

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
 - i) A request for withdrawal without prejudice for Minor Variance Application – A-02/17 – 60.81.5171, has been received by the Owner.
 - ii) Item #5 - 55 Oakdale Avenue, Consent Application, B-18/17SC - 60.84.2103

A request has been received by the NPCA (Niagara Peninsula Conservation Authority) to defer the application until the following has been received:

1. a. An Environmental Impact Study which confirms the appropriate setback to ensure protection of the natural heritage feature and its functions.
OR
 - b. A revised lot configuration which demonstrates that all proposed development (including lot lines) is setback a minimum 15 metres from the stable top of bank.

5. Adoption of the Minutes held March 8, 2017
6. Application:
 1. 1703 South Service Road, Minor Variance Application, A-34/17 – 60.81.5203
 2. 174 Lakeshore Road, Consent Application, B-01/17SC – 60.84.2086
 - 174 Lakeshore Road, Consent Application, B-02/17SC – 60.84.2087
 3. 64 Henry Street, Minor Variance Application, A-26/17 – 60.81.5195
 4. * 1242 Fourth Avenue, Consent Application, B-17/17SC - 60.84.2102
 6. 58 Facer Street, Minor Variance Application, A-29/17 – 60.81.5198
 7. 502 Ontario Street, Minor Variance Application, A-30/17 – 60.81.5199
 8. 26 George Street, Minor Variance Application, A-31/17 – 60.81.5200
7. New Business:
8. Date of next Hearing: April 19, 2017 @ 5 p.m.

9. Adjournment

- * Planning Report will be available on Monday, March 27, 2017.

55 Oakdale Avenue

Departmental &
Agency Comments



March 23, 2017

Our File No.: PLCON201700290

BY E-MAIL ONLY

Elaine Munro, Secretary-Treasurer
Committee of Adjustment
P.O.Box 3012
50 Church Street
City of St. Catharines, ON
L2R 7C2

Attention: Elaine Munro, Secretary-Treasurer

Subject: Application for Consent, (B-18/18SC)
55 Oakdale Avenue, St. Catharines

The Niagara Peninsula Conservation Authority (NPCA) has reviewed the above noted application and offers the following for your information.

The application has been made for consent to sever 2.41 ha of land (Parts 1 & 2) creating a new lot to be known as 65 Oakdale Avenue for a future residential development, subject to an easement, in perpetuity, over 1, 265 m² of land (Part 3) for the benefit of the northerly abutting lands (Parts 1 & 2) for access purposes. A 2.9 ha remnant parcel of land (Parts 3 & 4) will be retained for light industrial (warehousing) use.

Niagara Peninsula Conservation Authority Regulations:

The subject property is located adjacent to a tributary of Dicks Creek (Old Welland Canal) which has been identified as Type 2 (Important) Fish Habitat. In accordance with Policy 4.1 the Authority regulates all development (including lot lines) within 15 metres of any Type 2 watercourse. The subject application proposes the creation of a new lot, with proposed lot lines extending within 15 metres of the watercourse. As such, in order to entertain the proposed severance, the NPCA will require the submission of an Environmental Impact Study (EIS) which confirms that the proposed development will not have a negative impact on the natural heritage features and functions.

Alternatively, the NPCA could entertain a revised lot configuration which demonstrates that all proposed development (including lot lines) are setback a minimum 15 metres from the bankfull edge of the channel. This ensures that the natural feature, including the buffer, remains under one ownership and no development will take place within the feature. Further, the NPCA recommends that where possible the natural feature and appropriate lot line setbacks be placed in public ownership.

Niagara Region Core Natural Heritage Comments:

In addition to commenting on proposals with respect to the Conservation Authority's regulations noted above, this agency has entered into a Memorandum of Understanding (MOU) with the Region of Niagara. In accordance with this MOU, the Conservation Authority has a responsibility to review and provide comments on planning applications as they relate to the Natural Environment on the Region's behalf. As such, the following comments pertain to the Core Natural Heritage System Policies within the Regional Official Plan.

The Region's Core Natural Heritage Mapping also identifies this section of the watercourse as Type 2 (Important) Fish Habitat. In accordance with Policy 7.B.1.15, a minimum 15 metre buffer from the stable top of bank shall be required adjacent to Important Fish Habitat. A narrower buffer may be considered where an EIS has demonstrated that it will not harm fish or fish habitat.

The NPCA will require a revised sketch indicating the proposed lot lines a minimum 15 metres from the stable top of bank. Should any proposed development (including lot lines) be located within 15 metres of the stable top of bank, an EIS will be required.

Conclusion:

Based on the above, the NPCA recommends deferral of this application until one of the following is received:

- a. An Environmental Impact Study which confirms the appropriate setback to ensure protection of the natural heritage feature and its functions;

OR

- b. A revised lot configuration which demonstrates that all proposed development (including lot lines) is setback a minimum 15 metres from the stable top of bank.

Please note, the NPCA recommends that where possible the natural feature and appropriate lot line setbacks be placed in public ownership.

I trust this information will be of assistance to you. Should you have any further questions or require additional information, please do not hesitate to contact me.

Yours truly,



Taya Devlin,
Watershed Planner
(905) 788-3135, ext. 262

cc: Craig Rohe, Planner, Niagara Region
Carmen Vetrone, Development Approvals Technician, Niagara Region



Legend

- Contours 2010 (1m)
- Fish Habitat Reach Specific
 - Type 1 - Critical
 - Type 2 - Important
 - Type 3 - Marginal
- Corporate Watershed Divide N
- Watershed Planning Areas
- NPCA APPROXIMATE REGULATORY AREAS
- NHS - Fish Habitat
- ▨ EPA: Regional Local Amendm
- ▨ EPA: Provincially Significant V
- ▨ EPA: Provincial Life ANSI
- ▨ EPA: Greenbelt NHS
- ECA: Valley Shoreline Buffer
- ECA: Significant Woodlands
- ECA: Significant Wildlife Habitat
- ECA: Regional Local Amendm
- ECA: Public Conservation Land
- ECA: Other Life ANSI
- ECA: Other Evaluated Wetland
- Ontario Road Network
 - Major Highways
 - Arterial Roads
 - Local Roads
- Assessment Parcels
 - 2K HydroPoly
 - 2K Hydrography
 - ANSI - Life Science
 - ANSI - Earth Science
 - AIRPORTS
 - Campsites
- SWOOP_2015
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

1:2,000



Notes

0.1 0 0.05 0.1 Kilometers

NAD_1983_UTM_Zone_17N

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Munro, Elaine

Subject: RE: City of St. Catharines Committee of Adjustment Applications for March 29, 2017 Hearing

From: Aaron White [mailto:awhite@mapleonerail.com]
Sent: Thursday, March 16, 2017 4:51 PM
To: Munro, Elaine <emunro@stcatharines.ca>
Cc: Gerry Gionet <gerry.gionet@trilliumrailway.com>
Subject: RE: City of St. Catharines Committee of Adjustment Applications for March 29, 2017 Hearing

Hi Elaine

Trillium has no specific comments on this application. Our requirements would be similar to those from CN, whose property is directly adjacent to the property (to the south). Our property is over 200m away from this location, so the only requirement from us, which should have been included in CN's response is:

"The following clause should be inserted in all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of each dwelling unit within 300m of the railway right-of-way: "Warning: Canadian National Railway Company or its assigns or successors in interest has or have a rights-of-way within 300 metres from the land the subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way."

Thanks,

Aaron White, Bsc
Vice President Operations
Maple One Rail Corp

Munro, Elaine

From: Doug Crown <Doug.Crown@cogeco.com>
Sent: Tuesday, March 14, 2017 8:04 AM
To: Munro, Elaine
Subject: RE: City of St. Catharines Committee of Adjustment Applications for March 29, 2017 Hearing

Hi Elaine

Cogeco has no issues or concerns

Happy Snow Day

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

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

Sent: Monday, March 13, 2017 4:45 PM

Munro, Elaine

Subject: RE: City of St. Catharines Committee of Adjustment Applications for March 29, 2017 Hearing

From: Vasko, Dennis

Sent: Thursday, March 16, 2017 8:06 AM

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

Subject: RE: City of St. Catharines Committee of Adjustment Applications for March 29, 2017 Hearing

Hi Elaine,

There are no concerns with this property in respect to closed landfills.

Regards,

Dennis Vasko

Fill Site Technician

Email: dvasko@stcatharines.ca

Tel: 905.688.5601 x2163



Memorandum

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

Cc: B. Thiessen, Charlotte McEwan, Doug Pateman, Judy Pihach
Planning and Building Services

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

Date: March 20, 2017

Subject: Building Comments on Applications to the Committee of Adjustment
Consents – March 29, 2017 hearing - File No.: 300-036

B-01/17SC – 174A Lakeshore Road

Comment:

- Be advised that a permit is required for the proposed 3 Unit Townhouse on Parts 1, 2, and 3. Note that verification of centerline of partywalls will be required at time of construction.

Condition:

- No Comment

B-02/17SC – 174B Lakeshore Road

Comment:

- Be advised that a permit is required for the proposed 3 Unit Townhouse on Parts 1, 2, and 3. Note that verification of centerline of party walls will be required at time of construction.

Condition:

- No Comment

B-17/17SC – 1242 Fourth Avenue

Comment:

- No Comment

Condition:

- No Comment

B-18/17SC – 55 Oakdale Avenue

Comment:

- Be advised that a permit is required for any proposed buildings forming part of the residential development on Parts 1 and 2.

Condition:

- 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 3.2.3. of the 2012 Ontario Building Code for the north face of the existing industrial building on Parts 3 and 4.



Mark Lepp, Building Inspector II

Cc: Files, 300-036

REPORT TO PLANNING DEPARTMENT
Re: CITY LAND DIVISION APPLICATION NUMBER B-18/17SC



March 20, 2017

ENGINEERING FILE 300-36

Hearing Date: March 29, 2017

Applicant: 55 Oakdale Investments Inc.

Location: 55 Oakdale Avenue

MUNICIPAL SERVICES

Oakdale Avenue

Water: 200mm (8") / 300mm (12") P.V.C.

Sanitary Sewer: 200mm (8") north of Abbot Street only
1.30m± Deep

Storm Sewer: 600mm (24")

Sidewalks: Yes (along Part 4 frontage only)

Road Allowance Width: Varies (12.5m± - 18.5m±)

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

Comment(s): It is noted that the Applicant proposes to sever Parts 1 & 2 creating a new lot to be known as 65 Oakdale Avenue for a future residential development. A remnant parcel (Parts 3 & 4) would be retained for light industrial (warehousing) use.

Roads

Oakdale Avenue is designated an Arterial road as per the City's Official Plan with a desired right-of-way width of 26.2m (86'). Its current width along the Applicant frontage is deficient at varied measurements ranging from 12.5m± (41') to 18.5m± (61'). Discussions with staff have concluded that Oakdale Avenue along this section would be satisfactory with a 22.0m (72') right-of-way width. The City shall therefore require a road widening along Parts 1, 2, 3 & 4 equal to half of the amount required to obtain a 22.0m (72') right-of-way measured from the centerline of the original road allowance in accordance with Municipal Survey No. 799.

