

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
 5. Adoption of the Minutes held December 13, 2017
 6. Application:
 1. 291A Vine Street, Consent Application, B-58/17SC – 60.84.2143
291A Vine Street, Minor Variance Application, A-02/18 – 60.81.5289
291B Vine Street, Minor Variance Application, A-03/18 – 60.81.5290
 2. 405 Merritt Street, Minor Variance Application, A-04/18 – 60.81.5291
 - * 3. 20 Grapeview Drive, Consent Application, B-04/18SC – 60.84.2147
20A Grapeview Drive, Consent Application, B-05/18SC – 60.84.2148
20A Grapeview Drive, Minor Variance Application, A-09/18 – 60.81.5296
20B Grapeview Drive, Minor Variance Application, A-10/18 – 60.81.5297
 - * 4. 75 Dalhousie Avenue, Consent Application, B-01/18SC – 60.84.2144
 5. 24 Elm Street, Consent Application, B-02/18SC – 60.84.2145
 6. 39 Mildred Avenue, Minor Variance Application, A-05/18 – 60.81.5292
 7. 1176 Lakeshore Road West, Minor Variance Application, A-06/18 – 60.81.5293
 - * 8. 14 Pearce Avenue, Consent Application, B-03/18SC – 60.84.2146
14 Pearce Avenue, Minor Variance Application, A-07/18 – 60.81.5294
2A Glencoe Lane, Minor Variance Application, A-08/18 – 60.81.5295
 8. 80 Townline Road West, Consent Application, B-06/18SC – 60.84.2149
80A Townline Road West, Minor Variance Application, A-11/18 – 60.81.5295
80B Townline Road West, Minor Variance Application, A-12/18 – 60.81.5296
 9. 33 Haynes Avenue, Consent Application, B-07/18SC – 60.84.2150
33 Haynes Avenue, Minor Variance Application, A-13/18 – 60.81.5300
35 Haynes Avenue, Minor Variance Application, A-14/18 – 60.81.5301
 10. 84 Queen Street, Consent Application, B-08/18SC – 60.84.2151
84 ½ Queen Street, Consent Application, B-09/18SC – 60.84.2152
 11. 1104 Lakeshore Road West, Consent Application, B-10/18SC – 60.84.2153
 12. 28A Hewko Street, Consent Application, B-11/18SC – 60.84.2154
 13. 61A Vine Street South, Consent Application, B-12/18SC – 60.84.2155
61B Vine Street South, Minor Variance Application, A-15/18, 60.81.5302
61A Vine Street South, Minor Variance Application, A-16/18, 60.81.5303
 7. New Business:
 8. Date of next Hearing: February 28, 2018
 9. Adjournment
- * Planning Reports to be forwarded asap. Dated: Jan. 23/18

COMMITTEE OF ADJUSTMENT
P.O. Box 3012, 50 Church Street
St. Catharines, ON L2R 7C2

Phone: 905-688-5600, Ext 1715
TTY: 905-688-4889
Fax: 905-688-5873

COMMENTS

**B-58/17SC (60.84.2143), A-02/18
(60.81.5289) & A-03/18 (60.81.5290)**

291A Vine Street

**DATE OF HEARING:
January 31, 2018**

JAN 12/18

ELAINE MUNRO
CITY HALL

RPT	STATUS	WFO	P.D.S	DEFERRED TO	INIT.
				E. MUNRO	
DATE REC'D →			JAN 16 2018		SCAN <input type="checkbox"/>
FILE NO					

Re PKB INVESTMENTS

Files 60.84.2143
60.81.5289
60.81.5290

WE HAVE NO objections to
the above noted files.

THE NEW BUILDS LOOK GREAT
AND WILL MAKE SOMEONE
VERY HAPPY.

THE ONCE EMPTY UGLY LOT
NOW HAS LIFE.

WE WISH PKB ALL THE BEST
WITH THIS ^{AND} ANY OTHER DEVELOPMENT
IN OUR AREA

WAYNE + Jenny Wendorf
285 1/2 Vine St
[REDACTED]

(3 FILES)



CITY OF
ST. CATHARINES

Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: January 24, 2018

Date of Meeting: January 31, 2018

Submission(s): B-58/17SC
A-02/18
A-03/18

File: 60.84.2143
60.81.5289
60.81.5290

Subject: 291A Vine Street
291B Vine Street

Recommendation

That Submission **B-58/17SC** by PKB Investments Inc, as outlined in the Notice of Hearing, be approved, subject to the following conditions;

1. That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 Schedule of Rates and Fees; and
2. That final application for the necessary minor variance application be received.

That Submission **A-02/18**, by PKB Investments Inc, as outlined in the Notice of Hearing, be approved.

And that Submission **A-03/18**, by PKB Investments Inc, as outlined in the Notice of Hearing, be approved.

Summary

Having regard for the matters under Section 51 (24) of the Planning Act, staff is satisfied that application **B-58/17SC** is desirable and compatible with the surrounding area and will not result in adverse impacts on surrounding properties. Additionally, having regard for the matters under Section 45(1) of the Planning Act, staff is of the opinion that the variances requested through applications **A-02/18** and **A-03/18** 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 recommend that the requested consent and variances be approved, subject to the conditions outlined in the recommendation.

Proposed Development

Application **B-58/17SC** is made for consent to sever 228.8m² of land (Part 1 on the submitted sketch) creating a new lot to be known as 291B Vine Street for the purpose of severing one-half of a semi-detached dwelling currently under construction. A 201.3m² remnant parcel with the remaining half (Part 2) of the semi-detached dwelling would be retained for residential use. The application would allow each unit of the semi-detached dwelling to be owned and/or sold separately.

Applications **A-02/18** and **A-03/18** for both the proposed and remaining parcels have lot areas less than the minimum requirement. Variances for each lot are requested.

Location and Site Description

The subject property is located on the west side of Vine Street, north of Carlton Street. The property is surrounded by detached dwellings to the north, west, and south, the Royal Canadian Legion to the east.

Circulation of Application

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

Planning Analysis

Official Plan (Garden City Plan)

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

Zoning By-law (2013-283)

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

Consent Application B-58/17SC

Application **B-58/17SC** is made for consent to sever a 228.8 m² of land (Part 1 on the submitted sketch) creating a new lot to be known as 291B Vine Street for the purpose of severing one half of a semi-detached dwelling currently under construction. A 201.3 m² remnant parcel with the remaining half (Part 2) of the semi-detached dwelling would be retained for residential use.

Part F, Section 16.11. 3. of the GCP states that consents to sever will only be given where they contribute to the infilling of areas that are already substantially developed and the size and shape of the parcel is appropriate for the use proposed and in terms of optimum development of the surrounding area.

Staff is satisfied that the parcels are appropriate for the use proposed, as they will each contain half of an existing semi-detached dwelling. The function of the dwelling units will not change and no impact is expected on surrounding uses.

Staff is supportive of the proposed consent, subject to the conditions outlined in the recommendation.

Variance Applications A-02/18 and A-03/18

Application **A-02/18** (Part 1) requests a decrease in the lot area per dwelling unit from 280m² to 221.8m². Application **A-03/18** (Part 2) is requesting a reduction of the lot area per dwelling unit of 280m² to 201.3m².

Both variances request a reduction of the lot area per dwelling unit. The requested reductions are considered minor in nature, as they will not significantly impact the subject or surrounding properties. The reductions in minimum lot area are a result of the concurrent consent application. The consent allows the two existing dwelling units to be owned and sold separately. No new development is proposed. The variances are in keeping with the general intent and purpose of the Official Plan and the property complies with all other provisions of the Zoning By-law. Staff are supportive of the proposed variances.

Conclusion


Staff are satisfied that the consent requested through application **B-58/17SC** is desirable and compatible with the surrounding area and that there will not be any adverse impacts on surrounding properties as a result of the application. Additionally, staff is satisfied that the variances requested through submissions **A-02/18** and **A-03/18** are in keeping with the general intent of the Official Plan and Zoning By-law, minor in nature, and appropriate and desirable for the use of the land. It is staff's recommendation that the requested consents and variances be approved, subject to the conditions outlined in the recommendation.

Prepared by:



Shannon Labelle
Student Planner

Submitted by:



Charlotte McEwan
Planner I

Approved by:



Judy Pihach, MCIP, RPP
Manager of Planning Services

January 8, 2018

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

Attention: Elaine Munro

File# 60.81.5290, 60.81.5289, & 60.84.2143

Re: 291A & 291B Vine St

In response to your correspondence dated January 3, 2018, 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.
- Minimum 4m horizontal clearance from existing O/H line(s) must be maintained at all times as per Alectra Utilities Standard 3-105. Please consult with Alectra Utilities if further clarification is required.
- Relocation, modification, or removal of any existing hydro facilities shall be at the owner's expense. Please contact Alectra Utilities to facilitate this.
- Developers shall be responsible for the cost of civil work associated with duct structures, transformer foundations, and all related distribution equipment.

