



**The Corporation of the City of St. Catharines
CITY COUNCIL AGENDA
Regular, Monday, May 25, 2015
Council Chambers, City Hall, 6:30 PM**

His Worship Mayor Walter Sendzik takes the Chair and opens the meeting

- 1. Presentations**
- 2. Opening Remarks, Mayor Walter Sendzik**
- 3. Adoption of the Agendas**
- 4. Declarations of Interest**
- 5. Public Meetings Pursuant to Planning Act (Commencing at 7:30 p.m.)**

5.1 Planning and Development Services, Planning Services
Application for Draft Plan of Subdivision Approval for Residential
Development (Townhouses) – 29B Vansickle Road; Centennial
Construction & Contracting; Upper Canada Consultants (J. Vida)

6. Adoption of the Minutes (Council and General Committee)

6.1 Regular Meeting of Council, [May 11, 2015](#); and
Special Meeting of Council, [May 11, 2015](#)

6.2 General Committee Meeting, [May 11, 2015](#)

7. Delegations

- 7.1 Antoin Diamond, Director of Land Securement
Re: Bruce Trail Conservancy's Work and Investment in the Community
- 7.2 Wolfgang Guembel, Chair and Joe Mederios, Vice Chair, Port Dalhousie
Business Association
Re: Port Dalhousie Business Association Report and Budget Update
- 7.3 Marty Mako, Chair, and Vanessa Aykroyd, Member of Sustainability
Committee
Re: Sustainability Committee's 2014 Work Plan and Edible and
Community Gardens ([see General Committee Agenda, May 25, 2015,
Item 3.1](#))

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- 8. Call for Notices of Motion**
- 9. Motions**
- 10. Resolve into General Committee**
- 11. Motion Arising from In-Camera Session**
- 12. Motion to Ratify Forthwith Recommendations**
- 13. By-laws**
 - 13.1 Reading of the By-laws
- 14. Agencies, Boards, Committee Reports**
- 15. Adjournment**

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CITY OF
ST. CATHARINES

Corporate Report

Report from Planning and Development Services, Planning Services

Date of Report: May 7, 2015

Date of Meeting: May 25, 2015

Report Number: PBS-143-2015

File: 60.46.405

Subject: Application for Draft Plan of Subdivision Approval for Residential Development (Townhouses) – 29B Vansickle Road; Centennial Construction & Contracting; Upper Canada Consultants (J. Vida)

Recommendation

That approval be granted for a draft plan of subdivision, as outlined in Appendix '1', for the lands described as Part of Lot 23, Concession 9, municipally known as 29B Vansickle Road, subject to the conditions of draft plan of subdivision approval, as outlined in Appendix '2' of this report; and

That Blocks 1, 2, and 3, as shown in Appendix '1', be exempted from site plan approval; and

That the Notice of Decision required by the Planning Act, R.S.O. 1990, c.P. 13, as amended, be processed by staff; and

That after notice of Council's decision has been given, the City Clerk be authorized to endorse the plan as "draft approved" on the day after the appeal period has expired, in accordance with the Planning Act, provided that no appeals have been lodged; and

That upon expiration of the appeal period, staff be directed to forward any appeals to the Ontario Municipal Board for consideration and final decision; and further

That the Clerk be directed to make all necessary notifications. FORTHWITH

Summary

The above-noted application proposes development of the subject lands for townhouse units with a minimum density of 24.75 units per hectare. Specifically, the draft plan proposes to create three blocks of townhouses, containing a minimum of 25 townhouse units. The plan proposes to complete a new public street (Francesco Crescent) accessed at both ends from Nicolas Drive. Proposed townhouses also front onto Pelham Road. The proposed draft plan of subdivision is attached as Appendix '1'. Staff are recommending approval of this draft plan of subdivision subject to the conditions outlined in Appendix '2'.

Report

Location and Site Description

The site is located in City's West Planning District. More specifically, it is located on the northwest corner of Vansickle Road and Pelham Road. A location map is attached as Appendix '3'.

The subject lands are irregular in shape and 1.19 hectares in size. A small portion of land (12.39m) fronts onto Vansickle Road, while the majority of the frontage (103.72m) abuts Pelham Road. The property will have additional access by way of Francesco Crescent which is proposed to be extended as a component of this application.

The subject lands are currently vacant with sparse vegetation. The subject lands were previously included in the Westmount Estates Draft Plan of Subdivision. This Draft Plan was approved November 2, 1998. Registration and development of the subdivision occurred in phases, however, the development of the subject lands never proceeded and draft approval lapsed April 1, 2002.

Surrounding land uses include:

North:	Residential and Vacant Lands (Single detached dwellings and vacant land for single detached dwellings)
South:	Residential (single-detached dwellings) Natural Areas
East:	Residential (single-detached dwellings)
West:	Residential (single-detached dwellings)

Official Plan Designation

The Garden City Plan designates the lands as Neighbourhood Residential (refer to Appendix 4), providing for a range of housing opportunities, types, forms and densities. Schedule E7 (Refer to Appendix '5') provides additional direction for the West Planning District and designates the lands Medium Density Residential, permitting detached, semi-detached, duplex, triplex, quadruplex, fourplex, townhouse and apartment dwellings at a density range generally between 25 and 99 units per hectare of land. Height of buildings will generally not exceed 20 metres.

This application proposes townhouses at a density of 24.75 units per hectare. Both the use and density are permitted by the Garden City Plan. An official plan amendment is not required in order to facilitate the proposal under consideration.

Zoning

By-law 2013-283 zones the lands Low Density Residential (R1) (refer to Appendix '6'). The R1 zone permits a range of residential uses, including street townhouses.

The residential use proposed for this development is permitted. The proposal substantially complies with the provisions of the zoning by-law, however, once the applicant finalizes the design of the units they may be required to seek a minor variance

from the Committee of Adjustment to address deficiencies for lot frontage for units located along the bend of Francesco Crescent. These variances are discussed in greater detail in the Planning Analysis section of this report.

Proposed Development

The draft plan of subdivision (refer to Appendix '1') proposes three blocks for 25 townhouse dwelling units. Blocks 1 and 2 will front onto a proposed public road (Francesco Crescent) and will contain a minimum of 4 and 11 units respectively. Block 3 is proposed to front onto Pelham Road and contain a minimum of 10 townhouse units. The proposed public road will connect Nicholas Drive to the section of Francesco Crescent located to the immediate north of the subject lands, approved under the Westmount Estates Subdivision.

