

Committee of Adjustment Public Hearing
Wednesday, August 26, 2015
Council Chambers, City Hall - 5:00 p.m.

Agenda

1. Chair to call the Hearing to Order
2. Amendments/Additions to the Agenda
3. Declarations of Interest
4. Request for Withdrawal or Adjournment

A request has been received by the Owner to withdraw Consent Application –
B-30/15SC – 60.84.1992 – 65 Churchill Street

5. Adoption of the Minutes held August 5, 2015
6. Application:

- 1) 17 Northcliff Drive, Consent Application – B-31/15SC – 60.84.1993
17 Northcliff Drive, Minor Variance Application – A-62/15 – 60.81.5000
- 2) 45 Canterbury Drive, Consent Application – B-32/15SC – 60.84.1994
45 Canterbury Drive, Minor Variance Application – A-67/15 – 60.81.5005
47 Canterbury Drive, Consent Application – B-33/15SC – 60.84.1995
47 Canterbury Drive, Minor Variance Application – A-68/15 – 60.81.5006
- 3) 26 Wanda Road, Consent Application – B-24/15SC – 60.84.1986
26 Wanda Road, Minor Variance Application – A-50/15 – 60.81.4988
22 Wanda Road, Consent Application – B-34/15SC – 60.84.1996
22 Wanda Road, Minor Variance Application – A-63/15 – 60.81.5001
24 Wanda Road, Minor Variance Application – A-64/15 – 60.81.5002
- 4) 24 Graves Crescent, Minor Variance Application – A-65/15 – 60.81.5003
- 5) 1420 Fifth Street Louth, Minor Variance Application – A-66/15 – 60.81.5004

7. New Business
8. Adjournment

Note: Any comments received after the agenda has been posted on the City's website, unless otherwise stated, will be available by contacting the Secretary-Treasurer at emunro@stcatharines.ca or by calling 905-688-5601, Ext. 1715.

Posted on the City's website: August 21, 2015



CITY OF
ST. CATHARINES

Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: August 21, 2015

Date of Meeting: August 26, 2015

Submission(s): B-31/15SC
A-62/15

File: 60.84.1993
60.81.5000

Subject: 17 Northcliff Drive

Proposal

Application **B-31/15SC** is made for consent to sever 417m² of land (Part 2 on the submitted sketch) creating a new lot to be known as 2 Cranbrook Terrace for the purpose of constructing a single detached dwelling. A 557m² remnant parcel with the existing single detached dwelling (Part 1) would be retained for continued residential use.

Application **A-62/15** is made pertaining to the City of St. Catharines By-law 2013-283 for an increase of the maximum lot area per dwelling unit from 490m² to 557m².

Recommendation

That Submission **B-31/15SC** by 160 St. Paul Street Investments Inc., as outlined in the Notice of Hearing, be approved, subject to the following conditions:

1. That payment of 5% of the appraised value of the new lot (Part 1) be made to the City of St. Catharines in lieu of dedication of land for parks purposes. Section 53 (13) of the Planning Act, R.S.O. 1990 as amended, provides in part 'for the purpose of determining the amount of payment, the value of the land shall be determined as of the day before the day the provisional consent was given'. That the appraisal be completed by a qualified appraiser.
2. That the applicant submit a payment of \$420.00 for the placement of a boulevard tree, in accordance with the 2015 Schedule of Rates and Fees.
3. That the existing shed on Parts 1 and 2, be removed or relocated to the satisfaction of the Chief Building Official.
4. A) That the applicant submit a payment of \$648.00 to restore the existing 27m² of gravel driveway on Cranbrook Terrace within the boulevard back to sod, in accordance with the 2015 Schedule of Rates & Fees.

- B) That the driveway (on Part 1) be removed and reinstated with sod, as indicated on the submitted sketch with the application.
 - C) It is the applicants responsibility to lay, water, and otherwise maintain sod for a period of 4-6 weeks, prior to the date of final consent in order to ensure successful inspection and clearance of this condition.
5. That the applicant submit a payment of \$985.50 to fill the curb cut along Cranbrook Terrace, in accordance with the 2015 Schedule of Rates & Fees.
6. The applicant shall pay to the City the fee for a Sanitary Lateral inspection of the existing home to determine if it does not cross the new property lot boundary and out to Northcliff Drive or to Cranbrook Terrace. If it is determined that the existing home's sanitary lateral crosses the proposed lot boundary, the Applicant shall pay to the City the fee to provide a new lateral to Cranbrook Terrace for the existing home.
7. That the applicant enter into a development agreement under Section 51 of the Planning Act to address the following matters:
- i) That building height is limited to 1 storey, up to a maximum of 7.0 metres;
 - ii) That the driveway be located within 6.5 metres of the easterly lot line to preserve the existing boulevard trees;
 - iii) That the elevation plans be submitted for review and approval by the Director of PBS to ensure neighbourhood compatibility including, but not limited to:
 - o adequate glazing on the front façade;
 - o building materials reflective of neighbourhood; and
 - o a prominent entrance facing the street.
 - iv) That grading plans be submitted, reviewed, and approved by the City Engineer ensure no drainage impact on abutting lands.