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.

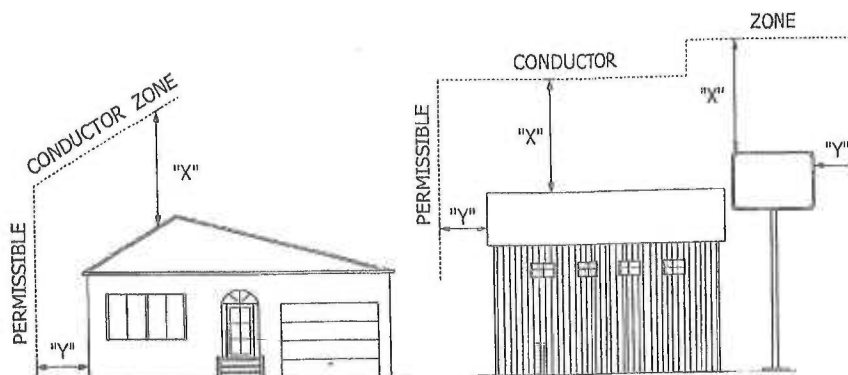
- CALL BEFORE YOU DIG, arrange for underground hydro cable locate(s) before beginning construction by contacting Ontario One Call @ 1-800-400-2255.
- Clearances from Overhead and Underground existing electrical distribution system must be maintained in according to:
 - Ontario Building Code (1997) Section 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 Will Johnson 905-522-6611 ext: 4714 in our Engineering Design Department.

Sincerely,

A handwritten signature in dark ink, appearing to be 'Mark Jakubowski', with a large, sweeping loop at the end.

Mark Jakubowski
Supervisor, Design, Customer Capital



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

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

* - INCLUDES MULTI-GROUNDED NEUTRALS

NOTES:

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

horizon
UTILITIES *Looking beyond...*

DRAWING STATUS	BY	DATE DD/MM/YY
REDRAWN:	JM	12/06/07
CHECKED:	ND	26/04/05
APPROVED:	CR	26/04/05

MINIMUM CONDUCTOR CLEARANCES FROM BUILDINGS, PERMANENT STRUCTURES OR BUILDING APPARATUS
(EXCLUDES SECONDARY SERVICES ATTACHED TO BUILDINGS)

REFERENCE DRAWINGS:

DRAWING #
3-105

DRAWINGS NOT TO SCALE

SHEET #	REVISION #
1	0

291A Vine St. -60.84.2143
-60.81.5289
-60.81.5290

Munro, Elaine

Subject: RE: Committee of Adjustment Notices and Applications for the January 31/18 CofA Hearing, City of St. Catharines Email 1

From: Doug Crown [mailto:Doug.Crown@cogeco.com]
Sent: Thursday, January 04, 2018 10:19 AM
To: Munro, Elaine <emunro@stcatharines.ca>
Cc: McEwan, Charlotte <cmcewan@stcatharines.ca>; Labelle, Shannon <slabelle@stcatharines.ca>; Banda, Wilrik <wbanda@stcatharines.ca>
Subject: RE: Committee of Adjustment Notices and Applications for the January 31/18 CofA Hearing, City of St. Catharines Email 1

Hi Elaine

Cogeco has no issue or concerns with the application for email #1

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

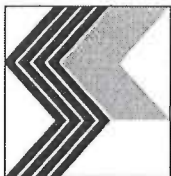
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Cogeco Cable Canada, 5 Place Ville-Marie, Suite 1700, Montreal, Quebec, H3B 0B3



Memorandum

To: Charlotte Mcewan, Planning and Building Services
CC: Elaine Munro, Planning and Building Services
From: Jessica Button, Parks, Recreation and Culture Services
Date: Jan 11, 2018
Subject: Committee of Adjustment Hearing – January 31, 2018

291A Vine Street, 219B Vine Street

A-02/18

A-03/18

B-58/17SC

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

That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 Schedule of Rates and Fees.

Staff offer no objections to the associated minor variance applications.

20A Grapeview Drive, 20B Grapeview Drive, 20 Grapeview Drive

A-09/18, A-10/18

No objections

B-04/18SC

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

That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 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 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.

REPORT TO PLANNING DEPARTMENT
Re: CITY LAND DIVISION APPLICATION NUMBER B-58/17SC



January 03, 2018

ENGINEERING FILE 300-36

Hearing Date: January 31, 2018

Applicant: PKB Investments Inc.

Location: 291A Vine Street

MUNICIPAL SERVICES

Vine Street

Water: 200mm (8")
Sanitary Sewer: 250mm (10")
Storm Sewer: None
Sidewalks: Yes
Road Allowance Width: 20.12m± (66')

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

Comment(s): It is noted that the Applicant proposes to sever Part 1 creating a new lot to be known as 291B Vine Street for the purpose of severing an existing semi-detached dwelling. A remnant parcel would be retained (Part 2) for continued residential dwelling use of the other ½ of the semi-detached dwelling. The severance would allow each unit of the semi-detached dwelling to be owned and/or sold separately.

Roads

Vine Street is designated an Arterial road as per the City's Official Plan with a desired right-of-way width of 26.21m (86'). The City has not obtained any other widenings with other recent development applications in the area, therefore we will not be requiring a road widening be dedicated through this application.

Condition(s): None.

A handwritten signature in black ink, appearing to read 'Brad Johnston'.

Prepared By: _____
Brad Johnston, C.E.T.
Development Engineering Technologist



Memorandum

To: Elaine Munro, ACST, Committee Secretary & Planning Technician

Cc: Charlotte McEwan, Planner 1
Shannon Labelle, Planning Co-op Student
Will Banda, Planning Technician
Judy Pihach, Manager of Planning

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

Date: January 3, 2018
Hearing Date: January 31, 2018

Subject: Engineering Comments to the Committee of Adjustment
File No's: A-02&03/18SC – 291A/B Vine Street
A-04/18SC – 405 Merritt Street
A-05/18SC – 39 Mildred Avenue
A-06/18SC – 1176 Lakeshore Road West
A-07&08/18SC – 14 Pearce Avenue & 2A Glencoe Lane
A-09&10/18SC – 20A/B Grapeview Drive
A-11&12/18SC – 80A/B Townline Road West
A-13&14/18SC – 33/35 Haynes Avenue
A-15&16/18SC – 61A/B Vine Street South

Development Engineering Services have no comments or objections to the approval of the above applications, other than the below being applicable to 1176 Lakeshore Road:

- The Owner be made aware that increased drainage challenges occur when foundations and grading are proposed in closer proximities to abutting sideyard lot lines than what the By-law requires, and the Owner shall be responsible to mitigate and pay for any grading requirements determined through the building permit process, so as not to adversely affect abutting properties

Regards,

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



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: January 9, 2018

Subject: Committee of Adjustment
Public Hearings – January 31, 2018
File No. 305-17-01

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

Steve Bittner
Transportation Technologist
SB/

COMMITTEE OF ADJUSTMENT
P.O. Box 3012, 50 Church Street
St. Catharines, ON L2R 7C2

Phone: 905-688-5600, Ext 1715
TTY: 905-688-4889
Fax: 905-688-5873

COMMENTS

A-04/18 (60.81.5291)

405 Merritt Street

DATE OF HEARING:
January 31, 2018



CITY OF
ST. CATHARINES

Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: January 24, 2018

Date of Hearing: January 31, 2018

Submission(s): A-04/18

File: 60.81.5291

Subject: 405 Merritt Street

Recommendation

That Submission **A-04/18** by 2605831 Ontario Inc., as outlined in the Notice of Hearing, be approved.

Summary

Having regard for the matters under Section 45 (1) of the Planning Act, staff is of the opinion that application **A-04/18** 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 is being maintained.

Proposed Development

Application **A-04/18** requests the following variances to facilitate the conversion of the existing church building to a 15-unit apartment:

1. A reduction in parking spaces from 1.25 space per unit to 1 space per unit (from 19 spaces to 15 spaces)
2. A reduction of the minimum rear yard setback from 4.9 metres to 0 metres.
3. A reduction of the exterior side yard setback from 6 metres to 3 metres.
4. A reduction of the landscape buffer along Elm Lane from 3 metres to 0 metres.

