

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

Item # 2, 535 Geneva Street, Consent Application – B-26/16SC – 60.84.2046, 2 St. Columba Drive, Minor Variance Application – A-50/16 – 60.81.5094, 535 Geneva Street, Minor Variance Application – A-51/16 – 60.81.5095.

A request has been received by Staff to defer the applications to provide the opportunity to better explore the impact of removing the healthy, mature Locust trees from the proposed site, including the opportunity to complete a convenience removal calculation which would be a financial value on the tree should it need to be removed.

5. Adoption of the Minutes held June 2, 2016
6. Application:
 1. 16 Greenwood Avenue, Consent Application – B-24/16SC – 60.84.2044
16 Greenwood Avenue, Consent Application – B-27/16SC – 60.84.2047
22 Greenwood Avenue, Consent Application – B-25/16SC – 60.84.2045
 3. 19 Stuart Avenue, Minor Variance Application – A-54/16 – 60.81.5098
7. New Business:
8. Date of next Hearing: July 13, 2016
9. Adjournment

Comments will be posted on the website on June 20, 2016.

16 & 22 Greenwood Avenue

Departmental & Agency Comments

Munro, Elaine

Subject: RE: Notices of Hearing - June 2, 2016 Committee of Adjustment, City of St. Catharines

From: Doug Crown [mailto:Doug.Crown@cogeco.com]

Sent: Wednesday, June 08, 2016 1:29 PM

To: Munro, Elaine <emunro@stcatharines.ca>

Subject: RE: Notices of Hearing - June 2, 2016 Committee of Adjustment, City of St. Catharines

Hi Elaine

16 Greenwood Avenue, Consent Application – B-24/16SC – 60.84.2044 No issues or concerns

20 Greenwood Avenue, Consent Application – B-27/16SC, 60.84.2047 No issues or concerns

22 Greenwood Avenue, Consent Application – B-25/16SC – 60.84.2045 No issues or concerns

535 Geneva Street, Consent Application – B-26/16SC – 60.84.2046 No issues or concerns

2 St. Columba Drive, Minor Variance Application – A-50/16 – 60.81.5094 No issues or concerns

535 Geneva Street, Minor Variance Application – A-51/16 – 60.81.5095 No issues or concerns

19 Stuart Avenue, Minor Variance Application – A-54/16 – 60.81.5098 No issues or concerns

Thanks

DOUG CROWN

Network Planning and Design

T 289-296-6266 | C 905-401-9967

7170 McLeod Rd

Niagara Falls Ontario L2G 3H2 Canada

Doug.Crown@cogeco.com



Munro, Elaine

From: Pridham, Cindy (6085557) <cindy.pridham@bell.ca>
Sent: Wednesday, May 18, 2016 3:22 PM
To: Munro, Elaine
Subject: 905-16-053 – Severance – B24/16 & B25/16 – 16 & 22 greenwood Ave – St. Catharines – STCTON10

Good Afternoon Elaine

Please update your records, as Bell Canada does not have any concerns over any of the following files for Severance/s:

- ☐ B24/16
- ☐ B25/16

If you have any questions please do not hesitate to call.

Regards,

Cindy Pridham
Bell Canada - Right of Way Associate
2nd Floor - 140 Bayfield Street
Barrie, Ontario
L4M 3B1

(705) 722-2636
(844) 857-7942



From: Munro, Elaine [mailto:emunro@stcatharines.ca]
Sent: May-17-16 3:30 PM
To: ROWCC
Subject: Committee of Adjustment Notices of Hearing for June 2, 2016, City of St. Catharines

Good Afternoon:

Attached please find the Notices of Hearing for the June 2, 2016 Committee of Adjustment Hearing.

1. 16 Greenwood Avenue, Consent Application - B-24/16SC – 60.84.2044
2. 22 Greenwood Avenue, Consent Application – B-25/16SC – 60.84.2045
20 Greenwood Avenue, Minor Variance Application – A-49/16 – 60.81.5093
3. 23 Seapark Drive, Minor Variance Application – A-47/16 – 60.81.5091
4. 2 Agar Drive, Minor Variance Application – A-48/16 – 60.81.5092

Enjoy this lovely day. Thanks, Elaine

Munro, Elaine

Subject:

RE: Notices of Hearing - June 2, 2016 Committee of Adjustment, City of St. Catharines

From: Pridham, Cindy (6085557) [mailto:cindy.pridham@bell.ca]

Sent: Wednesday, June 08, 2016 1:33 PM

To: Munro, Elaine <emunro@stcatharines.ca>

Subject: FW: Notices of Hearing - June 2, 2016 Committee of Adjustment, City of St. Catharines

Good Afternoon Elaine

Please update your records, as Bell Canada does not have any concerns over any of the following files:

- ☐ B26 – 16SC
- ☐ B27 – 16SC

If you have any questions, do not hesitate to contact us.

Regards,

Cindy Pridham
Bell Canada - Right of Way Associate
2nd Floor - 140 Bayfield Street
Barrie, Ontario
L4M 3B1

(705) 722-2636
(844) 857-7942

Bell



June 14, 2016

City of St. Catharines
City Hall
50 Church St
P.O. Box 3012
St. Catharines Ontario
L2R 7C2

Attention: Elaine Munro

File# 60.84.2044, 60.84.2045 & 60.84.2047

Re: 16 & 22 Greenwood Ave

In response to your correspondence(s) dated June 7, 2016, please be advised that our Engineering Design Department have reviewed the information concerning the above noted Consent Application and our comments are as follows:

- For Residential/Commercial electrical service requirements, the Developer needs to contact our Customer Connections Department @ 905-317-4746 or visit our web site @ www.horizonutilities.com.