Circulation Comments

This application for draft plan of subdivision approval was circulated to all appropriate departments and agencies for their comments and requirements. There were no objections received. The conditions of draft plan approval reflect the requirements of commenting agencies and departments.

Niagara Region

The Provincial Policy Statement (Section 1.2.6.1) indicates that major facilities (such as transportation/transit/rail infrastructure and corridors, industries and resource extraction activities) and sensitive land uses should be appropriately designed, buffered and/or separated from each other to prevent adverse effects from odour, noise and other contaminants, and to minimize risk to public health and safety.

The Niagara Region commented that Pelham Road is a Regional Road. In order to protect future purchasers from any existing or future noise impacts from Pelham Road, the Region has recommended the installation of forced air ventilation systems designed to allow the future provision of central air conditioning by the occupant, and noise warning clauses in the subdivision agreement and offers/agreements of purchase and sale/lease. Staff have recommended conditions of draft approval in this regard (see Appendix 2, conditions 8 and 9).

Development Section, Planning and Building Services

The proposed road allowance is shown as 18 metres in width. The City's current standard is 20 metres. Since the road allowance to the north has already been dedicated as 18m with sidewalks on one side, staff are satisfied that the proposed road extension should reflect and be consistent with that portion of Francesco Crescent already constructed. As a result of the engineering design, the servicing of this subdivision must take place after or at the same time as Westmount Estates phase 2 stage 3, located to the immediate north of the subject land.

The site has been included in the overall drainage plan for this area. A stormwater management report has been submitted which indicates how the developer intends to manage the additional storm flows which result from the increased coverage of

townhouse dwellings as opposed to the previously approved single detached dwellings. Staff are satisfied with the conclusions of the report.

Urban Design, Planning Services

A streetscape plan must be submitted for review and approval through the subdivision agreement process. The plan must identify the location of all roadways, driveways, sidewalks, street trees, hydrants, street lights, hydro transformers, utility pedestals, community mailboxes, and on-street parking. Sidewalks will be required along one side of the street (the north/west side of Francesco Crescent), and street trees be required on both sides of the new street and along Pelham Road. These comments are reflected in the recommended Draft Plan Conditions (refer to Appendix '2', conditions 18 and 19)

Other Comments

Standard comments received from all other departments and agencies have been incorporated into the draft plan conditions (refer to Appendix '2'). These include standard conditions relating to zoning, parkland dedication, servicing, grading and stormwater management, and utilities.

Open House

A public open house was hosted by Planning and Building Services on April 2, 2015, as required by the Planning Act. The purpose of the open house was to present the applicant's proposal and afford an opportunity for attendees to ask questions and provide comments before staff finalizes a recommendation to Council. There were eight persons in attendance, plus the applicant and their agent.

Generally, attendees were curious about the proposed development. The following matters were discussed:

- Ground water – Many residents have sump pumps which run continuously, will the development aggravate the situation?
- Height – How tall will the units be? Will the height be compatible with single detached dwellings?
- Parking & Traffic – There are already traffic problems. There will be too many cars, the new road should connect directly to Pelham Road. Parking should be restricted.

The above matters are addressed in the Planning Analysis section of this report.

Planning Analysis

Provincial Policy Context

The subject property is within a settlement area under the 2014 Provincial Policy Statement (PPS) and is designated a Greenfield area in the Provincial Growth Plan for the Greater Golden Horseshoe (Growth Plan). The PPS and Growth Plan contain policies that direct major growth and development to settlement areas, encourage the development of complete communities, support intensification, and require the provision of an appropriate range of housing types and densities, including the provision of affordable housing and all forms of housing required to meet the social, health and well-

being requirements of current and future residents. Land use patterns shall be based on densities and a mix of land uses that efficiently use land, resources, infrastructure, and public service facilities which are planned or available to settlement areas.

Regional Official Plan

According to the Regional Official Plan, the property is within the Urban Area Boundary for the City of St. Catharines and within a designated Greenfield Area. Urban Areas will be the focus for accommodating the Region's long term growth and development. The Region encourages the provision of a variety of housing types within urban communities and neighbourhoods, including affordable housing, to serve a variety of people as they age through the life cycle.

The subdivision application and concept plan propose a modestly compact built form comprised of bungalow street townhouses that will complete the West Community development. This development provides connections to the adjacent residential neighbourhood as well as nearby community facilities (i.e. Joseph McCaffery Park). The dwellings will contribute to the availability of a variety of housing in the area and the creation of a complete community. Based on our review, therefore, the proposed draft plan is supported from a Provincial and Regional planning perspective.

Official Plan

The Plan designates the lands as Neighbourhood Residential (refer to Appendix 4), providing for a range of housing opportunities, types, forms and density. Schedule E7 (refer to Appendix '5') provides additional direction for the West Planning District and designates the lands Medium Density Residential, permitting detached, semi-detached, duplex, triplex, quadruplex, fourplex, townhouse and apartment dwellings at a density range generally between 25 and 99 units per hectare of land. The height of units shall generally not exceed 20 metres.

At a minimum density of 24.7 units per hectare, this development is considered to meet the intent of the minimum density of 25 units per hectare established in the Garden City Plan. The proposed townhouses will be well within the 20 metre height permissions of the Garden City Plan. While the applicant is proposing bungalow townhouses, height regulations are established in the Zoning By-law. The proposed townhouses are permitted within the Medium Density Designation and will support a wider variety of and choice of housing in the area.

Staff note that the previously approved Draft Plan of Subdivision which lapsed in 2002 proposed 17 single detached dwellings. These 17 units resulted in a density of 20 units per hectare. Since this time, the Garden City Plan has come into effect, designating the subject lands as Medium Density Residential and requiring a minimum density of 25 units per hectare. A new plan, and change in dwelling type was required to comply with the density requirements of the plan.

Council should be aware that there are policies in the Official Plan that are directed by the Provincial Policy Statement (PPS) that require consideration of any impacts of new development on existing heritage assets. The Power Glen Heritage District is located to the southeast of this development proposal, on the south side of Pelham Road. Staff

have considered the need for a heritage impact assessment and determined that one is not required in this context because:

- The proposed development is not “adjacent to” the heritage district and, accordingly, a heritage impact assessment is not required by the PPS. Pelham Road separates this development from the Power Glen Heritage District. The lands subject to this application are not contiguous with the Heritage District.
- Only a small portion of the proposed subdivision is in close proximity to the Power Glen Heritage District, so the impact is considered to be negligible, if any, on the Heritage District.
- Pelham Road being a major regional arterial road, provides a fairly wide physical separation from the Power Glen Heritage District, sufficient to eliminate any impacts on the heritage district.