Location and Site Description

The subject property is located on the southwest corner of Merritt Street, Oakdale Avenue and Elm Lane. The property is surrounded by a fast food restaurant to the north, a car dealership to the east and south, and detached dwellings to the west.

Circulation of Application

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

Planning Analysis

Official Plan (Garden City Plan)

The subject lands are designated Mixed Use as per Schedules D1 and E9 of the Garden City Plan (GCP). The Mixed Use designation is intended to provide for a broad array and

mix of medium and higher density housing, work live accommodation, commercial, local office, institutional, indoor recreation, and cultural uses intended to primarily serve the immediate neighbourhood and community population.

Zoning By-law (2013-283)

The subject land is zoned Medium Density Mixed Use (M1). The M1 zone permits a wide range of residential, commercial, institutional and office uses, including the proposed residential apartment use

Variance Application A-04/18

Application **A-04/18** requests the conversion of a church into a 15-unit apartment, a reduction in minimum required parking, minimum rear yard setback, minimum exterior side yard setback and minimum landscape buffer along a public road.

Variance 1 requests a reduction in minimum required parking from 1.25 spaces per unit to 1 space per unit. With the existing building the site can accommodate 15 parking spaces, which does not conform to the minimum requirement of 19. Part C, Section 5.4.2 of the GCP states that the City may consider the reduction or the elimination of vehicular parking requirements where transit is readily available or where transit facilities are provided, and where bicycle parking facilities are provided. The subject land has access to 3 transit stops within 100m (1 minute walk) of the property which serve 12 bus routes. There are also a number of amenities within walking distance of the development including grocery stores, pharmacy, restaurants and retail. Additionally, the submitted sketch indicates the provision of bicycle parking facilities. Given the provision of bicycle parking and the availability of transit, staff is in support of the required parking reduction.

Variances 2 and 3 are requested to recognize the existing rear yard and exterior side yard setbacks of the building on the property. The conversion from institutional to residential use is not expected to further impact the properties adjacent to these yards. The reduction in minimum setback is considered minor and appropriate for the use of the land as it will facilitate the conversion of the institutional building to residential. The existing setback is a longstanding situation, and recognition of the building location will not compromise compatibility or the character of the surrounding neighbourhood.

Variance 4 requests a reduction in the minimum required landscape strip along a public road from 3m to 0m on the south property boundary along Elm Lane. The reduction is requested to allow the existing parking area to continue to directly abut the lane. Provision of the 3m landscape buffer along Elm Lane would remove 8 of the 15 parking spaces proposed for the site. Although a 3.0 metre landscape strip along Elm Lane is desirable from a site design and aesthetics perspective, staff question the value of losing 8 parking spaces to achieve that end. The greater impact is the loss of 8 parking spaces. The minimum landscape buffer along Merritt Street is retained without variance and the retention of that landscape strip provides greater value since it receives the most exposure. The 0m setback is existing and should the variance be approved, there is no change of impact on the neighbourhood.

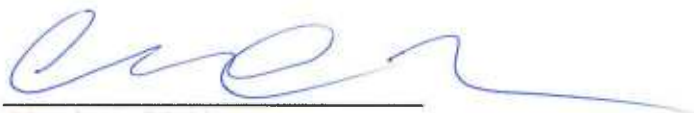
Conclusion

Staff are satisfied that the variance requested through Submission **A-04/18** are in keeping with the general intent of the Official Plan and Zoning By-law, are minor in nature, and appropriate and desirable for the use of the land. It is staff's recommendation that the requested variance be approved.

Prepared by:


Shannon Labelle
Student Planner

Submitted by:


Charlotte McEwan
Planner I

Approved by:


Judy Pihach, MCIP, RPP
Manager of Planning Services

January 8, 2018

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

Attention: Elaine Munro

File# 60.81.5291

Re: 405 Merritt St

In response to your correspondence dated January 3, 2018, 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.
- Minimum 4m horizontal clearance from existing O/H line(s) must be maintained at all times as per Alectra Utilities Standard 3-105. Please consult with Alectra Utilities if further clarification is required.
- Relocation, modification, or removal of any existing hydro facilities shall be at the owner's expense. Please contact Alectra Utilities to facilitate this.
- Developers shall be responsible for the cost of civil work associated with duct structures, transformer foundations, and all related distribution equipment.
- In order for Alectra Utilities to prepare design and procure the materials required to service this site in a timely manner, a minimum of 6 months notification is required. It would be advantages for the developer if Alectra Utilities were contacted at the stage where the new site plan becomes available. Please note that it takes approximately 20 weeks to purchase a transformer.

We would also like to stipulate the following:

- Do not excavate within two metres of hydro poles and anchors.

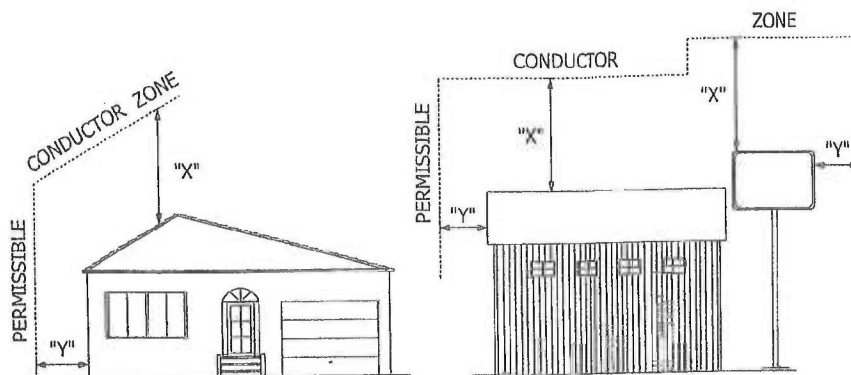
- Excavation within one metre of underground hydro plant is not permitted unless approval is granted by an Alectra Utilities representative and is present to provide direct supervision. Cost associated with this task shall be at the owner's expense.
- Alectra Utilities must be contacted if the removal, 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 Will Johnson 905-522-6611 ext: 4714 in our Engineering Design Department.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Jakubowski', enclosed within a large, loopy oval shape.

Mark Jakubowski
Supervisor, Design, Customer Capital



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

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

* - INCLUDES MULTI-GROUNDED NEUTRALS

NOTES:

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

horizon
UTILITIES Looking beyond...

DRAWING STATUS	BY	DATE DD/MM/YY
REDRAWN:	JM	12/06/07
CHECKED:	ND	26/04/05
APPROVED:	CR	26/04/05

MINIMUM CONDUCTOR CLEARANCES FROM BUILDINGS, PERMANENT STRUCTURES OR BUILDING APPARATUS

(EXCLUDES SECONDARY SERVICES ATTACHED TO BUILDINGS)

REFERENCE DRAWINGS:

DRAWINGS
NOT TO SCALE

DRAWING #
3-105

SHEET#
1

REVISION#
0

75 Dalhousie - 60.84.2144
405 Merritt - 60.81.5291
24 Elm St - 60.84.2145
39 Mildred - 60.81.5292

Munro, Elaine

Subject: RE: Committee of Adjustment Notices and Applications for the January 31/18 CofA Hearing, City of St. Catharines - Email 3

From: Doug Crown [mailto:Doug.Crown@cogeco.com]
Sent: Thursday, January 04, 2018 10:27 AM
To: Munro, Elaine <emunro@stcatharines.ca>
Cc: McEwan, Charlotte <cmcewan@stcatharines.ca>; Labelle, Shannon <slabelle@stcatharines.ca>; Banda, Wilrik <wbanda@stcatharines.ca>
Subject: RE: Committee of Adjustment Notices and Applications for the January 31/18 CofA Hearing, City of St. Catharines - Email 3

Hi Again Elaine
Cogeco has no issue or concerns with the application for email #3

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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

405 meritt, A-04/18, 60.81.5291
24 Elm Street, B-02/18sc, 60.84.214
33 Haynes Ave - 60.84.2150, 60.81.5303
+ 60.81.5301

61A Vine St S - 60.84.2150, 60.81.5303
+ 60.81.5303

Munro, Elaine

Subject:

RE: Committee of Adjustment Notices and Applications for the January 31/18 CofA
Hearing, City of St. Catharines

From: Aaron White [mailto:aaron.white@trilliumrailway.com]

Sent: Friday, January 12, 2018 3:34 PM

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

Cc: McEwan, Charlotte <cmcewan@stcatharines.ca>; Labelle, Shannon <slabelle@stcatharines.ca>; Banda, Wilrik <wbanda@stcatharines.ca>

Subject: RE: Committee of Adjustment Notices and Applications for the January 31/18 CofA Hearing, City of St. Catharines

Hi Elaine,

No comments on any of these from Trillium.

