parks as a permitted use in Minor Green Space (G2) zones	Consistent with Official Plan policies.
Playgrounds	Playgrounds should be permitted in more zones.	Playgrounds added as an accessory use in all zones except G1.	Consistent with Official Plan policies.
Natural Area	Section 1.1.7 d) concerns with scaling boundary with natural features	Changed Section 1.17 b) to add as determined by survey	Wording change will aid implementation of the Zoning By-law

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	Section 2.1 building and structures should not be permitted in Natural Area as per Official Plan Section 13.2.2.1	Section 2.1 revised by adding except G1 zone	Supported by Official Plan Section 13.2.2.
	Sections 2.14.3 & 2.14.4 concerns will allow re-building contrary to Niagara Peninsula Conservation Authority regulations	Added Schedule D, Natural Area Extent Line and Section 2.19 Development Constraints and added wording to refer back to Section 1.1.3	Schedule D, Section 2.19, and Section 1.1.3, provide further direction that additional land use regulations may apply
	What is the status of Appendices?	Added notes to Schedule A and Appendices. Added Schedule D Natural Area Extent Line which does form part of the By-law.	Appendices do not form part of by-law. Allows modification of appendix without amendment to by-law. Schedule D is part of the Zoning By-law and is referenced in Section 2.19
	All natural heritage features not shown on Schedule A	Schedule D Natural Area Extent Line showing known extent of natural hazards and natural heritage features added. Section 2.19 and note added to Schedule A to refer to Appendices and Schedule D	Green Space - G1 zone matches Natural Area designation in Official Plan. Schedule D Natural Area Extent Line matches Natural Area Extent Line shown on Schedule E in Official Plan. Note on Schedule A referring to Section 1.1.3, Schedule D and Appendix 16.1.

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	Natural buffer from natural heritage feature required	Schedule D Natural Area Extent Line showing known extent of natural hazards and natural heritage features added. Added Section 2.19 a) advising that lots within or adjacent to Natural Area Extent Line may be subject to additional regulation or restriction. Note added to Schedule A to refer to Appendices and Schedule D	Buffers dependent on many variable factors. Schedule D Natural Area Extent Line matches Natural Area Extent Line shown on Schedule E in Official Plan. Note on Schedule A referring to Section 1.1.3, Schedule D and Appendix 16.1.
	Green Space (G1) zones along Lake Ontario do not reflect hazard mapping	Schedule D Natural Area Extent Line showing known extent of natural hazards and natural heritage features added. Added Section 2.19 (a) advising that lots within or adjacent to Natural Area Extent Line may be subject to additional regulation or restriction	Green Space (G1) zone reflects Official Plan Natural Area designation. Schedule D Natural Area Extent Line matches Natural Area Extent Line shown on Schedule E in Official Plan. Note on Schedule A and Section 1.1.3 apply
	Trails should be a permitted use in by-law and mapped on Schedule A	Trails are already a permitted use in the Green Space zones. Trails added as a use in all other zones.	Zoning maps only show zone categories. Zoning By-law maps do not indicate current land use. Cannot zone some trails where they are located on public roads as zoning is not applied to roads.

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Agriculture	Kennels are a home industry and should only be permitted as a secondary use	Changed kennel to home based business permitted only in Agriculture zone A1	Agriculture zones most appropriate location as a home based business
	Home Industry should have parking requirements and additional provisions to keep accessory to principal agriculture use.	No change	Maximum size restrictions ensure use is accessory to principal agriculture use
	Agri-tourism, wineries should have size limit to ensure scale is secondary to principal agriculture use. Recommend that upper limit of 2,323 square metres be included	Added Section 11.2.1 c) iii maximum glfa for wineries of 5% of total lot area. No maximum size in total square metres added	Supported by Official Plan to keep winery secondary use. No planning rational for total square footage suggested. Existing wineries significantly larger than suggested size.
	An appropriate minimum lot area for Farm Related Commercial or Industrial should be determined	No change.	Zoning By-law includes maximum lot area which is more restrictive than minimum. A maximum lot area reflects lot size of Farm Related Commercial/Industrial uses.
	Agri-tourism Special Event facilities require limits on duration to comply with Regional Plan as an occasional activity and not a regular activity	No change	Official Plan does not include time restrictions. Building permit and special event licenses regulate to ensure that the use is temporary.