We would also like to stipulate the following:

- Do not excavate within two metres of hydro poles and anchors.
- Excavation within one metre of underground hydro plant is not permitted unless approval is granted by a Horizon Utilities representative and is present to provide direct supervision. Cost associated with this task shall be at the owner's expense.
- Horizon Utilities must be contacted if the removal, isolation or relocation of existing plant is required, all cost associated with this work will be at the owners expense.
- CALL BEFORE YOU DIG, arrange for underground hydro cable locate(s) before beginning construction by contacting Ontario One Call @ 1-800-400-2255.
- Clearances from Overhead and Underground existing electrical distribution system must be maintained in according to:
 - Ontario Building Code (1997) Section 3.1 (3.1.18.1)
 - Electrical Safety Code Rule 75-312
 - Occupational Health and Safety Act (OH&SA) - Construction Projects (Electrical Hazards)
 - CAN/CSA-C22.3 No. 1-10, Overhead System
 - C22.3 No. 7- 10 Underground Systems

We trust that you will find this information satisfactory and that the information contained within will be provided to the owner of this project. Should you have any questions regarding this response, please contact Scott Beaudrie at 905-521-4907 in our Engineering Design Department.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Beaudrie", with a stylized flourish at the end.

Scott Beaudrie
Supervisor, Engineering Design



Memorandum

To: Charlotte McEwan, Planning and Building Services
Hailey McWilliam, Planning and Building Services
CC: Elaine Munro, Planning and Building Services
From: Kristen Sullivan, Parks, Recreation and Culture Services
Date: June 9, 2016
Subject: Notice of Hearing: Consent to Sever
Address: 16 Greenwood Ave.
File No: 60.84.2044

Please be advised that we have reviewed the above-noted applications and request the following condition of severance:

That the applicant submit a payment of \$433.00 for deposit in the general tree planting reserve fund, in accordance with the 2016 Schedule of Rates and Fees.

If you would like to discuss this matter in greater detail, please do not hesitate to contact me at extension 3145.

Kristen Sullivan
Project and Development Planner
Recreation and Community Services



Memorandum

To: Charlotte McEwan, Planning and Building Services
Hailey McWilliam, Planning and Building Services
CC: Elaine Munro, Planning and Building Services
From: Kristen Sullivan, Parks, Recreation and Culture Services
Date: June 9, 2016
Subject: Notice of Hearing: Consent to Sever
Address: 22 Greenwood Ave.
File No: 60.84.2045

Please be advised that we have reviewed the above-noted applications and request the following condition of severance:

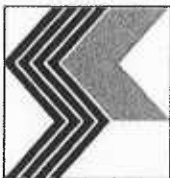
That the applicant submit a payment of \$433.00 for deposit in the general tree planting reserve fund, in accordance with the 2016 Schedule of Rates and Fees.

If Planning and Building Services determines that parkland dedication can be collected for this application PRCS requests the following condition of severance:

That payment of 5% of the appraised value of the new lot (Part 4) 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 the 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.

If you would like to discuss this matter in greater detail, please do not hesitate to contact me at extension 3145.

Kristen Sullivan
Project and Development Planner
Recreation and Community Services



Memorandum

To: Charlotte McEwan, Planning and Building Services
Hailey McWilliam, Planning and Building Services
CC: Elaine Munro, Planning and Building Services
From: Kristen Sullivan, Parks, Recreation and Culture Services
Date: June 9, 2016
Subject: Notice of Hearing: Consent to Sever
Address: 16 Greenwood Ave.
File No: 60.84.2047

Please be advised that we have reviewed the above-noted applications and request the following condition of severance:

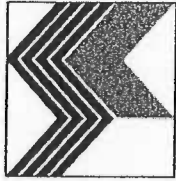
That the applicant submit a payment of \$433.00 for deposit in the general tree planting reserve fund, in accordance with the 2016 Schedule of Rates and Fees.

If Planning and Building Services determines that parkland dedication can be collected for this application PRCS requests the following condition of severance:

That payment of 5% of the appraised value of the new lot (Part 5) 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 the 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.

If you would like to discuss this matter in greater detail, please do not hesitate to contact me at extension 3145.

Kristen Sullivan
Project and Development Planner
Recreation and Community Services



Memorandum

To: Elaine Munro, Committee Secretary & Planning Clerk
Planning and Building Services

Cc: B. Thiessen, Charlotte McEwan, Hailey McWilliam, Judy Pihach
Planning and Building Services

From: Mark Lepp, Building Inspector II
Planning and Building Services

Date: June 20, 2016

Subject: Building Comments on Applications to the Committee of Adjustment
Consents – June 22, 2016 hearing - File No.: 300-036

B-24/16SC – 16 Greenwood Avenue

Comment:
No Comment

Condition: No Comment

B-25/16SC – 22 Greenwood Avenue

Comment:
Please be advised that a permit is required for the proposed single detached dwelling.