That Submission **A-62/15** by 160 St. Paul Street Investments Inc., as outlined in the Notice of Hearing, be approved.

Summary

The purpose of the applications is to enable the creation of a new lot for a single detached dwelling.

Having regard for the matters under Section 51 (24) and section 45 (1) of the Planning Act, staff is satisfied that the proposal is desirable for the appropriate use of the land and that the intent and purpose of the Official Plan and Zoning By-law are being maintained. The proposal maintains the intent and purpose of the Provincial Policy Statement and does not conflict with applicable provincial plans. The severance and variance are desirable for the appropriate use of the land.

Staff recommends the approval of the requested consent and the requested variance, subject to the conditions outlined in the recommendations.

Background

Planning Context

Location

The subject property is located on the east side of Northcliff Drive, south of Cranbrook Terrace. The property is abutted by single detached dwellings to the north, south, east and west.

Official Plan

The Garden City Plan (GCP) designates the land as Low Density Residential, which permits a variety of residential dwelling types at a density between 20 to 32 units per hectare, subject to the policies of the Garden City Plan. The proposed single detached dwelling complies with these policies.

Zoning By-law

The subject land is zoned Low Density Residential – Suburban Neighbourhood (R1) pursuant to By-law 2013-283, which permits a variety of residential dwelling types, including the proposed single detached dwelling. The zoning permits a maximum lot area of 490 m² per dwelling.

Report

Section 8.2 of the GCP states that residential development, redevelopment and intensification will have regard for Part D, Section 7 of the GCP. Section 7 provides guidance on matters that shall be considered when evaluating intensification in existing neighbourhoods. Proposed development should be integrated with adjacent buildings, properties, and the surrounding neighbourhood, in respect to building form, setbacks, siting, and orientation. Adverse impacts on adjacent properties should be minimized in regard to access and circulation, parking, privacy, and views. Furthermore, it is stated that adequacy of lot size, access, on-site facilities, and outdoor amenity areas are to be maintained.

Consent for New Lot

The size and configuration of the proposed new lot (Part 2 on the submitted sketch) allows for the construction of a dwelling that meets the requirements of the Zoning By-law and GCP. The new lot does not require any variances to the regulations of the Zoning By-law. Although not identical to lot sizes in the neighbourhood, staff consider the lot size to be appropriate for the use proposed, and able to maintain compatibility with the surrounding suburban residential neighbourhood, subject to conditions of development. The proposed severance allows infill which complies with all provisions of the Zoning By-law. Overall, the proposed severance maintains the character of the surrounding area and is appropriate for the neighbourhood. The size and shape of the new lot would allow for a dwelling that is compatible with the surrounding neighbourhood. The 7.5m rear setback would provide adequate amenity space and privacy.

To ensure maximum compatibility with the neighbourhood, and to minimize the effect of the proposed new dwelling on the surrounding homes, Staff are recommending that the applicant enter into a development agreement with the City as a condition of approval. The development agreement would ensure that the height of the building, location of the garage and driveway, drainage, boulevard tree retention, and building elevations are all acceptable and ensure compatibility with the surrounding neighbourhood. The development agreement would ensure maximum compliance with Section 7 of the GCP, which outlines compatibility factors for development and redevelopment.

Variances Proposed (Retained Lot)

The proposed variance requests an increase in maximum lot area per dwelling from 490m² to 557m² (Part 1 on the submitted plan). Staff notes that the current lot has a lot area per dwelling of 975.21m². The proposed severance would bring the property closer to compliance with the Zoning By-law. Staff is satisfied that the variance is appropriate and desirable for the use of the land and that the intent and purpose of the Official Plan and Zoning By-law are being maintained.

The existing shed that is situated on Parts 1 and 2 must be removed or relocated as a condition of approval. The owner should also be advised that a permit is required for the proposed one storey detached dwelling.