Thanks,

Aaron White

Vice President Operations

Trillium Railway Co. Ltd

p. 905-735-5529 | f. 905-735-7559 | c. 289-968-9357



Munro, Elaine

Subject: RE: Committee of Adjustment Notices and Applications for the January 31/18 CofA Hearing

From: Vasko, Dennis
Sent: Thursday, January 11, 2018 3:22 PM
To: Munro, Elaine <emunro@stcatharines.ca>
Subject: RE: Committee of Adjustment Notices and Applications for the January 31/18 CofA Hearing

Hi Elaine, there are no concerns regarding these properties in respect to closed landfills.

Dennis

Dennis Vasko
Fill Site Technician
Email: dvasko@stcatharines.ca
Tel: 905.688.5601 x2163

From: Munro, Elaine
Sent: Thursday, January 04, 2018 12:21 PM
To: Vasko, Dennis
Cc: McEwan, Charlotte; Labelle, Shannon; Banda, Wilrik
Subject: Committee of Adjustment Notices and Applications for the January 31/18 CofA Hearing

Happy New Year, Dennis!

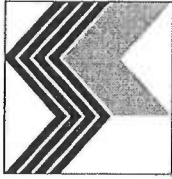
Attached please find the Notices, Applications & Sketches for the January 31, 2018 Committee of Adjustment Hearing for the City of St. Catharines.

It would be greatly appreciated if you could please forward your comments to Charlotte McEwan, Shannon Labelle, Wil Banda & myself by **Wednesday, January 10, 2018**.

1. 75 Dalhousie Avenue, Consent Application, B-01/18SC – 60.84.2144
4. 405 Merritt Street, Minor Variance Application, A-04/18 – 60.81.5291
5. 24 Elm Street, Consent Application, B-02/18SC – 60.84.2145

Thanks, Elaine

Elaine Munro ACST
Committee Secretary and Planning Technician



Memorandum

To: Charlotte Mcewan, Planning and Building Services

CC: Elaine Munro, Planning and Building Services

From: Jessica Button, Parks, Recreation and Culture Services

Date: Jan 11, 2018

Subject: Committee of Adjustment Hearing – January 31, 2018

291A Vine Street, 219B Vine Street

A-02/18

A-03/18

B-58/17SC

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

That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 Schedule of Rates and Fees.

Staff offer no objections to the associated minor variance applications.

20A Grapeview Drive, 20B Grapeview Drive, 20 Grapeview Drive

A-09/18, A-10/18

No objections

B-04/18SC

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

That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 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 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.

B-05/18SC

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

That the applicant submit a payment of \$451.40 for deposit in the general tree

75 Dalhousie Street**B-01/18SC**

There is a 33.5dbh Sugar Maple located in front of the proposed lot (Part 1). The tree is healthy with no visible defects. There are no complaints regarding the tree condition. In order to maintain the health of the tree, all construction and exaction, including both driveways and buildings will need to be setback 4.6m from the base of the tree. Given that this tree is roughly in the middle of the frontage, this setback will not be achievable with the proposed lot. Parks, Recreation & Community Services does not support this application.

The smaller tree in front of the existing dwelling does not appear to be impacted by the application.

If the Committee of Adjustment supports this application Recreation and Community Services would request the following conditions for consent of 75 Dalhousie Street:

That payment of 5% of the appraised value of the new lot (Part 1) be made to the City of St. Catharines in lieu of dedication of land for parks purposes. Section 53 (13) of the Planning Act, R.S.O. 1990 as amended, provides in part 'for the purpose of determining the amount of payment, the value of the land shall be determined as of the day before the day the provisional consent was given'. That the appraisal be completed by a qualified appraiser.

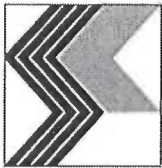
That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 Schedule of Rates and Fees.

That the applicant submit payment to the City of St. Catharines for the estimated replacement value of the mature tree on Else Street, as determined by the TES Forestry Section, and in accordance with the Schedule of Rates and Fees.

405 Merritt Street**A-04/18**

No comment or objection.

24 Elm Street**B-02/18SC**



Memorandum

To: Elaine Munro, ACST, Committee Secretary & Planning Technician

Cc: Charlotte McEwan, Planner 1
Shannon Labelle, Planning Co-op Student
Will Banda, Planning Technician
Judy Pihach, Manager of Planning

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

Date: January 3, 2018
Hearing Date: January 31, 2018

Subject: Engineering Comments to the Committee of Adjustment
File No's: A-02&03/18SC – 291A/B Vine Street
A-04/18SC – 405 Merritt Street
A-05/18SC – 39 Mildred Avenue
A-06/18SC – 1176 Lakeshore Road West
A-07&08/18SC – 14 Pearce Avenue & 2A Glencoe Lane
A-09&10/18SC – 20A/B Grapeview Drive
A-11&12/18SC – 80A/B Townline Road West
A-13&14/18SC – 33/35 Haynes Avenue
A-15&16/18SC – 61A/B Vine Street South

Development Engineering Services have no comments or objections to the approval of the above applications, other than the below being applicable to 1176 Lakeshore Road:

- The Owner be made aware that increased drainage challenges occur when foundations and grading are proposed in closer proximities to abutting sideyard lot lines than what the By-law requires, and the Owner shall be responsible to mitigate and pay for any grading requirements determined through the building permit process, so as not to adversely affect abutting properties

Regards,

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



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: January 9, 2018

Subject: Committee of Adjustment
Public Hearings – January 31, 2018
File No. 305-17-01

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

Steve Bittner
Transportation Technologist
SB/

COMMITTEE OF ADJUSTMENT
P.O. Box 3012, 50 Church Street
St. Catharines, ON L2R 7C2

Phone: 905-688-5600, Ext 1715
TTY: 905-688-4889
Fax: 905-688-5873

COMMENTS

**B-04/18SC (60.84.2147), B-05/18SC
(60.84.2148), A-09/18 (60.81.5296) & A-
10/18 (60.81.5297)**

20 Grapeview Drive

**DATE OF HEARING:
January 31, 2018**

January 8, 2018

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

Attention: Elaine Munro

File# 60.81.5297, 60.81.5296, 60.84.2148 & 60.84.2147

Re: 20, 20A, 20B Grapeview Dr

In response to your correspondence dated January 3, 2018, 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.
- Developers shall be responsible for the cost of civil work associated with duct structures, transformer foundations, and all related distribution equipment.

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 Will Johnson 905-522-6611 ext: 4714 in our Engineering Design Department.

Sincerely,

A handwritten signature in dark ink, appearing to be 'Mark Jakubowski', with a long horizontal flourish extending to the right.

Mark Jakubowski
Supervisor, Design, Customer Capital

20 Grapeview Dr - 60.84.2147
- 60.84.2148
- 60.81.5296
- 60.81.5297

Munro, Elaine

Subject: RE: Committee of Adjustment Notices and Applications for the January 31/18 CofA Hearing, City of St. Catharines - Email 2

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

Sent: Thursday, January 04, 2018 10:24 AM

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

Cc: McEwan, Charlotte <cmcewan@stcatharines.ca>; Labelle, Shannon <slabelle@stcatharines.ca>; Banda, Wilrik <wbanda@stcatharines.ca>

Subject: RE: Committee of Adjustment Notices and Applications for the January 31/18 CofA Hearing, City of St. Catharines - Email 2

Hi Elaine

Cogeco has no issue or concerns with the application for email #2

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

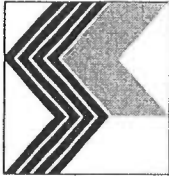
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Memorandum

To: Charlotte Mcewan, Planning and Building Services

CC: Elaine Munro, Planning and Building Services

From: Jessica Button, Parks, Recreation and Culture Services

Date: Jan 11, 2018

Subject: Committee of Adjustment Hearing – January 31, 2018

291A Vine Street, 219B Vine Street

A-02/18

A-03/18

B-58/17SC

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

That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 Schedule of Rates and Fees.

Staff offer no objections to the associated minor variance applications.

20A Grapeview Drive, 20B Grapeview Drive, 20 Grapeview Drive

A-09/18, A-10/18

No objections

B-04/18SC

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

That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 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 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.

B-05/18SC

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

That the applicant submit a payment of \$451.40 for deposit in the general tree

75 Dalhousie Street

B-01/18SC

There is a 33.5dbh Sugar Maple located in front of the proposed lot (Part 1). The tree is healthy with no visible defects. There are no complaints regarding the tree condition. In order to maintain the health of the tree, all construction and exaction, including both driveways and buildings will need to be setback 4.6m from the base of the tree. Given that this tree is roughly in the middle of the frontage, this setback will not be achievable with the proposed lot. Parks, Recreation & Community Services does not support this application.