It is recognized that the Owner proposes to establish an easement over Part 3 for the benefit of the future residential lands to the north. Development Engineering staff comment that a determination of access with respect to these lands is completed at the time a development proposal is made to the City, since it is not yet determined on the proposed layout of the site. It is therefore suggested that a dedication of a future easement for access purposes over Part 3 to the lands to the north be reconsidered until such time as a Planning application has been made to the City for the northerly abutting lands.

An existing chain-link fence is located within lands to be acquired as road widening. The Owner shall be required to remove the chain-link fence from lands identified to be within the future widening of Oakdale Avenue.

The Owner shall also apply to register an Encroachment Agreement with the City of St. Catharines to recognize the existing building currently encroaching on municipal right-of-way, in addition to a further amount of encroachment regarding the increased widening sought.

Engineering Services

The Owner shall have prepared by a licensed Professional Civil Engineer a servicing plan which shall identify the locations and outlets of all existing services (water, sanitary & storm outlets) on the property, in order to identify any existing conflicts with future proposed property lines and to confirm existing connection locations. There is no sanitary sewer along Oakdale Avenue fronting the existing building, therefore it is unknown as to where the existing sewer service outlets to. Any services that are identified to outlet across future property lines or to non-permitted outlets, shall be addressed via termination and relocation to ensure an outlet to an acceptable location and separate independent services exist per property are completed, all at the Owners expense.

Condition(s):

Prior to the severance finalization the Owner shall;

- Submit to the City a servicing plan prepared by a licensed Professional Civil Engineer that identifies the locations and outlets of all existing services (water, sanitary & storm outlets) on the property, in order to identify any existing conflicts with future proposed property lines and to confirm existing connection locations; and
- Ensure that any existing services from the site identified to cross future potential lot lines or connect/dischARGE to non-permitted outlets, be addressed via termination and relocation to ensure an outlet to an acceptable location and separate independent services per property are/have been provided; and
- Dedicated a road widening along Parts 1, 2, 3 & 4 equal to half of the amount required to obtain a 22.0m (72') right-of-way measured from the centerline of the original road allowance in accordance with Municipal Survey No. 799, gratuitously, free and clear of any encumbrances as Public Highway to be known as Oakdale Avenue;
- Enter into an Encroachment Agreement for the existing building currently within the Oakdale Avenue road allowance and to recognize an added encroachment as a result of the City requesting a further road widening per the above; and
- Remove the existing chain-link fence located within future lands to be acquired by the City for road widening purposes

Prepared By: _____


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



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: March 18, 2017

Subject: Committee of Adjustment
Public Hearings – March 29, 2017
File No. 305-17-01

Upon review of the applications, we offer the following comments:

A-026/17 – 64 Henry Street

While we cannot comment on the appropriateness of the proposed reduction in parking, we would note that there is consistent utilization of on-street parking in the surrounding area.

A-031/17 – 26 George Street

While we cannot comment on the appropriateness of the proposed reduction in parking, we would note that there is consistent utilization of on-street parking in the surrounding area.

We have no concerns or requirements with the remaining applications. 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/

1703 South Service
Road

Departmental &
Agency Comments



CITY OF
ST. CATHARINES

Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: March 24, 2017

Date of Meeting: March 29, 2017

Submission(s): A-34/17

File: 60.81.5203

Subject: 1703 South Service Road

Recommendation

That Submission **A-34/17** by 1469550 Ontario Limited 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 the variance requested through application **A-34/17** 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-34/17** is made pertaining to the City of St. Catharines By-law 2013-283 for an increase of the maximum size of a farm-related commercial or industrial operation from 930 m² to 4,167m².

The variance is requested to permit the construction of an addition to the existing agricultural warehouse building (Building 3). A previous Minor Variance Application, **A-69/16** was approved.

Location and Site Description

The subject land is located on the north side of the South Service Road, south of the Queen Elizabeth Way and east of Seventh Street. The property is surrounded by agricultural uses to the east and west, a residential dwelling to the south, and the Queen Elizabeth Way to the north.

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 Agricultural as per Schedule D1 of the Garden City Plan (GCP). The subject property is further designated Agricultural as per Schedule E11 of the GCP. The Agricultural designation permits a full range of agricultural services, secondary uses such as home based businesses and agricultural farm related small scale commercial and industrial land use.

Zoning By-law (2016-283)

The subject land is zoned Agricultural Commercial/Industrial (A3). The A3 Zoned permits Agricultural Farm related commercial or industrial uses and agricultural farms.

Background

On August 3, 2016 the Committee approved minor variance application **A-69/16** for an increase in the maximum size of agriculture farm related commercial or industrial building. Since the approval, a housekeeping amendment to the Zoning By-law was approved. As part of the amendment, the provision limiting building size in the A3 zone was removed and a maximum lot coverage of 930m² was added. A minor variance for the new provision is required to permit the proposed addition.

Variance Application A-34/17

Application **A-34/17** requests an increase of the maximum size of a farm-related commercial or industrial operation from 930 m² to 4,167m². Staff recognizes that the existing operation currently exceeds the lot coverage permitted by the Zoning By-law.

Section 14.2.4.1 of the Garden City Plan (GCP) outlines various criteria for the establishment of Agriculture Farm Related Commercial and Farm Related Industrial Uses. The current application is for a variance in the maximum lot coverage of an existing use as opposed to the establishment of a new use. However, the considerations outlined in the GCP can help evaluate of the proposed addition.

Section 14.2.4.1 f) requires that the use not negatively impact natural areas, features and functions. There is an existing watercourse on-site that the applicant intends to enclose. The NPCA has approved the proposed enclosure of the watercourse, and issued a work permit for the proposed warehouse addition.

Section 14.2.4.1 g) requires that the lot size be appropriate for the intended use. Staff is of the opinion that the lot is adequately sized to permit the proposed addition given the large lot area and the established building footprints.

Staff views the expansion as an appropriate use of the lands and the increased lot coverage as a minor and appropriate variance that will facilitate the continued operation of the existing use.

Conclusion

Staff is of the opinion that the variance requested by application **A-34/17**, 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 variance be approved.

Prepared by:

Douglas Pateman
Student Planner

Submitted by:

Charlotte McEwan
Planner I

Approved by:



Judy Pihach, MCIP, RPP
Manager of Planning Services



March 23, 2017

File No. PLMV201700300

St. Catharines
Committee of Adjustment
50 Church Street, P.O. Box 3012
St. Catharines, ON L2R 7C2

BY EMAIL ONLY

Attn: Elaine Munro, Secretary-Treasurer

Subject: A-34/17
1703 South Service Road, St. Catharines

The Niagara Peninsula Conservation Authority (NPCA) has reviewed the subject application which has been made to permit an increase of the maximum size of a farm-related commercial or industrial operation from 930 m² to 4,167 m².

The variance is requested to permit the construction of an addition to the existing agricultural warehouse building (Building 3).

Niagara Peninsula Conservation Authority Regulations:

NPCA mapping identifies that the subject property is traversed by a Tributary of Lake Ontario 14. This section of the tributary has been identified as Type 2 (Important) Fish Habitat. As such, the property is subject to the Authority's "Regulation of Development, Interference with Wetlands and Alterations to Shoreline and Watercourses" (O. Reg. 155/06). Typically, the NPCA requires a minimum 15 metre buffer from the bankfull edge of the watercourse to all development and site alterations. The proposed variance is requested to permit the construction of an addition to the existing agricultural warehouse building (Building 3). The proposed building is shown to be located within 15 metres of the identified watercourse. The NPCA notes that an NPCA work permit was issued on September 6, 2016 for the enclosure of a portion of the watercourse to facilitate the proposed development. As such, NPCA staff are satisfied there will be no significant negative impact to the identified watercourse as a result of the proposed development.

Niagara Region Core Natural Heritage Comments:

In addition to commenting on proposals with respect to the Conservation Authority's regulations noted above, this agency has entered into a Memorandum of Understanding (MOU) with the Region of Niagara. In accordance with this MOU, the Conservation Authority has a responsibility to review and provide comments on planning applications as they relate to the Natural Environment on the Region's behalf. As such, the following comments pertain to the Core Natural Heritage System Policies within the Regional Official Plan.

Regional mapping also identifies this section of the Creek as Type 2 (Important) Fish Habitat. As identified previously, an NPCA work permit has been issued for enclosure of a portion of the watercourse and NPCA staff are satisfied there will be no significant negative impact to the watercourse as a result of the proposed development.

Conclusion:

Based on the above, the NPCA offers no objection to the subject application which has been made to permit an addition to the existing warehouse building.

Lastly, please note, the NPCA will need to be circulated any subsequent applications for the proposed development (i.e. Site Plan).

I trust the above will be of assistance to you. Please do not hesitate to call should you have further questions in this matter.

Yours truly,

A handwritten signature in dark ink, appearing to read "Taya Devlin", is written over the printed name.

Taya Devlin
Watershed Planner (ext. 262)

Cc: Craig Rohe, Planner, Niagara Region

Munro, Elaine

From: Doug Crown <Doug.Crown@cogeco.com>
Sent: Wednesday, March 15, 2017 3:55 PM
To: Munro, Elaine
Subject: RE: Balance of Applications RE: City of St. Catharines Committee of Adjustment Applications for March 29, 2017 Hearing

Hi Elaine
Cogeco has no issues or concerns .

Lucky you... Snow Day..
I was here working away

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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Munro, Elaine

Subject: RE: Balance of Applications RE: City of St. Catharines Committee of Adjustment Applications for March 29, 2017 Hearing

From: Singh, Christian (MTO) [mailto:Christian.Singh@ontario.ca]
Sent: Thursday, March 16, 2017 10:57 AM
To: Munro, Elaine <emunro@stcatharines.ca>
Cc: Nunes, Paul (MTO) <Paul.Nunes@ontario.ca>; Thai, Huy (MTO) <Huy.Thai@ontario.ca>
Subject: RE: Balance of Applications RE: City of St. Catharines Committee of Adjustment Applications for March 29, 2017 Hearing

Good Day Ms. Munroe,

The Ministry has reviewed the application A-69/16 for 1703 South Service Road in St. Catharines and offers the following comments.

- ☐ The site is within the Ministry's permit control area, therefore Ministry permits are required for any future expansions of the site.
- ☐ The applicant will need to send to the Ministry a building and land use application and applicable fee, as well as all the required drawings, plans and reports for the Ministry to review, comment and approved before any construction can take place on site.
- ☐ The Ministry does not have any other comments in regards to the minor variance being proposed.

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

Sincerely,

Chris Singh

Chris Singh

Team Lead
Corridor Management Section
Ministry of Transportation
Central Region
159 Sir William Hearst Avenue (Formally 1201 Wilson Ave, Building D), 7th Floor
Toronto, Ontario M3M 0B7
Tel: 416-235-4276
Fax: 416-235-4267
Web www.mto.gov.on.ca/english/engineering/management/corridor/index.html



Memorandum

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

Cc: B. Thiessen, Charlotte McEwan, Doug Pateman, Judy Pihach
Planning and Building Services

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

Date: March 20, 2017

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – March 29, 2017 hearing- File No.: 300-010

NO.	ADDRESS	COMMENTS
A-26/17	64 Henry Street	Be advised that a building permit is required for the proposed addition.
A-29/17	58 Facer Street	Be advised that a building permit is required for the proposed detached garage and that percentage of openings permitted and wall construction type and ratings shall meet the requirements of OBC 9.10.14.
A-30/17	502 Ontario Street	Be advised that a building permit is required for the proposed mixed use building and shall meet current requirements of the Ontario Building Code for barrier free accessibility including accessible entrances.
A-31/17	26 George Street	Be advised that a building permit is required for the change of use of the existing single detached dwelling unit to a triplex.
A-34/17	1703 South Service Road	Be advised that a building permit is required for the proposed addition to the existing agricultural building.