Condition: No Comment

B-26/16SC – 535 Geneva Street

Comment:
No Comment

Condition:

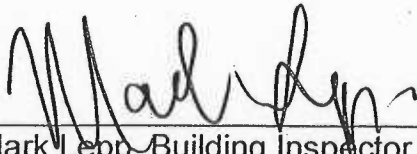
The applicant shall satisfy the Chief Building Official for the City of St. Catharines that the spatial separation requirements for glazed openings meets the requirements of subsection 9.10.14 and 9.10.15 of the 2012 Ontario Building Code for the west face of the existing residence.

B-27/16SC – 16 Greenwood Avenue

Comment:

Please be advised that a permit is required for the proposed single detached dwelling.

Condition: No Comment

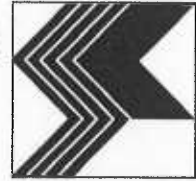
A handwritten signature in black ink, appearing to read 'Mark Lepp', written over a horizontal line.

Mark Lepp, Building Inspector II

Cc: Files, 300-036

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REPORT TO PLANNING DEPARTMENT
Re: CITY LAND DIVISION APPLICATION NUMBER B-24, 25, 27/16SC



June 7th, 2016

ENGINEERING FILE 300-36

Hearing Date: June 24th, 2016

Applicant: Vincenzo Torelli

Location: 16, 20, & 22 Greenwood Avenue

MUNICIPAL SERVICES

Water: -150mm PVC
-Two existing 20mm copper water services from the watermain to the front property line. From there in it is 12.5mm lead.

Sanitary Sewer: -200mm (12")
-Two existing sanitary laterals - no size or condition on record

Storm Sewer: -None

Sidewalks: -None

Road Allowance Width: -15.5m±

GENERAL COMMENTS AND ENGINEERING CONDITIONS TO BE IMPOSED IF CONSENT GRANTED:

Comment(s):

It is noted that the Applicant proposes to sever lands for a semi-detached lot and two single lots.

Greenwood Avenue is designated a Local road per the City's Official plan with a desired right-of-way width of 20.12m. Its current width along this section is deficient at 15.5m±. The City Engineer has requested that we obtain a widening to create an 18.28m ROW. Therefore, the Applicant shall dedicate a 1.52m road widening for Public Highway across the entire frontage of the subject property on Greenwood Avenue.

Increased drainage challenges occur in these types of in-fill lot developments, where existing lots within established plans of subdivision sometimes do not have suitable drainage outlets in place. Individual lot drainage plans are a requirement for review and approval at the building permit stage and shall be submitted at that time to ensure that the drainage scheme of the future lot conveys drainage flows to a suitable outlet and does not adversely affect abutting properties, nor the City boulevard. Sump pump flows are typically discharged to grade when no opportunities to connect to a storm sewer in the road allowance exist. Since a storm sewer does not exist on Greenwood Avenue, sump pump flows shall be required to discharge to grade, however not to the side yards.

Individual sanitary laterals and water services will be required for each of the proposed semi dwellings and the two single lots. The existing services must be located and could be used for one of the semi units and one of the single units if the existing services are the correct size, in good condition, and located so as not to cross over the property of one lot to service any other. The City will undertake the locating and investigating of the existing services. For

any new water service or sanitary lateral required, the City will install the portion of the new services within the Greenwood Avenue road allowance. The applicant will be required to pay for the new services and the locating, investigating, and if necessary, the abandonment of the old services at the time of the application for the demolition permits.

Adjustments (filling and/cutting) driveway curb cuts will also likely be required along with a sidewalk damage deposit.

Condition(s): Prior to finalizing the consent, the Applicant shall:

1/ Prepare a Reference Plan for review and approval by the City identifying the Part(s) of the 1.52m road widening to be dedicated to the City as Public Highway and,

2/ Submit and register the reference plan to dedicate the appropriate Parts(s) to the City of St. Catharines as Public Highway.



Prepared By: _____
James R Denham, P.Eng.
Development Engineering Technologist



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: June 9, 2016

Subject: Committee of Adjustment
Public Hearings – June 22, 2016
File No. 305-17-01

Upon review of the applications, we have no concerns or requirements. If you would like to discuss this matter in greater detail, please do not hesitate to contact me at extension 1663.

Steve Bittner
Transportation Technologist
SB/



CITY OF
ST. CATHARINES

Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: June 15, 2016

Date of Meeting: June 22, 2016

Submission(s): B-24/16SC
B-25/16SC
B-27/16SC

File: 60.84.2044
60.84.2045
80.84.2047

Subject: 16, 20 & 22 Greenwood Avenue

Recommendation

That Submission **B-24/16SC** by Vincenzo Torelli, as outlined in the Notice of Hearing, be approved subject to the following conditions:

That the owner:

- 1) Submit a payment of \$433.00 for deposit in the general tree planting reserve fund, in accordance with the 2016 Schedule of Rates and Fees.
- 2) Prepare a Reference Plan for review and approval by the City identifying Part 3 to be dedicated to the City as Public Highway.
- 3) Dedicate road widenings of approximately 1.52m along the frontage of Greenwood Avenue to be conveyed gratuitously to the City of St. Catharines. The land is to be conveyed free and clear of any mortgages, liens or encumbrances.