The applicant should be aware that the existing sanitary sewer is 3.0m deeper than the road, therefore the costs of servicing the property will be greater in order to accommodate this depth, and will be based on an actual cost. An estimate representing this fee will be collected at the time a building permit is applied for, in addition to a fee for the provision of a water lateral to the property line as per the City's current Schedule of Rates & Fees.

Conclusion

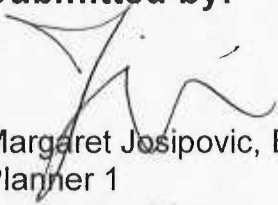
In summary, Staff is supportive of infill development where it is shown that the proposal is respectful of the surrounding area. Staff is satisfied that the subject consent and variance are appropriate and desirable for the use of the land and that the intent and purpose of the Official Plan and Zoning By-law are being maintained. It is the opinion of Staff that the consent and variance be approved, subject to the conditions outlined in the recommendation.

Prepared by:



Charlotte McEwan
Student Planner

Submitted by:



Margaret Josipovic, B.E.S., M.P.A.
Planner 1

Approved by:



Judy Pihach, M.C.I.P, R.P.P.
Manager Planning Services



CITY OF
ST. CATHARINES

Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: August 21, 2015

Date of Meeting: August 26, 2015

Submission(s): B-32/15SC
B-33/15SC
A-67/15
A-68/15

File: 60.84.1994
60.84.1995
60.81.5005
60.81.5006

Subject: 45 Canterbury Drive
47 Canterbury Drive

Proposal

Application **B-32/15SC** is made for consent to sever 370 m² of land (Part 1 on the submitted sketch) for the creation of half of an existing semi-detached dwelling known as 45 Canterbury Drive. A 2871 m² remnant parcel with the existing half of the semi-detached dwelling and existing car dealership (Parts 2 & 3) would be retained.

Application **B-33/15SC** is made for consent to sever 369 m² of land (Part 2 on the submitted sketch) for the creation of half of an existing semi-detached dwelling known as 47 Canterbury Drive. A 2472 m² remnant parcel with the existing car dealership (Part 3) would be retained.

Application **A-67/15** is made pertaining to the City of St. Catharines Bylaw 2013-283 for the following (Part 1 on the submitted sketch):

- 1) An increase of the maximum lot area per dwelling from 350 m² to 370 m².
- 2) A reduction in the accessory structure southerly side yard setback from 0.6 to 0.11 metres.

Application **A-68/15** is made pertaining to the City of St. Catharines Bylaw 2013-283 for an increase of the maximum lot area per dwelling from 350 m² to 369 m² (Part 2 on the submitted sketch).

Recommendation

That Submission B-32/15SC by 627677 Ontario Inc, as outlined in the Notice of Hearing, be approved, subject to the following conditions:

1. That the asphalt encroachment into the rear yard of the Part 1 be removed and reinstated with landscaping

2. That a new fence be installed along the rear property line of Part 1.

That Submission B-33/15SC by 627677 Ontario Inc, as outlined in the Notice of Hearing, be approved, subject to the following conditions:

3. That the existing metal storage container on Part 2, be removed or relocated to the satisfaction of the Chief Building Official.
4. That a building permit be issued for all metal storage containers existing or relocated to Part 2 or Part 3.
5. That the asphalt encroachment into the rear yard of the Part 2 be removed and reinstated with landscaping
6. That a new fence be installed along the rear property line of Part 2.

That Submission A-67/15 by 627677 Ontario Inc, as outlined in the Notice of Hearing, be approved.

That Submission A-68/15 by 627677 Ontario Inc, as outlined in the Notice of Hearing, be approved.

Summary

The purpose of the applications is to sever two existing half semi-detached dwellings from an existing car dealership.

Having regard for the matters under Section 51 (24) and section 45 (1) of the Planning Act, staff is satisfied that the proposal is desirable for the appropriate use of the land and that the intent and purpose of the Official Plan and Zoning By-law are being maintained. The proposal maintains the intent and purpose of the Provincial Policy Statement and does not conflict with applicable provincial plans. The severances and variances are desirable for the appropriate use of the land.

Staff recommends the approval of the requested consents and variances, subject to the conditions outlined in the recommendations.

Background

Planning Context

Location

The subject properties are located on the east side of Canterbury Drive, south of Thorncliff Drive. Surrounding land uses include low density residential dwellings to the west, and mixed use retail and commercial to the north, east, and south.