Zoning By-law

By-law 2013-283 zones the lands Low Density Residential – Suburban Neighborhood (R1) (refer to Appendix 6).

The R1 zone permits a range of residential uses, including detached, semi-detached, quadruplex, and townhouse dwelling units, apartment buildings, long term care facilities, as well as private road developments. While the proposed townhouses comply with the required setbacks, and lot areas, it is possible that, as plans are finalized for the development of the blocks, zoning variances may be required for reduced frontages for units located along the curve in Block 2. As a result of their location on a bend of the new public street, the lots are pie-shaped. This irregular shape proves more difficult when designing for compliance with all of the provisions of the zoning by-law.

The R1 zone stipulates a maximum height of 11 metres for townhouse dwellings. This height is well within the Garden City Plan permissions of 20 metres. The applicant is proposing to comply with the height provisions of the Zoning By-law.

Draft Plan of Subdivision

Section 51(24) of the Planning Act guides staff in considering a draft plan of subdivision. In this regard, staff is satisfied that the proposal satisfies these criteria. The proposal complies with the Official Plan, and the lands are suitable for development as proposed. The proposed lots are suitable and adequate for the development of townhouses in accordance with the zoning by-law, and the existing utilities and services are adequate to support the development. Subject to the conditions of draft plan approval in Appendix ‘2’, staff are recommending approval of the application.

Site Plan Control

The City’s site plan control by-law requires that residential developments of three units or more will be subject to site plan control. Blocks 1, 2, and 3, as shown in Appendix ‘1’, are subject to site plan control.

The subdivision agreement for this development, together with the required streetscaping plan, will address those matters otherwise addressed in a site plan

agreement. In this case, Site Plan Control is an additional process which is redundant. It is for these reasons that staff is recommending that Blocks 1, 2, and 3 be exempted from site plan control.

Open House Comments

Many residents noted that they already have sump pumps which run continuously and were concerned about any impacts of the new subdivision. Staff can provide the following comments with respect to grading and ground water. The subject lands will be graded as part of the approval of the project and construction of the site. The owner will need to ensure the design and completion of the grading is completed so that it does not adversely affect any adjacent properties. The storm sewer in the area has been designed to include the subject lands. Therefore, any additional water generated from the development of the site will be directed towards the storm sewer system and not adjacent properties. In accordance with the City's by-laws, new dwellings are constructed with sump pumps. The installation of sump pump in new dwellings is for the purpose of removing any ground water that may be present against foundation walls.

Residents inquired about the height of the townhouse units and commented that they had seen other townhouses with very large roofs. The applicant noted that they intend to build bungalow townhouses with articulation along the front and rear facades. Staff additionally note that the zoning By-law permits a maximum height for townhouses of 11 meters, as measured to the mid-point of the roof. This provision is the same as the height permission for the surrounding properties, and consistent with the permissions of the Garden City Plan. The Zoning By-law additionally requires appropriate setbacks to ensure compatibility between uses.

Some residents were concerned by the amount of traffic in the area, and believe that on street parking should be restricted on Nicholas Drive. The Traffic Division of Transportation and Environmental Services has reviewed the proposal and has not identified any areas of concern. Restrictions to on-street parking on streets outside of the subject lands are outside the scope of this application.

Public Notice

In accordance with established procedures, notices for the public meeting have been circulated.

Second Planning Opinion Advisory

Should Council consider not supporting the Staff Recommendation provided in this report, Council is advised to defer its decision until such time as a second planning opinion from an outside consultant can be obtained. In the event the second planning opinion is supported by Council, and Council makes a decision based on that second planning opinion, and if and when the matter should be heard before the Ontario Municipal Board, then the planner who has provided the second opinion shall be retained for the purpose of a hearing before the Ontario Municipal Board.

Financial Implications

Not applicable.

Conclusion

In summary, staff is satisfied that the proposal submitted makes efficient use of these lands and is compatible with the surrounding neighbourhood. The proposal is consistent with provincial, regional and municipal policies, providing for intensification within an established neighbourhood to help meet the current and future housing needs of the City's residents. The conditions of draft plan of subdivision approval are considered appropriate for the successful development of this proposal.

Notification

It is in order to advise Jennifer Vida, Upper Canada Consultants, 1-261 Martindale Road, St. Catharines, ON L2W 1A1.

Prepared by:

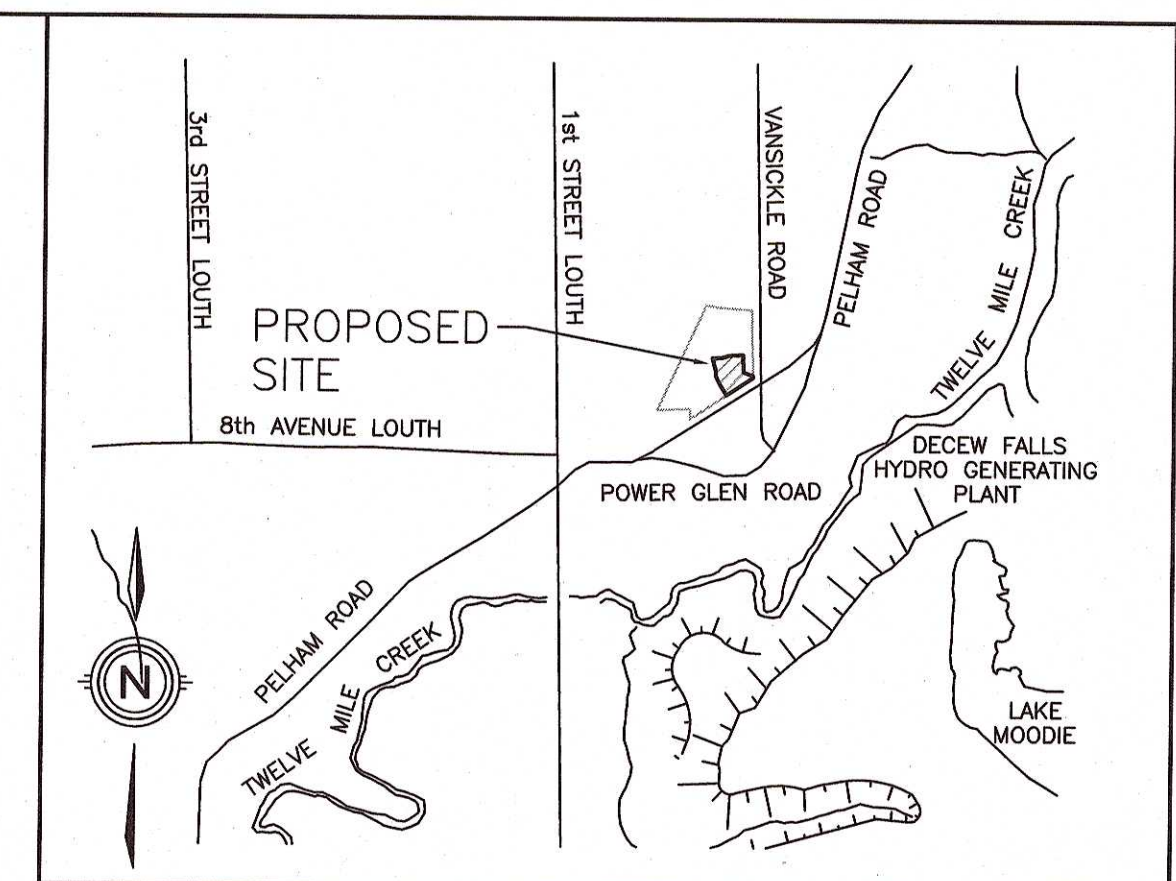
Jessica Button, MCIP, RPP
Planner I

Submitted by:

Judy Pihach, MCIP, RPP
Manager, Planning Services

Approved by:

James N. Riddell, M.PL., MCIP, RPP
Director, Planning and Building Services



DRAFT PLAN OF SUBDIVISION

**PART OF LOT # 23, CONCESSION 9
TOWNSHIP OF GRANTHAM
NOW IN THE CITY OF ST. CATHARINES
REGIONAL MUNICIPALITY OF NIAGARA**

BEING THE REGISTERED OWNER, I HEREBY
AUTHORIZE UPPER CANADA CONSULTANTS TO
PREPARE AND SUBMIT THIS DRAFT PLAN OF
SUBDIVISION TO THE CITY OF ST. CATHARINES
FOR APPROVAL.

SURVEYOR'S CERTIFICATE

William A. Mascoe DECEMBER 24, 2014
WILLIAM MASCOE DATE

a) SEE PLAN e) SEE PLAN i) CLAY LOAM
b) SEE PLAN f) SEE PLAN j) SEE PLAN
c) SEE PLAN g) SEE PLAN k) FULL SERVICES
d) SEE PLAN h) MUNICIPAL WATER l) SEE PLAN

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
MULTIPLE FAMILY RESIDENTIAL	BLOCK 1-3	25	1.01	84.87
ROADWAY			0.18	15.13
TOTAL		25	1.19	100.00

DEVELOPABLE AREA = 1.19ha
DEVELOPABLE DENSITY = 21.00 units/ha

0	ISSUED FOR APPROVAL	YYYY-MM-DD	--
#	REVISION	DATE	INIT



DRAWING TITLE POWER GLEN ESTATES DRAFT PLAN	DRAFTING C.A.	
	DATE JANUARY 12, 2015	
	SCALE 1:300	
	DWG No. 1506-DP	REV. 0

Conditions of Draft Approval File No. 60.46.405

General Approval

1. That this approval applies to the Draft Plan of Subdivision of the lands described as Concession 9, Part of lot 23, Designated as Part 2, City of St. Catharines, municipally known as 29B Vansickle Road, prepared by William Mascoe, dated December 24, 2014, showing three blocks for a minimum of 25 dwelling units (Blocks 1-3), and one public road (Francesco Crescent).

2. That within 60 days of draft approval, the owner acknowledges that draft approval of this subdivision does not include a commitment of servicing allocation by the Regional Municipality of Niagara as this servicing allocation will be assigned at the time of final approval of the subdivision for registration purposes.
(Region of Niagara)

3. That within 60 days of draft plan approval, the owner shall provide the Niagara Region Planning and Development Services Department with a written undertaking that all offers and agreements of purchase and sale, which may be negotiated prior to registration of this subdivision, shall contain a clause clearly indicating that a servicing allocation for this subdivision will not be assigned until the plan is granted final approval for registration, and a similar clause be inserted in the subdivision agreement between the owner and the City of St. Catharines.
(Region of Niagara)

Zoning

4. That prior to approval of the final plan, any necessary minor variances be approved and finalized by the Committee of Adjustment.
(City of St. Catharines)

5% for Parks

5. That the owner pay an amount equal to 5% of the appraised value of the subject lands in lieu of parkland dedication in accordance with the Planning Act, and that the owner submit a report prepared by a qualified real estate appraiser to establish this amount.
(City of St. Catharines)

Archaeological Resources

6. That the subdivision agreement include the following clauses:

"Should deeply buried archaeological material be found on the property during construction activities, construction shall cease and the Ministry of Tourism, Culture and Sport in London shall be notified immediately."

“As on virtually any property in southern Ontario, it is possible that Aboriginal or Euro-Canadian burials could be present within the development area. In the event that human remains are encountered during construction activities, construction shall cease and the proponent shall immediately contact the Ministry of Tourism, Culture and Sport in London and the Cemeteries Regulation Unit of the Ontario Ministry of Consumer Services in Toronto as well as the Niagara Regional Police and the local coroner.”

(Region of Niagara)

Geotechnical Report

7. The owner submit a Geotechnical Report prepared by a qualified Soils Consultant to the City for review and approval.

(City of St. Catharines)

Land Use Compatibility / Noise Impacts

8. That in lieu of a noise study, the subdivision agreement between the Owner and the City contain provisions whereby the Owner agrees to implement the following noise mitigation measures:
 - a. Each dwelling be constructed with forced air ventilation systems designed to allow the future provision of central air conditioning by the occupant.
 Alternatively, should the Owner choose not to include the noted noise mitigation measure, a noise impact study shall be prepared to the satisfaction of Niagara Region in accordance with Environmental Noise Guideline Publication NPC-300 and the Region's Traffic Noise Control Policy (PW5.NO1.0).

(Region of Niagara)

9. That the following warning clauses be included in the subdivision agreement between the Owner and the City of St. Catharines and inserted in all offers and agreements of purchase and sale or lease for each dwelling unit:

“Purchasers/Tenants are advised that sound levels due to increasing road traffic may on occasions interfere with some activities of the dwelling occupants as the sound levels may exceed the Region's and the Ministry of the Environment and Climate Change's noise criteria”.