And that Submission **B-25/16SC** by Vincenzo Torelli, as outlined in the Notice of Hearing, be approved subject to the following conditions:

That the owner:

- 1) Submit a payment of \$433.00 for deposit in the general tree planting reserve fund, in accordance with the 2016 Schedule of Rates and Fees.
- 2) Submit payment of 5% of the appraised value of the new lot (Part 4) 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 the 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.

- 3) Prepare a Reference Plan for review and approval by the City identifying Part 6 to be dedicated to the City as Public Highway.
- 4) Dedicate road widenings of approximately 1.52m along the frontage of Greenwood Avenue to be conveyed gratuitously to the City of St. Catharines. The land is to be conveyed free and clear of any mortgages, liens or encumbrances.
- 5) That Submission B-24/16SC be registered preceding the registry of Submission B-25/16SC.

And that Submission **B-27/16SC** by Vincenzo Torelli, as outlined in the Notice of Hearing, be approved subject to the following conditions:

That the owner:

- 1) Submit a payment of \$433.00 for deposit in the general tree planting reserve fund, in accordance with the 2016 Schedule of Rates and Fees.
- 2) Submit payment of 5% of the appraised value of the new lot (Part 5) 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 the 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.
- 3) Prepare a Reference Plan for review and approval by the City identifying Part 6 to be dedicated to the City as Public Highway.
- 4) Dedicate road widenings of approximately 1.52m along the frontage of Greenwood Avenue to be conveyed gratuitously to the City of St. Catharines. The land is to be conveyed free and clear of any mortgages, liens or encumbrances.
- 5) That Submission B-25/16SC be registered preceding the registry of Submission B-27/16SC.

Summary

Having regard for the matters under Section 51 (24) of the Planning Act, staff is satisfied that consents B-24/16SC, B-25/16SC and B-27/16SC are desirable and compatible with the surrounding area and will not result in adverse impacts on surrounding properties.

Staff recommends that the requested consents be approved subject to the conditions outlined in the recommendation.

Report

Proposed Development

The purpose of the consent applications are to create three (3) lots for the purposes of constructing two single detached dwellings, and to allow each unit of the existing semi-detached dwelling to be owned and sold separately. Staff note that the sketch submitted with the consent applications shows that the semi-detached dwelling is proposed, however the semi-detached dwelling has been constructed and currently exists on 16 Greenwood Avenue lot.

Application **B-24/16SC** is requesting a consent to sever 395.8m² of land (Part 2 on the submitted sketch) to create a new lot known as 18 Greenwood Avenue. A 395.8 m² remnant parcel of land (Part 1) would be retained for residential use. This application would allow each unit of the semi-detached dwelling to be owned and/or sent separately.

Application **B-25/16SC** is requesting a consent to sever 461.7m² of land (Part 4 on the submitted sketch) to create a new lot known as 20 Greenwood Avenue for the purpose of constructing a single detached dwelling. A remnant parcel of land (Parts 1 & 2) would be retained for residential use for the existing semi-detached dwelling.

Application **B-27/16SC** is requesting a consent to sever 461.7m² of land (Part 5 on the submitted sketch) to create a new lot known as 22 Greenwood Avenue for the purpose of constructing a single detached dwelling. A 1,253.3 m² remnant parcel of with the semi-detached dwelling (Parts 1, 2 & 4) would be retained for residential use.

Location and Site Description

The subject property is located on the south side of Greenwood Avenue. The property is surrounded by single detached dwellings in all directions.

Circulation of Application

The application was circulated to all appropriate departments and agencies, no objections were received. Parks, Recreation and Culture Services and the Development Division requested a number of standard conditions, which have been included in the recommendation.

Planning Analysis

Official Plan (Garden City Plan)

The subject property is designated as Neighbourhood - Low Density Residential and as per Schedule E9 of the Garden City Plan (GCP). The Neighbourhood - Low Density Residential designation permits a variety of low density residential dwelling types, including single and semi-detached dwellings, at a density between 20 and 32 units per hectare, subject to the policies of the Garden City Plan.

Zoning By-law (2013-283)

The subject land is zoned Low Density Residential – Traditional Neighbourhood (R2). The R2 zone permits a variety of low density residential dwelling types including single and semi-detached dwellings.

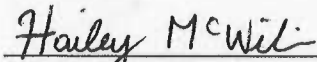
The consents are requested to create three new lots for the purposes of constructing two single detached dwellings and to allow each unit of the existing semi-detached dwelling to be owned and sold separately. No variances are required for the creation of the proposed lots.

The surrounding neighbourhood is comprised of lots that are generally between 10 metres and 18 metres in width. The proposed lots' widths are 10.67 metres for each of the single detached dwellings (Parts 4 & 5) and 9.14 metres for the semi-detached dwellings (Parts 1 & 2). It is staff's opinion that the proposed consents are compatible with the character of the surrounding neighbourhood and are desirable in this area. No adverse impacts are anticipated as a result of the proposed consents.

Conclusion

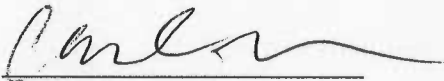
Staff is satisfied that the consents requested through applications B-24/16SC, B-25/16SC, and B-27/16SC are desirable and compatible with the surrounding area and that there will not be any adverse impacts on surrounding properties as a result of the applications. It is staff's recommendation that the requested consents be approved, subject to the conditions outlined in the recommendation, as the applications represent good planning.

