



**The Corporation of the City of St. Catharines
CITY COUNCIL AGENDA
Regular, Monday, July 20, 2015
Council Chambers, City Hall, 6:30 PM**

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

1. Presentations

- 1.1 Announcement of Parapan American Community Torchbearer for the August 3, 2015 Relay

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 Building Services, Planning Services
Application for Draft Plan of Vacant Land Condominium Approval for 24-Unit Townhouse Development at 39 Oliver Lane; Owner: Oakwood Estates at Rockwood Inc.; Agent: Upper Canada Consultants

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

- 6.1 [Regular Meeting of Council, July 6, 2015](#)
6.2 [General Committee Minutes, July 6, 2015](#)

7. Delegations

- 7.1 **Public Meeting (Pursuant to Notice By-law 2007-310, as Amended)**
Kristine Douglas, Financial Management Services Director and Dan Dillon, Transportation and Environmental Services Director, City of St. Catharines
Re: 2015 Capital Budget and Four Year Forecast (see [General Committee Agenda, July 20, 2015, Item 3.3](#))
- 7.2 Bryan Shynal, Commissioner of Operations, City of St. Catharines
Re: Lake Street Service Centre – Operations Facility Consolidation (see [General Committee Agenda, July 20, 2015, Item 3.2](#))

8. Call for Notices of Motion

8.1 Reconsideration of 2015 Geese Management Program

Councillor Williamson will request reconsideration of the following motion which was passed at the meeting of April 13, 2015:

"That the geese management program not include relocation, with that funding being redirected to working with the Niagara Peninsula Conservation Authority on their habitat modification program."

9. Motions

9.1 Honouring Merritton Volunteer Firefighters

Councillor Haywood provided Notice of Motion at the meeting of July 6, 2015, to present the following motion July 20, 2015:

Whereas the Merritton Volunteer Firefighters are a valuable part of the Merritton Community's storied past;

Whereas the Merritton Memories community group would like to honour these historical pillars of the Old Town of Merritton who sacrificed their time, energy and personal safety for the health and safety of local residents;

Whereas the Merritton Memories group would like to honour these Volunteers Firefighters in the form of a plaque near the old Firehall in the same vicinity as the Merritton Cenotaph;

Whereas the Merritton Memories Community Group has the support and blessing of the Merritton Branch of the Royal Canadian Legion Local 138, former members of the Merritton Volunteers Firefighters and/or their surviving family members, and both Merritton Ward Councillors on St. Catharines City Council;

Whereas the Merritton Memories Community Group will cover all cost through fundraising to purchase all components of the memorial which includes an engraved plaque and mounting pole; and

Therefore Be It Resolved that City staff from the appropriate department work with Isabel Bachmann, Committee Chair for the Merritton Volunteer Firefighters Memorial Plaque of the Merritton Memories Community Group, on the installation of said memorial plaque once all funds for the project have been raised. FORTHWITH

9.2 By-law Review and By-law Enforcement Reform

Councillor Britton provided Notice of Motion at the meeting of July 6, 2015, to present the following motion July 20, 2015:

Whereas the current system of responding to by-law concerns in the City of St. Catharines is not efficient, consistent, or fair to all residents; and

Whereas this system does not reflect this Council's proactive, progressive, customer service priorities;

Therefore Be It Resolved that Council approve the formation of a Council led task force to undertake a comprehensive review of the property standards and the parking by-law and to explore best practices for by-law enforcement with the intent of recommending enforcement reforms; and

That the terms of reference be created with input from Council and presented at the next meeting. FORTHWITH

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 By-laws

14. Agencies, Boards, Committee Reports

14.1 Minutes to Receive

- Arts and Culture Advisory Committee - [June 16, 2015](#)
- Green Advisory Committee - [June 17, 2015](#) and [June 24, 2015](#)

15. Adjournment



CITY OF
ST. CATHARINES

Corporate Report

Report from Planning and Building Services, Planning Services

Date of Report: June 26, 2015

Date of Meeting: July 20, 2015

Report Number: PBS-212-2015

File: 60.46.407

Subject: Application for Draft Plan of Vacant Land Condominium Approval for 24-Unit Townhouse Development at 39 Oliver Lane; Owner: Oakwood Estates at Rockwood Inc.; Agent: Upper Canada Consultants

Recommendation

That Council direct staff to grant Draft Plan of Vacant Land Condominium Approval for the lands described as Block 19, 30M-424, municipally known as 39 Oliver Lane, as illustrated on Appendix 1 of this report, subject to the Conditions of Draft Plan of Condominium Approval, as outlined in Appendix 2 of this report; 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 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 purpose of the application is to request approval of a draft plan of condominium (vacant land) for 24 townhouse dwellings situated on a common private road, as illustrated on Appendix 1. The plan of condominium will allow each of the units to be sold individually. Staff is recommending approval of this draft plan of condominium, subject to the Conditions of Draft Plan Approval outlined in Appendix 2. The proposal conforms to Provincial, Regional and local Official Plan policies.

Report

Location and Site Description

The subject lands are located on the west side of Oliver Lane, south of Rockwood Avenue, in the City's East Planning District. The property is located within the Oaktree Estates at Rockwood Plan of Subdivision which was approved by Council in 2013 and registered on October 2, 2013 (Phase 1) and September 19, 2014 (Phase 2). A location map is attached as Appendix 3.

The subject lands are 0.43 hectares in size, with approximately 65 metres of frontage along the west side of Oliver Lane. The property is vacant with sparse vegetation. Some site disturbances have been made to accommodate the surrounding development as part of the Oaktree Estates at Rockwood Plan of Subdivision.

Surrounding land uses include:

North:	Detached dwellings
South:	Vacant land for future residential development
East:	Townhouse dwellings
West:	Hydro corridor, and further west, Semi-detached dwellings

The Proposal

The applicant proposes to construct 24 townhouse dwellings on five blocks, as illustrated on Appendix 1. Nineteen of the dwellings would have frontage along a common private road, while five of the units would front directly onto Oliver Lane, a public street. Parking is to be provided within private driveways and attached garages. Five visitor parking spaces are proposed along the north side of the private road. The applicant has requested Draft Plan of Vacant Land Condominium Approval so that each of the 24 units can be sold individually. A concept site plan for the development is included in Appendix 4.