Official Plan

The Garden City Plan (GCP) designates the westerly portion of the land as Low Density Residential, which permits a variety of residential dwelling types at a density between 20 to 32 units per hectare, subject to the policies of the Garden City Plan. The easterly portion of the land is designated mixed use which permits a broad array of uses intended to serve the immediate neighbourhood and community.

Zoning By-law

The westerly portion of the subject land is zoned Low Density Residential – Traditional Neighbourhood (R2) pursuant to By-law 2013-283, which permits a variety of residential dwelling types. The easterly portion of the subject land is zoned Medium Density Mixed Use (M1) pursuant to By-law 2013-283, which permits a mix of residential, commercial, and institutional uses.

Report

Consents

The size and configuration of the proposed residential parcels (Parts 1 and 2 on the submitted plan) allow the existing dwellings to be sold and owned individually. The retained parcel (Part 3) is appropriately sized for its continued use as a car dealership. The new lots are appropriate for the use, and maintain compatibility with the surrounding traditional residential neighbourhood. Overall, the proposed severance maintains the character of the surrounding area and is desirable for the subject lands.

The proposed consent will require removal of the car dealership encroachments into the rear yards of the two dwellings. The asphalt will need to be removed and reinstated with landscaping, and a new fence is to be installed along the rear property line. The existing metal storage container on Part 2 is currently located on an easement. It is a requirement that the metal storage unit on Part 2 be removed or relocated, and that a building permit be obtained for both metal storage units on the subject lands.

Variances (Part 1)

Variance 1 requests an increase of the maximum lot area per dwelling from 350 m² to 370 m². The proposed lot size is compatible with its surroundings, and the variance recognizes and existing situation. Staff is satisfied that this variance is minor in nature, desirable for the use of the land, and that the intent and purpose of the Official Plan and Zoning By-law are being maintained

Variance 2 requests a reduction in the accessory structure southerly side yard setback from 0.6 to 0.11 metres. The variance is requested to recognize the location of an existing shed. The reduction is minor in nature, and maintains the intent and purpose of the GCP and Zoning By-law. The shed has little to no impact on surrounding lands in its current position. Staff is supportive of the variance.

Variance (Part 2)

The variance requests an increase of the maximum lot area per dwelling from 350 m² to 369 m². The variance would bring the lot closer to conformity with the Zoning By-Law.

The proposed lot size is compatible with its surroundings, and the variance recognizes and existing situation. Staff is supportive of the variance.

Conclusion

In summary, Staff is supportive of the application. The subject consents and variances are appropriate and desirable for the use of the land and the intent and purpose of the Official Plan and Zoning By-law are being maintained. The Variances are minor in nature. It is the opinion of Staff that the consents and variances be approved, subject to the conditions outlined in the recommendation.

Prepared by:



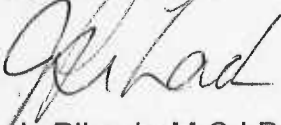
Charlotte McEwan
Student Planner

Submitted by:



Margaret Josipovic B.E.S, M.P.A.
Planner I

Approved by:



Judy Pihach, M.C.I.P, R.P.P.
Manager Planning Services



CITY OF
ST. CATHARINES

Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: August 21, 2015

Date of Meeting: August 26, 2015

Submission(s): B-24/15SC
B-34/15SC
A-50/15
A-63/15
A-64/15

File: 60.84.1986
60.84.1996
60.81.4988
60.81.5001
60.81.5002

Subject: 22 Wanda Road
24 Wanda Road
26 Wanda Road

Proposal

Application **B-24/15SC** is made for consent to mortgage of charge, for consent to a partial discharge of mortgage and for consent to sever 251 m² of land (Part 2 on the submitted sketch) which will be added to the abutting easterly parcel (Part 3) to create a lot to be known as 24 Wanda Road to construct a single detached dwelling. A 769.3 m² remnant parcel with the existing single detached dwelling with an interior accessory dwelling unit would be retained (Part 1). The application would result in a boundary adjustment between the two parcels of land.

Application **B-34/15SC** is made for consent to mortgage of charge, for consent to a partial discharge of mortgage and for consent to sever 117.6 m² of land (Part 3 on the submitted sketch) which will be added to the abutting easterly parcel (Part 2) to create a lot to be known as 24 Wanda Road to construct a single detached dwelling. A 423.7 m² remnant parcel with the existing single detached dwelling with an interior accessory dwelling unit would be retained (Part 4). The application would result in a boundary adjustment between the two parcels of land.