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	Definition for agriculture farm related commercial or industrial should include 'small scale and directly related to agriculture' Farm implement sales not supported by Province	Clarified intent that use serves agriculture by adding wording to the definition of agriculture farm related commercial or industrial use	Small scale addressed in provisions. Supported by Official Plan
	Minimum distance separation formulae should be included in the by-law	Added Section 2.19 (c) advising when the minimum distance separation formulae may apply. Added wording to Section 1.1.3 to refer to Appendix 16.1. Added wording to Appendix 16.1.4	Section 1.1.3 and note on Schedule A with Appendix 16.1 reference maps also addresses issue.
	Agriculture zones allows Bed & Breakfast (B & B) with 6 rooms which conflicts with home based business B & B which is permits a maximum of 4 rooms. They should be the same.	Removed section that allowed 6 room B & B in Agriculture zones.	Home based business regulations are the same for all dwellings.
	Winery definition should include that the majority of the fruit is from the farm or surrounding farms	No change	Difficult to regulate what 'majority' means. No change needed, as secondary use to a farm.

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Group Homes	Group homes not specifically permitted	Added Section 2.17 permitting special needs housing in all dwellings.	Supported by Official Plan Section 7.9
Employment	Should exclude daycare from employee convenience facility as may conflict with heavy industry use	No change	Day care is licensed and regulated through other agencies that will prevent conflict
	Outdoor storage and outdoor processing should not be permitted within 150 m of sensitive land uses	No change	By-law does not permit outdoor storage within 150 m of sensitive land use. Outdoor processing only permitted in E2 zones and must meet yard requirements of zone. Ministry of the Environment did not raise any concerns.
	Heavy industry and light industry should be aligned with Ministry of the Environment D6 guidelines	No change	Simplified general terms in keeping with goals and objectives of the by-law.
Commercial	Requirements are difficult to Implement	Simplified commercial requirements.	Streamlined requirements in keeping with the intent of the Official Plan.

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Institutional	Residential uses permitted in Institutional zone may not reflect the residential uses permitted in the surrounding neighbourhoods	Added a special provision (#122) to Local Neighbourhood Institutional zones within Low Density Residential-Traditional Neighbourhoods (R2) – Residential uses permitted and provisions will be in keeping with neighbourhood zone.	Allows for context sensitive development standards.
Administrative Changes	Need transition provisions between existing zone area by-laws and new city wide zoning by-law	Added transition sections.	Enables continuation of development applications made prior to passing of new zoning by-law.

Property/Location	Issue/Request	Response	Rationale/Staff Comment
63 Lakeport Road (Lincoln Fabrics)	Recognize existing long-standing industrial use and allow hotel/country inn as permitted use	No change with respect to the existing industrial use. A hotel/inn is a permitted use and is allowed in draft zoning by-law	Industrial use not permitted by Official Plan long-standing. Existing industrial use has been existing non-conforming for at least 25 years in accordance with Zoning Area By-Law 88-72 (Zone 1). Hotel/Inn is permitted by By-Law 2002-346 for subject lands and other land, referred to is special provisions 9 and 10 (schedule A) of draft zoning by-law.
1A Park Avenue (Merritton)	Request to be zoned from Major Green Space – Holding to Low Density Residential - Suburban Neighbourhood (R1) to allow residential development	No Change Maintain Major Greenspace-holding (G3-H1) as proposed in draft zoning by-law	Concerns there are conflicts/development constraints as lands are adjacent to CN Rail line. Request is also tied to other properties and cannot be dealt with in isolation. Official Plan designates lands Parkland and Open Space. Under current By-law zoned Greenbelt Holding (G-H).
West side of Hastings Street, North of Chestnut Street (Merritton ON, former Trillium Vail Line)	Requests to be zoned Medium Density Mixed Use - Holding (M1-H)	Revised as requested	Isolated parcel of G2 with no connectivity to other park land. Not included in Parks Master Plan. Official Plan map change required.

