

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 # 3, 389 Grantham Avenue, Consent Application, B-03/17SC – 60.84.2088
389 Grantham Avenue, Minor Variance Application, A-03/17 – 60.81.5172

A request from the owner and supported by staff to defer the applications to the January 25, 2017 Hearing as a minor variance was omitted and requires recirculation. The Notice has been re-circulated to meet the Planning Act requirements.

5. Adoption of the Minutes held December 7, 2016 and Amended Minutes of November 17, 2016
6. Application:
 1. 146 Westland, Minor Variance Application, A-100/16 – 60.81.5143
 2. 174 Lakeshore Rd, Consent Application, B-01/17SC – 60.84.2086
18 Clifford Street, Consent Application, B-02/17SC – 60.84.2087
174 Lakeshore Rd, Minor Variance Application, A-02/17 – 60.81.5171
 3. 1 Tracey Road, Consent Application, B-04/17SC – 60.84.2089
76 Devon Road, Minor Variance Application, A-04/17 – 60.81.5173
7. New Business:
8. Date of next Hearing: Wednesday, January 25, 2017 @ 6:00 p.m.
9. Adjournment

389 Grantham
Avenue

Departmental &
Agency Comments

December 19, 2016

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

Attention: Elaine Munro

File# 60.84.2088 & 60.81.5172

Re: 389 Grantham Ave

In response to your correspondence(s) dated December 15, 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.
- Relocation, modification, or removal of any existing hydro facilities shall be at the owner's expense. Please contact Horizon Utilities to facilitate this.

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

RPT	DATE	INFO	P.D.S	INIT.
			REFERRED TO	
			E. Munro	
DATE REC'D →			DEC 30 2016	SCAN <input type="checkbox"/>
FILE NO				

- 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", written in a cursive style.

Scott Beaudrie
Supervisor, Engineering Design

Munro, Elaine

From: Moyle, Jacqueline (6088374) <jacqueline.moyle@bell.ca>
Sent: Tuesday, December 20, 2016 8:25 AM
To: Munro, Elaine
Subject: 905-17-050 - B-03/17SC File No. 60.84.2088 - 389 Grantham Avenue

Dear Elaine,

Re file No: B-03/17SC File No. 60.84.2088

Details

- ☐ Consent Application
- ☐ 389 Grantham Avenue
- ☐ Lot 53 and Part of Lot 54 Reg Plan 179 and Lot 1, Plan 402

Subsequent to review by our local Engineering Department of the above noted lands, it has been determined that Bell Canada has no concerns or objections with the application.

Should you have any questions or concerns, please do not hesitate to contact me.

Jacqueline Moyle
External Liaison
Bell Canada Right of Way



140 Bayfield St. FL 2
Barrie, ON, L4M 3B1
P: 705-722-2636
F: 705-722-2263
1-844-857-7942
jacqueline.moyle@bell.ca

Click [here](#) to report this email as spam.

Munro, Elaine

From: Doug Crown <Doug.Crown@cogeco.com>
Sent: Thursday, December 15, 2016 3:53 PM
To: Munro, Elaine
Subject: RE: City of St. Catharines Committee of Adjustment Applications for January 11, 2017 Hearing (Part 2 of 2 emails)

Hi Elaine

I have no issues or concerns with this applications.

I wish you and your family the best this Christmas and New Year.

Enjoy your time off and talk with you in the new year.....

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



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Politique en matière de protection des renseignements personnels de Cogeco et Engagement en matière d'anti-spam – Contactez-nous
Cogeco Câble Canada, 5 Place Ville-Marie, Bureau 1700, Montréal, Québec, H3B 0B3

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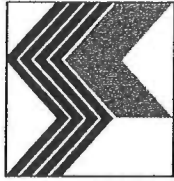
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- [Contact us](#)

Cogeco Cable Canada, 5 Place Ville-Marie, Suite 1700, Montreal, Quebec, H3B 0B3

From: Munro, Elaine [mailto:emunro@stcatharines.ca]

Sent: Thursday, December 15, 2016 12:55 PM



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: January 3, 2017

Subject: Building Comments on Applications to the Committee of Adjustment
Consents – January 11, 2017 hearing - File No.: 300-036

B-01/17SC – 174 Lakeshore Road

Comment:

- Be advised that a permit is required for the proposed single detached dwelling on Part 1.

Condition:

- The existing dwelling crossing parts 1 and 3 is to be removed. A building permit for the demolition shall be obtained and completed to the satisfaction of the Chief Building Official.

B-02/17SC – 18 Clifford Street

Comment:

- Be advised that a permit is required for the proposed single detached dwelling on Part 2 and the single detached dwelling on Part 3.

Condition:

- The existing dwelling crossing parts 1 and 3 is to be removed. A building permit for the demolition shall be obtained and completed to the satisfaction of the Chief Building Official.

B-03/17SC – 389 Grantham Avenue

Comment:

- Be advised that a permit is required for the proposed single detached dwelling on Part 2.

Condition:

- The existing pool crossing parts 1 and 2 is to be removed. A building permit for the demolition of the pool shall be obtained and completed to the satisfaction of the Chief Building Official.
- The applicant shall satisfy the Chief Building Official for the City of St. Catharines that the spatial separation requirements for glazed openings and wall construction meet the requirements of subsection 9.10.14 and 9.10.15 of the 2012 Ontario Building Code for the southwest face of the existing dwelling unit on Part 1.

B-04/17SC – 1 Tracey Road

Comment:

- Be advised that a permit is required for any proposed construction on Part 1.

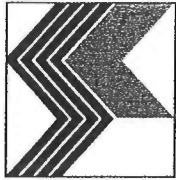
Condition:

- The portion of the existing garage crossing parts 1 and 2 is to be removed. A building permit for the alteration of the existing garage shall be obtained and completed to the satisfaction of the Chief Building official.



Mark Lepp, Building Inspector II

Cc: Files, 300-036



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

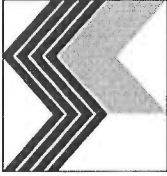
Date: January 3, 2017

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – January 11, 2017 hearing- File No.: 300-010

NO.	ADDRESS	COMMENTS
A-100/16	146 Westland Street	No Comment
A-02/17	174 Lakeshore Road	No Comment
A-03/17	389 Grantham Ave.	No Comment
A-04/17	76 Devon Road	Be advised that the reduced rear yard setback will significantly impact the maximum area of glazed openings permitted on the exterior wall facing the rear yard.


Mark Lepp, Building Inspector II

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\bldg memo 2017\01 bcoa memo-mv-Jan11, 2017.docx



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: December 15, 2016
Subject: Notice of Hearing: Consent to Sever
Address: 389 Grantham Ave.
File No: 60.84.2088

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

That the applicant submit a payment of \$443.00 for deposit in the general tree planting reserve fund, in accordance with the 2017 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 2) 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
Parks, Recreation and Culture Services

Munro, Elaine

Subject: RE: Committee of Adjustment Notices and Applications for the January 11/17 CofA Hearing

From: Sullivan, Kristen

Sent: Monday, December 19, 2016 12:54 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 January 11/17 CofA Hearing

Charlotte and Hailey,

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

- 146 Westland (mv)
- 174 Lakeshore (mv)
- 389 Grantham (mv)
- 76 Devon (mv)

Kristen Sullivan

Project & Development Planner

Email: ksullivan@stcatharines.ca

Tel: 905.688.5601 x3145

REPORT TO PLANNING DEPARTMENT
Re: CITY LAND DIVISION APPLICATION NUMBER B-03/17SC



December 16, 2016

ENGINEERING FILE 300-36

Hearing Date: January 11, 2017

Applicant: Gino Vendittelli

Location: 389 Grantham Avenue

MUNICIPAL SERVICES

	Grantham Avenue	Buchanan Road
Water:	150mm (6") A.C.	150mm (6") C.I.
Sanitary Sewer:	600mm (24")	250mm (10")
Storm Sewer:	825mm (32")	None. Road-side ditching
Sidewalks:	Yes	No
Road Allowance Width:	26.2m± (86')	15.24m± (50')

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

Comment(s): It is noted that the Applicant proposes to sever Part 2 creating a new lot to be known as 35 Buchanan Road for the purpose of constructing a single detached dwelling. A remnant parcel of land would be retained (Part 1) for continued residential dwelling use.