Official Plan Designation

The City's Official Plan, The Garden City Plan (GCP), designates the lands as Neighbourhood Residential (see Appendix 5), providing for a range of housing opportunities, types, forms, and densities. Schedule E9 of the GCP (see Appendix 5) provides additional direction for the East Planning District and designates the lands as Medium Density Residential, permitting detached, semi-detached, duplex, triplex, quadruplex, fourplex and townhouse dwellings at a density range generally between 25 and 99 units per hectare of land.

The applicant proposes 24 townhouse dwellings on the site at a density of 55.4 units per hectare. The applicant's proposal is permitted under the Medium Density Residential designation of the GCP.

Zoning

By-law 2013-283 zones the lands as Medium Density Residential (R3-62) (refer to Appendix 7). The R3 zone permits a range of residential uses, including detached, semi-detached, quadruplex and townhouse units, and private road developments comprising any of the preceding housing forms. Special zoning provision 62 implements site specific provisions established in conjunction with the previously approved subdivision. Specifically for the subject lands, the special provision requires a minimum of 20 units.

The proposed townhouse development is a permitted use under the property's existing R3-62 zoning.

Circulation Comments

This application for Draft Plan of Condominium Approval was circulated to all appropriate departments and agencies for their comments and requirements. There were no objections received. Most departments and agencies confirmed that their technical requirements will be addressed through the Site Plan Approval. These processes are discussed in further detail below.

Niagara Region

Staff advise that they have no objection to the approval of this application for Draft Plan of Condominium from a Provincial and Regional policy perspective, subject to the conditions of Draft Plan of Condominium Approval (Appendix 2). Regional staff notes that several clauses were incorporated into the subdivision agreement to address noise mitigation, land use compatibility and archaeological resource interests. Development Services staff recommended that those also be included in the condominium agreement for this development.

Regional Engineering

Regional Planning and Development Services engineering staff has confirmed that as a condominium, the development is eligible to receive internal curbside waste collection. To that end, several clauses will be included in the Site Plan Agreement to ensure the development is maintained in such a manner that it will continue to meet the criteria for public waste collection. In this regard, waste collection pads will be required to accommodate waste materials pickup for Units 1, 2 and 3 (to be located adjacent to Unit 5) and for Units 6, 7 and 8 (to be located adjacent to Unit 10).

Development Section, Planning and Building Services

Development Section staff advise that the site is serviced at the private road with municipal water, storm and sanitary sewer services. Each townhouse dwelling will be individually serviced by laterals off of the main private connection. Site servicing, grading, drainage and stormwater management will be addressed in detail through the review of the Application for Site Plan Agreement.

Parks, Recreation and Culture Services

Requirements for cash-in-lieu of parkland dedication have been previously collected through the Oaktree Estates at Rockwood Subdivision approval. Requirements for landscaping, fencing, and tree planting will be addressed through the site plan agreement process. Sufficient space has been proposed to ensure that the landscaping, fencing and tree planting can be accommodated in the common element.

Public Open House

A public open house was hosted by Planning and Building Services on June 16, 2015. 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 recommendations are presented to Council for consideration. The owner and their agent and one neighbourhood residents attended. The attendee offered no concerns or objections with respect to the proposed development.

Planning Analysis

Provincial Policy Context

The subject property is within a settlement area under the 2014 Provincial Policy Statement (PPS) and designated as a Designated Greenfield Area in the Provincial Growth Plan for the Greater Golden Horseshoe (Growth Plan). These documents contain policies that direct growth to settlement areas, 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.

Regional Development Services staff previously reviewed and commented on the Oaktree Estates at Rockwood draft plan of subdivision application regarding Provincial and Regional interests. The overall residential density of 25.7 units per hectare, which is equivalent to approximately 64 people and jobs per hectare for the subdivision as a whole, exceeds the Greenfield density target (50 people or jobs per hectare).

Regional Official Plan

This property is within the St. Catharines Urban Area and is a Designated Greenfield Area in the City. Municipalities are encouraged to provide a range of housing types and densities, including affordable housing, which is suited for a variety of household types and income groups. Designated Greenfield Areas will be planned as compact, complete communities, and will be required to meet the Regional minimum combined gross density target of 50 people and jobs per hectare across all Designated Greenfield Areas. The proposed Greenfield development will contribute towards achieving Provincial, Regional and City greenfield density targets and is therefore supported from a Provincial and Regional planning perspective.

Official Plan

The subject lands are designated as Medium Density Residential (Appendix 6) by the City's Official Plan, The Garden City Plan (GCP). The Medium Density Residential designation of the GCP provides for a range of housing types, including townhouse dwellings, at a density range generally between 25 and 99 units per hectare.

The applicant proposes to construct 24 townhouse dwellings on the lands at a density of 55.4 units per hectare on the subject lands. This density will result in an overall density of 25.7 units per hectare within the Oaktree Estates Plan of Subdivision. The proposed vacant land townhouse development is a permitted use under the existing Medium Density Residential designation and complies with the applicable land use policies. An Official Plan Amendment is not required.

The GCP supports residential development and emphasizes the provision of a variety of housing types. It provides that growth will be accommodated through, among other means, the efficient use of underutilized lands, and more compact building form and densities (2.3.3).

The proposed development will implement the growth management objectives of the GCP by providing a greater mix of housing types and by promoting an efficient use of the City's urban land supply.

The GCP provides that all development and redevelopment within the urban area be evaluated having regard for urban design principals and policies set out in the Plan to ensure building, site and streetscape design will support compatible and context sensitive development with adjacent properties and those in close proximity to the subject lands (7.1).

Staff is satisfied that the built form - that is the height and massing of the proposed townhouse dwellings - will be compatible with adjacent detached, semi-detached, and townhouse dwellings. Building setbacks are proposed to meet the requirements of the Zoning By-law and will provide adequate amenity space for residents of the development. The majority of the Oliver Lane frontage will have units directly facing the street, providing for continuity of the Oliver Lane streetscape. The end wall of unit 24 which abuts Oliver Lane will include architectural detail and increased glazing to ensure a pleasant streetscape is maintained. The urban design of the development will be regulated through the Site Plan Approval process.