Application **A-50/15** is made pertaining to the City of St. Catharines Bylaw 2013-283 for the following:

- 1) An increase of the maximum lot area per dwelling from 490 m² to 770 m².
- 2) An increase of the maximum interior accessory dwelling unit from 60 m² to 74 m².

The variances are requested to recognize the existing single detached dwelling and to recognize the existing accessory apartment. (Part 1 on the submitted sketch)

Application **A-63/15** is made pertaining to the City of St. Catharines Bylaw 2013-283 for a reduction of the minimum lot frontage from 15 metres to 12.6 metres. (Part 4 on the submitted sketch)

Application **A-64/15** is made pertaining to the City of St. Catharines Bylaw 2013-283 for the following:

- 1) A reduction of the minimum lot area per dwelling from 400 m² to 368 m².
- 2) A reduction of the minimum lot frontage from 15 metres to 11 metres.

The variances are requested for the proposed construction of a single detached dwelling. (Parts 2 and 3 on the submitted sketch, merged into one lot)

Recommendation

That Submission **B-24/15SC** by Jeremy Scott Grigg and Kathleen Kristine Wall, as outlined in the Notice of Hearing, be approved, subject to the following conditions:

1. That payment of 5% of the appraised value of the new lot (Part 2 and Part 3) be made to the City of St. Catharines in lieu of dedication of land for parks purposes. Section 53 (13) of the Planning Act, R.S.O. 1990 as amended, provides in part 'for the purpose of determining the amount of payment, the value of the land shall be determined as of the day before the day the provisional consent was given'. That the appraisal be completed by a qualified appraiser.
2. That the applicant submit a payment of \$420.00 for the placement of a boulevard tree, in accordance with the 2015 Schedule of Rates and Fees.
3. The Applicant shall pay to the City the fee for a Sanitary Lateral inspection of the existing home to determine it does not cross the new property lot boundary and out to Wanda Road. If it is determined that the existing home's sanitary lateral crosses the proposed lot boundary, the Applicant shall pay to the City the fee to provide a new lateral to Wanda Road for the existing home.
4. Pursuant to Section 50(12) of the Planning Act, it is hereby stipulated that section 50(3) or 50(5) shall apply to any subsequent conveyance of, or other transaction involving, the identical subject parcel of land. Therefore, the applicant will provide the Secretary-Treasurer with a solicitor's undertaking that the condition of the Committee of Adjustment will be implemented and the properties (Parts 2 and 3) will be merged and become one parcel of land.

That Submission **B-34/15SC** by Jeremy Scott Grigg, as outlined in the Notice of Hearing, be approved, subject to the following conditions:

1. That payment of 5% of the appraised value of the new lot (Part 2 and Part 3) be made to the City of St. Catharines in lieu of dedication of land for parks purposes. Section 53 (13) of the Planning Act, R.S.O. 1990 as amended, provides in part 'for the purpose of determining the amount of payment, the value of the land shall

be determined as of the day before the day the provisional consent was given'.
That the appraisal be completed by a qualified appraiser.

2. That the applicant submit a payment of \$420.00 for the placement of a boulevard tree, in accordance with the 2015 Schedule of Rates and Fees.
3. The Applicant shall pay to the City the fee for a Sanitary Lateral inspection of the existing home to determine it does not cross the new property lot boundary and out to Wanda Road. If it is determined that the existing home's sanitary lateral crosses the proposed lot boundary, the Applicant shall pay to the City the fee to provide a new lateral to Wanda Road for the existing home.
4. Pursuant to Section 50(12) of the Planning Act, it is hereby stipulated that section 50(3) or 50(5) shall apply to any subsequent conveyance of, or other transaction involving, the identical subject parcel of land. Therefore, the applicant will provide the Secretary-Treasurer with a solicitor's undertaking that the condition of the Committee of Adjustment will be implemented and the properties (Parts 2 and 3) will be merged and become one parcel of land.
5. That the existing garage on Part 3 of the submitted sketch be removed to the satisfaction of the Chief Building Official.

That Submission **A-50/15** by Jeremy Scott Grigg and Kathleen Kristine Wall, as outlined in the Notice of Hearing, be approved.

That Submission **A-63/15** by Jeremy Scott Grigg, as outlined in the Notice of Hearing, be approved, subject to the following condition:

1. That the proposed driveway on Part 4 be a maximum of 3.0 metres wide and within 3.0 metres of the west lot line so as not to compromise the existing boulevard tree.