“This dwelling unit has been fitted with a forced air heating system and the ducting etc., was sized to accommodate central air conditioning. Installation of central air conditioning will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the criteria of the Region and the Ministry of the Environment and Climate Change. (Note: The location and installation of the outdoor air conditioning device should be done so as to

minimize the noise impacts and comply with criteria of MOECC publication NPC-216, Residential Air Conditioning Devices”.

(Region of Niagara)

Servicing, Grading, and Stormwater Management

10. That the design of the water distribution system be prepared by a professional engineer in compliance with municipal standards and be submitted for review and approval by the City of St. Catharines.

(City of St. Catharines)

11. That the design of the sanitary sewer system be prepared by a professional engineer in accordance with the Ministry of the Environment's document entitled “Design Guidelines for Sewage Works” (2008) and municipal standards and be submitted for review and approval by the City of St. Catharines.

(City of St. Catharines)

12. That a storm water management plan and the design of the storm sewer system be prepared for this development by a Professional Engineer in compliance with the Ministry of Environment's “Stormwater Management Planning & Design Manual” March 2003, and be submitted for review and approval by the City of St. Catharines and the Regional Planning & Development Department. (Note: the Region may require the NPCA to review the stormwater management plan and other related plans on the Region's behalf and to submit comments to the Regional Planning and Development Department regarding the approval of this plan and the subsequent related conditions.)

(City of St. Catharines, Region of Niagara)

13. That a master lot grading plan be prepared by a professional engineer to municipal standards and be submitted for review and approval by the City of St. Catharines.

(City of St. Catharines)

Roads

14. That the design for all roads within the development be prepared by a professional engineer to municipal standards and be submitted for review and approval by the City of St. Catharines.

(City of St. Catharines)

15. That the proposed streets be dedicated as public roads and named to the satisfaction of the City of St. Catharines.

(City of St. Catharines)

16. That prior to any construction taking place within the Pelham Road Regional road allowance the owner shall obtain a Regional Construction Encroachment and/or Entrance Permit.

(Region of Niagara)

Subdivision Design

17. That the final design of the internal public rights-of-way, including on street parking, lighting, road width, parking restrictions, among other matters, be to the satisfaction of the City of St. Catharines.

(City of St. Catharines)

Streetscape Plan

18. That the owner prepare, to the satisfaction of the City of St. Catharines, a streetscape plan, which identifies the location of all roadways, driveways, sidewalks, curbs, boulevard trees, street trees, fencing, hydrants, on street parking, street lights, utility boxes, community mailboxes, hydro transformers, telephone pedestals and cable television pedestals.

(City of St. Catharines)

19. That the subdivision agreement include a clause requiring the owner to communicate the approved streetscape plan to the public by both including the plan on the subdivision sign to be posted on site and by attaching a copy of the plan to each agreement of purchase and sale.

(City of St. Catharines)

Sidewalks

20. That the owner installs concrete sidewalks along the north/west side of Francesco Crescent. The design and construction of all municipal sidewalks shall be completed to the satisfaction of the City of St. Catharines.

(City of St. Catharines)

21. That the design and construction of all municipal sidewalks be completed to the satisfaction of the Director of Transportation and Environmental Services

(City of St. Catharines)

Easements

22. That all easements required for water, sanitary and sewers, utilities, and drainage purposes be granted by the owner to the appropriate authority.

(City of St. Catharines)

Dedication of Lands

23. That the proposed streets be dedicated as public road with a minimum width of 18.0 metres and named to the satisfaction of the City of St. Catharines.

(City of St. Catharines)

Utilities

24. That the owner satisfy all utility companies with respect to the feasibility of and design for providing wire-line communication/telecommunication service, natural gas and electrical distribution services, street lighting, etc., and that the owner enter into any necessary agreements with those private utility companies for the provision of their respective services.

(Bell Canada or comparable utility, Enbridge Gas Distribution, Horizon Utilities)

25. That the owner grants any easements necessary for the provision of services to the development by private utility companies.

(Bell Canada or comparable utility, Enbridge Gas Distribution, Horizon Utilities)

26. That the owner confirm that sufficient wire-line communication/telecommunication infrastructure is currently or will be available within the development to provide, at a minimum, communication/telecommunication service for emergency management services (ie: 911 emergency services).

(Bell Canada or comparable utility)

Administration

27. That the owner enter into one or more agreements with the City of St. Catharines agreeing to satisfy all requirements, financial or otherwise, as the City of St. Catharines may consider necessary, including the provision of municipal services, roads, sidewalks, landscaping, grading, drainage, fencing, and all other matters pertaining to the development of the site.

(City of St. Catharines)

28. That the subdivision agreement between the owner and the City of St. Catharines be registered by the municipality against the lands to which it applies as provided for under the Planning Act.

(City of St. Catharines)

29. If final approval is not given within three years of the approval date, and no extension has been granted, draft approval shall lapse. If the owner wishes to request an extension to the draft approval period, a written explanation with reasons why the extension is required must be received by the City prior to the lapsing date. An updated review and revisions to the conditions of approval may be necessary at that time.

(City of St. Catharines)

Prior to granting approval to the final plan, the City of St. Catharines, Planning and Building Services Department will require written notification from the following agencies that their respective conditions have been met satisfactorily:

The City of St. Catharines for conditions: 4-5, 7, 10-15, 17-23, 27-29

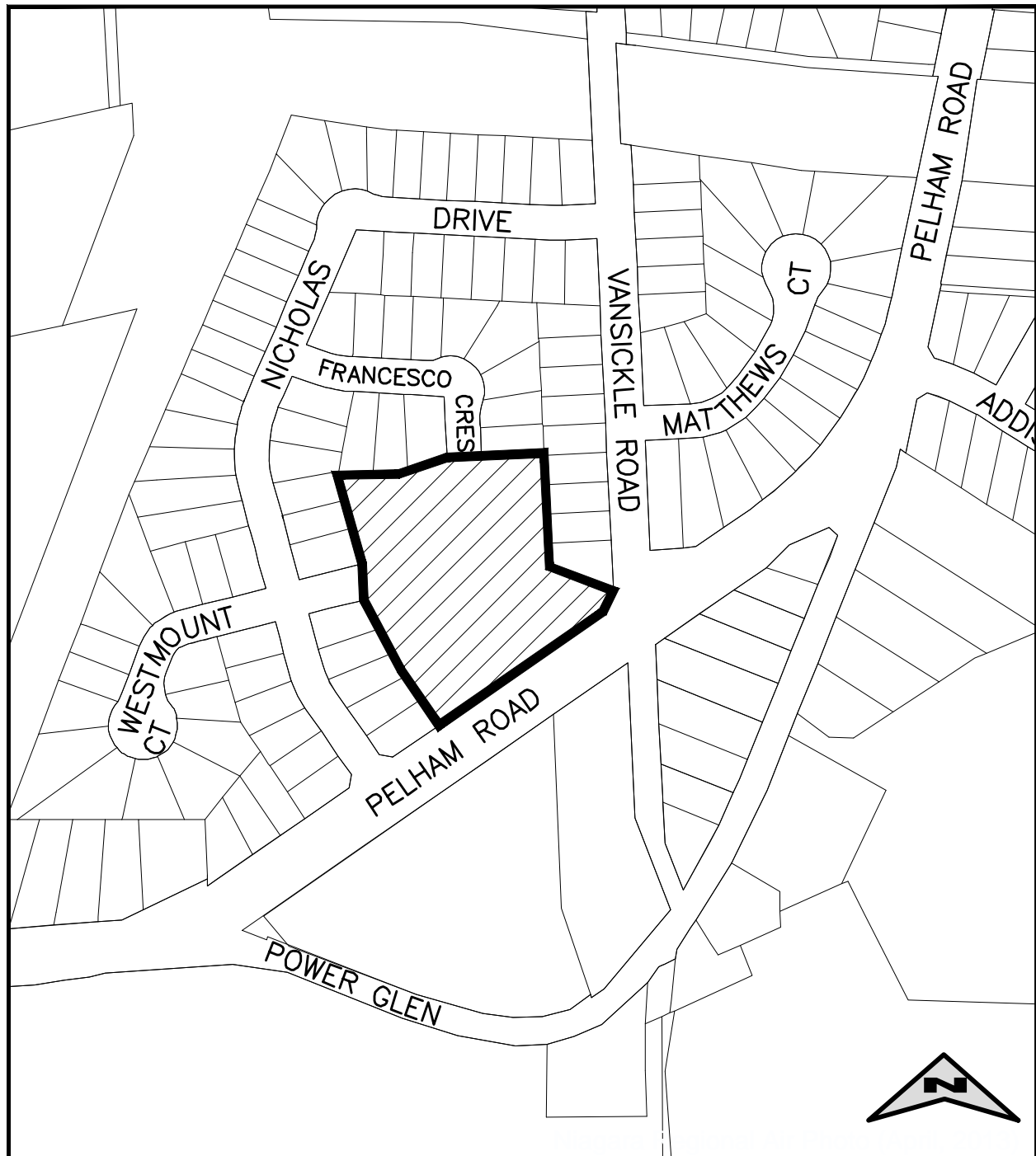
The Region of Niagara for conditions: 2-3, 6, 8-9, 12, 16