The smaller tree in front of the existing dwelling does not appear to be impacted by the application.

If the Committee of Adjustment supports this application Recreation and Community Services would request the following conditions for consent of 75 Dalhousie Street:

That payment of 5% of the appraised value of the new lot (Part 1) be made to the City of St. Catharines in lieu of dedication of land for parks purposes. Section 53 (13) of the Planning Act, R.S.O. 1990 as amended, provides in part 'for the purpose of determining the amount of payment, the value of the land shall be determined as of the day before the day the provisional consent was given'. That the appraisal be completed by a qualified appraiser.

That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 Schedule of Rates and Fees.

That the applicant submit payment to the City of St. Catharines for the estimated replacement value of the mature tree on Else Street, as determined by the TES Forestry Section, and in accordance with the Schedule of Rates and Fees.

405 Merritt Street

A-04/18

No comment or objection.

24 Elm Street

B-02/18SC

REPORT TO PLANNING DEPARTMENT
Re: CITY LAND DIVISION APPLICATION NUMBER B-04/18SC



January 3, 2018

ENGINEERING FILE 300-36

Hearing Date: January 31, 2018

Applicant: Lucchetta Homes Ltd.

Location: 20 Grapeview Drive

MUNICIPAL SERVICES

Grapeview Drive

Water:	150mm (6") C.I.
Sanitary Sewer:	200mm (8") P.V.C.
Storm Sewer:	525mm (21")
Sidewalks:	Yes
Road Allowance Width:	20.12m± (66')

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

Comment(s): It is noted that the Applicant proposes to sever Parts 2 & 3 creating a new lot to be known as 20A Grapeview Drive for the purposes of constructing a semi-detached dwelling. A vacant remnant parcel (Part 4) would be retained for future residential private road development, while Part 1 shall be dedicated to the City for a road widening.

Roads

Grapeview Drive is designated a local Collector road in the City's Official Plan with desired right-of-way width of 26.21m (86'). Although currently deficient at 18.28m (60'), the City shall only require the Owner dedicate 0.914m (3') along the frontage of Parts 2 & 3 to the City, free and clear of any encumbrances as Public Highway to be known as Grapeview Drive.

Engineering Services

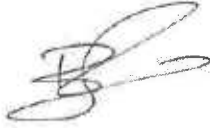
Increased drainage challenges occur in these types of in-fill lot developments, where existing lots within established plans of subdivision sometimes do not have suitable drainage outlets in place. Individual lot drainage plans are a requirement for review and approval at the building permit stage and shall be submitted at that time to ensure that the drainage scheme of the future lot conveys drainage flows to a suitable outlet, and does not adversely affect abutting properties.

Sump pump flows typically discharge to grade when no opportunities to connect to a storm sewer in the road allowance exist. Since storm sewers do exist on Grapeview Drive, foundation weeping tile flows shall be collected and discharged to the storm sewer via sump pump and storm lateral. The storm lateral connection from the sewer to the property line shall be installed by City crews at the applicant's cost, in accordance with the City's current Schedule of Rates and Fees.

Condition(s):

Prior to the severance finalization the Owner shall;

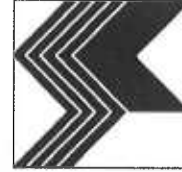
- Dedicate to the City free and clear of any encumbrances, a 0.914m (3') road widening along the frontage of Parts 2 & 3 as Public Highway to be known as Grapeview Drive



Prepared By:

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

REPORT TO PLANNING DEPARTMENT
Re: CITY LAND DIVISION APPLICATION NUMBER B-05/18SC



January 3, 2018

ENGINEERING FILE 300-36

Hearing Date: January 31, 2018

Applicant: Lucchetta Homes Ltd.

Location: 20A Grapeview Drive

MUNICIPAL SERVICES

Grapeview Drive

Water: 150mm (6") C.I.
Sanitary Sewer: 200mm ((8") P.V.C.
Storm Sewer: 525mm (21")
Sidewalks: Yes
Road Allowance Width: 20.12m± (66')

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

Comment(s): It is noted that the Applicant proposes to sever Part 2 creating a new lot to be known as 20A Grapeview Drive for the purposes of constructing one-half of a semi-detached dwelling. A remnant parcel (Part 3) will be retained for residential use as the other half of the semi-detached dwelling, while Part 1 shall be dedicated to the City for a road widening. A vacant remnant parcel (Part 4) would be retained for future residential private road development.

Roads

Grapeview Drive is designated a local Collector road in the City's Official Plan with desired right-of-way width of 26.21m (86'). Although currently deficient at 18.28m (60'), the City shall only require the Owner dedicate 0.914m (3') along the frontage of Parts 2 & 3 to the City, free and clear of any encumbrances as Public Highway to be known as Grapeview Drive.

Engineering Services

Increased drainage challenges occur in these types of in-fill lot developments, where existing lots within established plans of subdivision sometimes do not have suitable drainage outlets in place. Individual lot drainage plans are a requirement for review and approval at the building permit stage and shall be submitted at that time to ensure that the drainage scheme of the future lot conveys drainage flows to a suitable outlet, and does not adversely affect abutting properties.

Sump pump flows typically discharge to grade when no opportunities to connect to a storm sewer in the road allowance exist. Since storm sewers do exist on Grapeview Drive, foundation weeping tile flows shall be collected and discharged to the storm sewer via sump pump and storm lateral. The storm lateral connection from the sewer to the property line shall be installed by City crews at the applicant's cost, in accordance with

the City's current Schedule of Rates and Fees.

Condition(s):

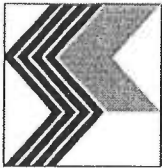
Prior to the severance finalization the Owner shall;

- Dedicate to the City free and clear of any encumbrances, a 0.914m (3') road widening along the frontage of Parts 2 & 3 as Public Highway to be known as Grapeview Drive



Prepared By:

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



Memorandum

To: Elaine Munro, ACST, Committee Secretary & Planning Technician

Cc: Charlotte McEwan, Planner 1
Shannon Labelle, Planning Co-op Student
Will Banda, Planning Technician
Judy Pihach, Manager of Planning

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

Date: January 3, 2018
Hearing Date: January 31, 2018

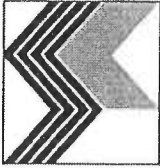
Subject: Engineering Comments to the Committee of Adjustment
File No's: A-02&03/18SC – 291A/B Vine Street
A-04/18SC – 405 Merritt Street
A-05/18SC – 39 Mildred Avenue
A-06/18SC – 1176 Lakeshore Road West
A-07&08/18SC – 14 Pearce Avenue & 2A Glencoe Lane
A-09&10/18SC – 20A/B Grapeview Drive
A-11&12/18SC – 80A/B Townline Road West
A-13&14/18SC – 33/35 Haynes Avenue
A-15&16/18SC – 61A/B Vine Street South

Development Engineering Services have no comments or objections to the approval of the above applications, other than the below being applicable to 1176 Lakeshore Road:

- The Owner be made aware that increased drainage challenges occur when foundations and grading are proposed in closer proximities to abutting sideyard lot lines than what the By-law requires, and the Owner shall be responsible to mitigate and pay for any grading requirements determined through the building permit process, so as not to adversely affect abutting properties

Regards,

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



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: January 9, 2018

Subject: Committee of Adjustment
Public Hearings – January 31, 2018
File No. 305-17-01

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

Steve Bittner
Transportation Technologist
SB/

COMMITTEE OF ADJUSTMENT
P.O. Box 3012, 50 Church Street
St. Catharines, ON L2R 7C2

Phone: 905-688-5600, Ext 1715
TTY: 905-688-4889
Fax: 905-688-5873

COMMENTS

B-01/18SC (60.84.2144)

75 Dalhousie Avenue

DATE OF HEARING:
January 31, 2018

Bell Canada
Right of Way
FI-2, 140 Bayfield Street
Barrie, Ontario
L4M 3B1

Tel: 705-722-2264
Fax: 705-722-2263
E-mail: charleyne.hall@bell.ca



January 8, 2018

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

E-mail Only: Elaine Munro emunro@stcatharines.ca

Subject: Application for Consent – B-01/18SC
Lot 50, Plan 698
75 Dalhousie Avenue
City of St. Catharines
Your File: B-01/18SC Bell File: 905-18-029

Subsequent to review by our local engineering department, it has been identified that Bell Canada will require a transfer of easement over the above lands in order to protect our existing buried and aerial facilities.

