



CITY OF
ST. CATHARINES

Committee of Adjustment Public Hearing
August 02, 2017
Council Chambers, City Hall - 5:00 p.m.

Revised Agenda

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

360 Martindale Road, Consent Applications, B-16/16SC – 60.84.2036 and B-17/16SC – 60.84.2037.

A request to withdraw the Request for change of conditions to modify condition 8 (B-17/16SC) & condition 10 (B-16/16SC) to lower the fence down the slope of the property line which is about 4 feet to 6 feet has been received by the co-owner/agent. (Previously adjourned from July 12, 2017 Hearing)

5. Request for Withdrawal or Adjournment

- i) Item #7 - 175 Rykert Street, Minor Variance Application, A-82/17 – 60.81.5251

A letter has been received from the Agent, requested a deferral to resolve the issue as the garages for these homes have been designed at a width of 10' 2". We were advised by City staff that in order to comply with the Zoning Bylaw, the garages needed to be 11' 6" wide. City staff have recommended denial of this type of request in the past. In lieu of that request, we made application for a reduction in the parking requirement for the accessory apartments believing that we would receive staff support. That has not been forthcoming. We therefore wish to defer the C of A hearing until we can resolve this dilemma.

- ii) Item # 8 - 177 Rykert Street, Minor Variance Application, A-83/17 – 60.81.5252,

179A Rykert Street, Minor Variance Application, A-84/17 – 60.81.5253, 179B Rykert Street, Minor Variance Application, A-85/17 – 60.81.5254, 181 Rykert Street, Minor Variance Application, A-86/17 – 60.81.5255, 183 Rykert Street, Minor Variance Application, A-87/17 – 60.81.5256, 185A Rykert Street, Minor Variance Application, A-88/17 – 60.81.5257 & 185B Rykert Street, Minor Variance Application, A-89/17 – 60.81.5258.

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needed to be 11' 6" wide. City staff have recommended denial of this type of request in the past. In lieu of that request, we made application for a reduction in the parking requirement for the accessory apartments believing that we would receive staff support. That has not been forthcoming. We therefore wish to defer the C of A hearing until we can resolve this dilemma.

6. Adoption of the Minutes for the Hearing held on July 12, 2017

7. Application:

- 1) 42 Lock Street, Consent Application, B-36/17SC – 60.84.2121
- 2) 16 Parkhill Road, Consent Application, B-23/17SC – 60.84.2108
14 Parkhill Road, Minor Variance Application, A-76/17 – 60.81.5245
16 Parkhill Road, Minor Variance Application, A-77/17 – 60.81.5246

Request for Refund of Minor Application Fees for 14 Parkhill Road, A-76/17 and for 16 Parkhill Road, A-77/17.

- 3) 79 Main Street, Consent Application, B-40/17SC – 60.84.2125
79 Main Street, Minor Variance Application, A-73/17 – 60.81.5242
81 Main Street, Minor Variance Application, A-74/17 – 60.81.5243
- 4) 14 Walsh Avenue, Minor Variance Application, A-78/17 – 60.81.5347
- 5) 2B Arlington Avenue, Consent Application, B-41/17SC – 60.84.2126
2B Arlington Avenue, Minor Variance Application, A-79/17 – 60.81.5248
- 6) 4 Edmund Street, Minor Variance Application, A-80/17 – 60.81.5249

7. New Business:

8. Date of next Hearing: August 23, 2017

9. Adjournment

Agenda Revised on Mon. July 31, 2017