Mark Lepp, Building Inspector II

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\ldg memo 2017\09 bcoa memo-mv-Mar29, 2017.docx

Munro, Elaine

Subject: RE: Committee of Adjustment Notices and Applications for the March 29/17 CofA Hearing

From: Sullivan, Kristen

Sent: Wednesday, March 15, 2017 4:42 PM

To: McEwan, Charlotte <cmcewan@stcatharines.ca>; Pateman, Douglas <dpateman@stcatharines.ca>

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

Subject: RE: Committee of Adjustment Notices and Applications for the March 29/17 CofA Hearing

Charlotte and Doug,

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

- 1703 South Service Rd (mv)
- 1242 Fourth (ld)
- 58 Facer (mv)
- 26 George (mv)

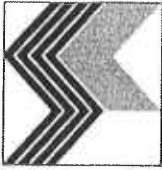
Comments are forthcoming for 64 Henry and 55 Oakdale.

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 1
Douglas Pateman, Planning Coop Student

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

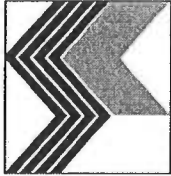
Date: March 20, 2017
Hearing Date: March 29, 2017

Subject: Engineering Comments to the Committee of Adjustment
File No's: A-26/17SC – 64 Henry Street
A-29/17SC – 58 Facer Street
A-30/17SC – 502 Ontario Street
A-31/17SC – 26 George Street
A-34/17SC – 1703 South Service 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.

Regards,

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



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: March 18, 2017

Subject: Committee of Adjustment
Public Hearings – March 29, 2017
File No. 305-17-01

Upon review of the applications, we offer the following comments:

A-026/17 – 64 Henry Street

While we cannot comment on the appropriateness of the proposed reduction in parking, we would note that there is consistent utilization of on-street parking in the surrounding area.

A-031/17 – 26 George Street

While we cannot comment on the appropriateness of the proposed reduction in parking, we would note that there is consistent utilization of on-street parking in the surrounding area.

We have no concerns or requirements with the remaining applications. 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: March 24, 2017

Date of Meeting: March 29, 2017

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

File: 60.84.2086
60.84.2087

Subject: 174 Lakeshore Road

Recommendation

That Submission **B-01/17SC** by Grant McArthur & Alka McArthur, as outlined in the Notice of Hearing, be approved under the following conditions:

1. That the applicant submit two payments of \$443.00 (total payment of \$886) for deposit in the general tree planting reserve fund, in accordance with the 2017 Schedule of Rates and Fees.
2. 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.
3. That the Applicant pay to the City the fees for City crews to inspect and trace the existing sanitary sewer and water service for the existing dwelling to determine the feasibility of their reuse and to ensure they do not cross potential future lot lines
4. That the applicant enter into a Development Agreement with the City of St. Catharines in order to best ensure that the design and massing of the new townhouse dwellings maximizes compatibility with surrounding building fabric and generally reflects the concept plan prepared by the applicant. The development agreement should address the following:
 - a. That the Owner agrees to submit a lot plan and building elevation plans to Planning and Building Services for approval, prior to issuance of a building permits;
 - b. That the minimum setback of each dwelling unit from Lakeshore Road shall be at least 8.0 metres;

- c. That any attached garage shall be set back from the front building wall of the dwelling by a minimum of 1.0 metres;
- d. That the maximum height of the dwelling not exceed two storeys;
- e. That the maximum driveway width for each dwelling shall be 5.0 metres; and
- f. That the side building elevation facing Clifford Street shall include multiple windows and appropriate detailing on each floor of the dwelling.

That Submission **B-02/17SC** by Grant McArthur & Alka McArthur, as outlined in the Notice of Hearing, be approved under the following conditions:

1. That the applicant submit two payments of \$443.00 (total payment of \$886) for deposit in the general tree planting reserve fund, in accordance with the 2017 Schedule of Rates and Fees
2. 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.
3. That the Applicant pay to the City the fees for City crews to inspect and trace the existing sanitary sewer and water service for the existing dwelling to determine the feasibility of their reuse and to ensure they do not cross potential future lot lines
4. That the applicant enter into a Development Agreement with the City of St. Catharines in order to best ensure that the design and massing of the new townhouse dwellings maximizes compatibility with surrounding building fabric and generally reflects the concept plan prepared by the applicant. The development agreement should address the following:
 - a. That the Owner agrees to submit a lot plan and building elevation plans to Planning and Building Services for approval, prior to issuance of a building permits;
 - b. That the minimum setback of each dwelling unit from Lakeshore Road shall be at least 8.0 metres;
 - c. That any attached garage shall be set back from the front building wall of the dwelling by a minimum of 1.0 metres;
 - d. That the maximum height of the dwelling not exceed two storeys;
 - e. That the maximum driveway width for each dwelling shall be 5.0 metres; and

- f. That the side building elevation facing Clifford Street shall include multiple windows and appropriate detailing on each floor of the dwelling.

Summary

Having regard for the matters under Section 51 (24) of the Planning Act, staff is satisfied that applications **B-01/17SC** and **B-02/17SC** are desirable and compatible with the surrounding area and will not result in adverse impacts on surrounding properties

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

Proposed Development

Revised Application **B-01/17SC** is made for consent to a partial discharge of mortgage and for consent to sever 499 m² of land (Part 1 on the submitted sketch) creating a new lot to be known as 174A Lakeshore Road. A 783.14 m² remnant parcel (Parts 2 & 3) would be retained for residential use. The application would allow each unit of the proposed three (3) unit townhouse to be owned and/or sold separately. There is a concurrent consent application **B-02/17SC**. Two complete consent applications were received prior to the passing of the Interim Control By-law 2016-305 on December 5, 2016, and therefore are not subject to the Interim Control By-law.

Revised Application **B-02/17SC** is made for consent to a partial discharge of mortgage and for consent to sever 369.83 m² of land (Part 2 on the submitted sketch) creating a new lot to be known as 174B Lakeshore Road. A 413.31 m² remnant parcel (Part 3) would be retained for residential use. The application would allow each unit of the three (3) unit townhouse to be owned and/or sold separately. There is a concurrent consent application **B-01/17SC**. Two complete consent applications were received prior to the passing of the Interim Control Bylaw 2016-305 on December 5, 2016, and therefore are not subject to the Interim Control By-law.

Location and Site Description

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

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 Neighborhood Residential as per Schedule D1 of the Garden City Plan (GCP). The subject property is further designated Low Density Residential as per Schedule E2 of the GCP. The Low Density residential designation

permits detached, semi-detached, duplex, triplex, quadruplex, fourplex and townhouse dwellings at a density range generally between 20 and 32 units per hectare of land.

Zoning By-law (2016-283)

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.

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

Application **B-01/17SC** is for consent to sever 499m² of land to create a new lot (Part 1 on the submitted sketch). Application **B-02/17SC** is for consent to sever 369.8m² (Part 2 on the submitted sketch). A 413.31m² remnant parcel (Part 3 on the submitted sketch) will be retained for residential use. The two consents would result in three residential lots for the purpose of constructing three townhouse units.

The GCP contains a number of policies with respect to evaluating development, redevelopment and lot creation within residential neighbourhoods. Section 16.11.c) states that requests 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 the terms of optimum development of the surrounding area.

All 3 lots meet the provisions of the Zoning By-law for frontage, lot size, and required yards. The proposed townhouses will require a Development Agreement to ensure that the development will be compatible with the surrounding land uses in terms of setbacks, massing and appearance. It is the opinion of that the proposed lots will result in the optimum development of the land and will not result in any adverse effects.

Conclusion


Staff is satisfied that the consent requested through applications **B-01/17SC** and **B-02/17SC**, are desirable and compatible with the surrounding area and in keeping with the policies of the Official Plan. Staff recommend that the consents be approved, subject to the conditions outlined in the recommendation.

Prepared by:



Douglas Pateman
Student Planner

Submitted by:



Charlotte McEwan
Planner I

Approved by:



Judy Pihach, MCIP, RPP
Manager of Planning Services

Munro, Elaine

Subject: RE: Consents B-01- 02/17SC and CS16-102-103

From: Dunsmore, Susan [mailto:Susan.Dunsmore@niagararegion.ca]

Sent: Wednesday, March 22, 2017 11:36 AM

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

Cc: Vetrone, Carmen <carmen.vetrone@niagararegion.ca>; Cheyne, Tammy <Tammy.Cheyne@niagararegion.ca>

Subject: Consents B-01- 02/17SC and CS16-102-103

Hello Elaine,

Regional Planning and Development Staff has reviewed the revised consent application for land known municipality as 174 Lakeshore Road (Regional Road 87) in the City of St. Catharines. The applications were received on March 13, 2017.

The proposal is to create two additional lots with three townhouses to be built. The following comments are provided to assist the Committee in considering these consent applications.

Visibility Triangle

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

Based on our previous 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.

Entrances

Based on the sketch attached all three properties will have entrances onto Regional Road 87. The final location of the driveways will have to be approved through an entrance permit. The applicant may wish to consider providing turn around facilities on the sites to avoid vehicles having to back out onto Regional Road 87. The Regional entrance permit can be applied for on-line at the following link.

As well any construction in the Regional ROW will need a construction/encroachment permit which can also be applied for on-line at the following link.

<https://www.niagararegion.ca/living/roads/permits/default.aspx>

Susan M. Dunsmore, P. Eng.

Development Engineer

Planning and Development Services

Phone: (905) 980-6000 or 1-800-263-7215 ext 3661

Address: 1815 Sir Isaac Brock Way St., Thorold ON, L2V4T7

Website: www.niagararegion.ca

March 15, 2017

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

RPT	SECT	NO	P.D.S	INT.
			REFERRED TO E. Munro	
DATE REC'D →			MAR 23 2017	SCAN <input type="checkbox"/>
FILE NO				

Attention: Elaine Munro

File# 60.84.2086 & 60.84.2087

Re: 174A & 174B Lakeshore Road

In response to your correspondence date March 13, 2017, please be advised that our Engineering Design Department has 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.alectrautilities.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 an Alectra Utilities representative and is present to provide direct supervision. Cost associated with this task shall be at the owner's expense.
- Alectra 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 905-522-6611 ext 4907 in our Engineering Design Department.

Sincerley,

A handwritten signature in dark ink, appearing to read 'Scott Beaudrie', with a large, sweeping loop at the end.