On the attached sketch, the red line identifies the approximate location of our buried and aerial facilities. Bell Canada requires a 3m wide strip to be measured 1.5m on either side of the buried installation, to extend from the buried cable to a minimum of 1m past the existing pedestal installation as can be accommodated. In regards to the buried plant, it will be necessary for the surveyor to arrange for a cable locate to identify its location.

Bell Canada requires a 3m wide strip to be measured 1.5m on either side of the aerial installation to extend from the pole to a minimum of 2m past the anchor installation to be measured 0.5m on either side of the guy wire installation as can be accommodated.

Since the easement is required as a condition of approval and in order to protect the integrity of the existing facilities to maintain service to the abutting lands, all cost associated with the transaction will be the responsibility of the owner.

We hope this proposal meets with your approval and request a copy of the Committee of Adjustments decision. We look forward to the owner's solicitor contacting us.

If there are any questions or concerns, please do not hesitate to call.

Yours truly,

A handwritten signature in blue ink that reads "Charleyne Hall".

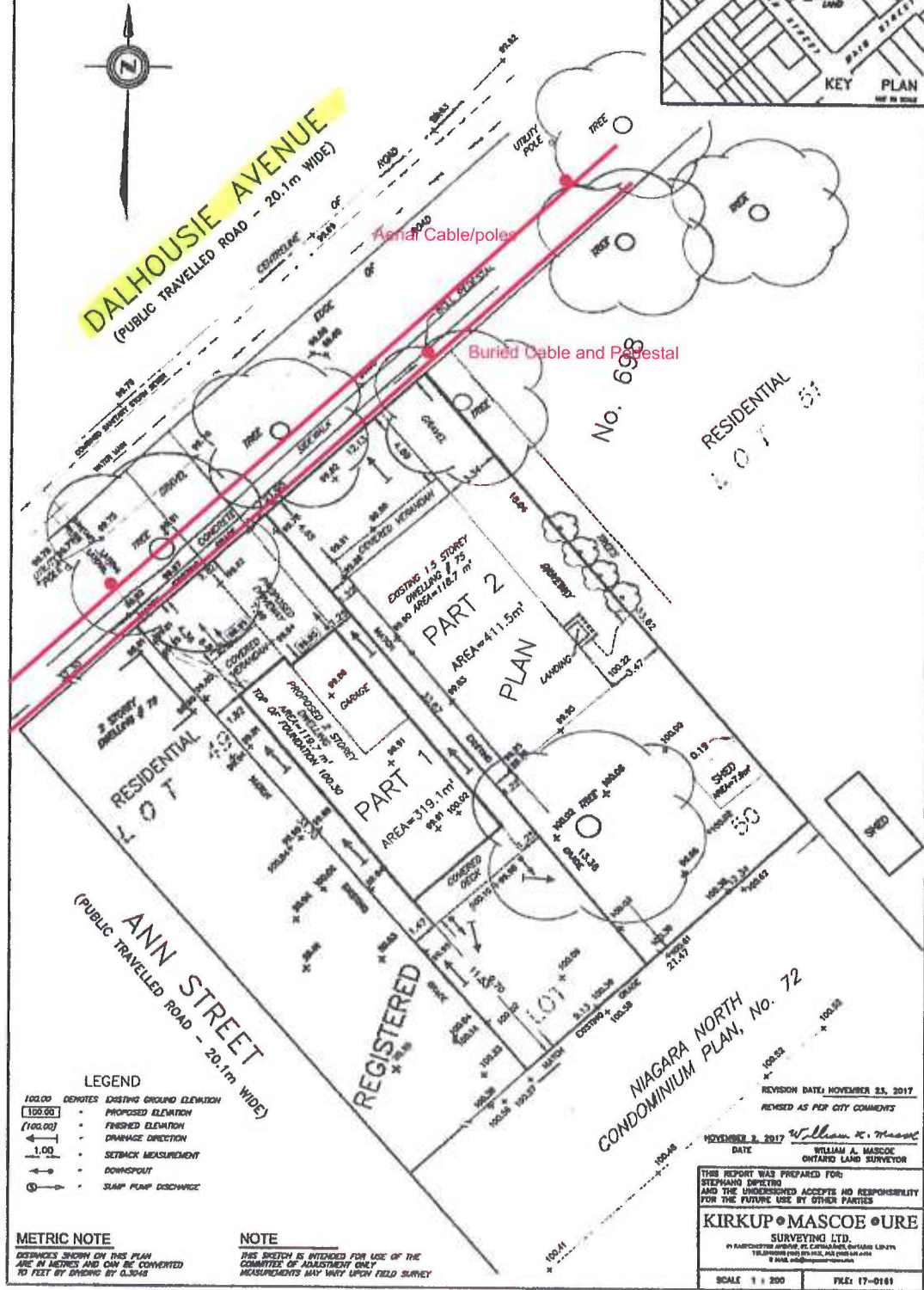
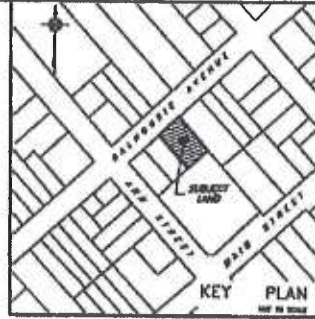
Charleyne Hall
Right of Way Associate



905-18-029

SKETCH FOR SEVERANCE APPLICATION

LOT 50
REGISTERED PLAN No. 698
CITY OF ST. CATHARINES
REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1:200



Ch

January 8, 2018

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

Attention: Elaine Munro

File# 60.84.2144

Re: 75 Dalhousie Ave

In response to your correspondence dated January 3, 2018, 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.
- Minimum 4m horizontal clearance from existing O/H line(s) must be maintained at all times as per Alectra Utilities Standard 3-105. Please consult with Alectra Utilities if further clarification is required.
- Relocation, modification, or removal of any existing hydro facilities shall be at the owner's expense. Please contact Alectra Utilities to facilitate this.
- Developers shall be responsible for the cost of civil work associated with duct structures, transformer foundations, and all related distribution equipment.

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.

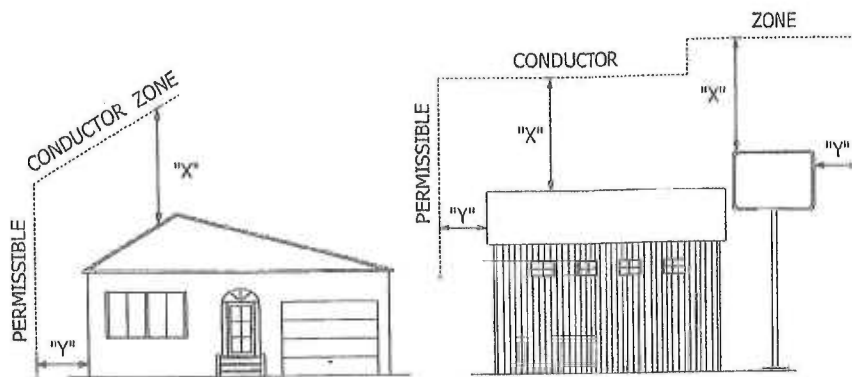
- CALL BEFORE YOU DIG, arrange for underground hydro cable locate(s) before beginning construction by contacting Ontario One Call @ 1-800-400-2255.
- Clearances from Overhead and Underground existing electrical distribution system must be maintained in according to:
 - Ontario Building Code (1997) Section 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 Will Johnson 905-522-6611 ext: 4714 in our Engineering Design Department.

Sincerely,

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

Mark Jakubowski
Supervisor, Design, Customer Capital



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

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

* - INCLUDES MULTI-GROUNDED NEUTRALS

NOTES:

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

horizon
UTILITIES *Looking beyond...*

DRAWING STATUS	BY	DATE DD/MM/YY
REDRAWN:	JM	12/06/07
CHECKED:	ND	26/04/05
APPROVED:	CR	26/04/05

MINIMUM CONDUCTOR CLEARANCES FROM BUILDINGS, PERMANENT STRUCTURES OR BUILDING APPARATUS

(EXCLUDES SECONDARY SERVICES ATTACHED TO BUILDINGS)

REFERENCE DRAWINGS:

DRAWINGS NOT TO SCALE

DRAWING #

3-105

SHEET#

1

REVISION#

0

75 Dalhousie - 60.84.2144
405 Merritt - 60.81.5291
24 Elm St - 60.84.2145
31 Mildred - 60.81.5292

Munro, Elaine

Subject: RE: Committee of Adjustment Notices and Applications for the January 31/18 CofA Hearing, City of St. Catharines - Email 3

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

Sent: Thursday, January 04, 2018 10:27 AM

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

Cc: McEwan, Charlotte <cmcewan@stcatharines.ca>; Labelle, Shannon <slabelle@stcatharines.ca>; Banda, Wilrik <wbanda@stcatharines.ca>

Subject: RE: Committee of Adjustment Notices and Applications for the January 31/18 CofA Hearing, City of St. Catharines - Email 3

Hi Again Elaine

Cogeco has no issue or concerns with the application for email #3

The information in this message, including in all attachments, is confidential or privileged. In the event you have received this message in error and are not the intended recipient, you are hereby advised that any use, copying or reproduction of this document is strictly forbidden. Please notify immediately the sender of this error and destroy this message, including its attachments, as the case may be.