Zoning By-law

By-law 2013-283 zones the lands as Medium Density Residential (R3-62) (refer to Appendix 7). The R3 zone permits a range of residential uses, including detached, semi-detached, quadruplex and townhouse units, and private road developments comprising any of the preceding housing forms. Special provision 62 implements site specific provisions established in conjunction with the previously approved subdivision. Specifically for the subject lands, the special provision requires a minimum of 20 units. This provision ensures a minimum overall density of 25 units per hectare within the Oaktree Estates Plan of Subdivision.

The proposed townhouse development is a permitted use under the property's existing R3-62 zoning. A Zoning By-law Amendment is not required.

While the proposed townhouses comply with the vast majority of zoning requirements, variances may be required for minimum unit width, and dwelling setback from a private road. The proposed 6.0m unit width is permitted under the main body of the zoning by-law, however, the site specific exemption requires a minimum of 6.6m. This provision was established prior to the comprehensive zoning by-law, when townhouses were not permitted as of right in any residential zones. In this instance, a minor variance would bring the site specific zoning into alignment with the overall provisions of the new Zoning By-law. Additionally, a proposed visitor parking space is located 1.69m from unit 10. This pinchpoint does not comply with the zoning by-law's requirement of 3.0 metres. Although the visitor parking space is a requirement of the by-law, a minor variance would recognize this pinch point while permitting an additional visitor parking space.

Draft Plan of Condominium

The application proposes vacant land condominium tenure – a form of property ownership - for 24 townhouse dwelling units, plus common element areas, which include a private road, visitor parking, landscaped areas and access for maintenance. Upon assumption, the condominium corporation will be responsible for the ongoing maintenance of all of the common elements. The Application for Draft Plan of Condominium Approval deals with the type of ownership and not the form of development.

The Planning Act (51[24]) guides staff in assessing plans of condominium and outlines certain criteria to be considered. This includes, among other matters, the effect of the development on matters of Provincial and public interest; its conformity with the Official Plan; the conservation of natural resources; the availability of adequate services; and the overall suitability of the lands for development.

Staff is satisfied that the proposed vacant land condominium development fulfills these criteria, subject to the conditions of draft plan approval outline in Appendix 2.

Site Plan Approval and Condominium Assumption

The City's Site Plan Control By-law, as amended, requires that all residential development of four or more units be subject to Site Plan Control. Site Plan Control is the City's principal tool through which staff can implement design considerations to maximize compatibility with the surrounding neighbourhood and ensure the long-term maintenance and functionality of the site. Site Plan Control also ensures that developments are designed to meet minimum municipal standards. This plan and others will address building elevations, landscaping, tree preservation, access, parking, lighting, site servicing, grading and drainage, stormwater management, waste collection, and similar site details. Once these designs are found to be acceptable, the applicant will be required to enter into a Site Plan Agreement with the City and post securities to ensure the required works are satisfactorily completed.

To bind the future condominium corporation to the terms of the Site Plan Agreement, the applicant and future condominium corporation will also be required to enter into a Condominium Assumption Agreement with the City. Additional securities for incomplete primary services within common elements may be required.

Staff recommends that the requirement to enter into the Site Plan and Condominium Assumption Agreements be included as conditions of Draft Plan of Condominium Approval (Appendix 2).

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 supportive of the application for Draft Plan of Vacant Land Condominium Approval, subject to the conditions of Draft Plan Approval outlined in this report and included as Appendix 2. A plan of condominium will allow each of the proposed townhouse dwellings to be sold individually. The proposal is consistent with Provincial, Regional and local Official Plan policies.

Notification

It is in order to advise Jennifer Vida, Upper Canada Consultants.

Prepared by:

Jessica Button, MCIP, RPP
Planner I

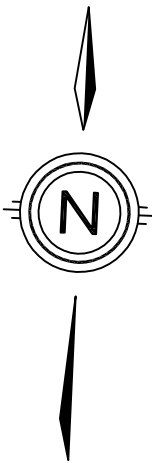
Submitted by:

Judy Pihach, MCIP, RPP
Manager, Planning Services

Approved by:

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

OAKTREE ESTATES - BLOCK 19, 30M-424
CITY OF ST. CATHARINES, ONTARIO



HYDRO ONE CORRIDOR

EXISTING RESIDENTIAL

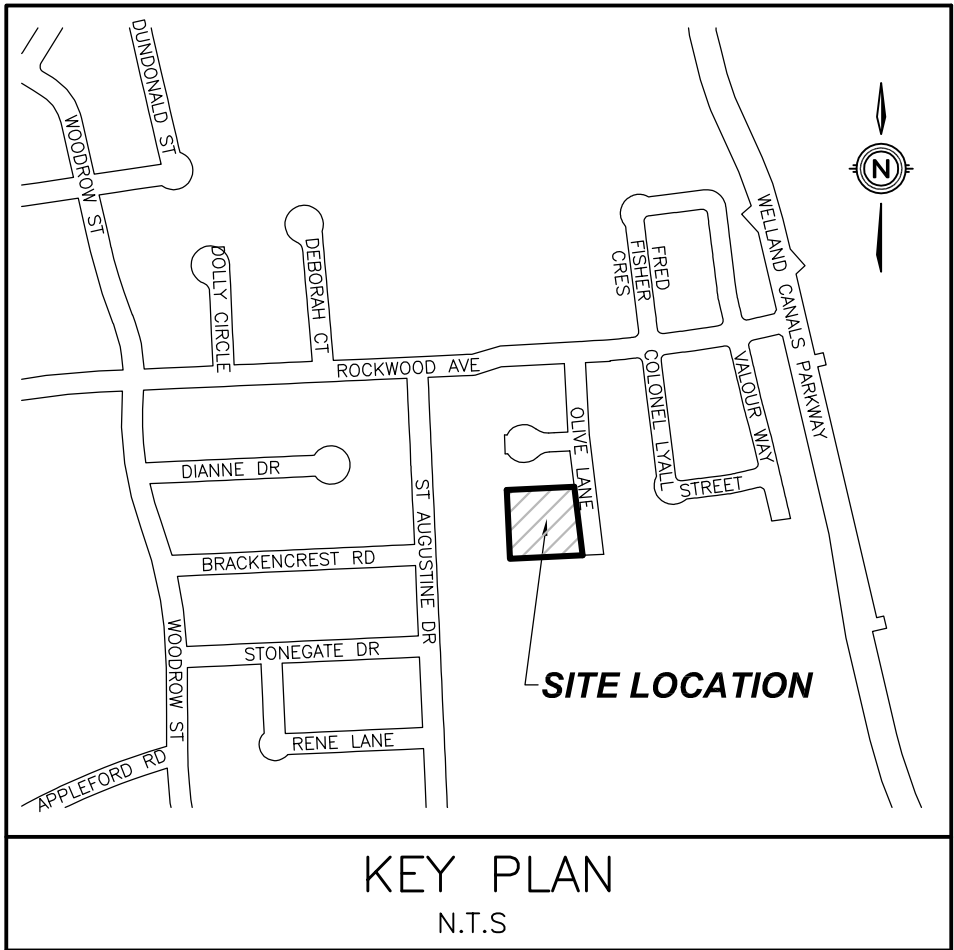
OLIVER LANE

EXISTING RESIDENTIAL

VACANT LAND

TEMPORARY TURNING
CIRCLE

UNIT #	USE AREA	AREA
1	TOWNHOUSE DWELLING 1a - DRIVEWAY (EXCLUSIVE USE) 1b - REAR YARD (EXCLUSIVE USE)	64.9m² 13.5m² 28.3m²
2	TOWNHOUSE DWELLING 2a - DRIVEWAY (EXCLUSIVE USE) 2b - REAR YARD (EXCLUSIVE USE)	59.3m² 13.5m² 25.8m²
3	TOWNHOUSE DWELLING 3a - DRIVEWAY (EXCLUSIVE USE) 3b - REAR YARD (EXCLUSIVE USE)	59.3m² 13.5m² 25.8m²
4	TOWNHOUSE DWELLING 4a - DRIVEWAY (EXCLUSIVE USE) 4b - REAR YARD (EXCLUSIVE USE)	59.3m² 13.5m² 25.8m²
5	TOWNHOUSE DWELLING 5a - DRIVEWAY (EXCLUSIVE USE) 5b - REAR YARD (EXCLUSIVE USE)	64.9m² 13.5m² 28.2m²
6	TOWNHOUSE DWELLING 6a - DRIVEWAY (EXCLUSIVE USE) 6b - REAR YARD (EXCLUSIVE USE)	60.7m² 13.5m² 26.4m²
7	TOWNHOUSE DWELLING 7a - DRIVEWAY (EXCLUSIVE USE) 7b - REAR YARD (EXCLUSIVE USE)	55.2m² 13.5m² 24.1m²
8	TOWNHOUSE DWELLING 8a - DRIVEWAY (EXCLUSIVE USE) 8b - REAR YARD (EXCLUSIVE USE)	55.2m² 13.5m² 24.1m²
9	TOWNHOUSE DWELLING 9a - DRIVEWAY (EXCLUSIVE USE) 9b - REAR YARD (EXCLUSIVE USE)	55.2m² 13.5m² 24.1m²
10	TOWNHOUSE DWELLING 10a - DRIVEWAY (EXCLUSIVE USE) 10b - REAR YARD (EXCLUSIVE USE)	60.7m² 13.5m² 26.4m²
11	TOWNHOUSE DWELLING 11a - DRIVEWAY (EXCLUSIVE USE) 11b - REAR YARD (EXCLUSIVE USE)	67.3m² 16.5m² 31.3m²
12	TOWNHOUSE DWELLING 12a - DRIVEWAY (EXCLUSIVE USE) 12b - REAR YARD (EXCLUSIVE USE)	59.3m² 16.5m² 25.8m²
13	TOWNHOUSE DWELLING 13a - DRIVEWAY (EXCLUSIVE USE) 13b - REAR YARD (EXCLUSIVE USE)	59.3m² 16.5m² 25.8m²
14	TOWNHOUSE DWELLING 14a - DRIVEWAY (EXCLUSIVE USE) 14b - REAR YARD (EXCLUSIVE USE)	59.3m² 16.5m² 25.8m²
15	TOWNHOUSE DWELLING 15a - DRIVEWAY (EXCLUSIVE USE) 15b - REAR YARD (EXCLUSIVE USE)	64.9m² 16.5m² 20.4m²
16	TOWNHOUSE DWELLING 16a - DRIVEWAY (EXCLUSIVE USE) 16b - REAR YARD (EXCLUSIVE USE)	64.9m² 13.5m² 28.2m²
17	TOWNHOUSE DWELLING 17a - DRIVEWAY (EXCLUSIVE USE) 17b - REAR YARD (EXCLUSIVE USE)	59.3m² 13.5m² 25.8m²
18	TOWNHOUSE DWELLING 18a - DRIVEWAY (EXCLUSIVE USE) 18b - REAR YARD (EXCLUSIVE USE)	59.3m² 13.5m² 25.8m²
19	TOWNHOUSE DWELLING 19a - DRIVEWAY (EXCLUSIVE USE) 19b - REAR YARD (EXCLUSIVE USE)	59.3m² 13.5m² 25.8m²
20	TOWNHOUSE DWELLING 20a - DRIVEWAY (EXCLUSIVE USE) 20b - REAR YARD (EXCLUSIVE USE)	64.9m² 13.5m² 28.2m²
21	TOWNHOUSE DWELLING 21a - DRIVEWAY (EXCLUSIVE USE) 21b - REAR YARD (EXCLUSIVE USE)	64.9m² 13.5m² 28.2m²
22	TOWNHOUSE DWELLING 22a - DRIVEWAY (EXCLUSIVE USE) 22b - REAR YARD (EXCLUSIVE USE)	59.3m² 13.5m² 25.8m²
23	TOWNHOUSE DWELLING 23a - DRIVEWAY (EXCLUSIVE USE) 23b - REAR YARD (EXCLUSIVE USE)	59.3m² 13.5m² 25.8m²
24	TOWNHOUSE DWELLING 24a - DRIVEWAY (EXCLUSIVE USE) 24b - REAR YARD (EXCLUSIVE USE)	64.9m² 13.5m² 28.2m²
TOTAL TOWNHOUSE DWELLING AREA		1460.9m²
TOTAL EXCLUSIVE USE		968.9m²
COMMON ELEMENT		1902.7m²
TOTAL AREA		4332.5m²