Prepared by:



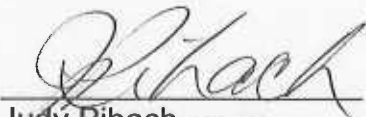
Hailey McWilliam
Student Planner

Submitted by:



Charlotte McEwan
Planner I

Approved by:



Judy Pihach, MCIP, RPP
Manager of Planning Services

535 Geneva Street

Departmental &
Agency Comments

Munro, Elaine

Subject: RE: Notices of Hearing - June 2, 2016 Committee of Adjustment, City of St. Catharines

From: Doug Crown [mailto:Doug.Crown@cogeco.com]

Sent: Wednesday, June 08, 2016 1:29 PM

To: Munro, Elaine <emunro@stcatharines.ca>

Subject: RE: Notices of Hearing - June 2, 2016 Committee of Adjustment, City of St. Catharines

Hi Elaine

16 Greenwood Avenue, Consent Application – B-24/16SC – 60.84.2044 No issues or concerns

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535 Geneva Street, Consent Application – B-26/16SC – 60.84.2046 No issues or concerns

2 St. Columba Drive, Minor Variance Application – A-50/16 – 60.81.5094 No issues or concerns

535 Geneva Street, Minor Variance Application – A-51/16 – 60.81.5095 No issues or concerns

19 Stuart Avenue, Minor Variance Application – A-54/16 – 60.81.5098 No issues or concerns

Thanks

DOUG CROWN

Network Planning and Design

T 289-296-6266 | C 905-401-9967

7170 McLeod Rd

Niagara Falls Ontario L2G 3H2 Canada

Doug.Crown@cogeco.com





June 14, 2016

City of St. Catharines
City Hall
50 Church St
P.O. Box 3012
St. Catharine's Ontario
L2R 7C2

Attention: Elaine Munro

File# 60.84.2046, 60.81.5094 & 60.81.5095

Re: 535 Geneva St & 2 St Columba Dr

In response to your correspondence(s) dated June 7, 2016, please be advised that our Engineering Design Department have reviewed the information concerning the above noted Consent Application and our comments are as follows:

- For Residential/Commercial electrical service requirements, the Developer needs to contact our Customer Connections Department @ 905-317-4746 or visit our web site @ www.horizonutilities.com.

We would also like to stipulate the following:

- Do not excavate within two metres of hydro poles and anchors.
- Excavation within one metre of underground hydro plant is not permitted unless approval is granted by a Horizon Utilities representative and is present to provide direct supervision. Cost associated with this task shall be at the owner's expense.
- Horizon Utilities must be contacted if the removal, isolation or relocation of existing plant is required, all cost associated with this work will be at the owners expense.
- CALL BEFORE YOU DIG, arrange for underground hydro cable locate(s) before beginning construction by contacting Ontario One Call @ 1-800-400-2255.
- Clearances from Overhead and Underground existing electrical distribution system must be maintained in according to:
 - Ontario Building Code (1997) Section 3.1 (3.1.18.1)
 - Electrical Safety Code Rule 75-312
 - Occupational Health and Safety Act (OH&SA) - Construction Projects (Electrical Hazards)
 - CAN/CSA-C22.3 No. 1-10, Overhead System
 - C22.3 No. 7- 10 Underground Systems

We trust that you will find this information satisfactory and that the information contained within will be provided to the owner of this project. Should you have any questions regarding this response, please contact Scott Beaudrie at 905-521-4907 in our Engineering Design Department.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Beaudrie". The signature is fluid and cursive, with the first name "Scott" and last name "Beaudrie" clearly distinguishable.

Scott Beaudrie
Supervisor, Engineering Design

Munro, Elaine

From: Sullivan, Kristen
Sent: Friday, June 10, 2016 3:35 PM
To: McEwan, Charlotte; McWilliam, Hailey
Cc: Munro, Elaine
Subject: RE: Committee of Adjustment Notices and Applications for the June 22/16 CofA Hearing
Attachments: Greenwood_16_84.2044.doc; Greenwood_16_84.2047.doc; Greenwood_16_84.2045.doc

Hello,

Please see attached comments. PRCS has no comments on the following applications:

- 2 St. Columba (minor variance)
- 19 Stuart (minor variance)
- 535 Geneva (minor variance)

Comments on 535 Geneva (land division) are outstanding pending the results of a tree inspection; I expect to be able to provide comments early next week.

Kristen Sullivan

Project & Development Planner

Email: ksullivan@stcatharines.ca

Tel: 905.688.5601 x3145

From: Munro, Elaine
Sent: Tuesday, June 07, 2016 3:24 PM
To: Bittner, Steve; Ritchie, Scott; Pihach, Judy; Sullivan, Kristen; Johnston, Brad; Melin, Nathan; Lepp, Mark; Denham, James; McEwan, Charlotte; McWilliam, Hailey
Cc: Bellows, Bruce; Stewart, Dave; Kowalski, Emma; Thiessen, Brian; Burrows, Sandra
Subject: Committee of Adjustment Notices and Applications for the June 22/16 CofA Hearing

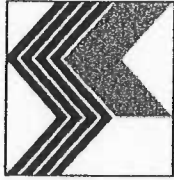
Good Afternoon:

For the June 22, 2016 Committee of Adjustment Hearing, please find on the Amanda System, the following:

- Consent applications -
L:\ATTACHMENTS\PBS\PLANNING\LD\2016_NofH_Appl_Pln\June22_16.
- Minor variance applications -
L:\ATTACHMENTS\PBS\PLANNING\MV\2016_NofH_Appl_Pln\June22_16.