Roads

Buchanan Road is designated a Local road as per the City's Official Plan with a desired right-of-way width of 20.0m (66'). Its current width along the Applicant frontage is deficient at 15.24m (50'), therefore the City shall pursue a 2.44m (8') widening along Buchanan Road via this application.

Grantham Avenue along this section is designated as an Arterial road as per the City's Official Plan, with a desired right-of-way width of 26.2m. Remaining consistent with widenings acquired to the north, the City will pursue a 0.91m (3') widening along Grantham Avenue via this application.

Engineering Services

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 Buchanan Road, sump pump

flows shall be discharged to grade away from abutting properties and to the front of the dwelling.

The Owner shall be responsible to pay the City the fee to locate and trace the existing water and sewer laterals from the existing home to ensure it does not cross any future potential lot lines.

The proposed lot has a 100mm (4") sanitary lateral previously provided to the property line from Buchanan Road, completed at the time of subdivision development. The Owner shall be responsible to pay the City the fee to inspect the existing sanitary lateral, to ensure it can be reused for the future dwelling unit. The Owner shall be made aware that the lateral is required to be exposed at the property line in order for City crews to properly inspect its condition for reuse.

Condition(s):

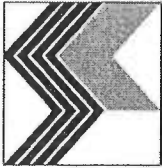
Prior to the severance finalization the Owner shall;

- Identify a 0.91m (3') road widening along the Grantham Avenue frontage of Part 1, to be dedicated to the City, gratuitously, free and clear of any encumbrances, as Public Highway;
- Identify a 2.44m (8') road widening along the Buchanan Road frontage of Parts 1 & 2, to be dedicated to the City, gratuitously, free and clear of any encumbrances, as Public Highway



Prepared By:

Brad Johnston, C.E.T.
Development Engineering Technologist



Memorandum

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

Cc: Charlotte McEwan, Planner I
Hailey McWilliam, Planning Co-op Student

From: Brad Johnston, C.E.T., Development Engineering Technologist
Planning and Building Services

Date: December 19, 2016
Hearing Date: January 11, 2017

Subject: Engineering Comments to the Committee of Adjustment
File No's: A-100/16SC – 146 Westland Street
A-02/17SC – 174 Lakeshore Road
A-03/17SC – 389 Grantham Avenue
A-04/17SC – 1 Tracey Road

Development Engineering Services have reviewed the above noted applications for Minor Variance requests. We have no comments or objections to the approval of the above variance applications.

Trusting this information is satisfactory, feel free to contact me for further information, if required.

Regards,

Brad Johnston, C.E.T.
Development Engineering Technologist



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: December 16, 2016

Subject: Committee of Adjustment
Public Hearings – January 11, 2017
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/

146 Westland Street

Departmental &
Agency Comments



CITY OF
ST. CATHARINES

Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: January 6, 2017

Date of Meeting: January 11, 2017

Submission(s): A-100/16

File: 60.81.5143

Subject: 146 Westland Street

Recommendation

That Submission **A-100/16** by 2024223 Ontario Inc., 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 of the opinion that variance A-99/16 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.

Proposed Development

Application **A-100/16** is requesting a variance from the following requirement of the City of St. Catharines Zoning By-law 2013-283:

- 1) A reduction in the minimum front yard setback to garage from 7 metres to 6 metres for each semi-detached unit.

Location and Site Description

The subject property is located on the east side of Westland Street, south of Rykert Street. The property is surrounded by vacant land and detached dwellings to the north, detached dwellings to the south and west, and townhouses to the east.

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 Neighbourhood Residential as per Schedule D1 of the Garden City Plan (GCP). The property is further designated Low Density Residential as per Schedule E7 of the GCP. The Low Density Residential designation permits detached, semi-detached, duplex, triplex, quadruplex, fourplex and townhouse dwellings at a density generally between 20 and 32 units per hectare, subject to the policies of the GCP.

Zoning By-law (2013-283)

The property is zoned Low Density Residential – Suburban Neighbourhood (R1). The R1 zone permits detached, semi-detached, quadruplex, and townhouse dwellings and private road developments.

The variance is requested to permit the construction of a semi-detached dwelling.

The subject parcel is irregularly shaped. Due to the shape of the lot, the proposed building footprint is not parallel to the street. The orientation of the building footprint is intentional in order to allow each unit of the proposed semi-detached dwelling to be the same size, while meeting the 1.2 metre interior side yard setback requirement.

Due to the orientation of the proposed semi-detached dwelling, the reduction in front yard setback to garage from 7 metres to 6 metres recognizes the narrowest point of the proposed setback which is the distance to the southwest corner of the proposed garage for the southern unit. Even with the requested reduction in setback, the proposed garage is to be set back farther from Westland Street than the garage of the dwelling located directly to the south. Additionally, there is a substantial landscaped boulevard between the front lot line and the sidewalk, which prevents any potential for vehicles overhanging the sidewalk and hindering pedestrians. Staff is satisfied that the reduction in front yard setback to the garage is minor in nature and that the proposal will not negatively impact the streetscape, as the location of the proposed building footprint is compatible with the surrounding area.

Conclusion

Staff is of the opinion that application A-100/16 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.

Prepared and Submitted by:

A handwritten signature in blue ink, appearing to read 'Charlotte McEwan', written over a horizontal line.

Charlotte McEwan
Planner I

Approved by:

A handwritten signature in blue ink, appearing to read 'Judy Pihach', written over a horizontal line.

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

Munro, Elaine

From: Doug Crown <Doug.Crown@cogeco.com>
Sent: Thursday, December 15, 2016 3:53 PM
To: Munro, Elaine
Subject: RE: City of St. Catharines Committee of Adjustment Applications for January 11, 2017 Hearing (Part 2 of 2 emails)

Hi Elaine

I have no issues or concerns with this applications.

I wish you and your family the best this Christmas and New Year.

Enjoy your time off and talk with you in the new year.....

DOUG CROWN

Network Planning and Design

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

7170 McLéod Rd

Niagara Falls Ontario L2G 3H2 Canada

Doug.Crown@cogeco.com



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- Contact us

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From: Munro, Elaine [mailto:emunro@stcatharines.ca]

Sent: Thursday, December 15, 2016 12:55 PM



December 19, 2016

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

Attention: Elaine Munro

File# 60.81.5143

RPT	ISSUE	INFO	P.D.S	INIT.
			REFERRED TO	
			E. MUNRO	
FILE NO	DEC 30 2016			SCAN <input type="checkbox"/>
FILE NO				

Re: 146 Westland St

In response to your correspondence(s) dated December 15, 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.
- Minimum 4m horizontal clearance from existing O/H line(s) must be maintained at all times as per Horizon Utilities Standard 3-105. Please consult with Horizon Utilities if further clarification is required.
- Relocation, modification, or removal of any existing hydro facilities shall be at the owner's expense. Please contact Horizon Utilities to facilitate this.
- Please note, Hydro One high voltage lines about the property development.