That Submission **A-64/15** by Jeremy Scott Grigg and Kathleen Kristine Wall, as outlined in the Notice of Hearing, be approved.

Summary

The purpose of the applications is to enable the creation of a new lot for a single detached dwelling that will front the north side of Wanda Road.

Having regard for the matters under Section 51 (24) and section 45 (1) of the Planning Act, staff is satisfied that the proposal is desirable for the appropriate use of the land and that the intent and purpose of the Official Plan and Zoning By-law are being maintained. The proposal maintains the intent and purpose of the Provincial Policy Statement and does not conflict with applicable provincial plans. The severances and variances are desirable for the appropriate use of the land.

Staff recommends the approval of the requested consents and the requested variances, subject to the conditions outlined in the recommendations.

Background

Planning Context

Location

The subject properties are located on the north side of Wanda Road, east of Rountree Road. The property is surrounded by low and medium density residential dwellings in all directions.

Official Plan

The Garden City Plan (GCP) designates the land as Low Density Residential, which permits a variety of residential dwelling types at a density between 20 to 32 units per hectare, subject to the policies of the Garden City Plan.

Zoning By-law

The subject land is zoned Low Density Residential – Suburban Neighbourhood (R1) pursuant to By-law 2013-283, which permits a variety of residential dwelling types.

Report

Section 8.2 of the GCP states that residential development, redevelopment and intensification will have regard for Part D, Section 7 of the GCP. Section 7 provides guidance on matters that shall be considered when evaluating intensification in existing neighbourhoods. It mentions that each development should be integrated compatibly with adjacent buildings, properties, and the surrounding neighbourhood, in respect to building form, setbacks, siting, and orientation. Adverse impacts on adjacent properties should be minimized in regard to access and circulation, parking, privacy, and views. Furthermore, it is stated that adequacy of lot size, access, on-site facilities, and outdoor amenity areas are to be maintained.

Consents to Facilitate New Lot Creation

The size and configuration of the proposed new lot (Parts 2 and 3 on the submitted plan) allows for the construction of a dwelling that meets the requirements of the GCP. The new lot is appropriate for the use proposed, and maintains compatibility with surrounding lots. The proposed lot frontage is similar to existing frontages in the neighbourhood. The setbacks of the proposed dwelling conform to the Zoning By-law, and adequate amenity space is provided. Overall, the proposed severance maintains the character of the surrounding area and is desirable for the neighbourhood. Staff are supportive of the proposed consents on the condition that the the setback of the proposed dwelling be greater than or equal to the setback of 26 Wanda to help ensure that the dwelling blends into the established streetscape, as shown on the applicant's plans.

A-50/15 Variances – 26 Wanda Road (Part 1)

Variance 1 requests an increase of the maximum lot area per dwelling from 490 m² to 770 m². The variance requests an increase of the maximum lot area per dwelling from 350 m² to 369 m². The variance would bring the lot closer to conformity with the Zoning By-Law. The proposed lot size is compatible with its surroundings, and the variance recognizes and existing situation. Staff is supportive of the variance.

Variance 2 requests an increase of the maximum interior accessory dwelling unit from 60 m² to 74 m². This variance recognizes an existing situation. The variance will have little to no impact on surrounding lands. It is minor in nature, and meets the intent and purpose of the GCP and Zoning By-law. Staff are supportive of this variance.

A-63/15 Variance – 22 Wanda Road (Part 4)

The variance requests a reduction of the minimum lot frontage from 15 metres to 12.6 metres. The variance is minor in nature, and the proposed frontage is similar to that of surrounding lots. The intent and purpose of the GCP and Zoning By-law are being maintained. Staff are supportive of the variance, given that the proposed driveway be located precisely where it has been indicated on the submitted sketch.

A-64/15 Variances – 24 Wanda Road (Parts 2 and 3)

Variance 1 requests a reduction of the minimum lot area per dwelling from 400 m² to 368 m². The proposed lot maintains adequate amenity space. The variance is minor in nature, is desirable for the use of land, and is in keeping with the intent and purpose of the GCP and Zoning By-law. Staff are supportive of the variance.

Variance 2 requests a reduction of the minimum lot frontage from 15 metres to 11 metres. The variance requests a reduction of the minimum lot frontage from 15 metres to 12.6 metres. The variance is minor in nature, and the proposed frontage is similar to that of surrounding lots. The intent and purpose of the GCP and Zoning By-law are being maintained. Staff are supportive of the variance.