Bell Canada or comparable utility for conditions: 24, 25, 29

Horizon Utilities Corporation for conditions: 24, 25, 29

Enbridge Gas Distribution Inc. for conditions: 24, 25

Location Map



 Subject Lands

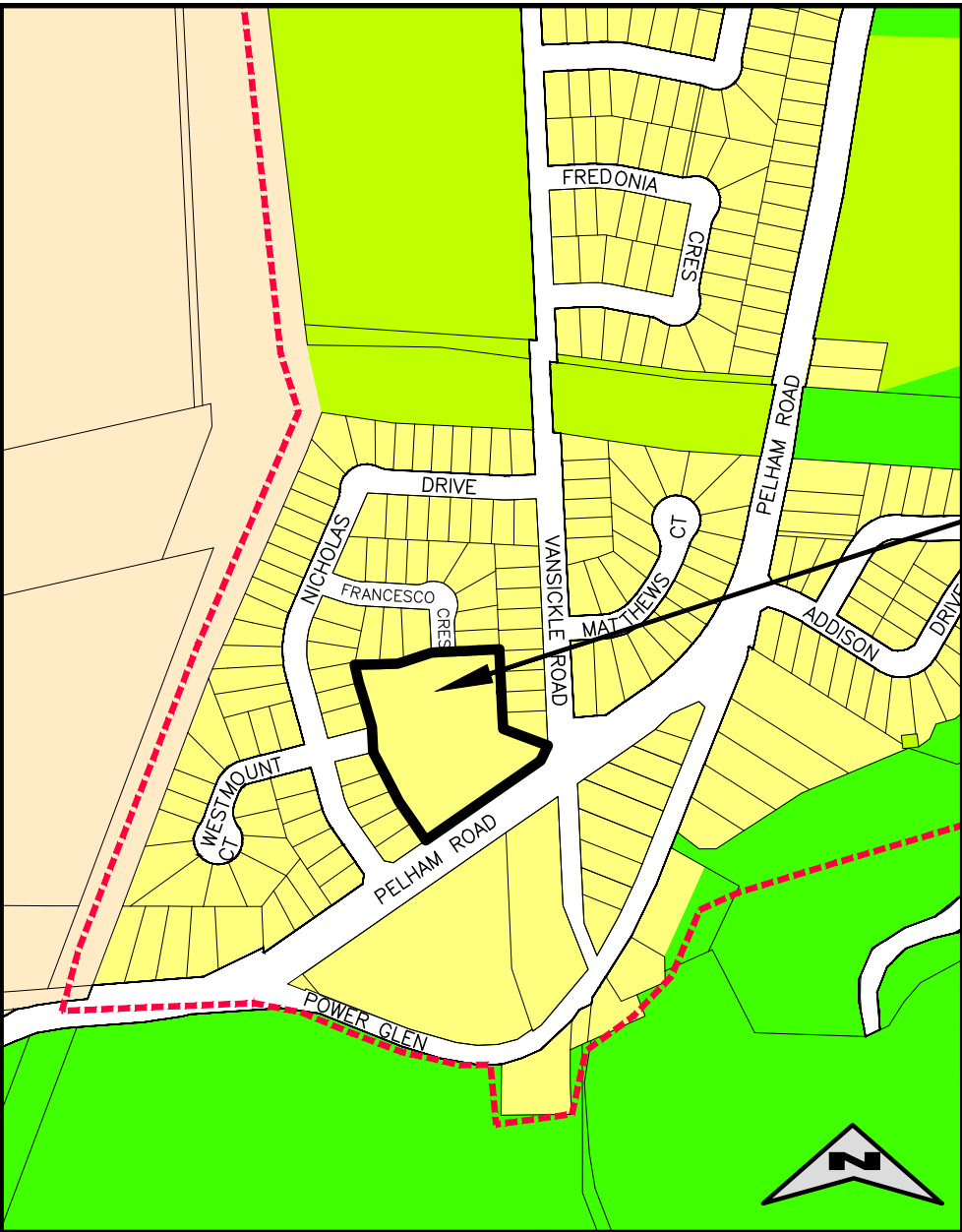
29B Vansickle Road

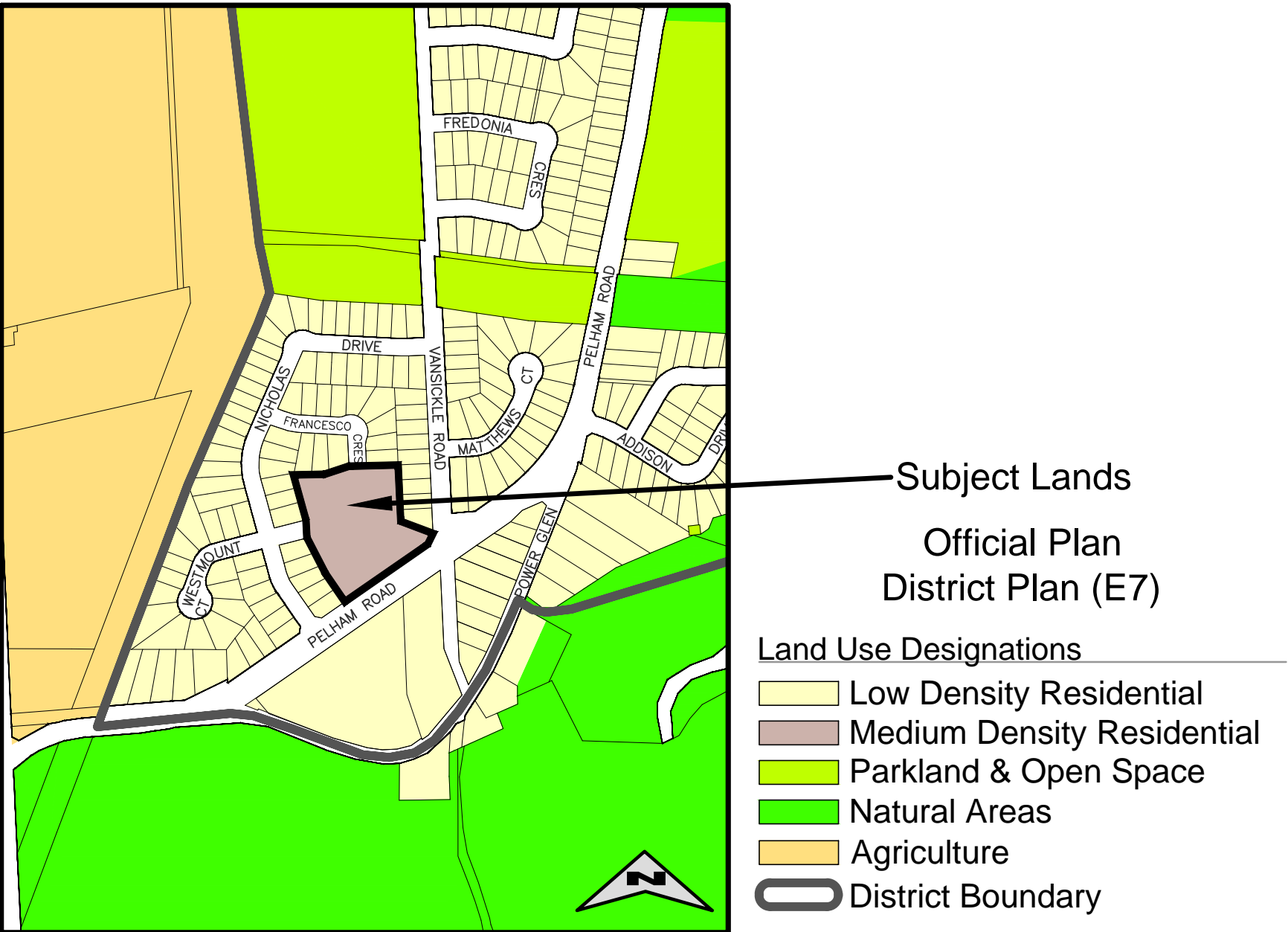
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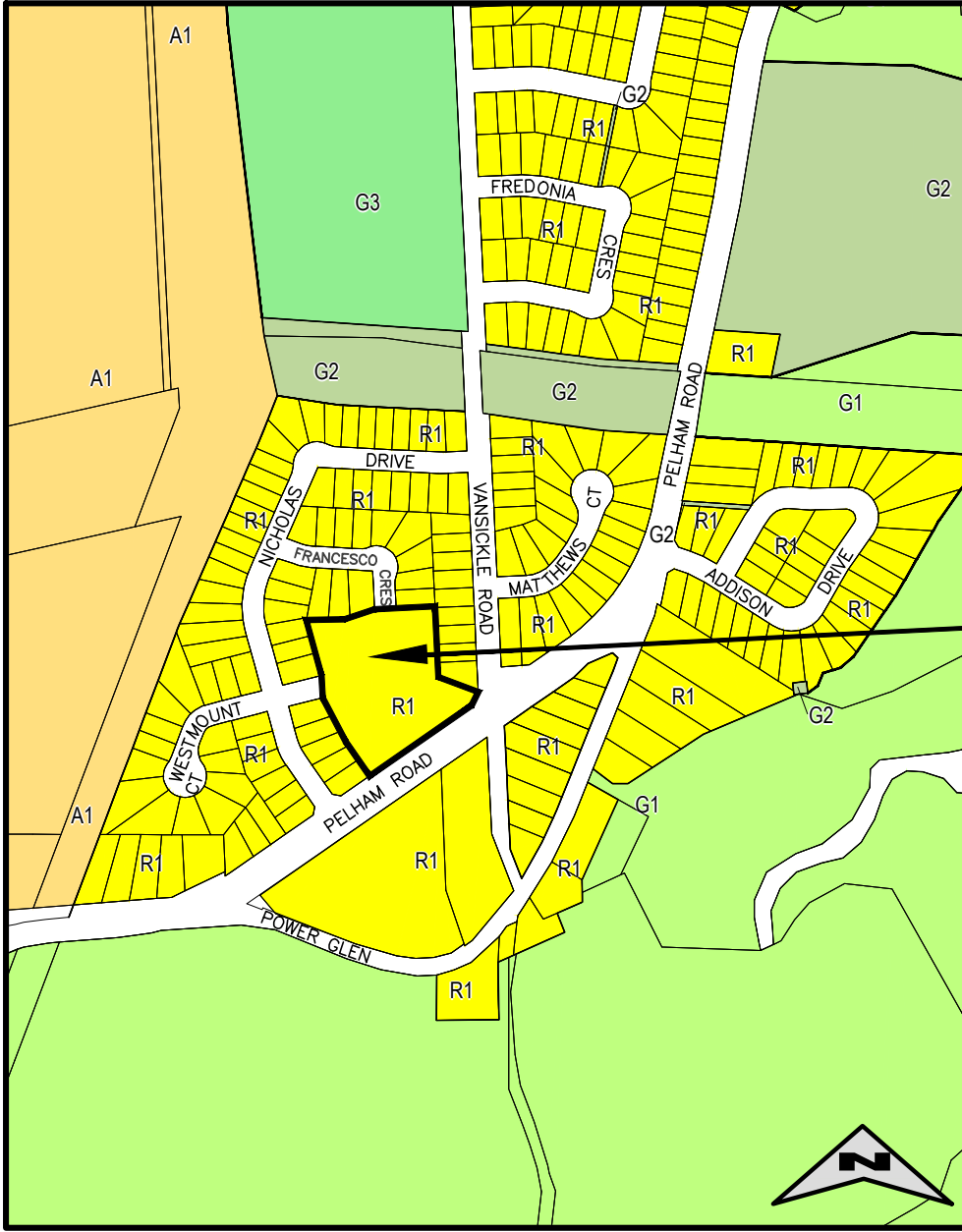
Subject Lands
Official Plan
General Land Use Plan (D1)