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:

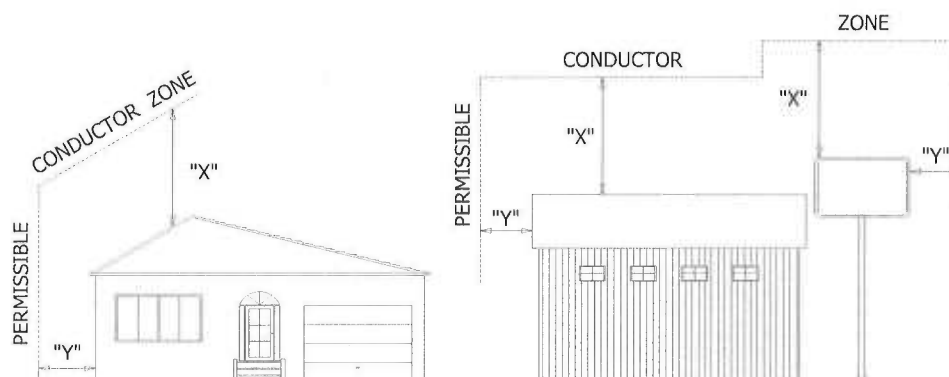
- Ontario Building Code (1997) Section 3.1 (3.1.18.1)
- Electrical Safety Code Rule 75-312
- Occupational Health and Safety Act (OH&SA) - Construction Projects (Electrical Hazards)
- CAN/CSA-C22.3 No. 1-10, Overhead System
- C22.3 No. 7- 10 Underground Systems

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', written in a cursive style.

Scott Beaudrie
Supervisor, Engineering Design




- UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.

SYSTEM VOLTAGE	MINIMUM HORIZONTAL CLEARANCE DIMENSION "Y"	MINIMUM VERTICAL CLEARANCE DIMENSION "X"
0 - 750 V*	2.0 m (SEE NOTE 1)	4.5 m (SEE NOTE 3)
OVER 750 - 50000 V	4.0 m (SEE NOTE 2)	7.0 m (SEE NOTE 4)

* - INCLUDES MULTI-GROUNDED NEUTRALS

NOTES:

1. THIS CLEARANCE IS MADE UP OF A 1.0 m MINIMUM APPROACH CLEARANCE PLUS A 1.0 m ALLOWANCE FOR CONDUCTOR SWING. WHERE CONDUCTOR PASS IN FRONT OF A WINDOW OR OTHER OPENING, THIS 2.0 m CLEARANCE SHOULD BE INCREASED TO 2.5 m. WHERE BUILDINGS EXCEED 3 STOREYS OR 15.0 m IN HEIGHT, THE 2.0 m CLEARANCE SHOULD BE INCREASED TO 3.0 m TO ALLOW FOR RAISING OF LADDERS BY THE LOCAL FIRE DEPARTMENT.
2. THIS CLEARANCE IS MADE UP OF A 3.0 m MINIMUM APPROACH CLEARANCE PLUS A 1.0 m ALLOWANCE FOR CONDUCTOR SWING.
3. THIS DIMENSION PROVIDES 1.0 m MINIMUM APPROACH CLEARANCE FROM A 2.0 m TALL WORKMAN, PLUS A 1.5 m ALLOWANCE FOR CONDUCTOR SAG. (BASED ON AVERAGE SPAN OF 40 m)
4. THIS DIMENSION PROVIDES 3.0 m MINIMUM APPROACH CLEARANCE FROM A 2.0 m TALL WORKMAN, PLUS A 2.0 m ALLOWANCE FOR CONDUCTOR SAG. (BASED ON AVERAGE SPAN OF 40 m).
5. THE ABOVE CLEARANCES ARE MINIMUM VALUES. EFFORTS SHOULD BE MADE TO INCREASE THESE CLEARANCES ABOVE THOSE SHOWN, WHERE POSSIBLE. TO KEEP WORKMEN AND THEIR EQUIPMENT ON THE BUILDING ETC., AT THE MINIMUM CLEARANCE SHOWN, DIMENSION "X" AND "Y" ARE TO BE INCREASED BY THE REQUIRED WORKING DISTANCE.

	DRAWING STATUS	BY	DATE DD/MM/YY	MINIMUM CONDUCTOR CLEARANCES FROM BUILDINGS, PERMANENT STRUCTURES OR BUILDING APPARATUS (EXCLUDES SECONDARY SERVICES ATTACHED TO BUILDINGS)	REFERENCE DRAWINGS:		DRAWINGS NOT TO SCALE		
	REDRAWN:	JM	12/06/07		DRAWING #	3-105		SHEET #	REVISION #
	CHECKED:	ND	26/04/05						
	APPROVED:	CR	26/04/05						
								1	0



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: January 3, 2017

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – January 11, 2017 hearing- File No.: 300-010

NO.	ADDRESS	COMMENTS
A-100/16	146 Westland Street	No Comment
A-02/17	174 Lakeshore Road	No Comment
A-03/17	389 Grantham Ave.	No Comment
A-04/17	76 Devon Road	Be advised that the reduced rear yard setback will significantly impact the maximum area of glazed openings permitted on the exterior wall facing the rear yard.


Mark Lepp, Building Inspector II

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\ldg memo 2017\01 bcoa memo-mv-Jan11, 2017.docx

Munro, Elaine

Subject: RE: Committee of Adjustment Notices and Applications for the January 11/17 CofA Hearing

From: Sullivan, Kristen

Sent: Monday, December 19, 2016 12:54 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 January 11/17 CofA Hearing

Charlotte and Hailey,

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

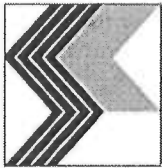
- 146 Westland (mv)
- 174 Lakeshore (mv)
- 389 Grantham (mv)
- 76 Devon (mv)

Kristen Sullivan

Project & Development Planner

Email: ksullivan@stcatharines.ca

Tel: 905.688.5601 x3145



Memorandum

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

Cc: Charlotte McEwan, Planner I
Hailey McWilliam, Planning Co-op Student

From: Brad Johnston, C.E.T., Development Engineering Technologist
Planning and Building Services

Date: December 19, 2016
Hearing Date: January 11, 2017

Subject: Engineering Comments to the Committee of Adjustment
File No's: A-100/16SC – 146 Westland Street
A-02/17SC – 174 Lakeshore Road
A-03/17SC – 389 Grantham Avenue
A-04/17SC – 1 Tracey Road

Development Engineering Services have reviewed the above noted applications for Minor Variance requests. We have no comments or objections to the approval of the above variance applications.

Trusting this information is satisfactory, feel free to contact me for further information, if required.

Regards,

Brad Johnston, C.E.T.
Development Engineering Technologist



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: December 16, 2016

Subject: Committee of Adjustment
Public Hearings – January 11, 2017
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/

174 Lakeshore Road

Departmental &
Agency Comments



CITY OF
ST. CATHARINES

Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: January 6, 2017

Date of Meeting: January 11, 2017

Submission(s): B-01/17SC
B-02/17SC
A-02/17

File: 60.84.2086
60.84.2087
60.81.5171

Subject: 174 Lakeshore Road

Recommendation

That Submission **B-01/17SC**, by Grant Terrance McArthur & Alka McArthur, as outlined in the Notice of Hearing, be denied.

And that Submission **B-02/17SC**, by Grant Terrance McArthur & Alka McArthur, as outlined in the Notice of Hearing, be denied.

And that Submission **A-02/17**, by Grant Terrance McArthur & Alka McArthur, as outlined in the Notice of Hearing, be denied.

Summary

Having regard for the matters under Section 51 (24) of the Planning Act, staff is not satisfied that applications B-01/17SC and B-02/17SC are desirable and compatible with the surrounding area. Additionally, having regard for the matters under Section 45 (1) of the Planning Act, staff is of the opinion that application A-02/17 is not minor in nature, nor desirable for the appropriate use of the land and that the intent and purpose of the Official Plan and Zoning By-law is not being maintained.

Staff recommends that the requested consents and variance be denied.