Conclusion

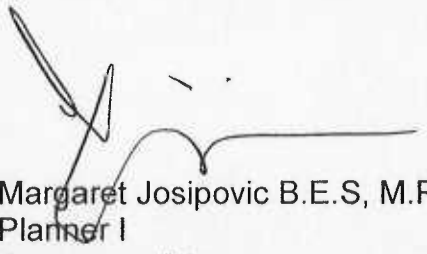
In summary, Staff is supportive of infill development where it is shown that the proposal is respectful of the surrounding area. The subject consent and variances are appropriate and desirable for the use of the land and the intent and purpose of the Official Plan and Zoning By-law are being maintained. It is the opinion of Staff that the consent and variances be approved, subject to the conditions outlined in the recommendation.

Prepared by:



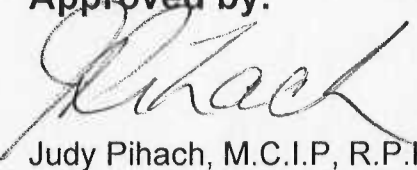
Charlotte McEwan
Student Planner

Submitted by:



Margaret Josipovic B.E.S, M.P.A.
Planner I

Approved by:



Judy Pihach, M.C.I.P, R.P.P.
Manager Planning Services



CITY OF
ST. CATHARINES

Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: August 21, 2015

Date of Meeting: August 26, 2015

Submission(s): A-65/15

File: 60.81.5003

Subject: 24 Graves Crescent

Proposal

Application **A-65/15** is made pertaining to the City of St. Catharines Bylaw 2013-283 for the following:

- 1) An increase of the maximum lot area per dwelling from 490 m² to 877 m².
- 2) A reduction of the minimum front yard setback to the garage from 7 metres to 6.71 metres.
- 3) A reduction of the required minimum exterior side yard setback from 4 metres to 0.6 metres to a pool house.

Recommendation

That Submission **A-65/15** by Christopher Lukey and Jill Grady, as outlined in the Notice of Hearing, be approved.

Summary

The purpose of this application is to permit the location of the pool house, driveway, and house. No new development is proposed.

Having regard for the matters under section 45 (1) of the Planning Act, staff is satisfied that the proposal is desirable for the appropriate use of the land and that the intent and purpose of the Official Plan and Zoning By-law are being maintained. The proposal maintains the intent and purpose of the Provincial Policy Statement and does not conflict with applicable provincial plans. The variances are desirable for the appropriate use of the land.

Staff recommends that the proposed variances be approved.

Background

Planning Context

Location

The subject property is located on the bend of Graves Crescent, east of McCaffery Crescent. The property is surrounded by single detached dwellings in all directions.

Official Plan

The Garden City Plan (GCP) designates the land as Low Density Residential, which permits a variety of residential dwelling types at a density between 20 to 32 units per hectare, subject to the policies of the Garden City Plan.

Zoning By-law

The subject land is zoned Low Density Residential – Suburban Neighbourhood (R1) pursuant to By-law 2013-283, which permits a variety of residential dwelling types.

Report

Variance 1 requests an increase of the maximum lot area per dwelling from 490 m² to 877 m². This variance is requested to recognize the size of an existing lot. Staff are supportive of this variance.

Variance 2 requests a reduction of the minimum front yard setback to the garage from 7 metres to 6.71 metres. This variance is requested to recognize the existing setback to the garage. Staff are supportive of this variance.

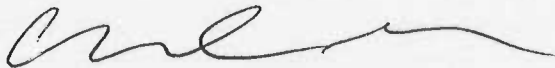
Variance 3 requests a reduction of the required minimum exterior side yard setback from 4 metres to 0.6 metres to a pool house. Accessory structures are not permitted in a required exterior side yard. The shape of the lot is irregular due to the location of the home on a bend of Graves Crescent. This variance is requested to permit an existing pool house. The existing privacy fence helps to prevent the pool house from being imposing on the streetscape. Staff are supportive of this variance.

Staff are satisfied that the variances are minor in nature, are desirable for the use of the land, and are in keeping with the intent and purpose of the GCP and the Zoning By-law.

Conclusion

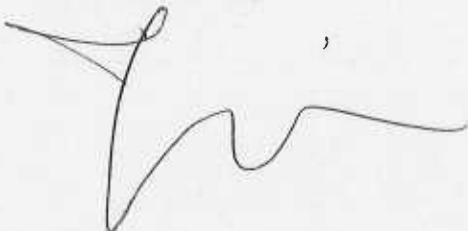
In summary, Staff is supportive of the application. Staff is satisfied that the subject variances are appropriate and desirable for the use of the land and that the intent and purpose of the Official Plan and Zoning By-law are being maintained. It is the opinion of Staff that the proposed variances be approved.