Scott Beaudrie
Supervisor, Engineering Design

Munro, Elaine

From: Doug Crown <Doug.Crown@cogeco.com>
Sent: Tuesday, March 14, 2017 8:04 AM
To: Munro, Elaine
Subject: RE: City of St. Catharines Committee of Adjustment Applications for March 29, 2017 Hearing

Hi Elaine
Cogeco has no issues or concerns

Happy Snow Day

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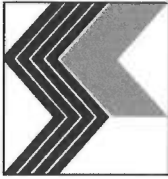
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Cogeco Cable Canada, 5 Place Ville-Marie, Suite 1700, Montreal, Quebec, H3B 0B3

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

Sent: Monday, March 13, 2017 4:45 PM



Memorandum

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

Cc: B. Thiessen, Charlotte McEwan, Doug Pateman, Judy Pihach
Planning and Building Services

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

Date: March 20, 2017

Subject: Building Comments on Applications to the Committee of Adjustment
Consents – March 29, 2017 hearing - File No.: 300-036

B-01/17SC – 174A Lakeshore Road

Comment:

- Be advised that a permit is required for the proposed 3 Unit Townhouse on Parts 1, 2, and 3. Note that verification of centerline of partywalls will be required at time of construction.

Condition:

- No Comment

B-02/17SC – 174B Lakeshore Road

Comment:

- Be advised that a permit is required for the proposed 3 Unit Townhouse on Parts 1, 2, and 3. Note that verification of centerline of party walls will be required at time of construction.

Condition:

- No Comment

B-17/17SC – 1242 Fourth Avenue

Comment:

- No Comment

Condition:

- No Comment

B-18/17SC – 55 Oakdale Avenue

Comment:

- Be advised that a permit is required for any proposed buildings forming part of the residential development on Parts 1 and 2.

Condition:

- 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 3.2.3. of the 2012 Ontario Building Code for the north face of the existing industrial building on Parts 3 and 4.



Mark Lepp, Building Inspector II

Cc: Files, 300-036



Memorandum

To: Charlotte McEwan, Planning and Building Services
Doug Pateman, Planning and Building Services
CC: Elaine Munro, Planning and Building Services
From: Kristen Sullivan, Parks, Recreation and Culture Services
Date: March 15, 2017
Subject: Notice of Hearing: Consent to Sever
Address: 174A and 174B Lakeshore Rd.
File No: 60.84.2086 and 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 two payments of \$443.00 (total payment of \$886) 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 and 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.

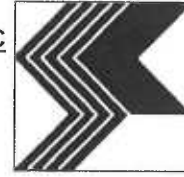
An arborist has inspected the two remaining boulevard trees along the Clifford St. road allowance. Tree protection will be reviewed during the building permit stage, and if required the applicant will be responsible for installing and maintaining the tree protection. If it is determined that the trees need to be removed Forestry Services 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

REPORT TO PLANNING DEPARTMENT
Re: CITY LAND DIVISION APPLICATION NUMBER B-01&02/17SC



March 20, 2017

ENGINEERING FILE 300-36

Hearing Date: March 29, 2017

Applicant: Grant McArthur

Location: 174, 174A & 174B 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 174A Lakeshore Road, and Part 2 creating a new lot to be known as 174 B Lakeshore Road. A remnant parcel (Part 3) would be retained future residential use. These applications would allow each unit of the three (3) unit townhouse to be owned and/or sold separately.

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 at the building permit stage. It may be determined that a rear yard catch basin will be required and an easement dedicated to the City to establish a suitable storm outlet for perpetual drainage conveyance, 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 exists on Lakeshore Road, a storm sewer lateral shall be provided to each unit in order to discharge foundation weeping tile drainage via storm lateral to the storm sewer. 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 one of the proposed dwelling units, 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 the other units, 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 sanitary service laterals will be required to be provided by City staff to the other units, at the cost of the Owner and paid for through the building permit process.

Condition(s):

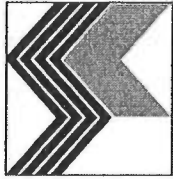
Prior to final certification, the Owner shall:

- Pay to the City the fees for City crews to inspect and trace the existing sanitary sewer and water service for the existing dwelling to determine the feasibility of their reuse and to ensure they do not cross potential future lot lines



Prepared By:

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



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: March 18, 2017

Subject: Committee of Adjustment
Public Hearings – March 29, 2017
File No. 305-17-01

Upon review of the applications, we offer the following comments:

A-026/17 – 64 Henry Street

While we cannot comment on the appropriateness of the proposed reduction in parking, we would note that there is consistent utilization of on-street parking in the surrounding area.

A-031/17 – 26 George Street

While we cannot comment on the appropriateness of the proposed reduction in parking, we would note that there is consistent utilization of on-street parking in the surrounding area.

We have no concerns or requirements with the remaining applications. 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/

64 Henry Street

Departmental &
Agency Comments



CITY OF
ST. CATHARINES

Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: March 24, 2017

Date of Meeting: March 29, 2017

Submission(s): A-26/17

File: 60.81.5195

Subject: 64 Henry Street

Recommendation

That Submission **A-26/17** by Henry Francis Zwolak as outlined in the Notice of Hearing, be approved, subject to the following conditions:

1. That the owner submit elevation plans with the building permit application for the proposed addition including multiple windows with vertical orientations for each floor of the addition, and that each elevation plan be subject to review and approval by Planning and Building Services.
2. That the parking area be provided in accordance with the sketch attached to this report, which shall be part of the decision of the Committee of Adjustment, and all other areas be reinstated with sod, within 12 months of the issuance of a building permit for the addition.

Summary

Having regard for the matters under Section 45 (1) of the Planning Act, staff is of the opinion that the variances requested through application **A-26/17** are 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 variances be approved, subject to the conditions outlined in the recommendation.

Proposed Development

Revised Application **A-26/17** is made pertaining to the City of St. Catharines By-law 2013-283 for the following:

1. A reduction of the minimum exterior side yard setback from 3 metres to 1.7 metres.
2. A decrease of required parking spaces from 1 space per unit to 0.5 spaces per unit.

The variances are requested for the proposed construction of a 2-storey addition to update the existing 2 bachelor units to two 1-bedroom units in a four unit apartment and to reduce the required parking spaces.

Location and Site Description

The subject property is located on the northeast corner of the intersection of Henry Street and Beech Street. The subject property is surrounded by detached dwellings in all directions.

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 Neighborhood Residential as per Schedule D1 of the Garden City Plan (GCP). The subject property is further designated Low Density Residential as per Schedule E4 of the GCP. The Low Density Residential designation permits detached, semi-detached, duplex, triplex, quadruplex, fourplex and townhouse dwellings at a density range generally between 20 and 32 units per hectare of land.

Zoning By-law (2016-283)

The subject land is zoned Low Density Residential – Traditional Neighborhood (R2). The R2 zone permits a variety of low density residential dwelling types including detached, semi-detached, duplex, triplex, quadruplex, fourplex and townhouse dwellings, and private road developments.

Application A-26/17

Variance 1 of application **A-26/17** requests a reduction of the southerly exterior side yard setback from 3 metres to 1.7 metres to allow a proposed addition to be constructed on the footprint of the existing attached garage. The current setback to the garage represents a long standing situation. The requested setback to the dwelling is not anticipated to have any additional impact on the surrounding area, provided that the street facing façades of the new addition include multiple window openings, with vertical orientations, on each floor of the addition. Each of the properties on the three other corners of the intersection have dwellings with similar exterior side yard setbacks each being less than 3 metres. The proposed setback is in keeping with the prevailing character of the neighbourhood. The variance is considered to be minor in nature, and appropriate for the use of the land, subject to the condition outlined in the recommendation.

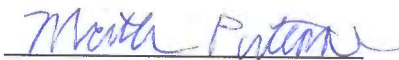
Variance 2 requests a reduction of the minimum number of parking spaces from 1 space per unit to 0.5 spaces per unit. The result will be a requirement of 2 parking spaces for the four unit building. The existing parking area is already deficient, and the

proposed addition will result in the removal of one recognized parking space (existing garage). The maximum driveway width of 7.5 metres only allows room for two parking spaces. Staff are not supportive of an increase in driveway width due to proximity to the intersection and impact on the streetscape. Additionally, the property is located in proximity to active bus routes and a number of amenities. To ensure compatibility of the proposal, all graveled areas on the lot outside of the 7.5 metre parking area should be required to be reinstated to landscaping. Staff are satisfied the reduction in parking will not have adverse impacts on the surrounding area, and that the intent of the Official Plan and Zoning By-law are being maintained.

Conclusion

Staff is of the opinion that the variances requested by application **A-26/17** are in keeping with the general intent of the Official Plan and Zoning By-law, are minor in nature, and are appropriate and desirable for the use of the land. It is staff's recommendation that the requested variances be approved, subject to the conditions outlined in the recommendation.

Prepared by:



Douglas Pateman
Student Planner

Submitted by:



Charlotte McEwan
Planner I

Approved by:



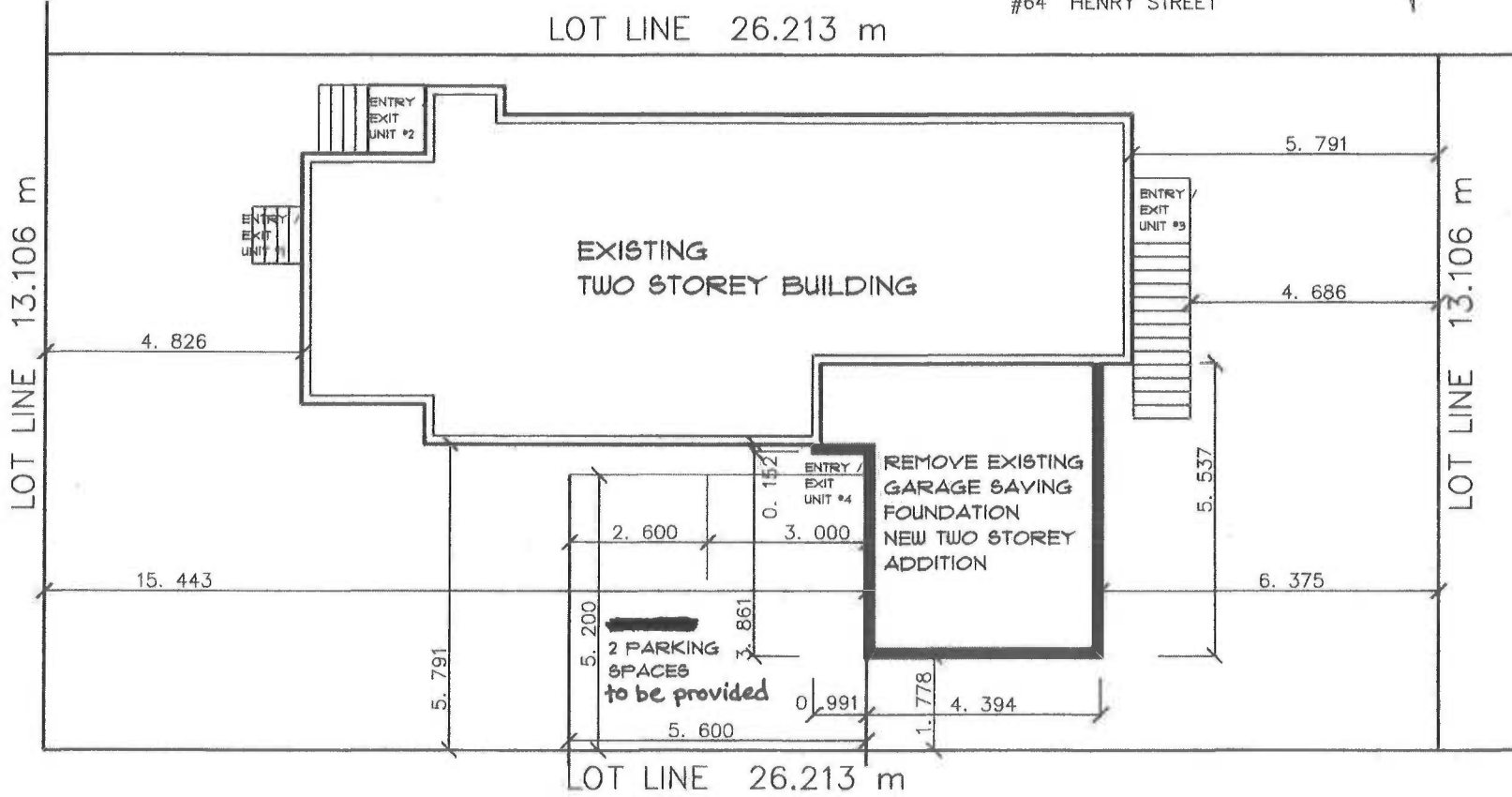
Judy Pihach, MCIP, RPP
Manager of Planning Services