Report

Proposed Development

Application **B-01/17SC** is made for consent and partial discharge of mortgage to sever 403.14m² of land (Part 1) to create a new lot known as 174 Lakeshore Road for the purpose of constructing a detached dwelling. A 879.06m² remnant parcel (Parts 2 & 3) with an existing detached dwelling would be retained. The existing detached dwelling on the parcel is to be demolished to allow future development.

Application **B-02/17SC** is made for consent and partial discharge of mortgage to sever 439.53m² of land (Part 2) to create a new lot known as 22 Clifford Street for the purpose of constructing a detached dwelling. A 439.53m² remnant parcel (Part 3) with an

existing detached dwelling would be retained. The existing detached dwelling on the parcel is to be demolished to allow future development.

Application **A-02/17** is requesting a variance from the following requirement of the City of St. Catharines Zoning By-law 2013-283 for Part 1:

- 1) A reduction of the minimum frontage from 15 metres to 11.5 metres.

Location and Site Description

The subject lands are located on the southeast corner of Lakeshore Road and Clifford Street. The lands are surrounded by detached dwellings in all directions.

Circulation of Application

The application was circulated to all appropriate departments and agencies.

Planning Analysis

Official Plan (Garden City Plan)

The subject property is designated Neighbourhood Residential as per Schedule D1 of the Garden City Plan. The subject property is further designated Low Density Residential as per Schedule E2 of the Garden City Plan. The Low Density Residential designation permits detached, semi-detached, duplex, triplex, quadruplex, fourplex and townhouse dwellings at a density generally between 20 and 32 units per hectare, subject to the policies of the GCP. The proposal would result in a density of 23.4 units per hectare.

Zoning By-law (2013-283)

The property is zoned Low Density Residential – Suburban Neighbourhood (R1). The R1 zone permits detached, semi-detached, quadruplex, and townhouse dwellings and private road developments.

Consent Applications B-01/17SC and B-02/17SC

Part F, Section 16.11 of the GCP provides guidance on lot creation. Subsection c) states that consents to sever individual parcels of land will only be given where the size and shape of the parcel is appropriate for the use proposed and in terms of the optimum development of the surrounding area.

Staff is not satisfied that the proposal, with the requested variance, will allow for the integration of compatible building setbacks, spacing or siting with adjacent building, properties and the surrounding area in accordance with Part D, Section 7 of the GCP. Lakeshore is characterised by detached dwellings on wide lots and there are no similarly narrow lots in the immediate surroundings. The proposed lot width is not considered to be compatible with the prevailing character of the street.

Dividing the subject land into three lots, as proposed, is considered overdevelopment of the site as proposed. Staff encourage the applicant to consider a proposal in which the two lots proposed on Clifford Street (Parts 2 and 3 on the submitted sketch) be adjusted

to extend to the easterly lot line of the subject lands. Dividing the property into two lots rather than three would be more appropriate in terms of the optimum development of the area.

Variance Application A-02/17

Application A-02/17 requests a reduction in the front yard setback from 15 metres to 11.5 metres for Part 1. The variance is required to facilitate the requested consent.

Part D, Section 7.1 of the GCP states that development and redevelopment within the Urban Area shall be evaluated having regard for building, site and streetscape context sensitive design to ensure the integration of compatible setbacks, spacing and siting with adjacent buildings, properties and the surrounding neighbourhood.

The parcels in the surrounding area exceed the minimum lot frontage requirements of the Zoning By-law for detached dwellings, with the narrowest frontage in the area measuring 16.76 metres wide. Staff is not satisfied that the proposal, with the requested variance, will be in keeping with the prevailing character of the surrounding area. The proposed 11.5 metre frontage is not considered compatible with prevailing character of the surrounding area and is therefore not considered to be desirable for the appropriate development of the land, nor in keeping with the intent of the Official Plan or Zoning By-law. Accordingly, the reduction in lot frontage by 3.5 metres is not considered to be minor in this context.

Conclusion

Staff is not satisfied that the consents requested through applications B-01/17SC and B-02/17SC 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 application. Additionally, staff is not satisfied that Application A-02/17 is in keeping with the general intent of the Official Plan and Zoning By-law, is minor in nature, or that it is appropriate and desirable for the use of the land. It is staff's recommendation that the requested consents and variance be denied.

Prepared and Submitted by:

A handwritten signature in blue ink, appearing to read 'Charlotte McEwan', written over a horizontal line.

Charlotte McEwan
Planner I

Approved by:

A handwritten signature in blue ink, appearing to read 'Judy Pihach', written over a horizontal line.

Judy Pihach, MCIP, RPP
Manager of Planning Services

Via E-mail Only

January 4, 2016

File: D.06.08.CS-16-102
D.06.08.CS-16-103

Elaine Munro, ACST
Committee Secretary & Planning Clerk
City of St. Catharines
PO Box 3012, 50 Church Street
St. Catharines, ON L2R 7C2

Dear Ms. Munro:

**Re: Regional and Provincial Comments
Consent Application
City File B-01/17SC & B-02/17SC
174 Lakeshore Road (Regional Road 87)
City of St. Catharines**

Regional Planning and Development Services staff has reviewed the provided consent applications for land known municipally as 174 Lakeshore Road (Regional Road 87) in the City of St. Catharines. The applications and supporting materials were received on December 15, 2016, with fees received on December 29, 2016.

The two applications are being considered concurrently and will result in the creation of 2 new parcels of land that are intended to be developed for residential purposes. The remnant parcel will also intend to be developed for residential purposes. Due to the physical layout of the site, Application B 01/17 is required to facilitate application B 02/17.

As indicated on the drawing provided with the applications, Application B 01/17 proposes to sever approximately 403.14m² of land (Part 1 on the submitted sketch) from Parts 2&3 for the purpose of constructing a new single detached dwelling. The new lot will be known as 174 Lakeshore Road (Regional Road 87) and will have a frontage of 11.05m.

Application B 02/17 proposes a partial discharge of mortgage and the severance of a new 439.53m² lot (Part 2 of the submitted sketch) from Part 3 for the purpose of constructing a single detached dwelling. The new lot will be known as 22 Clifford Street and will have a 25.08m of frontage on Lakeshore Road (Regional Road 87). The remnant Parcel (Part 3) will be known as 18 Clifford Street.

The one (1) existing single detached dwelling currently located on the subject property (174 Lakeshore Road) is to be demolished to facilitate the development of 3 new single detached dwellings.

The following comments are provided to assist the Committee in considering these consent applications.

Regional Road 87

Visibility Triangle

To mitigate any potential visibility issues at the corner of Lakeshore Road and Clifford Street, Regional staff recommends that the owner dedicate a 4.5m x 4.5m daylighting triangle at the corner of Regional Road 87 and Clifford Street.

Based on discussions with City staff, it has been noted that the City's Zoning By-law requires a 6m x 6m triangle be kept clear of obstructions. Accordingly, City staff has indicated that as this provision meets the intent of Regional staff's request, the dedication of the visibility triangle to the Region is not required.

Conclusion

Regional staff offers have objection to the consent application subject to the discussion above. If you have any questions or wish to discuss these comments, please contact me at extension 3177 or Lindsay Earl, MCIP, RPP Senior Development Planner, at extension 3387.

Please send notice of the Committee's decision on this application.

Sincerely,



Adam Motchka
Development Approvals Technician

cc. Lindsay Earl, MCIP, RPP, Senior Development Planner, Niagara Region
Pat Busnello, MCIP, RPP, Manager of Development Planning, Niagara Region

Munro, Elaine

From: Doug Crown <Doug.Crown@cogeco.com>
Sent: Thursday, December 15, 2016 3:53 PM
To: Munro, Elaine
Subject: RE: City of St. Catharines Committee of Adjustment Applications for January 11, 2017 Hearing (Part 2 of 2 emails)

Hi Elaine

I have no issues or concerns with this applications.

I wish you and your family the best this Christmas and New Year.

Enjoy your time off and talk with you in the new year.....