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South of QEW Maywood triangle - Haig St to York St north of Carlton St -Carlton St and Munro St -Perth St and Cameron St Bunting Rd Area south of Queenston St Ferndale Ave and Park Ave Area John St, Michigan Ave, Avalon Place, Bernhart, Embassy, Philpark	Should be zoned Low Density Residential - Traditional Neighbourhood (R2) which is reflection of established area character and existing uses.	Revisions made to draft zoning by-law in accordance with request	Complies with the Official Plan. Revised zoning more closely reflected character of these areas.
525 Ontario Street (Mayholme Foundation)	Request appropriate zoning to permit a cultural facility. Since 2002 the property has been used by the Mayholme Foundation, dedicated to preserving and promoting the history and genealogy of St. Catharines and the Niagara Peninsula.	Change from Low Density Residential - Suburban neighbourhood (R1) to Local Neighbourhood Institutional (I-1)	Official Plan designates lands Low Density Residential which permits local public serving institutional uses. Existing uses permitted by Official Plan. Property was designated under the Ontario Heritage Act in 2003.

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35 Raymond St. (South west corner of Raymond St and Clark St.)	Request permission to retain existing commercial and residential uses currently allowed in Business Commercial (BC) Zone	Revisions made to draft zoning by-law. Change from Medium Density Residential (R3) to Local Conveniences Commercial (C1)	Change to proposed zoning completes a small commercial node at this corner of Raymond St and Clark St. Commercial uses currently exist on either side of this property. Residential only allowed with a commercial use.
Port Dalhousie Cottage Area	Allow semi-detached dwellings as a permitted use in the cottage area	No change. Maintain requirements set out in Special Provision 6 restricting uses in this area to single detached dwellings.	Located with the Port Dalhousie Heritage District (2003). Heritage District Guidelines recognize character of cottage area. Limited potential for semi-detached dwellings due to lot sizes and configuration as well as density range established by the Official Plan.
123-125 Eastchester Ave. 52 -- 76 Grantham Avenue South, 252-260, 268-276 St. Paul Street West	Request to be zoned Business Commercial Employment (E1). Size of properties relatively small with limited lot frontage and depth limit viability for General Employment uses.	Revisions made to draft zoning by-law in accordance with request.	A minor Official Plan Amendment is required in order to implement this revision. Lands remain Employment. Change from General Employment to Business Commercial Employment is more appropriate due to the size and configuration of these lands. E1 zoning is more appropriate

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61 Village Road	Requests confirmation that Special Provision 28 (Schedule A21) is consistent with Ontario Municipal Board Order PL110617 with respect to Conservation/Natural Area (G1) mapping, as well as definition of tandem parking, landscape open space requirement	Revision to the Zoning By-law made to ensure provisions in Special Provision 28 accurately reflect OMB decision PL110617.	Clarification. Requirement for survey information to confirm location of Conservation/Natural Area (G1) zoning location.
383, 385, 387 and 389 Geneva Street (north west corner of Geneva Street and Scott Street) Request by Central Community Church (240 Scott Street)	Request properties to be zoned institutional in order to allow place of worship to expand.	383 to 389 Geneva Street changed from Low Density Residential Suburban Neighbourhood (R1) to Local Neighbourhood Institutional (I-1) in draft zoning by-law.	Logical extension of I1 zoning to 387 and 389 Geneva Street recognizes isolated nature of these lands. Existing residential uses continue to be permitted. Change complies with Official Plan.
265 Carlton Street	Request to be zoned Low Density Residential - Traditional Neighbourhood (R2)	Revisions made to Zoning By-law in accordance with request. Changed from Local Convenience Commercial (C1) to Low Density Residential - Traditional Neighbourhood (R2).	There is a residential use on the lands. Official Plan designates the property Low Density Residential. Revision to draft zoning by-law is consistent with the Official Plan and neighbourhood character.