METRIC
SCALE : 1:100

CY PLAN 45
BLK 3 PT LOT 15
REG. PLAN No. R0827164
IN THE CITY OF ST. CATHARINES
REGIONAL MUNICIPALITY OF NIAGARA
#64 HENRY STREET



HENRY STREET



BEECH STREET

Munro, Elaine

From: Doug Crown <Doug.Crown@cogeco.com>
Sent: Wednesday, March 15, 2017 3:55 PM
To: Munro, Elaine
Subject: RE: Balance of Applications RE: City of St. Catharines Committee of Adjustment Applications for March 29, 2017 Hearing

Hi Elaine
Cogeco has no issues or concerns .

Lucky you... Snow Day..
I was here working away

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



Memorandum

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

Cc: B. Thiessen, Charlotte McEwan, Doug Pateman, Judy Pihach
Planning and Building Services

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

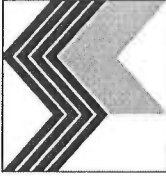
Date: March 20, 2017

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – March 29, 2017 hearing- File No.: 300-010

NO.	ADDRESS	COMMENTS
A-26/17	64 Henry Street	Be advised that a building permit is required for the proposed addition.
A-29/17	58 Facer Street	Be advised that a building permit is required for the proposed detached garage and that percentage of openings permitted and wall construction type and ratings shall meet the requirements of OBC 9.10.14.
A-30/17	502 Ontario Street	Be advised that a building permit is required for the proposed mixed use building and shall meet current requirements of the Ontario Building Code for barrier free accessibility including accessible entrances.
A-31/17	26 George Street	Be advised that a building permit is required for the change of use of the existing single detached dwelling unit to a triplex.
A-34/17	1703 South Service Road	Be advised that a building permit is required for the proposed addition to the existing agricultural building.

Mark Lepp, Building Inspector II

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\bldg memo 2017\09 bcoa memo-mv-Mar29, 2017.docx



Memorandum

To: Charlotte Mcewan, Planning and Building Services
Doug Pateman, Planning and Building Services

CC: Elaine Munro, Planning and Building Services

From: Kristen Sullivan, Parks, Recreation and Culture Services

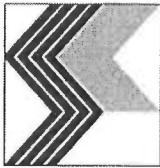
Date: March 17, 2017

Subject: Notice of Hearing: Minor Variance
Address: 64 Henry St.
File No: 60.81.5195

Please be advised that we have reviewed the above-noted application and have no concerns with the proposed minor variances. The addition of a second storey will require pruning of the existing street tree on Beech St. The applicant should be advised that this pruning will be completed by the City or its contractor following request through the submission of the building permit and that the applicant will be responsible for any costs.

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

Cc: Charlotte McEwan, Planner 1
Douglas Pateman, Planning Coop Student

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

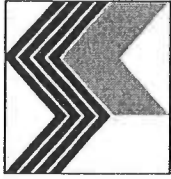
Date: March 20, 2017
Hearing Date: March 29, 2017

Subject: Engineering Comments to the Committee of Adjustment
File No's: A-26/17SC – 64 Henry Street
A-29/17SC – 58 Facer Street
A-30/17SC – 502 Ontario Street
A-31/17SC – 26 George Street
A-34/17SC – 1703 South Service 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.

Regards,

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



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: March 18, 2017

Subject: Committee of Adjustment
Public Hearings – March 29, 2017
File No. 305-17-01

Upon review of the applications, we offer the following comments:

A-026/17 – 64 Henry Street

While we cannot comment on the appropriateness of the proposed reduction in parking, we would note that there is consistent utilization of on-street parking in the surrounding area.

A-031/17 – 26 George Street

While we cannot comment on the appropriateness of the proposed reduction in parking, we would note that there is consistent utilization of on-street parking in the surrounding area.

We have no concerns or requirements with the remaining applications. 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/

1242 Fourth Avenue

Departmental &
Agency Comments

Munro, Elaine

From: Dunsmore, Susan <Susan.Dunsmore@niagararegion.ca>
Sent: Thursday, March 23, 2017 12:21 PM
To: Munro, Elaine
Cc: Rohe, Craig; Vetrone, Carmen; Cheyne, Tammy
Subject: FW: Consents CS-17-025

Hello Elaine,

Regional Planning and Development Staff has reviewed the revised consent application for land known municipality as 1242 Fourth Ave (Regional Road 77) in the City of St. Catharines. The applications were received on March 13, 2017.

The proposal is to create two additional lots with three townhouses to be built. The following comments are provided to assist the Committee in considering these consent applications.

Visibility Triangle

To mitigate any potential visibility issues at the corner of Regional Road 77 and new proposed road, Regional staff recommends that the owner dedicate a 4.5m x 4.5m day lighting triangle at the corner of Regional Road 77 and the new road.

Based on the sketch provided with the application the proponent is going to dedicate a 15m x 15m triangle to the Region for day lighting, any inquiries related to the transfer, please contact Norma Price, Law Clerk at 905-980-6000 ext. 3339 or by email to norma.price@niagararegion.ca.

Thank you,

Susan M. Dunsmore, P. Eng.
Development Engineer
Planning and Development Services

Phone: (905) 980-6000 or 1-800-263-7215 ext 3661
Address: 1815 Sir Isaac Brock Way St., Thorold ON, L2V4T7
Website: www.niagararegion.ca



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NIAGARA PENINSULA
CONSERVATION
AUTHORITY

250 Thorold Road West, 3rd Floor, Welland, Ontario L3C 3W2
Telephone 905.788.3135 | Facsimile 905.788.1121 | www.nipca.ca

March 23, 2017

Our File No.: PLCONCON201700289

BY E-MAIL ONLY

CITY OF ST CATHARINES
Committee of Adjustment
50 Church Street
St. Catharines, ON
L2R 7C2

Attention: Elaine Munro, Secretary-Treasurer

Subject: **Application for Consent, (B-17/17SC)**
1242 Fourth Avenue, St. Catharines

The Niagara Peninsula Conservation Authority (NPCA) has reviewed the above noted application and offers the following for your information.

The subject application has been made for consent to sever 3,043.6 m² of land (Parts 1 & 2) to be dedicated to the City for a public road and for consent to sever 112.5 m² of land (Part 3) to be dedicated to the Region of Niagara for a Regional right-of-way for daylighting purposes and for consent to establish an easement, in perpetuity over 330 m² (Part 4) to benefit the City of St. Catharines for a temporary turn-around. A 3,1466 m² remnant parcel (Parts 4 & 5) would be retained for a parking lot and helicopter landing pad for the Niagara Health System Hospital.

Niagara Peninsula Conservation Authority Regulations:

The subject property is located adjacent to Francis Creek which has been identified as Type 2 (Important) Fish Habitat. It is the Conservation Authority's mandate to ensure protection to life and property for development in or adjacent to flood prone areas and erosion hazards. As such, this property would be subject to the Authority's "Regulation of Development, Interference with Wetlands and Alterations to Shoreline and Watercourses" (O. Reg. 155/06).

This section of the Creek has been identified as Type 2 (Important) fish habitat. In accordance with Policy 3.6, a minimum 15 metre setback from the bankfull channel of the watercourse is required to all new development and site alterations.

Niagara Region Core Natural Heritage Comments:

In addition to commenting on proposals with respect to the Conservation Authority's regulations noted above, this agency has entered into a Memorandum of Understanding (MOU) with the Region of Niagara. In accordance with this MOU, the Conservation Authority has a responsibility to review and provide comments

on planning applications as they relate to the Natural Environment on the Region's behalf. As such, the following comments pertain to the Core Natural Heritage System Policies within the Regional Official Plan.

This section of the Creek has been identified as Type 2 (Important) Fish Habitat by the Ministry of Natural Resources and Forestry (MNR). In accordance with Policy 7.B.1.15 a minimum 15 metre setback is required from the bank of the channel to all new development and site alterations. The subject application is for a boundary adjustment only, and no development or site alterations are proposed within 15 metres of the Creek as a result of the subject application.

Conclusion:

Based on the above, the NPCA offers no objections to the subject application.

Lastly, due to the features identified, any future works proposed on the will require NPCA review and approval prior to the commencement of the works on site and any works proposed within a regulated feature or its buffer may require a work permit from this office, as well as further studies, in accordance with the Authority's "Regulation of Development, Interference with Wetlands and Alterations to Shoreline and Watercourses" (O. Reg. 155/06).