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



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Cogeco Câble Canada, 5 Place Ville-Marie, Bureau 1700, Montréal, Québec, H3B 0B3

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- [Contact us](#)

Cogeco Cable Canada, 5 Place Ville-Marie, Suite 1700, Montreal, Quebec, H3B 0B3

From: Munro, Elaine [mailto:emunro@stcatharines.ca]

Sent: Thursday, December 15, 2016 12:55 PM

December 19, 2016

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

Attention: Elaine Munro

File# 60.81.5171, 60.84.2086 & 60.84.2087

RPT	REUSE	WFO	P.D.S
			REFERRED TO E. MUNRO
			INIT.
DATE RECD →		DEC 30 2016	
		SCAN <input type="checkbox"/>	
FILE NO			

Re: 174 Lakeshore Rd & 18 Clifford St

In response to your correspondence(s) dated December 15, 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.
- Relocation, modification, or removal of any existing hydro facilities shall be at the owner's expense. Please contact Horizon Utilities to facilitate this.

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

Munro, Elaine

From: Moyle, Jacqueline (6088374) <jacqueline.moyle@bell.ca>
Sent: Tuesday, December 20, 2016 8:17 AM
To: Munro, Elaine
Subject: 905-17-048 - B-01/17SC File No. 60.84.2086 - 174 Lakeshore Road

Dear Elaine,

Re file No: B-01/17SC File No. 60.84.2086

Details

- ☐ Consent Application
- ☐ 174 Lakeshore Road
- ☐ Part of Lots 2 & 3, Plan 230

Subsequent to review by our local Engineering Department of the above noted lands, it has been determined that Bell Canada has no concerns or objections with the application.

Should you have any questions or concerns, please contact me.

Jacqueline Moyle
External Liaison
Bell Canada Right of Way



140 Bayfield St. FL 2
Barrie, ON, L4M 3B1
P: 705-722-2636
F: 705-722-2263
1-844-857-7942
jacqueline.moyle@bell.ca

Click [here](#) to report this email as spam.

Munro, Elaine

From: Moyle, Jacqueline (6088374) <jacqueline.moyle@bell.ca>
Sent: Tuesday, December 20, 2016 8:22 AM
To: Munro, Elaine
Subject: 905-17-049 - B-02/17SC File No. 60.84.2087 - 18 Clifford St.

Dear Elaine,

Re file No: B-02/17SC File No. 60.84.2087

Details

- ☐ Consent Application
- ☐ 18 Clifford St.
- ☐ Part of Lots 2 & 3, Plan 230

Subsequent to review by our local Engineering Department of the above noted lands, it has been determined that Bell Canada has no concerns or objections with the application.

Should you have any questions or concerns, please do not hesitate to contact me.

Jacqueline Moyle
External Liaison
Bell Canada Right of Way



140 Bayfield St. FL 2
Barrie, ON, L4M 3B1
P: 705-722-2636
F: 705-722-2263
1-844-857-7942
jacqueline.moyle@bell.ca

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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: January 3, 2017

Subject: Building Comments on Applications to the Committee of Adjustment
Consents – January 11, 2017 hearing - File No.: 300-036

B-01/17SC – 174 Lakeshore Road

Comment:

- Be advised that a permit is required for the proposed single detached dwelling on Part 1.

Condition:

- The existing dwelling crossing parts 1 and 3 is to be removed. A building permit for the demolition shall be obtained and completed to the satisfaction of the Chief Building Official.

B-02/17SC – 18 Clifford Street

Comment:

- Be advised that a permit is required for the proposed single detached dwelling on Part 2 and the single detached dwelling on Part 3.

Condition:

- The existing dwelling crossing parts 1 and 3 is to be removed. A building permit for the demolition shall be obtained and completed to the satisfaction of the Chief Building Official.

B-03/17SC – 389 Grantham Avenue

Comment:

- Be advised that a permit is required for the proposed single detached dwelling on Part 2.

Condition:

- The existing pool crossing parts 1 and 2 is to be removed. A building permit for the demolition of the pool shall be obtained and completed to the satisfaction of the Chief Building Official.
- The applicant shall satisfy the Chief Building Official for the City of St. Catharines that the spatial separation requirements for glazed openings and wall construction meet the requirements of subsection 9.10.14 and 9.10.15 of the 2012 Ontario Building Code for the southwest face of the existing dwelling unit on Part 1.

B-04/17SC – 1 Tracey Road

Comment:

- Be advised that a permit is required for any proposed construction on Part 1.

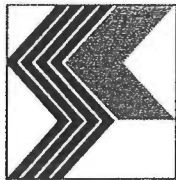
Condition:

- The portion of the existing garage crossing parts 1 and 2 is to be removed. A building permit for the alteration of the existing garage shall be obtained and completed to the satisfaction of the Chief Building official.



Mark Lepp, Building Inspector II

Cc: Files, 300-036



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

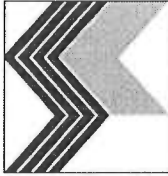
Date: January 3, 2017

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – January 11, 2017 hearing- File No.: 300-010

NO.	ADDRESS	COMMENTS
A-100/16	146 Westland Street	No Comment
A-02/17	174 Lakeshore Road	No Comment
A-03/17	389 Grantham Ave.	No Comment
A-04/17	76 Devon Road	Be advised that the reduced rear yard setback will significantly impact the maximum area of glazed openings permitted on the exterior wall facing the rear yard.


Mark Lepp, Building Inspector II

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\bldg memo 2017\01 bcoa memo-mv-Jan11, 2017.docx



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: December 15, 2016
Subject: Notice of Hearing: Consent to Sever
Address: 174 Lakeshore Rd.
File No: 60.84.2086

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

That the applicant submit a payment of \$443.00 for deposit in the general tree planting reserve fund, in accordance with the 2017 Schedule of Rates and Fees.

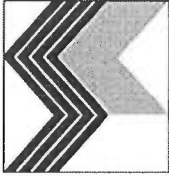
If Planning and Building Services determines that parkland dedication can be collected for this application PRCS requests the following condition of severance:

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

Given the existing trees near the property boundary the applicant should be aware of their obligations under the Ontario Forestry Act in regards to boundary trees, specifically that "Every person who injures or destroys a tree growing on the boundary between adjoining lands without the consent of the land owners is guilty of an offence under this Act".

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
Parks, Recreation and Culture 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: December 19, 2016
Subject: Notice of Hearing: Consent to Sever
Address: 18 Clifford St.
File No: 60.84.2087

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

That the applicant submit a payment of \$443.00 for deposit in the general tree planting reserve fund, in accordance with the 2017 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 2) 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.

An arborist has inspected the two remaining boulevard trees along the Clifford St. road allowance and has no concern with their removal in order to accommodate this development. If approved, the applicant will be responsible for the cost of the removal and replacement, to be completed by the City or its contractor in accordance with the Schedule of Rates and Fees, through the building permit.

Given the existing trees near the property boundary the applicant should be aware of their obligations under the Ontario Forestry Act in regards to boundary trees, specifically that "Every person who injures or destroys a tree growing on the boundary between adjoining lands without the consent of the land owners is guilty of an offence under this Act".