BLOCK 19, 30M-424
DRAFT PLAN OF
VACANT LAND CONDOMINIUM

LEGAL DESCRIPTION

BLOCK 19
REGISTERED PLAN 30M-424
CITY OF ST. CATHARINES
REGIONAL MUNICIPALITY OF NIAGARA

OWNER'S CERTIFICATE

BEING THE REGISTERED OWNER, I HEREBY
AUTHORIZE UPPER CANADA CONSULTANTS TO
PREPARE AND SUBMIT THIS DRAFT PLAN OF
SUBDIVISION

TIM LE BAS PLUMETOT

APRIL 22, 2015

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF
THE LANDS TO BE SUBDIVIDED AND THEIR
RELATIONSHIP TO THE ADJACENT LANDS ARE
ACCURATELY AND CORRECTLY SHOWN ON
THIS PLAN.

William A. Mascoe

WILLIAM A. MASCOE, O.L.S.

APRIL 24, 2015

REQUIREMENTS OF SECTION
51(17) OF THE PLANNING ACT

(a) SEE PLAN	(d) SEE PLAN	(i) SILTY CLAY
(b) SEE PLAN	(e) SEE PLAN	(j) SEE PLAN
(c) SEE PLAN	(f) SEE PLAN	(k) FULL SERVICES
(d) 24 TOWNHOUSE UNITS	(g) MUNICIPAL WATER	(l) SEE PLAN

REVISIONS	DESCRIPTION	DATE
REV#		
0	ISSUED FOR APPROVAL	APR 27/15



261 Mortindale Rd #1
St. Catharines, Ontario
L2W 1A1
Phone: (905) 688-9400
Fax: (905) 688-5274

DRAWING TITLE:
BLOCK 19, 30M-424
DRAFT PLAN OF
VACANT LAND
CONDOMINIUM

DRAWN BY:	T.A.
DATE:	APRIL 24, 2015
SCALE:	1:250
DRAWING No:	1203-DP
REV	0

**Conditions of Draft Approval
39 Oliver Lane
File No. 60.46.407
Submission No. 26CD—10-15002**

General Approval

1. That this approval applies to lands described as Block 19, Registered Plan 30M-424, City of St. Catharines, municipally known as 39 Oliver Lane, for 24 townhouse units, and common element areas for a private road, servicing, parking, landscaping, access for maintenance, etc., as illustrated on the plan prepared by William A. Mascoe., and dated May 24, 2015.

Site Plan Agreement

2. That prior to final approval of the plan of condominium, the owner shall enter into a Site Plan Agreement with the City of St. Catharines, which shall be registered against the title of the lands. The Site Plan Agreement shall address certain matters including, but not limited to landscaping, fencing, parking, lighting, waste collection, noise mitigation, and archeological concerns.

(City of St. Catharines)

Condominium Assumption Agreement

3. That the owner and condominium corporation to-be-formed shall enter into a Condominium Assumption Agreement with the City of St. Catharines, which shall be registered against the title of the lands immediately following registration of the final plan of condominium.

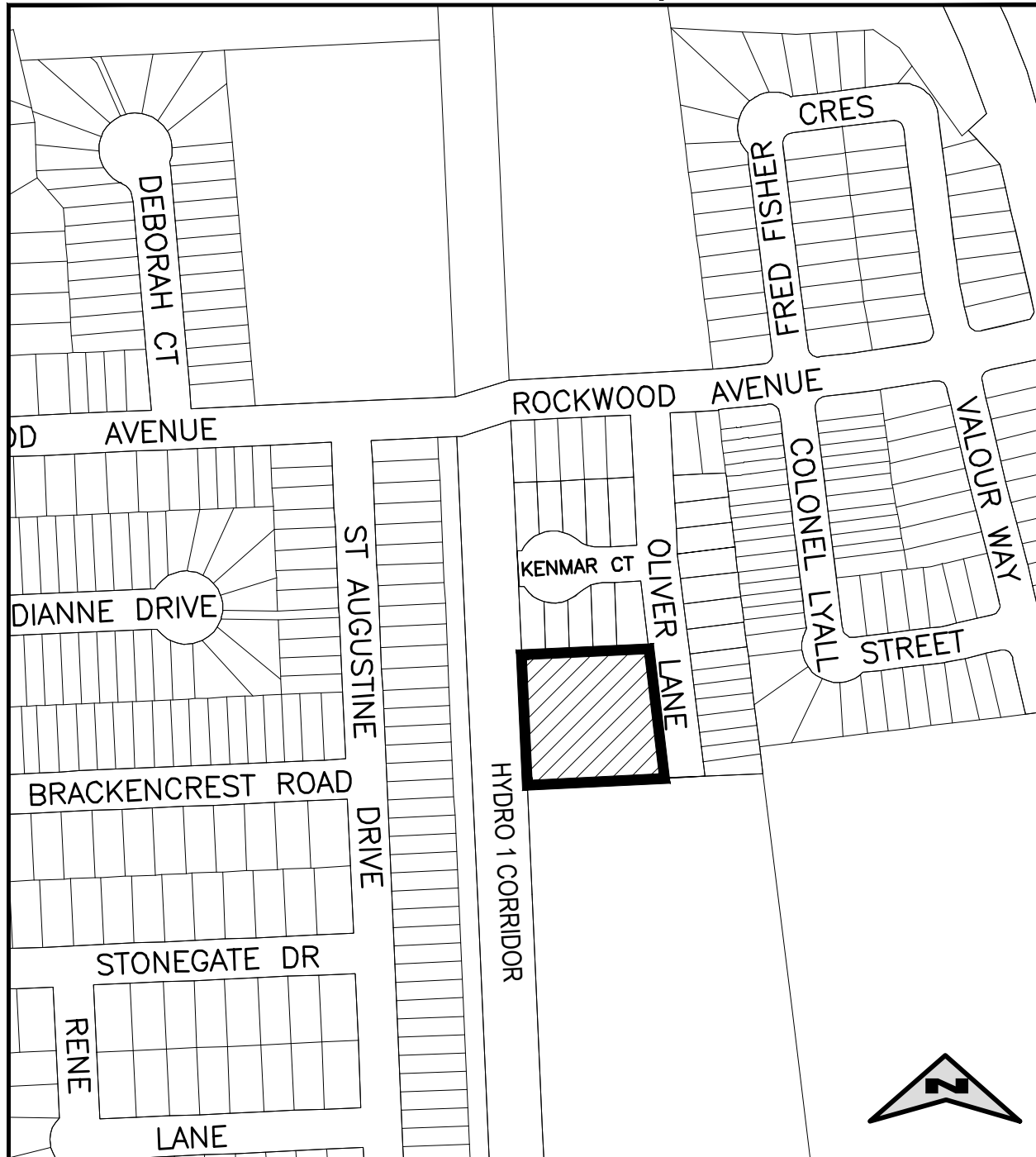
(City of St. Catharines)