Prepared by:



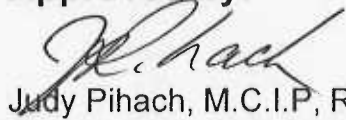
Charlotte McEwan
Student Planner

Submitted by:



Margaret Josipovic B.E.S, M.P.A.
Planner I

Approved by:

A handwritten signature in black ink, appearing to read "J. Pihach", written over the printed name.

Judy Pihach, M.C.I.P, R.P.P.
Manager Planning Services



CITY OF
ST. CATHARINES

Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: August 21, 2015

Date of Meeting: August 26, 2015

Submission(s): A-66/15

File: 60.81.5004

Subject: 1420 Fifth Street Louth

Proposal

Application **A-66/15** is made pertaining to the City of St. Catharines Bylaw 2013-283 for the following:

- 1) A reduction of minimum required parking from 12 spaces to 8 spaces.
- 2) A reduction of minimum required bicycle parking from 1 space to 0 spaces.
- 3) An increase of maximum size of agriculture farm related commercial or industrial building from 930 m² GFLA to 1120 m² GFLA (Gross Leasable Floor Area)
- 4) Permission to allow loading spaces to be located in the exterior side yard as shown on the submitted sketch.

The variances are requested to permit the construction of a Floral Warehouse.

Recommendation

That Submission **A-66/15** by 1923384 Ontario Inc, as outlined in the Notice of Hearing, be approved.

Summary

The purpose of the applications is to permit the construction of a Floral Warehouse.

Having regard for the matters under Section 45 (1) of the Planning Act, staff is satisfied that the proposal is desirable for the appropriate use of the land and that the intent and purpose of the Official Plan and Zoning By-law are being maintained. The proposal maintains the intent and purpose of the Provincial Policy Statement and does not conflict with applicable provincial plans. The variances are desirable for the appropriate development of the land.

Staff recommends the approval of the requested variances.

Background

Planning Context

Location

The subject properties are located on the north side of the North Service Road, east of Fifth Street Louth. The property is surrounded by agricultural uses to the north, east, and west, and the Queen Elizabeth Way to the south.

Official Plan

The Garden City Plan (GCP) designates the land as Agriculture, which permits a full range of Agricultural uses, as well as agriculture farm related small scale industrial and commercial uses, existing detached dwellings, and secondary uses to agriculture, subject to the policies of the Garden City Plan.

Zoning By-law

The subject land is zoned Agriculture, pursuant to By-law 2013-283, which permits detached dwellings, agriculture farm related commercial or industrial uses, and agricultural farms.

Report

Variance 1 requests a reduction of minimum required parking from 12 spaces to 8 spaces. Variance 2 requests a reduction of minimum required bicycle parking from 1 space to 0 spaces. Staff are satisfied that these variances are minor in nature, and that there will not be a negative impact on the proposed use, or on surrounding lands.

Variance 3 requests an increase of maximum size of agriculture farm related commercial or industrial building from 930 m² GFLA to 1120 m² GFLA. This variance is seen as an appropriate development of the subject lands, is minor in nature, and is in keeping with the intent and purpose of the GCP and the Zoning By-law. Staff are supportive of the variance.

Variance 4 requests permission to allow loading spaces to be located in the exterior side yard as shown on the submitted sketch. An existing berm provides adequate screening for the loading areas, limiting impact on surrounding lands. Staff are supportive of this variance, as it is minor in nature, and is in keeping with the intent and purpose of the GCP and the Zoning By-law.

Staff note that the proposed warehouse will require a building permit.

Conclusion

In summary, Staff is supportive of the application. Staff is satisfied that the subject variances are minor in nature, appropriate and desirable for the use of the land and that the intent and purpose of the Official Plan and Zoning By-law are being maintained. It is the opinion of Staff that the variances be approved.

Prepared by:



Charlotte McEwan

Student Planner

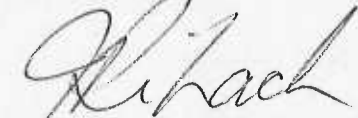
Submitted by:



Margaret Josipovic B.E.S, M.P.A.

Planner I

Approved by:



Judy Pihach, M.C.I.P, R.P.P.

Manager Planning Services