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
Parks, Recreation and Culture Services

Munro, Elaine

Subject: RE: Committee of Adjustment Notices and Applications for the January 11/17 CofA Hearing

From: Sullivan, Kristen

Sent: Monday, December 19, 2016 12:54 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 January 11/17 CofA Hearing

Charlotte and Hailey,

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

- 146 Westland (mv)
- 174 Lakeshore (mv)
- 389 Grantham (mv)
- 76 Devon (mv)

Kristen Sullivan

Project & Development Planner

Email: ksullivan@stcatharines.ca

Tel: 905.688.5601 x3145

REPORT TO PLANNING DEPARTMENT
Re: CITY LAND DIVISION APPLICATION NUMBER B-01/17SC



December 16, 2016

ENGINEERING FILE 300-36

Hearing Date: January 11, 2017

Applicant: Grant McArthur

Location: 174 Lakeshore Road

MUNICIPAL SERVICES

	Lakeshore Road	Clifford Street
Water:	300mm (12") P.V.C.	150mm (6") TR
Sanitary Sewer:	750mm (30")	200mm (8")
Storm Sewer:	525mm (21")	None. Road-side ditching
Sidewalks:	Yes	No
Road Allowance Width:	26.2m± (86')	20.5m± (66')

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

Comment(s): It is noted that the Applicant proposes to sever Part 1 creating a new lot to be known as 174 Lakeshore Road for the purpose of constructing a single detached dwelling. Remnant parcels of land would be retained (Parts 2&3) for future residential dwellings once the existing single detached dwelling is demolished.

Roads

Clifford Street is designated a Local road as per the City's Official Plan with a desired right-of-way width of 20.0m (66'). Its current width along the Applicant frontage is satisfactory and the City shall not be pursuing any further widenings via this application.

Lakeshore Road along this section is designated as a Regional Collector road as per the City's Official Plan, with a desired right-of-way width of 26.2m. The Regional Municipality of Niagara shall have final say as to whether a need for a further widening is required along the Applicant frontage, according to their Region of Niagara Policy Plan for rights-of-ways.

Engineering Services

There are no local storm sewer services on Clifford Street available at this time. Drainage of the lands must be addressed to convey flows on each property to a sufficient outlet, while at the same time not adversely affecting abutting properties. The Applicant shall be responsible to submit to the City for review and approval a Master Grading Control Plan for the entire development addressing the proposed grading of the individual lots. It may be determined through the Master Grading Control Plan that rear yard catch basins may be required to be constructed, and easements dedicated, to establish a suitable storm outlet prior to any dwelling construction.

Weeping tile foundation drainage shall be discharged via sump pump, and discharged to grade where no opportunities exist to connect to a storm sewer in the road allowance. Since a storm sewer does not exist on Clifford Street, sump pump flows must be discharged to grade in the front yards. Conversely, since a storm sewer exists on Lakeshore Road, a storm sewer lateral shall be provided in order to discharge foundation weeping tile drainage via sump pump to the storm sewer on Lakeshore Road, or to the roadside catch basin, at the discretion of the Region. These costs are those of the Owner and will be collected through the building permit process.

The existing home is serviced by a 20mm (3/4") water lateral from the main on Lakeshore Road. It has the potential of being reused for the proposed dwelling on Part 2, however the Owner shall be responsible to pay the City the fee to locate and trace the existing water lateral to ensure it does not cross any future potential lot lines. Two (2) additional water service laterals will be required to be provided by City staff to Parts 1 and 3, at the cost of the Owner and paid for through the building permit process.

The existing home also has a 100mm (4") sanitary lateral, although its location and connection are unknown. The Owner shall be responsible to pay the City the fee to locate and trace the existing sanitary lateral at the building demolition stage, to ensure it does not cross any future potential lot lines, and to ensure it can be reused for a future dwelling unit. Two (2) additional water service laterals will be required to be provided by City staff to Parts 1 and 3, at the cost of the Owner and paid for through the building permit process.

Condition(s):

Prior to the severance finalization the Owner shall;

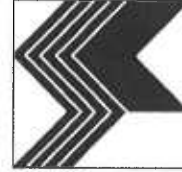
- Submit to the City for review and acceptance a Master Grading Control Plan for the entire proposed development



Prepared By: _____

Brad Johnston, C.E.T.
Development Engineering Technologist

REPORT TO PLANNING DEPARTMENT
Re: CITY LAND DIVISION APPLICATION NUMBER B-02/17SC



December 16, 2016

ENGINEERING FILE 300-36

Hearing Date: January 11, 2017

Applicant: Grant McArthur

Location: 18 Clifford Street

MUNICIPAL SERVICES

	Lakeshore Road	Clifford Street
Water:	300mm (12") P.V.C.	150mm (6") TR
Sanitary Sewer:	750mm (30")	200mm (8")
Storm Sewer:	525mm (21")	None. Road-side ditching
Sidewalks:	Yes	No
Road Allowance Width:	26.2m± (86')	20.5m± (66')

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

Comment(s): It is noted that the Applicant proposes to sever Part 2 creating a new lot to be known as 22 Clifford Street for the purpose of constructing a single detached dwelling. A remnant parcel of land would be retained (Part 3) for future residential dwellings once the existing single detached dwelling is demolished.

Roads

Clifford Street is designated a Local road as per the City's Official Plan with a desired right-of-way width of 20.0m (66'). Its current width along the Applicant frontage is satisfactory and the City shall not be pursuing any further widenings via this application.

Lakeshore Road along this section is designated as a Regional Collector road as per the City's Official Plan, with a desired right-of-way width of 26.2m. The Regional Municipality of Niagara shall have final say as to whether a need for a further widening is required along the Applicant frontage, according to their Region of Niagara Policy Plan for rights-of-ways.

Engineering Services

There are no local storm sewer services on Clifford Street available at this time. Drainage of the lands must be addressed to convey flows on each property to a sufficient outlet, while at the same time not adversely affecting abutting properties. The Applicant shall be responsible to submit to the City for review and approval a Master Grading Control Plan for the entire development addressing the proposed grading of the individual lots. It may be determined through the Master Grading Control Plan that rear yard catch basins may be required to be constructed, and easements dedicated, to establish a suitable storm outlet prior to any dwelling construction.

Weeping tile foundation drainage shall be discharged via sump pump, and discharged to grade where no opportunities exist to connect to a storm sewer in the road allowance. Since a storm sewer does not exist on Clifford Street, sump pump flows must be discharged to grade in the front yards. Conversely, since a storm sewer exists on Lakeshore Road, a storm sewer lateral shall be provided in order to discharge foundation weeping tile drainage via sump pump to the storm sewer on Lakeshore Road, or to the roadside catch basin, at the discretion of the Region. These costs are those of the Owner and will be collected through the building permit process.

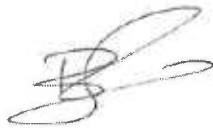
The existing home is serviced by a 20mm (3/4") water lateral from the main on Lakeshore Road. It has the potential of being reused for the proposed dwelling on Part 2, however the Owner shall be responsible to pay the City the fee to locate and trace the existing water lateral to ensure it does not cross any future potential lot lines. Two (2) additional water service laterals will be required to be provided by City staff to Parts 1 and 3, at the cost of the Owner and paid for through the building permit process.

The existing home also has a 100mm (4") sanitary lateral, although its location and connection are unknown. The Owner shall be responsible to pay the City the fee to locate and trace the existing sanitary lateral at the building demolition stage, to ensure it does not cross any future potential lot lines, and to ensure it can be reused for a future dwelling unit. Two (2) additional water service laterals will be required to be provided by City staff to Parts 1 and 3, at the cost of the Owner and paid for through the building permit process.

Condition(s):

Prior to the severance finalization the Owner shall;

- Submit to the City for review and acceptance a Master Grading Control Plan for the entire proposed development



Prepared By:

Brad Johnston, C.E.T.
Development Engineering Technologist



Memorandum

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

Cc: Charlotte McEwan, Planner I
Hailey McWilliam, Planning Co-op Student

From: Brad Johnston, C.E.T., Development Engineering Technologist
Planning and Building Services

Date: December 19, 2016
Hearing Date: January 11, 2017

Subject: Engineering Comments to the Committee of Adjustment
File No's: A-100/16SC – 146 Westland Street
A-02/17SC – 174 Lakeshore Road
A-03/17SC – 389 Grantham Avenue
A-04/17SC – 1 Tracey Road

Development Engineering Services have reviewed the above noted applications for Minor Variance requests. We have no comments or objections to the approval of the above variance applications.