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257 Carlton Street	Requests permissions that would enable possible future severance of the lands. Specifically, to allow an existing 5 unit apartment building and a potential quadraplex (4 unit) building.	Zoning changes to Low Density Residential-Traditional Neighbourhood (R2) to more accurately reflect neighbourhood character.	The Official Plan and proposed R1 zoning permits quadraplex and fourplex (4 unit) buildings. Unable to change zoning to recognize the apartment building as the existing 5 unit apartment is not currently a permitted use(i.e. it is existing non-conforming and the lands are designated Low Density Residential in the Official Plan which does not permit apartment buildings).
6 Great Western Street (train station)	Seeks clarification that the existing permitted uses are not "frozen" and that the Medium Density Mixed Use (M1) uses will be allowed.	Revisions included in Zoning By-law made in accordance with request. Special Provision 83 changed to allow range of existing uses together with M1 uses within existing rail station building.	Designated for Major Transit Station in accordance with the Official Plan. Proposed revisions will allow for existing uses and will not compromise long range intent for subject and surrounding lands.
Heritage Point Subdivision (Woodburn Avenue, Avery Crescent, Guest Place)	Request that certain site specific permissions maintained	Revisions made to Zoning By-law to maintain site specific provisions on undeveloped portions of subdivision.	As-of-right permissions not carried over to draft zoning by-law in cases where residential dwelling units have been constructed. Revised draft zoning by-law where construction has not taken place is supported by Official Plan policy 16.21.(i).

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446 Niagara Street (north east corner of Niagara Street and Scott Street)	Requests lands to be zoned for commercial purposes consistent with site specific zoning.	Change from Low Density Residential Subdivision Neighbourhood (R1) to Local Convenience Commercial (C1) with special provision.	Currently zoned General Commercial Zone (C2) by By-law 64-207 (Zone 9) as amended by By-law 86-485. Official Plan designates lands Neighbourhood Residential, which permits Local Neighbourhood Convenience Commercial Centres. C1 zoning is consistent with the Official Plan. (Special Provision 109, Schedule A9.)
335 Linwell Road	Request that max. height of 20 m be reduced to 11 m	No change	In accordance with Official Plan, Location of property at edge of neighbourhood and at a node will permit greater heights than if the property was in the neighbourhood. By-law includes appropriate yard requirements that keep tall building set back from residential properties.
28A, 28B, 30A and 30B Edith Street	Proposed zoning does not match existing use	Changed from Medium Density Residential to Low Density Residential – Traditional Neighbourhood.	Minor revision to the Official Plan required.
427 Merritt Street	Proposed zoning Local Neighbourhood Institutional uses do not fit with uses permitted in Official Plan	Changed zoning to Community Institutional (I2) which allows Medium Density Residential (R3) uses	Changed to comply with Official Plan designation
212 and 220 Lakeport Road	Proposed zoning not consistent with Official Plan designation	Revised from Arterial Commercial (C3) to Community Commercial (C2)	Official Plan designates the lands Community Commercial.

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260 Vine Street	Zoning does not reflect existing land use	Changed zoning from Low Density Residential – Suburban Neighbourhood (R1) to Medium Density Residential (R3)	Concurrent minor amendment to Official Plan to recognize existing land use
360 Carlton Street	Zoning does not reflect existing land use	Changed zoning from Low Density Residential – Traditional Neighbourhood (R2) to Medium Density Residential (R3)	Concurrent minor amendment to Official Plan to recognize existing land use
North side of James Street from Raymond Street to Lake Street	Zoning does not reflect existing land use	Changed from Medium Density Residential (R3) to Local Convenience Commercial (C1)	Recognizes existing uses. Conforms with Official Plan
18 Henley Drive	Request commercial zoning	No change	Existing land use is residential. Parcel is too small for commercial development and commercial zoning would have development constraints due to Q.E.W. access ramp
57 Lakeshore Road	Zoning does not reflect existing land use due to recent consent approval	Changed zoning from Local Neighbourhood Institutional (I1) to Low Density Residential – Suburban Neighbourhood (R1)	Recognizes existing land use and complies with Official Plan
1144 Pelham Road	Zoning does not reflect existing land use of motor vehicle repair	Changed from Agriculture (A1) to Agriculture Commercial/Industrial (A3-11)	Recognizes existing land use and complies with Official Plan.