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Ce courriel provient de Doug.Crown@cogeco.com. Pour assurer la livraison de futurs envois, veuillez inclure la présente adresse courriel à votre carnet d'adresses ou votre liste d'expéditeurs autorisés.

Si vous ne souhaitez plus recevoir de messages promotionnels de la part de Cogeco, veuillez transférer ce courriel à desabonnement@cogeco.com. Merci!

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

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This email is from Doug.Crown@cogeco.com. To ensure the delivery of future emails, please add the current email address to your address book or safe senders list.

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Privacy Policy and Anti-spam Commitment

- Contact us

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

Munro, Elaine

To: Blozowski, Kevin
Subject: RE: Committee of Adjustment Notice and Application of 75 Dalhousie Avenue s for the January 31/18 CofA Hearing

From: Blozowski, Kevin
Sent: Thursday, January 04, 2018 3:21 PM
To: Munro, Elaine <emunro@stcatharines.ca>
Cc: McEwan, Charlotte <cmcewan@stcatharines.ca>; Labelle, Shannon <slabelle@stcatharines.ca>; Banda, Wilrik <wbanda@stcatharines.ca>
Subject: RE: Committee of Adjustment Notice and Application of 75 Dalhousie Avenue s for the January 31/18 CofA Hearing

The application for severance is intended to allow for the creation of a new lot at 75 Dalhousie Avenue. There are no concurrent minor variances being requested to enable the creation of the proposed new lot.

The subject lands are located within the Port Dalhousie Heritage District. The heritage district designation was approved in 2003. Changes within the district are considered in accordance with the Ontario Heritage Act and are guided by the applicable policies of the Garden City Plan and the Port Dalhousie Heritage Conservation District Guidelines for Conservation and Change (2001). The Port Dalhousie Heritage Conservation District Study Heritage Assessment Report (2000) provides background information that supported the district designation. These documents are available on the City's website or on request.

Part C, Section 3, of The Garden City Plan (the City's Official Plan) provides Cultural Heritage policies. Section 3.2.7 states that in reviewing proposals for construction, demolition, or removal of buildings and structures or the alteration of existing buildings, the City shall be guided by the applicable heritage district plan and the following general principles where there is potential to impact any cultural heritage resources: New construction and/or infilling should be compatible with surrounding buildings and streetscapes by being generally of the same height, width and orientation of adjacent buildings; being of similar setback; and using similarly proportioned windows, doors, and roof shape(3.2.7 (d)). This policy speaks mainly to new construction/additions to heritage buildings and the applicability of the district plan

The Port Dalhousie Heritage Conservation District Guidelines for Conservation and Change provide further guidance as set out in the Garden City Plan. Section 5.4 states that where new lots are to be created within the Port Dalhousie Heritage Conservation District they should be of similar width and depth as adjacent occupied lots. Section 5.5 states that construction on newly created lots or vacant lots will be required to be compatible with the character of adjoining properties and the streetscape

The proposed new lot will be of similar depth as immediately adjacent lands to the west at 79 Dalhousie Avenue, however, the width of the new lot will be less than those lands. The width and depth of the retained lot will be less than the adjacent lands to the east at 73 Dalhousie

Avenue. According to City records, the existing dwelling was built around 1860 and moved to its present location around 1880. It will maintain its relationship along the streetscape to adjoining lands to the east. There is a range of lot widths and depths on both sides of Dalhousie Avenue, Between Ann Street and Brock Street. . The proposal is within the spirit and intent of Section 5.4 of the Guidelines.

Conceptual plans have been provided with the application. As such, guidance is offered pertaining to new construction.

Section 5.5 of the Guidelines states that construction on newly created lots or vacant lots will be required to be compatible with the character of adjoining properties and the streetscape., and, in part that each new structure will be constructed in a manner that avoids replication of any single style, type or appearance whether of heritage or contemporary design. The intent is that no two buildings should look exactly alike.

Section 5.6 of the Guidelines addresses design consideration factors in new residential construction (ie. building height, width, setback, proportion and massing, roofs, materials, windows, entrances, and garages and ancillary structures) The proponent should refer to sections 5.5 and 5.6 of the Guidelines to inform design of the proposed new dwelling. Based on the plans provided preliminary comments include; limiting the various types of wall materials on the front façade (the Guidelines recommend limiting the use of artificial masonry units), and moving the attached garage as far back as possible from the front façade (the Guidelines state that garages, in particular, should not form part of the front façade of the main building. This has been an ongoing consideration in the heritage review of new dwellings in the heritage district).

Heritage permit approval (HPA) will be required for any new construction and demolitions should these applications be approved. Application for HPA is made to the Planning and Building Services (PBS) Department and is circulated to the St. Catharines Heritage Permit Advisory Committee (SCHPAC) for consideration and recommendation based on the policies and guidelines of the Port Dalhousie Heritage Conservation District Guidelines for Conservation and Change. HPA is granted by the PBS for all types of applications except for demolitions, which are considered by City Council. There is a \$152.85 fee for HPA (2018).

Regards

Kevin Blozowski
Heritage Planner

Kevin Blozowski M.C.I.P., R.P.P.
Heritage Planner
Email: kblozowski@stcatharines.ca
Tel: 905.688.5601 x1710

Munro, Elaine

Subject: RE: Committee of Adjustment Notices and Applications for the January 31/18 CofA Hearing

From: Vasko, Dennis

Sent: Thursday, January 11, 2018 3:22 PM

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

Subject: RE: Committee of Adjustment Notices and Applications for the January 31/18 CofA Hearing

Hi Elaine, there are no concerns regarding these properties in respect to closed landfills.

Dennis

Dennis Vasko

Fill Site Technician

Email: dvasko@stcatharines.ca

Tel: 905.688.5601 x2163

From: Munro, Elaine

Sent: Thursday, January 04, 2018 12:21 PM

To: Vasko, Dennis

Cc: McEwan, Charlotte; Labelle, Shannon; Banda, Wilrik

Subject: Committee of Adjustment Notices and Applications for the January 31/18 CofA Hearing

Happy New Year, Dennis!

Attached please find the Notices, Applications & Sketches for the January 31, 2018 Committee of Adjustment Hearing for the City of St. Catharines.

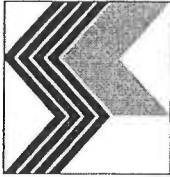
It would be greatly appreciated if you could please forward your comments to Charlotte McEwan, Shannon Labelle, Wil Banda & myself by **Wednesday, January 10, 2018**.

1. 75 Dalhousie Avenue, Consent Application, B-01/18SC – 60.84.2144
4. 405 Merritt Street, Minor Variance Application, A-04/18 – 60.81.5291
5. 24 Elm Street, Consent Application, B-02/18SC – 60.84.2145

Thanks, Elaine

Elaine Munro ACST

Committee Secretary and Planning Technician



Memorandum

To: Charlotte Mcewan, Planning and Building Services

CC: Elaine Munro, Planning and Building Services

From: Jessica Button, Parks, Recreation and Culture Services

Date: Jan 11, 2018

Subject: Committee of Adjustment Hearing – January 31, 2018

291A Vine Street, 219B Vine Street

A-02/18

A-03/18

B-58/17SC

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

That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 Schedule of Rates and Fees.

Staff offer no objections to the associated minor variance applications.

20A Grapeview Drive, 20B Grapeview Drive, 20 Grapeview Drive

A-09/18, A-10/18

No objections

B-04/18SC

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

That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 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 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.

B-05/18SC

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

That the applicant submit a payment of \$451.40 for deposit in the general tree

75 Dalhousie Street**B-01/18SC**

There is a 33.5dbh Sugar Maple located in front of the proposed lot (Part 1). The tree is healthy with no visible defects. There are no complaints regarding the tree condition. In order to maintain the health of the tree, all construction and exaction, including both driveways and buildings will need to be setback 4.6m from the base of the tree. Given that this tree is roughly in the middle of the frontage, this setback will not be achievable with the proposed lot. Parks, Recreation & Community Services does not support this application.