Land Use Designations

- Neighbourhood Residential
- Employment
- Commercial
- Mixed Use
- Natural Areas
- Parkland & Open Space
- Agriculture
- Downtown
- Urban Area Boundary







Subject Lands

Zoning By-Law 2013-283 Zones

- R1 Low Density Residential
- Suburban Neighbourhood
- G1 Conservation / Natural Area
- G2 Minor Green Space
- G3 Major Green Space
- A1 Agriculture

By-laws to be considered May 25, 2015

- (a) A By-law to authorize an Option to Lease and a Lease with IBI GROUP. (Three readings – with respect to parking for Pan Am Games at Seymour-Hannah Sports and Entertainment Centre. Council, December 15, 2014, Item 2-1.)
- (b) A By-law to repeal By-law No. 2015-113 entitled “A By-law to amend By-law No. 2015-28 entitled ‘A By-law to impose certain fees charged by The Corporation of the City of St. Catharines with respect to certain administrative matters’”. (Three readings – with respect to the Rates and Fees for the FirstOntario Performing Arts Centre. General Committee, May 11, 2015, Item No. 3.)
- (c) A By-law to amend By-law No. 2004-277 entitled “A By-law to authorize delegation of certain matters to staff”. (Three readings – with respect to establishing community gardens on City lands. To be considered by General Committee May 25, 2015.)
- (d) A By-law to amend By-law No. 2015-116 entitled “A By-law to authorize a License Agreement with Woolly Toque Inc.”. (Three readings – with respect to amending term of agreement. Council, May 11, 2015, Item No. 12.)
- (e) A By-law to amend By-law No. 2013-99 entitled “A By-law to adopt Simplified Meeting Procedures for advisory bodies established by the City of St. Catharines”. (Three readings – with respect to implementing the advisory committee structure. General Committee, March 23, 2015, Item No. 3.5.)
- (f) A By-law to authorize an Agreement with 1760076 Ontario Inc. o/a Garden City Aquatic Club. (Three readings – with respect to operating a Swim Ontario competitive provincial swim team out of the Kiwanis Aquatics Centre and a recreational swim team out of the Port Dalhousie Pool. To be considered by General Committee, May 25, 2015.)
- (g) A By-law to authorize an Agreement with Mainstream: An Unsheltered Workshop. (Three readings – with respect to fee for Graffiti Removal Service. To be considered by General Committee, May 25, 2015.)
- (h) A By-law to authorize an Agreement with Lincoln County Humane Society. (Three readings – with respect to providing Animal Control Services to City for a one year term. General Committee, May 11, 2015, Item No. 4.8.)
- (i) A By-law to authorize an amendment to the Lease with The St. Catharines Transit Commission. (Three readings – with respect to Leased Premises at the Transit Facility located at 70 Carlisle Street. Delegation By-law No. 2004-277, as amended.)
- (j) A By-law to authorize a contract with Birchcliff Construction Ltd. (Three readings – with respect to rehabilitation of Ontario Street Parking Garage, Project P12-150-1. Delegation By-law 2004-277, as amended.)

- (k) A By-law to authorize a contract with Peninsula Construction Inc. (Three readings – with respect to 2014 Guiderail Replacement Program, Project P14-085. Delegation By-law 2004-277, as amended.)
- (l) A By-law to authorize a contract with MacDonald Zuberec Ensslen Architects Inc. (Three readings – with respect to the design and contract administration for the Enhancements to Lakeside Park, Project P14-134. Delegation By-law 2004-277, as amended.)
- (m) A By-law to authorize a contract with Gauboc Construction Limited. (Three readings – with respect to 2015 Sidewalk Repairs Program, Project P15-040. Delegation By-law 2004-277, as amended.)
- (n) A By-law to amend By-law No. 2014-253 entitled “A By-law to appoint Deputy Clerks for the purpose of the Commissioners for Taking Affidavits Act and to repeal By-law No. 2014-53”. (Three readings – with respect to staffing changes. Delegation By-law No. 2004-277, as amended.)
- (o) A By-law to confirm the proceedings and decisions of the Council of The Corporation of the City of St. Catharines at its Meeting held on May 25th, 2015. (Three readings – with respect to ratification and adoption of City Council Minutes of May 11, 2015, General Committee Minutes of May 11, 2015, and Minutes of the Special Meeting held on the 11th day of May, 2015.)