Trusting this information is satisfactory, feel free to contact me for further information, if required.

Regards,

Brad Johnston, C.E.T.
Development Engineering Technologist



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: December 16, 2016

Subject: Committee of Adjustment
Public Hearings – January 11, 2017
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/

1 Tracey Road

Departmental &
Agency Comments



CITY OF
ST. CATHARINES

Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: January 6, 2017

Date of Meeting: January 11, 2017

Submission(s): B-04/17SC
A-04/17

File: 60.84.2089
60.81.5173

Subject: 1 Tracey Road

Recommendation

That Submission **B-04/17SC**, by Chad Yance, as outlined in the Notice of Hearing, be denied.

And that Submission **A-04/17**, by Chad Yance, as outlined in the Notice of Hearing, be denied.

Summary

Having regard for the matters under Section 51 (24) of the Planning Act, staff is not satisfied that application B-04/17SC is desirable and compatible with the surrounding area and will not result in adverse impacts on surrounding properties. Additionally, having regard for the matters under Section 45 (1) of the Planning Act, staff is of the opinion that application A-04/17 is not desirable for the appropriate use of the land and that the intent and purpose of the Official Plan and Zoning By-law are not being maintained.

Staff recommends that the requested consent and variance be denied.

Report

Proposed Development

Application **B-04/17SC** is made for consent and partial discharge of mortgage and for consent to sever 400m² of land (Part 2) to create a new lot known as 1 Tracey Road for the purpose of maintaining a detached dwelling with a modified detached garage. A 394.5m² remnant parcel (Part 1) will be retained for the proposed construction of a detached dwelling.

Application **A-04/17** is requesting a variance from the following requirement of the City of St. Catharines Zoning By-law 2013-283:

- 1) A reduction of the minimum lot area per dwelling unit from 400m² to 394.5m².
- 2) A reduction of the minimum rear yard setback from 7.5 metres to 1.2 metres.

- 3) A reduction of the minimum front yard setback to the dwelling from 6 metres to 4 metres.

Location and Site Description

The subject lands are located on the northeast corner of Devon Road and Tracey Road. The property is surrounded by detached dwellings in all directions.

Circulation of Application

The application was circulated to all appropriate departments and agencies.

Planning Analysis

Official Plan (Garden City Plan)

The subject property is designated Neighbourhood Residential as per Schedule D1 of the Garden City Plan and is further designated Low Density Residential as per Schedule E3 of the Garden City Plan. The Low Density Residential designation permits detached, semi-detached, duplex, triplex, quadruplex, fourplex and townhouse dwellings at a density generally between 20 and 32 units per hectare, subject to the policies of the GCP. The proposal would result in a density of 25.2 units per hectare.

Zoning By-law (2013-283)

The property is zoned Low Density Residential – Suburban Neighbourhood (R1). The R1 zone permits detached, semi-detached, quadruplex, and townhouse dwellings and private road developments.

Consent Application B-04/17SC

Part D, Section 7.1 of the GCP provides guidance for development and redevelopment, which includes the creation of lots. The section states that development and redevelopment shall be evaluated having regard for building, site and streetscape context sensitive design to ensure compatible setbacks, spacing, siting and orientation among other criteria. The proposed consent does not represent streetscape context sensitive design. The established setback along Devon Road is around 9-12 metres. The large front yards establish a neighbourhood character that is compromised by the proposed remnant lot which is far shallower than the lots along Devon Road to the north.

Part F, Section 16.11 of the GCP provides guidance on lot creation. Subsection c) states that consents to sever individual parcels of land will only be given where the size and shape of the parcel is appropriate for the use proposed and in terms of the optimum development of the surrounding area. The remnant parcel (Part 1) requires significant front and rear yard reductions in order to construct a dwelling on the property, and is a far shallower lot than the lots along Devon Road to the north. The size and shape of the lot are not appropriate for the use proposed. Staff consider this severance to be an overdevelopment of the subject lands. The proposed consent is not considered appropriate in terms of the optimum development of the area.

Due to the reasons stated above, the proposed consent is not considered desirable or compatible with the surrounding area and does not maintain the intent of the Official Plan or Zoning By-law. Staff recommends that the consent be denied.

Variance Application A-04/17

Part D, Subsection 7.1 of the GCP states that development and redevelopment within shall be evaluated having regard for building, site and streetscape context sensitive design to ensure the integration of compatible setbacks, spacing and siting with adjacent buildings.

Variances 1, 2 and 3 (for lot size, rear yard setback and front yard setback respectively) together result in a building envelope that compromises the character of the street by forcing a new residential dwelling too close to the front lot line. This positioning is a substantial departure from what currently exists on Devon Street.

The currently proposed minor variances are not minor in nature, appropriate for the development of the lands, nor in keeping with the intent of the Official Plan and Zoning By-law. Staff recommends that the variances be denied.

The applicant has been previously informed by staff that a better fit for a new lot at this location would be to acquire additional abutting lands to the east (the rear part of 3 Tracey Road) and merge the parcels to create a new lot that better reflects the lot fabric of the neighbourhood. This approach would allow a new dwelling to be set back farther from Devon Road and be more in keeping with the established setbacks on the street. An example of the merging of two rear lots to create one new lot is located at 21 Tracey Road (the merging of the rear yards of 1 and 3 Aiken Street) just a few blocks from the subject lands.

Conclusion

Staff is not satisfied that the consent requested through application B-04/17SC is desirable and compatible with the surrounding area and that there will not be any adverse impacts on surrounding properties as a result of the application. Additionally, staff is not satisfied that application A-04/17 is in keeping with the general intent of the Official Plan and Zoning By-law, is minor in nature, or that it is appropriate and desirable for the use of the land. It is staff's recommendation that the requested consent and variance be denied.

Prepared and Submitted by:

A handwritten signature in blue ink, appearing to read 'C. McEwan', written over a horizontal line.

Charlotte McEwan
Planner I

Approved by:

A handwritten signature in blue ink, appearing to read 'J. Pihach', written over a horizontal line.

Judy Pihach, MCIP, RPP
Manager of Planning Services

December 19, 2016

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

Attention: Elaine Munro

File# 60.84.2089 & 60.81.5173

RPT	REC'D	INFO	P.D.S
			REFERRED TO
			E. MUNRO
			INIT.
DATE	REC'D	DEC 30 2016	SCAN <input type="checkbox"/>
FILE NO			

Re: 1 Tracey Rd & 76 Devon Rd

In response to your correspondence(s) dated December 15, 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.
- Relocation, modification, or removal of any existing hydro facilities shall be at the owner's expense. Please contact Horizon Utilities to facilitate this.

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 a large, sweeping initial "S".

Scott Beaudrie
Supervisor, Engineering Design

Munro, Elaine

From: Doug Crown <Doug.Crown@cogeco.com>
Sent: Thursday, December 15, 2016 3:53 PM
To: Munro, Elaine
Subject: RE: City of St. Catharines Committee of Adjustment Applications for January 11, 2017 Hearing (Part 2 of 2 emails)

Hi Elaine

I have no issues or concerns with this applications.

I wish you and your family the best this Christmas and New Year.

Enjoy your time off and talk with you in the new year.....

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



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Cogeco Câble Canada, 5 Place Ville-Marie, Bureau 1700, Montréal, Québec, H3B 0B3

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- [Contact us](#)

Cogeco Cable Canada, 5 Place Ville-Marie, Suite 1700, Montreal, Quebec, H3B 0B3

From: Munro, Elaine [mailto:emunro@stcatharines.ca]

Sent: Thursday, December 15, 2016 12:55 PM

Munro, Elaine

From: Moyle, Jacqueline (6088374) <jacqueline.moyle@bell.ca>
Sent: Tuesday, December 20, 2016 8:27 AM
To: Munro, Elaine
Subject: 905-17-051 - B-04/17SC File No. 60.84.2089 - 1 Tracey Road

Dear Elaine,

Re file No: B-04/17SC File No. 60.84.2089

Details

- ☐ Consent Application
- ☐ 1 Tracey Road
- ☐ Lot 12, Plan 204

Subsequent to review by our local Engineering Department of the above noted lands, it has been determined that Bell Canada has no concerns or objections with the application.