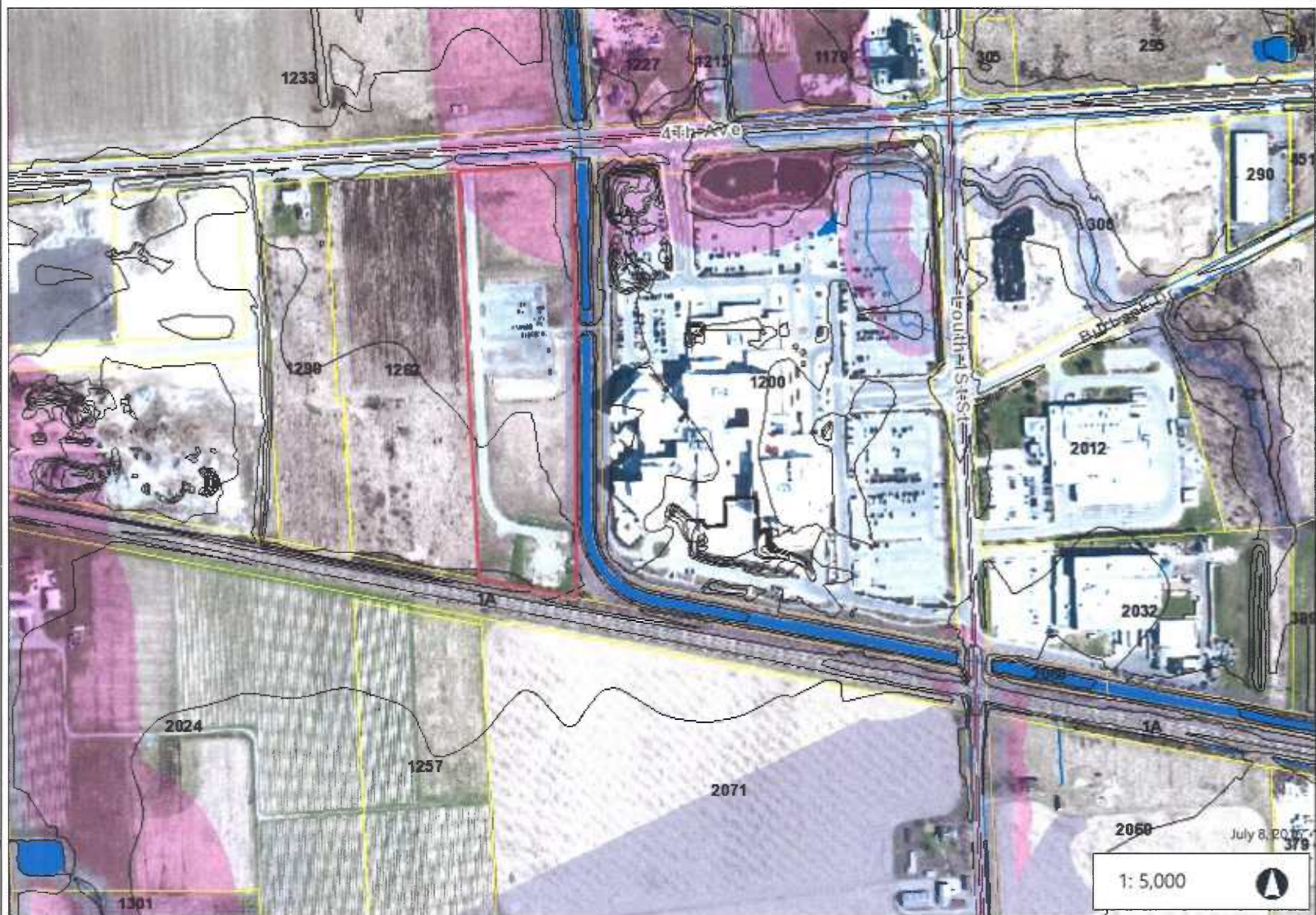
I trust the above will be of assistance to you. Please do not hesitate to call should you have further questions in this matter.

Yours truly,

A handwritten signature in cursive script, reading "Taya Devlin".

Taya Devlin,
Watershed Planner
(905) 788-3135, ext. 262

cc: Craig Rohe, Planner, Niagara Region



Legend

- Contours 2010 (1m)
- Corporate Watershed Divide N
- NIAGARA NATURAL ENVIRO
INFORMATION SCREENING
- NPCA APPROXIMATE REGU
- Ontario Road Network**
 - Major Highways
 - Arterial Roads
 - Local Roads
- Assessment Parcels**
- 2K HydroPoly
- 2K Hydrography
- AIRPORTS
- SWOOP_2015**
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

Notes

254.0 0 127.00 254.0 Meters

NAD_1983_UTM_Zone_17N

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Munro, Elaine

From: Doug Crown <Doug.Crown@cogeco.com>
Sent: Tuesday, March 14, 2017 8:04 AM
To: Munro, Elaine
Subject: RE: City of St. Catharines Committee of Adjustment Applications for March 29, 2017 Hearing

Hi Elaine
Cogeco has no issues or concerns

Happy Snow Day

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

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

Sent: Monday, March 13, 2017 4:45 PM



Memorandum

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

Cc: B. Thiessen, Charlotte McEwan, Doug Pateman, Judy Pihach
Planning and Building Services

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

Date: March 20, 2017

Subject: Building Comments on Applications to the Committee of Adjustment
Consents – March 29, 2017 hearing - File No.: 300-036

B-01/17SC – 174A Lakeshore Road

Comment:

- Be advised that a permit is required for the proposed 3 Unit Townhouse on Parts 1, 2, and 3. Note that verification of centerline of partywalls will be required at time of construction.

Condition:

- No Comment

B-02/17SC – 174B Lakeshore Road

Comment:

- Be advised that a permit is required for the proposed 3 Unit Townhouse on Parts 1, 2, and 3. Note that verification of centerline of party walls will be required at time of construction.

Condition:

- No Comment

B-17/17SC – 1242 Fourth Avenue

Comment:

- No Comment

Condition:

- No Comment

B-18/17SC – 55 Oakdale Avenue

Comment:

- Be advised that a permit is required for any proposed buildings forming part of the residential development on Parts 1 and 2.

Condition:

- 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 3.2.3. of the 2012 Ontario Building Code for the north face of the existing industrial building on Parts 3 and 4.



Mark Lepp, Building Inspector II

Cc: Files, 300-036

Munro, Elaine

Subject: RE: Committee of Adjustment Notices and Applications for the March 29/17 CofA Hearing

From: Sullivan, Kristen
Sent: Wednesday, March 15, 2017 4:42 PM
To: McEwan, Charlotte <cmcewan@stcatharines.ca>; Pateman, Douglas <dpateman@stcatharines.ca>
Cc: Munro, Elaine <emunro@stcatharines.ca>
Subject: RE: Committee of Adjustment Notices and Applications for the March 29/17 CofA Hearing

Charlotte and Doug,

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

- 1703 South Service Rd (mv)
- 1242 Fourth (ld)
- 58 Facer (mv)
- 26 George (mv)

Comments are forthcoming for 64 Henry and 55 Oakdale.

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-17-17SC



March 20, 2017

ENGINEERING FILE 300-36

Hearing Date: March 29, 2017

Applicant: Niagara Health System

Location: 1242 Fourth Avenue

ENGINEERING SERVICES

Fourth Avenue

Water: 200mm (8")
450mm (18") Regional trunk main

Sanitary Sewer: 300mm (12")

Storm Sewer: 1350mm (54")
Richardson / Francis Creek Superditch

Sidewalks: Yes

Road Allowance Width: 26.2m (86')±

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

Comment(s): It is noted that the Applicant proposes to sever Parts 1 & 2 to be dedicated to the City for public road purposes and sever Part 3 to be dedicated to the Region of Niagara for day-lighting purposes, as well as consent to establish an easement over Part 4 to the benefit of the City for a temporary turn-around. Remnant parcels (Parts 4 & 5) would be retained for an existing parking lot and helicopter landing pad for the Niagara Health System Hospital. The above are being considered in an attempt to comply with the approved recommendations of the Westgate Master Servicing & Implementation Strategy.

Roads

These lands are inclusive of those subject to a Master Servicing and Implementation Strategy, prepared by Upper Canada Consultants January 7, 2013 and accepted by the City of St. Catharines. The strategy outlines the establishment of a street network and infrastructure for the ultimate urban design plan for the Westgate Business Park.

The NHS shall be responsible for the construction of the proposed 20.0m (66') municipal roadway and appurtenances (underground services, boulevard trees, lighting, curbing, stormwater management, sidewalks, etc.) applicable to these lands in accordance with the above Implementation Strategy and to pay the associated costs to the appropriate parties per the Strategy. The Owner shall enter into an Agreement with the City to ensure the obligations for construction of the local municipal roadway and servicing appurtenances will be completed to City Standards, prior to the final certificate being issued.

Engineering Services

The proposed municipal roadway shall be designed and constructed in

accordance with City standards for a typical 20.12m (66') urban road cross-section and all required services as per the Master Servicing and Implementation Strategy prepared by Upper Canada Consultants.

Condition(s):

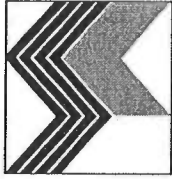
Prior to final certification of the severance application, the Owner shall;

- Enter into an Agreement with the City of St. Catharines for the construction of a local road and Municipal services to City Standards on Parts 1 & 2, south from Fourth Avenue, in accordance with the approved Westgate Business Park Master Servicing & Implementation Strategy, inclusive of a temporary turn-around on Part 4, which shall include but not be limited to;
 - the responsibility of the Owner for obtaining all required approvals from other authorities including the Regional Municipality of Niagara, the M.T.O and the M.O.E.;
 - the Owner hiring an Engineering Consultant that shall; design all of the works covered by this agreement, prepare plans, profiles and contract documents and specifications for the said works, prepare applications for the Engineer's submission to the necessary authorities for approval of the works, prior to their construction, supervise and inspect the construction of the works, including the setting and checking of all lines and grades, etc. prior to, during and after construction;
 - the Owner's responsibility for all costs associated with the construction of the improvements, including City Inspection and Geotechnical testing of the work;
 - the Owner depositing substantial funds with the City, in a form acceptable to the City Treasurer, to ensure compliance with the terms of the Agreement;
- Ensure the Agreement is executed and registered on Title of the subject lands (1242 Fourth Avenue) prior to a Final Certificate being issued;



Prepared By:

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



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: March 18, 2017

Subject: Committee of Adjustment
Public Hearings – March 29, 2017
File No. 305-17-01

Upon review of the applications, we offer the following comments:

A-026/17 – 64 Henry Street

While we cannot comment on the appropriateness of the proposed reduction in parking, we would note that there is consistent utilization of on-street parking in the surrounding area.

A-031/17 – 26 George Street

While we cannot comment on the appropriateness of the proposed reduction in parking, we would note that there is consistent utilization of on-street parking in the surrounding area.

We have no concerns or requirements with the remaining applications. 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/

58 Facer Street

Departmental &
Agency Comments



CITY OF
ST. CATHARINES

Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: March 24, 2017

Date of Meeting: March 29, 2017

Submission(s): A-29/17

File: 60.81.5196

Subject: 58 Facer Street

Recommendation

That Submission **A-29/17** by Richard Byberg Manette as outlined in the Notice of Hearing, be approved subject to the condition that the detached garage meet all zoning provisions for legal accessory structure.

Summary

The purpose of this application is to facilitate the construction of a detached garage accessory to an existing non-conforming duplex dwelling, subject to the condition that the detached garage meet all zoning provisions for legal accessory structures.

Having regard for the matters under section 45(2)(a)(i) of the Planning Act, staff is satisfied that the building, on the day By-Law 2013-283 was passed, was lawfully used for a purpose that is now prohibited by the by-law (duplex dwelling), and that there will be no adverse impacts as a result of application **A-29/17**.

Staff recommends that the extension of a non-conforming use be approved, subject to the condition outlined in the recommendation.

Proposed Development

Application **A-29/17** is made for permission to extend a non-conforming use (duplex dwelling) to permit the construction of a 13 ft. x 22 ft. detached garage. The use is non-conforming because the existing use (legal duplex dwelling) is not permitted in a M1 (Mixed Use) zone, however, according to the applicant, the existing duplex dwelling was there prior to the passage of the current Zoning By-law 2013-283.

