

I wish to provide some further clarification.

There is no mechanism within the Planning Act to rescind or apply new zoning standards retroactively to a development. With each new change to a Zoning By-law, whether it applies to 235 James Street West or to a broader set of properties, it creates a legal non-conforming designation for those properties that do not meet the new standards. A municipality does not have the authority to implement new zoning standards and then force property owners to conform with those standards. The standards apply to new development on the affected properties and not past development.