Administration

4. That if approval is not given to this plan within three years of the approval date and no extension has been granted, draft plan 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 shall be submitted to the Director of Planning and Building Services.

Prior to granting approval to the final plan of condominium, the City of St. Catharines shall be satisfied that all conditions have been satisfactorily met.

Location Map



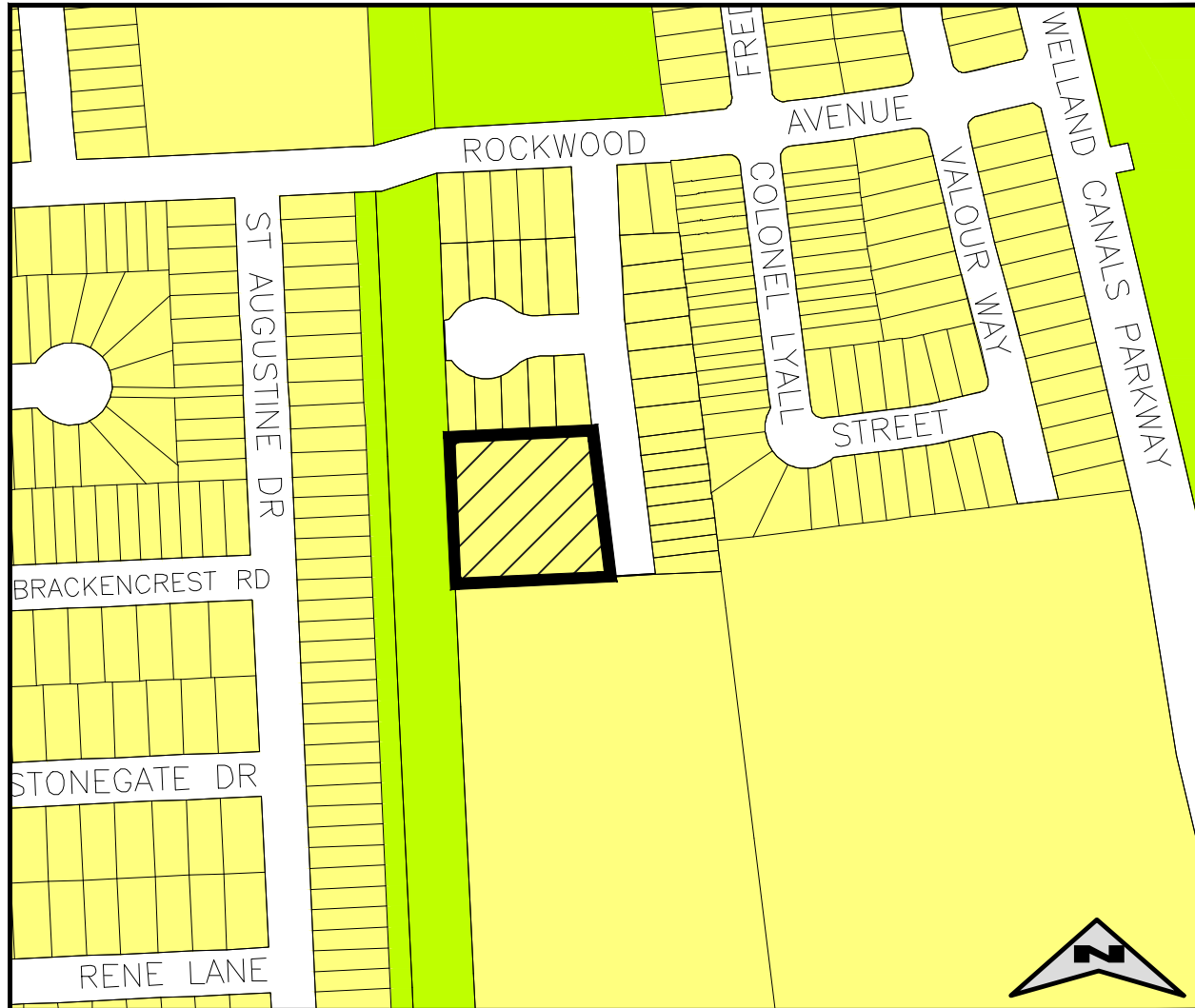
Subject Lands

39 Oliver Lane

File: 60.46.407



Existing Land Use Designation (General Land Use Plan D1 - Garden City Plan)