Please forward your comments to Charlotte, Hailey & myself by **Friday, June 10, 2016**.

1. 16 Greenwood Avenue, Consent Application – B-24/16SC – 60.84.2044



Memorandum

To: Elaine Munro, Committee Secretary & Planning Clerk
Planning and Building Services
Cc: B. Thiessen, Charlotte McEwan, Hailey McWilliam, Judy Pihach
Planning and Building Services
From: Mark Lepp, Building Inspector II
Planning and Building Services
Date: June 20, 2016

Subject: Building Comments on Applications to the Committee of Adjustment
Consents – June 22, 2016 hearing - File No.: 300-036

B-24/16SC – 16 Greenwood Avenue

Comment:
No Comment

Condition: No Comment

B-25/16SC – 22 Greenwood Avenue

Comment:
Please be advised that a permit is required for the proposed single detached dwelling.

Condition: No Comment

B-26/16SC – 535 Geneva Street

Comment:
No Comment

Condition:

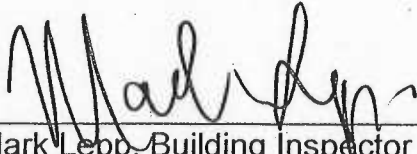
The applicant shall satisfy the Chief Building Official for the City of St. Catharines that the spatial separation requirements for glazed openings meets the requirements of subsection 9.10.14 and 9.10.15 of the 2012 Ontario Building Code for the west face of the existing residence.

B-27/16SC – 16 Greenwood Avenue

Comment:

Please be advised that a permit is required for the proposed single detached dwelling.

Condition: No Comment

A handwritten signature in black ink, appearing to read 'Mark Lepp', written over a horizontal line.

Mark Lepp, Building Inspector II

Cc: Files, 300-036

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Memorandum

To: Elaine Munro, Committee Secretary & Planning Clerk
Planning and Building Services

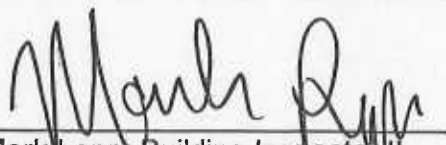
Cc: B. Thiessen, Charlotte McEwan, Hailey McWilliam, Judy Pihach
Planning and Building Services

From: Mark Lepp, Building Inspector II
Planning and Building Services

Date: June 20, 2016

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – June 22, 2016 hearing - File No.: 300-010

NO.	ADDRESS	COMMENTS
A-50/16	2 St. Columba Drive	Please be advised that a building permit is required for the proposed new single detached dwelling. Note that spatial separations will be addressed during Building Permit review for distance to property line and between buildings on the same property.
A-51/16	535 Geneva Street	No Comment
A-54/16	19 Stuart Avenue	Please be advised that a building permit is required for the proposed enclosure of the existing front porch.


Mark Lepp, Building Inspector II

Cc: Files, 300-010

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REPORT TO PLANNING DEPARTMENT
Re: CITY LAND DIVISION APPLICATION NUMBER B-26-16SC



June 10th, 2016

ENGINEERING FILE 300-36

Hearing Date: June 22nd, 2016

Applicant: John Kendall

Location: 535 Geneva

MUNICIPAL SERVICES

Water:	Geneva Street	St. Columba Drive
	-200mm PVC Watermain	150mm C.I. Watermain
	- One existing 16mm copper water service from the watermain on Geneva Street to the front property line	
Sanitary Sewer:	Geneva Street	St. Columba Drive
	-525mm (21") Sanitary Sewer	200mm (8") Sanitary Sewer
	-One existing Sanitary Sewer from the Geneva Street– no size or condition on record	
Storm Sewer:	Geneva Street	St. Columba Drive
	1800mm (6ft) Storm Sewer	450mm (18") Storm Sewer
	-No existing Storm Lateral	
Sidewalks:	- A concrete sidewalk exists along the Geneva Street frontage. - There is no sidewalk on St. Columba Drive.	
Road Allowance Width:	Geneva Street	St. Columba Drive
	-26m	-20m±

**GENERAL COMMENTS AND ENGINEERING CONDITIONS TO BE IMPOSED IF
CONSENT GRANTED:**

Comment(s):

It is noted that the Applicant proposes to sever lands from 535 Geneva Street to create a new single detached lot (Part 1 on the included Reference Plan) fronting St. Columba Drive.

Geneva Street is a Region of Niagara Road with a right-of-way width of ±26. The need for any widening is up to them to determine. St. Columba Drive is designated a Local road per the City's Official plan with a desired right-of-way width of 20m. Its current width along this section is ±20m.