Location and Site Description

The subject property is located on the south side of Facer Street, west of Augusta Avenue. The property is surrounded by detached dwellings to the north, west and south, and a church 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 Mixed Use as per Schedule D1 of the Garden City Plan (GCP). The subject property is further designated Mixed Use as per Schedule E3 of the GCP. The Mixed Use designation permits a mix of medium and higher density housing, work live accommodation, commercial, local office, institutional, indoor recreation, and cultural uses intended to serve the immediate neighborhood and community population.

Zoning By-law (2016-283)

The subject land is zoned Medium Density Mixed Use (M1). The M1 zone permits a variety of uses including animal care establishments, apartment dwelling units, car washes, cultural facilities, day care, fourplexes, triplexes, emergency service facilities, hospitals, motels/hotels, and long term care facilities.

Application A-29/17

Application **A-29/17** requests the extension of a non-conforming use for the purpose of building a detached garage. Duplex dwellings are not permitted in the Medium Density Mixed Use (M1) zone of By-law 2013-283. The existing duplex is therefore a non-conforming use. Section 45(2)(a)(i) of the Planning Act grants the Committee of Adjustment the power to extend a non-conforming use, provided the land, building or structure was lawfully and continuously used for that purpose since the passage of the by-law prohibiting the use.

Part F, Section 16.12.4 of the GCP states that it may be appropriate to consider the extension or enlargement of a non-conforming uses provided:

- a) The expansion or enlargement will not jeopardize the possibility of future development/redevelopment in their vicinity that may comply more closely with the intent of this Plan.
- b) Special efforts are made to enhance the compatibility of the uses and to improve amenity and design, more particularly buffering, landscaping, parking, and active transportation and vehicular circulation.

Staff are satisfied that the proposed detached garage will not jeopardize the development/redevelopment potential of the surrounding properties provided that the structure meets all typical requirements for accessory structures with the condition, the garage is considered compatible with the prevailing character of the neighborhood. Several properties in the surrounding area contain detached garages and no adverse impacts are expected as a result of the proposed structure, subject to the condition outlined in the recommendation.

Conclusion

Due regard has been had for subsection 45(2)(a)(i) of the Planning Act and staff is satisfied that application **A-29/17** has continued to be used as a duplex use since passage of the by-law prohibiting the use. With a new detached garage, this existing duplex will continue to be compatible with surrounding uses. It is the opinion of staff that the extension of the non-conforming use should be granted, subject to the condition outlined in the recommendation.

Prepared by:



Douglas Pateman
Student Planner

Submitted by:



Charlotte McEwan
Planner I

Approved by:



Judy Pihach, MCIP, RPP
Manager of Planning Services

Munro, Elaine

From: Doug Crown <Doug.Crown@cogeco.com>
Sent: Tuesday, March 14, 2017 8:04 AM
To: Munro, Elaine
Subject: RE: City of St. Catharines Committee of Adjustment Applications for March 29, 2017 Hearing

Hi Elaine
Cogeco has no issues or concerns

Happy Snow Day

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: Monday, March 13, 2017 4:45 PM



Memorandum

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

Cc: B. Thiessen, Charlotte McEwan, Doug Pateman, Judy Pihach
Planning and Building Services

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

Date: March 20, 2017

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – March 29, 2017 hearing- File No.: 300-010

NO.	ADDRESS	COMMENTS
A-26/17	64 Henry Street	Be advised that a building permit is required for the proposed addition.
A-29/17	58 Facer Street	Be advised that a building permit is required for the proposed detached garage and that percentage of openings permitted and wall construction type and ratings shall meet the requirements of OBC 9.10.14.
A-30/17	502 Ontario Street	Be advised that a building permit is required for the proposed mixed use building and shall meet current requirements of the Ontario Building Code for barrier free accessibility including accessible entrances.
A-31/17	26 George Street	Be advised that a building permit is required for the change of use of the existing single detached dwelling unit to a triplex.
A-34/17	1703 South Service Road	Be advised that a building permit is required for the proposed addition to the existing agricultural building.

Mark Lepp, Building Inspector II

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\bgd memo 2017\09 bcoa memo-mv-Mar29, 2017.docx

Munro, Elaine

Subject: RE: Committee of Adjustment Notices and Applications for the March 29/17 CofA Hearing

From: Sullivan, Kristen

Sent: Wednesday, March 15, 2017 4:42 PM

To: McEwan, Charlotte <cmcewan@stcatharines.ca>; Pateman, Douglas <dpateman@stcatharines.ca>

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

Subject: RE: Committee of Adjustment Notices and Applications for the March 29/17 CofA Hearing

Charlotte and Doug,

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

- 1703 South Service Rd (mv)
- 1242 Fourth (ld)
- 58 Facer (mv)
- 26 George (mv)

Comments are forthcoming for 64 Henry and 55 Oakdale.

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 1
Douglas Pateman, Planning Coop Student

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

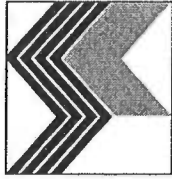
Date: March 20, 2017
Hearing Date: March 29, 2017

Subject: Engineering Comments to the Committee of Adjustment
File No's: A-26/17SC – 64 Henry Street
A-29/17SC – 58 Facer Street
A-30/17SC – 502 Ontario Street
A-31/17SC – 26 George Street
A-34/17SC – 1703 South Service 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.

Regards,

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



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: March 18, 2017

Subject: Committee of Adjustment
Public Hearings – March 29, 2017
File No. 305-17-01

Upon review of the applications, we offer the following comments:

A-026/17 – 64 Henry Street

While we cannot comment on the appropriateness of the proposed reduction in parking, we would note that there is consistent utilization of on-street parking in the surrounding area.

A-031/17 – 26 George Street

While we cannot comment on the appropriateness of the proposed reduction in parking, we would note that there is consistent utilization of on-street parking in the surrounding area.

We have no concerns or requirements with the remaining applications. 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/

502 Ontario Street

Departmental &
Agency Comments



CITY OF
ST. CATHARINES

Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: March 24, 2017

Date of Meeting: March 29, 2017

Submission(s): A-30/17

File: 60.81.5199

Subject: 502 Ontario Street

Recommendation

That Variances 1, 3, 4, 5, and 6 of Submission **A-30/17** by 2396783 Ontario Inc, as outlined in the Notice of Hearing, be approved.

That Variance 2 of Submission **A-30/17** by 2396783 Ontario Inc as outlined in the Notice of Hearing, be denied.

Summary

Having regard for the matters under Section 45 (1) of the Planning Act, staff is of the opinion that Variances 1, 3, 4, 5 and 6 requested through application **A-30/17** are 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 is not satisfied that Variance 2 requested through application **A-30/17** is minor in nature, desirable for the appropriate use of the land or that the intent and purpose of the Official Plan and Zoning By-law is being maintained.

Staff recommends that requested Variances 1, 3, 4, 5 and 6 be approved and that Variance 2 be denied.

Proposed Development

Application A-30/17 is made pertaining to the City of St. Catharines By-law 2013-283 for the following:

1. A reduction of the minimum exterior side yard setback from 3 metres to 2 metres.
2. A reduction of the minimum landscape buffer abutting a Residential Zone from 3 metres to 1.85 metres.
3. A reduction of the landscape buffer along a public road (North) from 3 metres to 2.4 metres.
4. A reduction of the landscape buffer along a public road (South) from 3 metres to 2.4 metres.

5. A reduction of the minimum setback from front lot line to platform structure from 3 metres to 2.1 metres.
6. A reduction of the minimum setback from exterior side lot line to platform structure from 3 metres to 1.9 metres.

The variances are requested for the proposed construction of a two-storey building with a proposed dental clinic on the main floor and two apartments above the clinic.

Location and Site Description

The subject property is located on the northeast corner of Ontario Street and Cecil Street. It is surrounded by detached dwellings to the west, detached dwellings and commercial uses to the south, commercial uses and a dementia care center to the west and detached dwellings and a nursing home to the north.

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 subject property is further designated Low Density Residential as per Schedule E1 of the GCP. The Low Density residential designation permits detached, semi-detached, duplex, triplex, quadruplex, fourplex and townhouse dwellings at a density range generally between 20 and 32 units per hectare of land. The Official Plan also permits Local Neighborhood Convenience Commercial Centers on lands designated Neighborhood Residential.

Zoning By-law (2016-283)

The subject land is zoned Local Convenience Commercial. The C1 zone permits a variety of commercial and residential uses including cultural facilities, day cares, apartment buildings, motor vehicle gas stations, offices, retail stores, service commercial and social service facilities, and apartment dwelling units.

Site Plan Control

The proposal will be required to go through the site plan process prior to any permits being issued.

Variance Application A-30/17

Variances 1, 3, 4, 5 and 6 of application **A-30/17** request reductions in the setbacks for exterior side yard, landscape buffer along a public road (north and south), setback from front lot line to platform structure, and exterior yard setback to platform structure. Staff recognize that the wide boulevards and site triangle along Cecil Street and Ontario

Street mitigate the impact of the proposed reductions on the streetscape. Staff do not anticipate adverse effects as a result of the variances.

Variance 2 of **A-30/17** requests a reduction of the minimum landscape buffer abutting a Residential Zone from 3 metres to 1.85 metres. The request variance would result in construction of a parking lot within close proximity of a residential property. The proposed setback of 1.85 metres is not considered sufficient to support plant material to provide a vegetated buffer between the parking lot and commercial use of the property, and the abutting residential use. Provided the remaining requested variances are approved, the site should have sufficient space to provide the required 3 metre buffer if some elements are adjusted. The currently proposed variance is not considered 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 Variance 2 be denied.


Staff note that the proposed development will require an approved site plan before any permits are issued. The site plan process will provide further review of the design and may result in changes to the site layout. The applicant should be aware that a future application for minor variance may be required, should additional variances be triggered through this process.

Conclusion


Staff is of the opinion that the variances 1, 3, 4, 5 and 6 requested by application **A-30/17** are in keeping with the general intent of the Official Plan and Zoning By-law, are minor in nature, and are appropriate and desirable for the use of the land. It is staff's recommendation that the requested variances be approved.

Staff is not satisfied that Variance 2 requested by application **A-30/17** 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 variance be denied.

Prepared by:


Douglas Pateman
Student Planner

Submitted by:


Charlotte McEwan
Planner I

Approved by:


Judy Pihach, MCIP, RPP
Manager of Planning Services



March 17, 2017

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

Attention: Elaine Munro

File# 60.81.5199

Re: 502 Ontario Street

In response to your correspondence date March 15, 2017, please be advised that our Engineering Design Department has 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.alectrautilities.com.
- Relocation, modification, or removal of any existing hydro facilities shall be at the owner's expense. Please contact Alectra 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 an Alectra Utilities representative and is present to provide direct supervision. Cost associated with this task shall be at the owner's expense.
- Alectra 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)

Alectra Utilities Corporation

PO Box 2249 Station LCD 1, Hamilton, ON L8N 3E4

Hamilton 905 522 9200 | St. Catharines 905 984 8961 | 1 866 458 1236

alectrautilities.com

- 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 905-522-6611 ext 4907 in our Engineering Design Department.

Sincerley,

A handwritten signature in black ink, appearing to read 'Scott Beaudrie', written in a cursive style.