 39 Oliver Lane

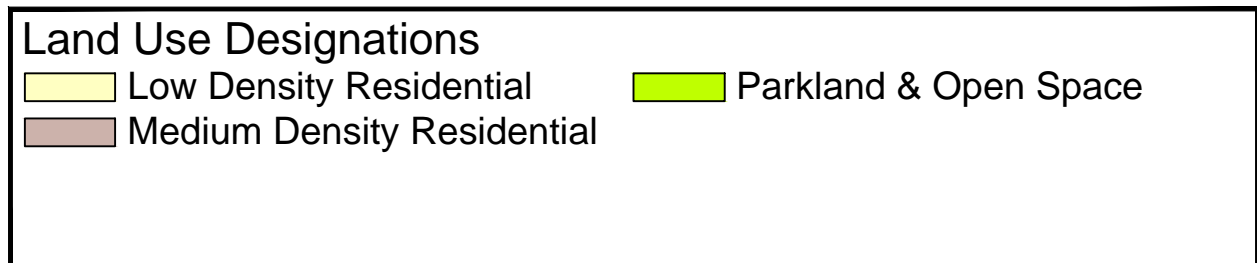
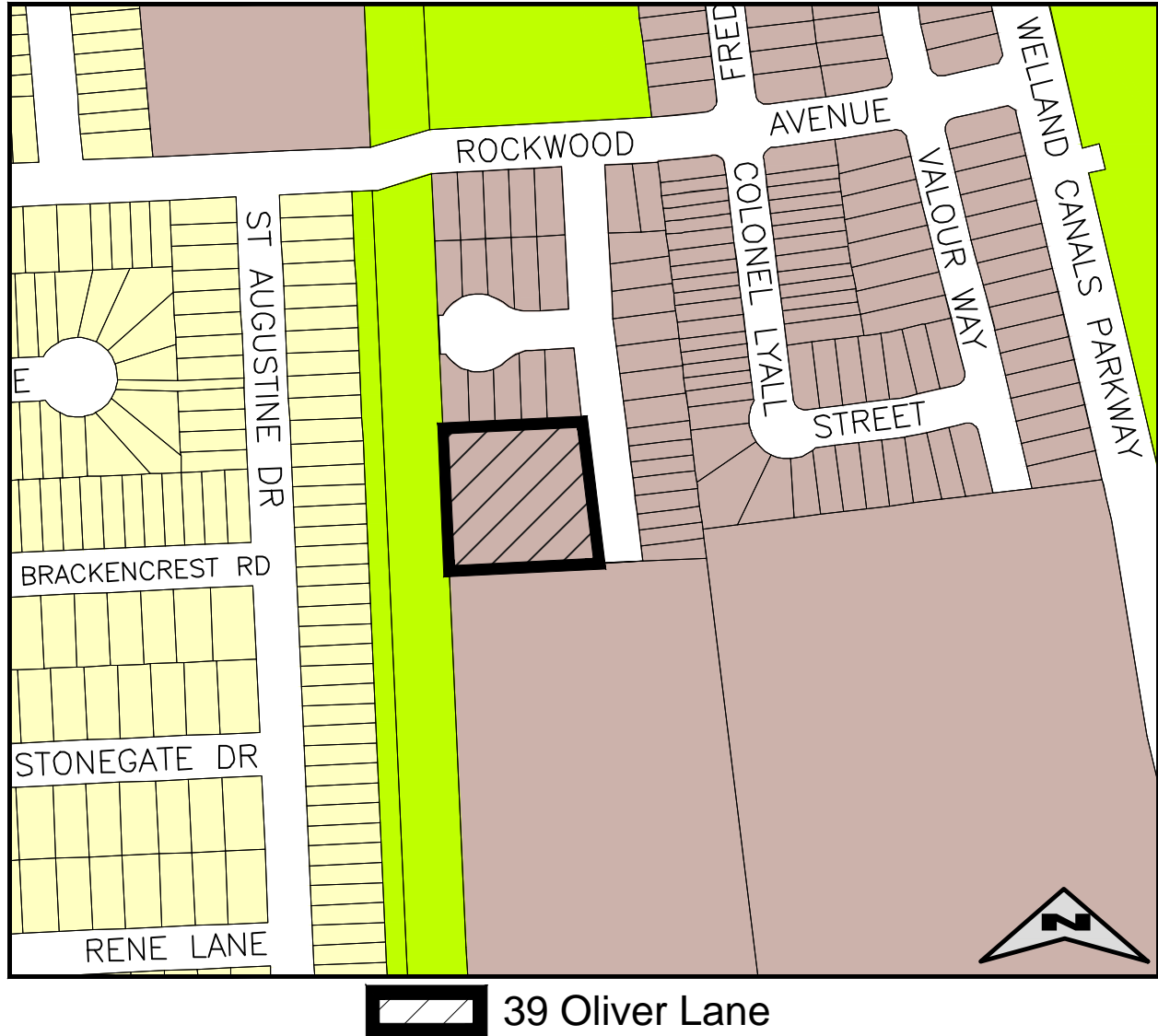
Land Use Designations