Increased drainage challenges occur in these types of in-fill lot developments, where existing lots within established plans of subdivision sometimes do not have suitable drainage outlets in place. An individual lot drainage plans is a requirement for review and approval at the building permit stage and shall be submitted at that time to ensure that the drainage scheme of the future lot conveys drainage flows to a suitable outlet and does not adversely affect abutting properties, nor the City boulevard. Sump pump flows are typically discharged to grade when no opportunities exist to connect to a storm sewer in the road allowance. Since a storm sewer does exist on St. Columba Drive, the owner will be required

to install a new storm lateral to handle the sump pump flows. Roof Water Leaders however must discharge at grade. Upon application for a building permit the Owner will be required to pay the City to install that portion of the new storm lateral within the road allowance.

A new individual sanitary lateral and water service will be required for the proposed lot. Upon application for a building permit the Owner will be required to pay for the City to install that portion of the new sanitary lateral and water service within the road allowance.

It should be noted that on the Reference Plan submitted with the application a 3.05m easement for drainage purposes is shown along the west boundary of Part 1. This easement is no longer required. The Owner may wish apply to the City's Planning and Building Services Department to have this easement removed to provide more developable lot area.

Condition(s): None



Prepared By: _____
James R Denham, P.Eng.
Development Engineering Technologist



Memorandum

To: Elaine Munro, Committee Secretary & Planning Clerk
Planning & Building Services

Cc: Charlotte McEwan, Planner I
Hailey McWilliam, Planning Student

Planning & Building Services

From: Jim Denham P.Eng., Development Engineering Technologist
Planning and Building Services

Date: June 10th, 2016
Hearing Date: June 22nd, 2016

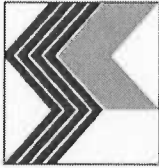
Subject: Engineering Comments to Committee of Adjustment File No's:
A-50/16SC – 2 St. Columba Drive
A-51/16SC – 535 Geneva Street
A-54/16SC – 19 Stuart Avenue

Development Engineering Services have reviewed the above noted applications for Minor Variance requests. We have no comments or objections to the approval of the variance applications A-50, 51, & 54/16SC.

If you have any questions or concerns regarding the above please feel free to contact me.

Regards,

Jim Denham P.Eng.
Development Engineering Technologist



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: June 9, 2016

Subject: Committee of Adjustment
Public Hearings – June 22, 2016
File No. 305-17-01

Upon review of the applications, we have no concerns or requirements. If you would like to discuss this matter in greater detail, please do not hesitate to contact me at extension 1663.

Steve Bittner
Transportation Technologist
SB/

19 Stuart Avenue

Departmental &
Agency Comments

Munro, Elaine

Subject: RE: Notices of Hearing - June 2, 2016 Committee of Adjustment, City of St. Catharines

From: Doug Crown [mailto:Doug.Crown@cogeco.com]

Sent: Wednesday, June 08, 2016 1:29 PM

To: Munro, Elaine <emunro@stcatharines.ca>

Subject: RE: Notices of Hearing - June 2, 2016 Committee of Adjustment, City of St. Catharines

Hi Elaine

16 Greenwood Avenue, Consent Application – B-24/16SC – 60.84.2044 No issues or concerns

20 Greenwood Avenue, Consent Application – B-27/16SC, 60.84.2047 No issues or concerns

22 Greenwood Avenue, Consent Application – B-25/16SC – 60.84.2045 No issues or concerns

535 Geneva Street, Consent Application – B-26/16SC – 60.84.2046 No issues or concerns

2 St. Columba Drive, Minor Variance Application – A-50/16 – 60.81.5094 No issues or concerns

535 Geneva Street, Minor Variance Application – A-51/16 – 60.81.5095 No issues or concerns

19 Stuart Avenue, Minor Variance Application – A-54/16 – 60.81.5098 No issues or concerns

Thanks

DOUG CROWN

Network Planning and Design

T 289-296-6266 | C 905-401-9967

7170 McLeod Rd

Niagara Falls Ontario L2G 3H2 Canada

Doug.Crown@cogeco.com





Memorandum

To: Elaine Munro, Committee Secretary & Planning Clerk
Planning & Building Services

Cc: Charlotte McEwan, Planner I
Hailey McWilliam, Planning Student

Planning & Building Services

From: Jim Denham P.Eng., Development Engineering Technologist
Planning and Building Services

Date: June 10th, 2016
Hearing Date: June 22nd, 2016

Subject: Engineering Comments to Committee of Adjustment File No's;
A-50/16SC – 2 St. Columba Drive
A-51/16SC – 535 Geneva Street
A-54/16SC – 19 Stuart Avenue

Development Engineering Services have reviewed the above noted applications for Minor Variance requests. We have no comments or objections to the approval of the variance applications A-50, 51, & 54/16SC.

If you have any questions or concerns regarding the above please feel free to contact me.

Regards,

Jim Denham P.Eng.
Development Engineering Technologist

Munro, Elaine

To: Sullivan, Kristen; McEwan, Charlotte; McWilliam, Hailey
Subject: RE: Committee of Adjustment Notices and Applications for the June 22/16 CofA Hearing

From: Sullivan, Kristen
Sent: Friday, June 10, 2016 3:35 PM
To: McEwan, Charlotte <cmcewan@stcatharines.ca>; McWilliam, Hailey <hmcwilliam@stcatharines.ca>
Cc: Munro, Elaine <emunro@stcatharines.ca>
Subject: RE: Committee of Adjustment Notices and Applications for the June 22/16 CofA Hearing

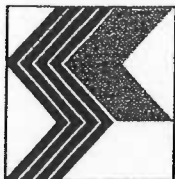
Hello,

Please see attached comments. PRCS has no comments on the following applications:

- 2 St. Columba (minor variance)
- 19 Stuart (minor variance)
- 535 Geneva (minor variance)

Comments on 535 Geneva (land division) are outstanding pending the results of a tree inspection; I expect to be able to provide comments early next week.