Scott Beaudrie
Supervisor, Engineering Design

Munro, Elaine

From: Doug Crown <Doug.Crown@cogeco.com>
Sent: Wednesday, March 15, 2017 3:55 PM
To: Munro, Elaine
Subject: RE: Balance of Applications RE: City of St. Catharines Committee of Adjustment Applications for March 29, 2017 Hearing

Hi Elaine

Cogeco has no issues or concerns .

Lucky you... Snow Day..

I was here working away

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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Memorandum

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

Cc: B. Thiessen, Charlotte McEwan, Doug Pateman, Judy Pihach
Planning and Building Services

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

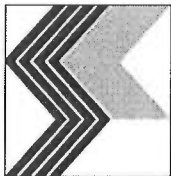
Date: March 20, 2017

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – March 29, 2017 hearing- File No.: 300-010

NO.	ADDRESS	COMMENTS
A-26/17	64 Henry Street	Be advised that a building permit is required for the proposed addition.
A-29/17	58 Facer Street	Be advised that a building permit is required for the proposed detached garage and that percentage of openings permitted and wall construction type and ratings shall meet the requirements of OBC 9.10.14.
A-30/17	502 Ontario Street	Be advised that a building permit is required for the proposed mixed use building and shall meet current requirements of the Ontario Building Code for barrier free accessibility including accessible entrances.
A-31/17	26 George Street	Be advised that a building permit is required for the change of use of the existing single detached dwelling unit to a triplex.
A-34/17	1703 South Service Road	Be advised that a building permit is required for the proposed addition to the existing agricultural building.

Mark Lepp, Building Inspector II

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\bldg memo 2017\09 bcoa memo-mv-Mar29, 2017.docx



Memorandum

To: Charlotte Mcewan, Planning and Building Services
Doug Pateman, Planning and Building Services

CC: Elaine Munro, Planning and Building Services

From: Kristen Sullivan, Parks, Recreation and Culture Services

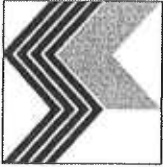
Date: March 15, 2017

Subject: Notice of Hearing: Minor Variance
Address: 502 Ontario St.
File No: 60.81.5199

Please be advised that we have reviewed the above-noted application and have no concerns with proposed minor variances 1, 3, 4, 5, and 6. At this time PRCS does not support minor variance 2, reducing the landscape buffer abutting a residential zone to 1.85 metres, because without site servicing, grading and landscaping drawings we are unable to determine if this space is sufficient to support the long term growth and development of the landscaping required to satisfy this buffer.

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

Cc: Charlotte McEwan, Planner 1
Douglas Pateman, Planning Coop Student

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

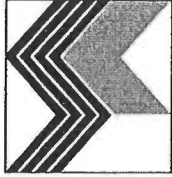
Date: March 20, 2017
Hearing Date: March 29, 2017

Subject: Engineering Comments to the Committee of Adjustment
File No's: A-26/17SC – 64 Henry Street
A-29/17SC – 58 Facer Street
A-30/17SC – 502 Ontario Street
A-31/17SC – 26 George Street
A-34/17SC – 1703 South Service 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.

Regards,

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



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: March 18, 2017

Subject: Committee of Adjustment
Public Hearings – March 29, 2017
File No. 305-17-01

Upon review of the applications, we offer the following comments:

A-026/17 – 64 Henry Street

While we cannot comment on the appropriateness of the proposed reduction in parking, we would note that there is consistent utilization of on-street parking in the surrounding area.

A-031/17 – 26 George Street

While we cannot comment on the appropriateness of the proposed reduction in parking, we would note that there is consistent utilization of on-street parking in the surrounding area.

We have no concerns or requirements with the remaining applications. 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/

26 George Street

Departmental &
Agency Comments

Munro, Elaine

Subject: RE: notice of hearing file # 60.81.5200 submission #A-31/17

From: Tony [mailto:]
Sent: Friday, March 17, 2017 11:51 AM
To: Munro, Elaine <emunro@stcatharines.ca>
Subject: Re: notice of hearing file # 60.81.5200 submission #A-31/17

Attn: Elaine Munro, ACST

I am Tony Zych, the next door home owner of 24 George Street, beside 26 George Street. I am submitting this email to oppose the reduction of minimum parking spaces from 3 spaces to 1 parking space.

I have a small bungalow next to 26 George with a small yard and a narrow space between our houses with no driveway. I have no choice but to park on the street and with a reduction of parking at 26 George st. it will create 2 less parking places for me on the street. It is bad enough when the downtown workers park here all day during the week and with those proposed tenants moving in it will create more parking inconveniences and problems. I'm a taxpayer and am against this proposed parking reduction at 26 George St.

I also have a complaint of the sewer. I share a common Y-pipe sewer with 26 George St. and get allot of sewer odor coming from this during the summer from it being a multi tenant apartment. If its going to be a triplex it should have its own sewer to eliminate the nasty odors coming from the tenants using our common sewer.

I will not be here for the hearing so i am submitting this email on my behalf to complain about these issues.

Sincerely,

Tony Zych



CITY OF
ST. CATHARINES

Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: March 24, 2017

Date of Meeting: March 29, 2017

Submission(s): A-31/17

File: 60.81.5200

Subject: 26 George Street

Recommendation

That Submission **A-31/17** by Yusuf Khan 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 the variance requested through application **A-31/17** 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-31/17 is made pertaining to the City of St. Catharines By-law 2013-283 for a reduction of the minimum required parking spaces from 1 space per unit to 0 spaces per unit. The variance is necessary to recognize the conversion of the existing detached dwelling to a triplex.

While the variance is requested to recognize the conversion of a single detached dwelling into a triplex, the existing structure has unlawfully functioned as a fourplex for some time. The applicant plans to obtain a building permit to renovate the building to convert it to a lawful triplex.

Location and Site Description

The subject property is located on the east side of George Street, south of Albert Street. The property is surrounded by detached dwellings in all directions.

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 subject property is further designated Low Density Residential as per Schedule E4 of the GCP. The Low Density residential designation permits detached, semi-detached, duplex, triplex, quadruplex, fourplex and townhouse dwellings at a density range generally between 20 and 32 units per hectare of land.

Zoning By-law (2016-283)

The subject land is zoned Low Density Residential – Traditional Neighborhood (R2). The R2 zone permits a variety of low density residential dwelling types including detached, semi-detached, duplex, triplex, quadruplex, fourplex and townhouse dwellings, and private road developments.

Application A-31/17

Application **A-31/17** requests a variance of the minimum number of parking spaces from 1 space per unit to 0 spaces per unit. It is noted that a driveway exists on the property. However, due to the location of an existing set of stairs to an entrance, the driveway does not meet the required 5.2 metre length to allow a recognized parking space. Part C, Subsection 5.4.2(ii) states that the City may consider the reduction or elimination of parking requirements where transit is readily available. The property is approximately 200 meters from an active transit stop with access to two bus routes. Additionally, a wide variety of services and amenities including groceries, restaurants, medical offices, retail, a library and places of worship are available within a 5 to 10 minute walk from the property.

Staff note that, while the variance is requested to recognize the conversion of a single detached dwelling into a triplex, the existing structure has unlawfully functioned as a fourplex for some time. There were no building permits obtained for a fourplex, and the current owner wishes to obtain the permits to legally convert the building to a triplex. Having no record of aggravation of the parking supply in the area caused by the existing fourplex, staff is satisfied that the proposed triplex will be able to function with reduced parking without impact on the surrounding lots. The reduction in parking is not expected to have adverse impacts on the surrounding area, and the intent of the Official Plan and Zoning By-law are being maintained.

Conclusion

Staff is of the opinion that the variance requested by application **A-31/17**, 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 by:

Douglas Pateman
Student Planner

Submitted by:



Charlotte McEwan
Planner I

Approved by:



Judy Pihach, MCIP, RPP
Manager of Planning Services

Munro, Elaine

From: Doug Crown <Doug.Crown@cogeco.com>
Sent: Tuesday, March 14, 2017 8:04 AM
To: Munro, Elaine
Subject: RE: City of St. Catharines Committee of Adjustment Applications for March 29, 2017 Hearing

Hi Elaine
Cogeco has no issues or concerns

Happy Snow Day

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

Sent: Monday, March 13, 2017 4:45 PM



Memorandum

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

Cc: B. Thiessen, Charlotte McEwan, Doug Pateman, Judy Pihach
Planning and Building Services

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

Date: March 20, 2017

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – March 29, 2017 hearing- File No.: 300-010

NO.	ADDRESS	COMMENTS
A-26/17	64 Henry Street	Be advised that a building permit is required for the proposed addition.
A-29/17	58 Facer Street	Be advised that a building permit is required for the proposed detached garage and that percentage of openings permitted and wall construction type and ratings shall meet the requirements of OBC 9.10.14.
A-30/17	502 Ontario Street	Be advised that a building permit is required for the proposed mixed use building and shall meet current requirements of the Ontario Building Code for barrier free accessibility including accessible entrances.
A-31/17	26 George Street	Be advised that a building permit is required for the change of use of the existing single detached dwelling unit to a triplex.
A-34/17	1703 South Service Road	Be advised that a building permit is required for the proposed addition to the existing agricultural building.

Mark Lepp, Building Inspector II

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\bldg memo 2017\09 bcoa memo-mv-Mar29, 2017.docx

Munro, Elaine

Subject: RE: Committee of Adjustment Notices and Applications for the March 29/17 CofA Hearing

From: Sullivan, Kristen
Sent: Wednesday, March 15, 2017 4:42 PM
To: McEwan, Charlotte <cmcewan@stcatharines.ca>; Pateman, Douglas <dpateman@stcatharines.ca>
Cc: Munro, Elaine <emunro@stcatharines.ca>
Subject: RE: Committee of Adjustment Notices and Applications for the March 29/17 CofA Hearing

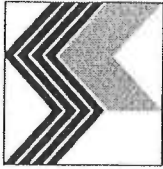
Charlotte and Doug,

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

- 1703 South Service Rd (mv)
- 1242 Fourth (ld)
- 58 Facer (mv)
- 26 George (mv)

Comments are forthcoming for 64 Henry and 55 Oakdale.

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 1
Douglas Pateman, Planning Coop Student

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

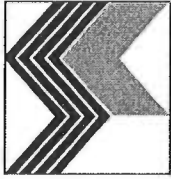
Date: March 20, 2017
Hearing Date: March 29, 2017

Subject: Engineering Comments to the Committee of Adjustment
File No's: A-26/17SC – 64 Henry Street
A-29/17SC – 58 Facer Street
A-30/17SC – 502 Ontario Street
A-31/17SC – 26 George Street
A-34/17SC – 1703 South Service 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.

Regards,

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



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: March 18, 2017

Subject: Committee of Adjustment
Public Hearings – March 29, 2017
File No. 305-17-01

Upon review of the applications, we offer the following comments:

A-026/17 – 64 Henry Street

While we cannot comment on the appropriateness of the proposed reduction in parking, we would note that there is consistent utilization of on-street parking in the surrounding area.

A-031/17 – 26 George Street

While we cannot comment on the appropriateness of the proposed reduction in parking, we would note that there is consistent utilization of on-street parking in the surrounding area.

We have no concerns or requirements with the remaining applications. 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/