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1 Tabor Drive	Request to maintain existing parking requirements	Added Special Provision # 119	Recognizes existing parking rate permissions
1388 Third Street Louth 1142 Lakeshore Road West	Zoning does not reflect lawful existing places of worship	Added special provision 120 to recognize lawful existing places of worship on existing lots of record	Recognizes existing land use
109 Glendale Avenue and 298 Glenridge Avenue	Zoning does not reflect recent zoning by-law amendment	Added special provision # 121 with site specific requirements	Recognizes recent Council decision
12 Dixie Road, 78 Yates Street 95 Facer Street	Zoning does not reflect Official Plan designation	Changed from Local Neighbourhood Institutional (I1) to Community Institutional (I2)	Brought into alignment with Official Plan designation
43 Facer Street	Zoning does not reflect Official Plan designation	Changed from Community Institutional (I2) to Local Neighbourhood Institutional (I1) with Special Provision 122	Brought into alignment with Official Plan designation. Special Provision recognizes location within a Low Density Residential-Traditional (R2) Neighbourhood
42 Pelham Road	Zoning creates an isolated parcel out of keeping with surrounding properties	Changed from Local Neighbourhood Institutional (I1) to Community Institutional (I2)	Minor amendment to Official Plan required

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184 Welland Avenue	Property has split zoning with a portion zoned Medium Density Mixed Use (M1) and the rest of the parcel zoned Medium/High Density Mixed Use (M2)	Changed entire parcel to Medium Density Mixed Use (M1-93-107)	Creates uniform zoning over entire parcel. Complies with Official Plan
75 Scott Street	Request to change a portion of property from Local Convenience Commercial (C1) to Low Density Residential-Traditional Neighbourhood (R2)	No Change	Changing a portion of the parcel to residential zoning would leave too small of lot for viable commercial use.
179 Ontario Street	Zone mapping does not reflect property boundaries, creating a split zoning with a rear portion of the lot zoned Low Density Residential –Suburban Neighbourhood (R1) and the front zoned Medium Density Mixed Use (M1)	Revised mapping. Entire parcel zoned Medium Density Mixed Use (M1)	Creates uniform zoning over entire parcel. Complies with Official Plan

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526 Queenston Street	Zone mapping does not reflect property boundaries or the existing development creating a split zoning with a rear portion of the lot zoned Medium Density Mixed Use (M1) and the remainder Major Green Space (G3)	Revised mapping. Entire parcel zoned Medium Density Mixed Use (M1)	No open space on the lot. Creates uniform zoning over entire parcel.
72 Henley Island 60 Lakeport Road	Zoning does not recognize existing land use of rowing facilities	Added special provision no. 113 recognizing existing rowing facilities in the Conservation/Natural Area (G1) zone	Recognizes the existing land use and complies with Official Plan.
Northwest corner of Adams Street and Ontario Street	Zoning does not recognize existing ambulance station	Added Special Provision No. 123 recognizing the existing emergency service use	Recognizes the existing land use and complies with the Official Plan
52 & 55 Catherine Street	Zoning does not recognize the existing industrial uses	Added Special Provision No. 114 recognizing the existing industrial uses	Recognizes the existing land uses
General Area bounded by Welland Avenue, Niagara St., North St. and Geneva St. for lots fronting on Welland, North and Niagara.	Zoning does not comply with Official Plan	Changed zoning from Medium Density Mixed (M1) Use to High Density Mixed Use (M3)	Brought into compliance with Official Plan