Should you have any questions or concerns, please do not hesitate to contact me.

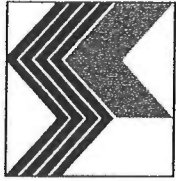
Jacqueline Moyle

**External Liaison
Bell Canada Right of Way**



140 Bayfield St. FL 2
Barrie, ON, L4M 3B1
P: 705-722-2636
F: 705-722-2263
1-844-857-7942
jacqueline.moyle@bell.ca

Click [here](#) to report this email as spam.



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: January 3, 2017

Subject: Building Comments on Applications to the Committee of Adjustment
Consents – January 11, 2017 hearing - File No.: 300-036

B-01/17SC – 174 Lakeshore Road

Comment:

- Be advised that a permit is required for the proposed single detached dwelling on Part 1.

Condition:

- The existing dwelling crossing parts 1 and 3 is to be removed. A building permit for the demolition shall be obtained and completed to the satisfaction of the Chief Building Official.

B-02/17SC – 18 Clifford Street

Comment:

- Be advised that a permit is required for the proposed single detached dwelling on Part 2 and the single detached dwelling on Part 3.

Condition:

- The existing dwelling crossing parts 1 and 3 is to be removed. A building permit for the demolition shall be obtained and completed to the satisfaction of the Chief Building Official.

B-03/17SC – 389 Grantham Avenue

Comment:

- Be advised that a permit is required for the proposed single detached dwelling on Part 2.

Condition:

- The existing pool crossing parts 1 and 2 is to be removed. A building permit for the demolition of the pool shall be obtained and completed to the satisfaction of the Chief Building Official.
- The applicant shall satisfy the Chief Building Official for the City of St. Catharines that the spatial separation requirements for glazed openings and wall construction meet the requirements of subsection 9.10.14 and 9.10.15 of the 2012 Ontario Building Code for the southwest face of the existing dwelling unit on Part 1.

B-04/17SC – 1 Tracey Road

Comment:

- Be advised that a permit is required for any proposed construction on Part 1.

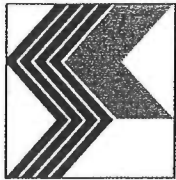
Condition:

- The portion of the existing garage crossing parts 1 and 2 is to be removed. A building permit for the alteration of the existing garage shall be obtained and completed to the satisfaction of the Chief Building official.



Mark Lepp, Building Inspector II

Cc: Files, 300-036



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

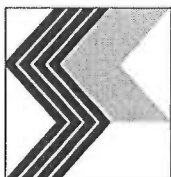
Date: January 3, 2017

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – January 11, 2017 hearing- File No.: 300-010

NO.	ADDRESS	COMMENTS
A-100/16	146 Westland Street	No Comment
A-02/17	174 Lakeshore Road	No Comment
A-03/17	389 Grantham Ave.	No Comment
A-04/17	76 Devon Road	Be advised that the reduced rear yard setback will significantly impact the maximum area of glazed openings permitted on the exterior wall facing the rear yard.


Mark Lepp, Building Inspector II

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\bldg memo 2017\01 bcoa memo-mv-Jan11, 2017.docx



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: December 15, 2016
Subject: Notice of Hearing: Consent to Sever
Address: 1 Tracey.
File No: 60.84.2089

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

That the applicant submit a payment of \$443.00 for deposit in the general tree planting reserve fund, in accordance with the 2017 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 2) 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.

An arborist has inspected the existing tree within the Devon Rd. road allowance and is not supportive of the tree being removed or damaged. As part of the building permit the applicant will be required to install tree protection fencing with a 6 metre setback from the tree with the driveway and all services being installed outside of this setback. The proposed plans indicate that this setback can be achieved.

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
Parks, Recreation and Culture Services

Munro, Elaine

Subject: RE: Committee of Adjustment Notices and Applications for the January 11/17 CofA Hearing

From: Sullivan, Kristen

Sent: Monday, December 19, 2016 12:54 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 January 11/17 CofA Hearing

Charlotte and Hailey,

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

- 146 Westland (mv)
- 174 Lakeshore (mv)
- 389 Grantham (mv)
- 76 Devon (mv)

Kristen Sullivan

Project & Development Planner

Email: ksullivan@stcatharines.ca

Tel: 905.688.5601 x3145

REPORT TO PLANNING DEPARTMENT
Re: CITY LAND DIVISION APPLICATION NUMBER B-04/17SC



December 19, 2016

ENGINEERING FILE 300-36

Hearing Date: January 11, 2017

Applicant: Chad Yance

Location: 1 Tracey Road

MUNICIPAL SERVICES

	Tracey Road	Devon Road
Water:	150mm (6") A.C.	150mm (6") C.I.
Sanitary Sewer:	200mm (8")	200mm (8")
Storm Sewer:	Road side ditching	Road-side ditching
Sidewalks:	Yes	Yes
Road Allowance Width:	20.12m (66')	20.12m (66')

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

Comment(s): It is noted that the Applicant proposes to sever Part 2 creating a new lot to be known as 1 Tracey Road for the purpose of maintaining a single detached dwelling with a modified detached garage. A remnant parcel of land would be retained (Part 1) for proposed construction of a single detached dwelling, or move the detached dwelling from Part 2.

Roads

Both Tracey Road and Devon Road are designated Local roads as per the City's Official Plan with desired rights-of-way widths of 20.12m (66'). Their current widths along the Applicant frontages are sufficient, therefore the City shall not pursue any road widenings via this application.

Engineering Services

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 Tracey Road or Devon Road, sump pump flows shall be discharged to grade away from abutting properties and to the front of the dwelling.

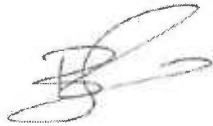
The Owner shall be responsible to pay the City the fee to locate and trace the existing water and sewer laterals from the existing home to ensure it

does not cross any future potential lot lines. The Owner shall also pay the fees to the City to provide water and service laterals to the new lot at the building permit stage, to accommodate a new or relocated dwelling on the proposed parcel. The fees shall be in accordance with the City's current Schedule of Rates and Fees.

Condition(s):

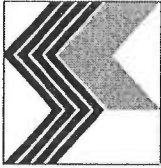
Prior to the severance finalization the Owner shall;

- Pay to the City the fee for City crews to inspect and trace the existing water and sewer laterals to the existing home to ensure they do not cross future potential lot lines, in accordance with the City's current Schedule of Rates & Fees



Prepared By: _____

Brad Johnston, C.E.T.
Development Engineering Technologist



Memorandum

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

Cc: Charlotte McEwan, Planner I
Hailey McWilliam, Planning Co-op Student

From: Brad Johnston, C.E.T., Development Engineering Technologist
Planning and Building Services

Date: December 19, 2016
Hearing Date: January 11, 2017

Subject: Engineering Comments to the Committee of Adjustment
File No's: A-100/16SC – 146 Westland Street
A-02/17SC – 174 Lakeshore Road
A-03/17SC – 389 Grantham Avenue
A-04/17SC – 1 Tracey Road

Development Engineering Services have reviewed the above noted applications for Minor Variance requests. We have no comments or objections to the approval of the above variance applications.

Trusting this information is satisfactory, feel free to contact me for further information, if required.

Regards,

Brad Johnston, C.E.T.
Development Engineering Technologist



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: December 16, 2016

Subject: Committee of Adjustment
Public Hearings – January 11, 2017
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/