Kristen Sullivan
Project & Development Planner
Email: ksullivan@stcatharines.ca
Tel: 905.688.5601 x3145



Memorandum

To: Elaine Munro, Committee Secretary & Planning Clerk
Planning and Building Services

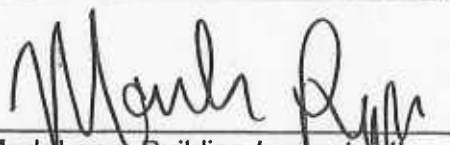
Cc: B. Thiessen, Charlotte McEwan, Hailey McWilliam, Judy Pihach
Planning and Building Services

From: Mark Lepp, Building Inspector II
Planning and Building Services

Date: June 20, 2016

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – June 22, 2016 hearing - File No.: 300-010

NO.	ADDRESS	COMMENTS
A-50/16	2 St. Columba Drive	Please be advised that a building permit is required for the proposed new single detached dwelling. Note that spatial separations will be addressed during Building Permit review for distance to property line and between buildings on the same property.
A-51/16	535 Geneva Street	No Comment
A-54/16	19 Stuart Avenue	Please be advised that a building permit is required for the proposed enclosure of the existing front porch.


Mark Lepp, Building Inspector II

Cc: Files, 300-010

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Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: June 9, 2016

Subject: Committee of Adjustment
Public Hearings – June 22, 2016
File No. 305-17-01

Upon review of the applications, we have no concerns or requirements. If you would like to discuss this matter in greater detail, please do not hesitate to contact me at extension 1663.

Steve Bittner
Transportation Technologist
SB/



CITY OF
ST. CATHARINES

Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: June 15, 2016

Date of Meeting: June 22, 2016

Submission(s): A-54/16

File: 60.81.5098

Subject: 19 Stuart Avenue

Recommendation

That Submission **A-54/16** by Henri Ragetlie, as outlined in the Notice of Hearing, be approved.

Summary

Having regard for the matters under Section 45 (1) of the Planning Act, staff is satisfied that variance **A-54/16** is minor in nature, 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.

Staff recommends that the requested variance be approved, subject to the following condition:

- 1) That the front façade of the solarium be comprised of a minimum of 60% clear glazing material.

Report

Proposed Development

The purpose of this Minor Variance application is to allow for the enclosure of the existing covered front porch to create a solarium as part of the dwelling.

Application **A-54/16** is requesting a variance from the following requirements of the City of St. Catharines Zoning By-law 2013-283:

- 1) A reduction of the required minimum front yard setback to the dwelling from 6.0 metres to 2.13 metres.

Location and Site Description

The subject property is located on the northwest corner of the Stuart Avenue and Bruce Street intersection. The property is surrounded by established low density residential uses to the north, south, east and west.

Circulation of Application

The application was circulated to all appropriate departments and agencies, no objections were received.

Planning Analysis

Official Plan (Garden City Plan)

The subject property is designated as Neighbourhood - Low Density Residential as per Schedule E4 of the Garden City Plan. This designation permits a variety of low density residential dwelling types at a density between 20 and 32 units per hectare, subject to the policies of the Garden City Plan.

Zoning By-law (2013-283)

The subject land is zoned Low Density Residential –Suburban Neighbourhood (R1). The R1 zone permits a variety of low density residential dwelling types.

The requested variance is proposing to decrease the minimum front yard setback from 6.0m to 2.13m. This variance is required to recognize the setback of the existing covered front porch and to allow the applicant to enclose the front porch to create a solarium. There is no increase in footprint proposed.

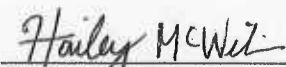
It is staffs opinion that the proposal is consistent with the character of the surrounding neighbourhood. There are dwellings on Stuart Avenue with solariums that have a similar setback as the proposal, including the dwelling abutting the subject lands to the west. The character of the streetscape will be maintained and the proposed enclosure is not expected to impact driver sightlines from the Bruce Street and Stuart Avenue intersection. It is staff's opinion that the requested variance is minor in nature, compatible with the prevailing character of the neighbourhood, and appropriate and desirable for the area and use of land.

To ensure compatibility of the solarium, staff recommend that the front façade be comprised of a minimum of 60% clear glazing material.

Conclusion

Staff is satisfied that the variance requested through application A-54/16 is in keeping with the general intent of the Official Plan and Zoning By-law, is minor in nature, and is appropriate and desirable for the use of the land. It is staff's recommendation that the requested variance be approved, as the application represents good planning.

Prepared by:



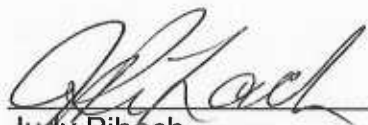
Hailey McWilliam
Student Planner

Submitted by:



Charlotte McEwan
Planner I

Approved by:



Judy Pihach, MCIP, RPP
Manager of Planning Services