 Neighbourhood Residential  Parkland & Open Space

File: 60.46.407

Existing Land Use Designation

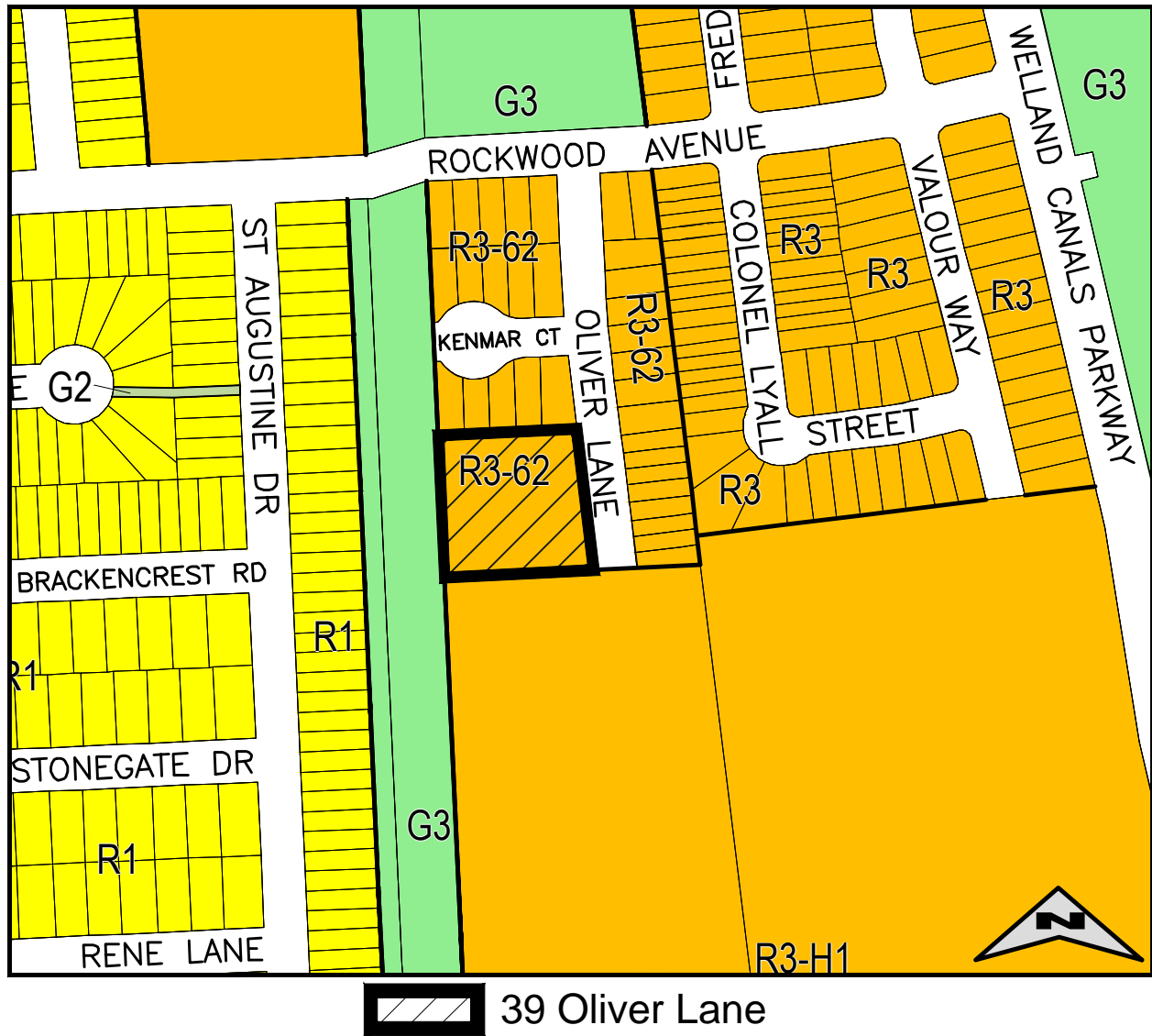
(District Plan E9 - Garden City Plan)



File: 60.46.407

Existing Zoning

(Schedule A - Zoning By-law 2013-283)



Zones

- R1 Low Density Residential
- Suburban Neighbourhood
- R3 Medium Density Residential

- G2 Minor Green Space
- G3 Major Green Space

File: 60.46.407

By-laws to be considered July 20, 2015

- (a) A By-law to authorize a contract with Rankin Construction Inc. (One reading – with respect to 2015 Resurfacing Program Part 3, under Project No. P15-081. Delegation By-law No. 2004-277, as amended.)
- (b) A By-law to authorize a contract with Vic Vatr Contracting Limited. (One reading – with respect to Forest Hill Road, under Project No. P14-068. Delegation By-law No. 2004-277, as amended.)
- (c) A By-law to authorize a contract with O'Hara Trucking & Excavating Inc. (One reading – with respect to Catherine Street, under Project No. P14-001. Delegation By-law No. 2004-277, as amended.)
- (d) A By-law to authorize an agreement with Upper Canada Planning & Engineering Ltd. (One reading – with respect to Design and Construction Administration Services for Project No. P14-067 – Lorne Street. Delegation By-law No. 2004-277, as amended.)
- (e) A By-law to authorize an agreement with Kerry T. Howe Engineering Limited. (One reading – with respect to Design and Construction Administration Services for Project No. P15-065 – Lowell Avenue. Delegation By-law No. 2004-277, as amended.)
- (f) A By-law to authorize a Release of Easement over certain lands on Corporation Plan 2 Grantham. (One reading – with respect to sewer easement over Part of Lot 3010, Corporation Plan 2 Grantham - 2 Eastchester Avenue. Delegation By-law No. 2004-277, as amended.)
- (g) A By-law to authorize a Data License Agreement with The Regional Municipality of Niagara. (One reading – with respect to use of spatial data and mapping by St. Catharines Fire Services for emergency response purposes. Delegation By-law No. 2004-277, as amended.)
- (h) A By-law to amend By-law No. 2013-222 entitled “A By-law to appoint Canine Control Officers/Municipal Law Enforcement Officers.” (One reading – with respect to change in personnel. Delegation By-law No. 2004-277, as amended.)
- (i) A By-law to authorize a Release of Agreement over certain lands municipally known as 29 Facer Street. (One reading – with respect to release of Site Plan Agreement. Delegation By-law No. 2004-277, as amended.)
- (j) A By-law to authorize the acceptance of a conveyance of certain lands from John Harold Harris and Rebecca Alexander for the widening of Yates Street. (One reading – with respect to condition of Severance B20/14SC – 45 Yates Street. Delegation By-law No. 2004-277, as amended.)

- (k) A By-law to amend By-law No. 89-2000 entitled “A By-law regulating traffic and parking on City Roads.” (One reading – with respect to all-way stop at Rykert Street and Welstead Drive. To be considered by General Committee, July 20, 2015.)
- (l) A By-law to authorize an agreement with Ausenco Engineering Canada Inc. (One reading – with respect to Design and Construction Administration Services for Project No. P15-142 – Renovations and Alterations to Lake Street Service Centre. To be considered by General Committee, July 20, 2015.)
- (m) 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 the 20th day of July, 2015. (One reading – with respect to ratification and adoption of City Council Minutes of July 6, 2015, and General Committee Minutes of July 6, 2015, Special Shareholder meeting of St. Catharines Hydro Inc. of July 6, 2015, and Special Council Meeting of July 16, 2015.)