The smaller tree in front of the existing dwelling does not appear to be impacted by the application.

If the Committee of Adjustment supports this application Recreation and Community Services would request the following conditions for consent of 75 Dalhousie Street:

That payment of 5% of the appraised value of the new lot (Part 1) be made to the City of St. Catharines in lieu of dedication of land for parks purposes. Section 53 (13) of the Planning Act, R.S.O. 1990 as amended, provides in part 'for the purpose of determining the amount of payment, the value of the land shall be determined as of the day before the day the provisional consent was given'. That the appraisal be completed by a qualified appraiser.

That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 Schedule of Rates and Fees.

That the applicant submit payment to the City of St. Catharines for the estimated replacement value of the mature tree on Else Street, as determined by the TES Forestry Section, and in accordance with the Schedule of Rates and Fees.

405 Merritt Street**A-04/18**

No comment or objection.

24 Elm Street**B-02/18SC**

REPORT TO PLANNING DEPARTMENT
Re: CITY LAND DIVISION APPLICATION NUMBER B-01/18SC



January 3, 2018

ENGINEERING FILE 300-36

Hearing Date: January 31, 2018

Applicant: Stefano and Felice Di Pietro

Location: 75 Dalhousie Avenue

MUNICIPAL SERVICES

Dalhousie Avenue

Water: 150mm (6") Cast Iron
300mm (12") Asbestos Cement

Sanitary Sewer: 450mm (18") Combined ~5.0m deep
(Increased servicing costs will apply)

Storm Sewer: None

Sidewalks: Yes

Road Allowance Width: 20.12m± (66')

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

Comment(s): It is noted that the Applicant proposes to sever Part 1 for the purpose of constructing a single detached dwelling to be known as 77 Dalhousie Avenue. A remnant parcel of land would be retained (Part 2) for continued residential dwelling use.

Roads

Dalhousie Avenue is designated a local road in the City's Official Plan with a desired right-of-way width of 20.12m (66'). Its current width meets the required Official Plan designation, therefore a road widening will not be required at this time.

Engineering Services

Increased drainage challenges occur in these types of in-fill lot developments, where existing lots within established plans of subdivision sometimes do not have suitable drainage outlets in place. Individual lot drainage plans are a requirement for review and approval at the building permit stage and shall be submitted at that time to ensure that the drainage scheme of the future lot conveys drainage flows to a suitable outlet, and does not adversely affect abutting properties.

Sump pump flows typically discharge to grade when no opportunities to connect to a storm sewer in the road allowance exist. Since storm sewers do not exist on Dalhousie Avenue, foundation weeping tile flows shall be collected via sump pump and discharged to grade at the front yard only.

The Owner shall also be responsible to pay the City the fee to locate and trace the existing water and sewer laterals from the existing home to ensure they do not cross future potential and existing adjacent

neighbouring lot lines. If these services are determined to cross these lot lines, the Owner shall be responsible to complete works on private property through a Plumbing Only permit so as not to continue private service crossings over future or adjacent neighbouring property lines, and pay the City the fees to provide new services within the road allowance in order for each property to be serviced individually.

Condition(s):

Prior to the severance finalization the Owner shall;

- Pay the fee for City crews to locate the sewer and water laterals servicing the existing building on Part 2 in accordance with the current Schedule of Rates and Fees. The sewer and water service for Part 2 must be independent and not cross an adjacent property line. If either or both sewer and water services to Part 2 cross onto the other future or abutting properties, separate services must be installed to the satisfaction of the City Engineer.



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: January 9, 2018

Subject: Committee of Adjustment
Public Hearings – January 31, 2018
File No. 305-17-01

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

Steve Bittner
Transportation Technologist
SB/

COMMITTEE OF ADJUSTMENT
P.O. Box 3012, 50 Church Street
St. Catharines, ON L2R 7C2

Phone: 905-688-5600, Ext 1715
TTY: 905-688-4889
Fax: 905-688-5873

COMMENTS

B-02/18SC (60.84.2145)

24 Elm Street

**DATE OF HEARING:
January 31, 2018**



CITY OF
ST. CATHARINES

Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: January 24, 2018

Date of Hearing: January 31, 2018

Submission(s): B-02/18SC

File: 60.84.2145

Subject: 24 Elm Street

Recommendation

That Submission **B-02/18SC** by M & D Mikolic Holdings Inc., as outlined in the Notice of Hearing, be approved, subject to the following condition:

1. That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the City's 2018 Schedule of Rates and Fees.

Summary

Having regard for the matters under Section 51 (24) of the Planning Act, staff is of the opinion that application **B-02/18SC** is desirable and compatible with the surrounding area and will not result in adverse impacts on surrounding properties. Staff recommend that the application be approved, subject to the condition outlined in the recommendation.

Proposed Development

Application **B-02/18SC** is made for consent to sever 373.21m² of land (Part 2 on the submitted sketch) creating a new lot to be known as 24 Elm Street for the purpose of severing one-half of a semi-detached dwelling recently constructed. A 359.29m² remnant parcel with the other half of the semi-detached dwelling (Part 1) would be retained for residential use. The application would allow each unit of the semi-detached dwelling to be owned and/or sold separately.

Location and Site Description

The subject property is located on the south side of Elm Street, west of Merritt Street and 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 lands are designated Neighbourhood Residential as per Schedule D1 of the Garden City Plan (GCP) and further designated Low Density Residential as per schedule E9 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.

Zoning By-law (2013-283)

The subject land is Low Density Residential – Traditional Neighbourhood (R2). The R2 zone permits detached, semi-detached, duplex, triplex, fourplex, quadruplex, townhouse and private road developments.

Consent Application B-02/18SC

Application **B-02/18SC** is made for consent to sever a 373.21m² of land, containing one-half of an existing semi-detached dwelling. A 359.29m² remnant parcel containing the other half of the existing semi would be retained for residential use.

Part F, Section 16.11.3 of the GCP states that consents to sever will only be given where they contribute to the infilling of areas that are already substantially developed and the size and shape of the parcel is appropriate for the use proposed in terms of optimum development of the surrounding area.

The proposed lots are appropriate for the use proposed as they each contain half of an existing semi-detached dwelling. The function of the dwelling units will not change and no impacts on the surrounding area are anticipated. The lots are of similar size and width as the adjacent lots to the east and west, in keeping with the established character of the streetscape. Both parcels conform to provisions of the Zoning By-law.

Conclusion


Staff are satisfied that the consent requested through application **B-02/18SC** is desirable and compatible with the surrounding area and that there will not be any adverse impacts on surrounding properties as a result of the application. Staff recommend that the application be approved, subject to the condition outlined in the recommendation.

Prepared by:



Shannon Labelle
Student Planner

Submitted by:



Charlotte McEwan
Planner I

Approved by:



Judy Pinach, MCIP, RPP
Manager of Planning Services

Bell Canada
Right of Way
FI-2, 140 Bayfield Street
Barrie, Ontario
L4M 3B1

Tel: 705-722-2264
Fax: 705-722-2263
E-mail: charleyne.hall@bell.ca



January 8, 2018

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

E-mail Only: Elaine Munro emunro@stcatharines.ca

Subject: Application for Consent – B-02/18SC
Lot 216, Plan No. 6
24 Elm Street
City of St. Catharines
Your File: B-02/18SC Bell File: 905-18-028

Subsequent to review by our local engineering department, it has been identified that Bell Canada will require a transfer of easement over the above lands in order to protect our existing buried and aerial facilities.

On the attached sketch, the red line identifies the approximate location of our buried and aerial facilities. Bell Canada requires a 3m wide strip to be measured 1.5m on either side of the buried installation, to extend from the buried cable to a minimum of 1m past the existing pedestal installation as can be accommodated. In regards to the buried plant, it will be necessary for the surveyor to arrange for a cable locate to identify its location.

Bell Canada requires a 3m wide strip to be measured 1.5m on either side of the aerial installation to extend from the pole to a minimum of 2m past the anchor installation to be measured 0.5m on either side of the guy wire installation as can be accommodated.

Since the easement is required as a condition of approval and in order to protect the integrity of the existing facilities to maintain service to the abutting lands, all cost associated with the transaction will be the responsibility of the owner.

We hope this proposal meets with your approval and request a copy of the Committee of Adjustments decision. We look forward to the owner's solicitor contacting us.

If there are any questions or concerns, please do not hesitate to call.

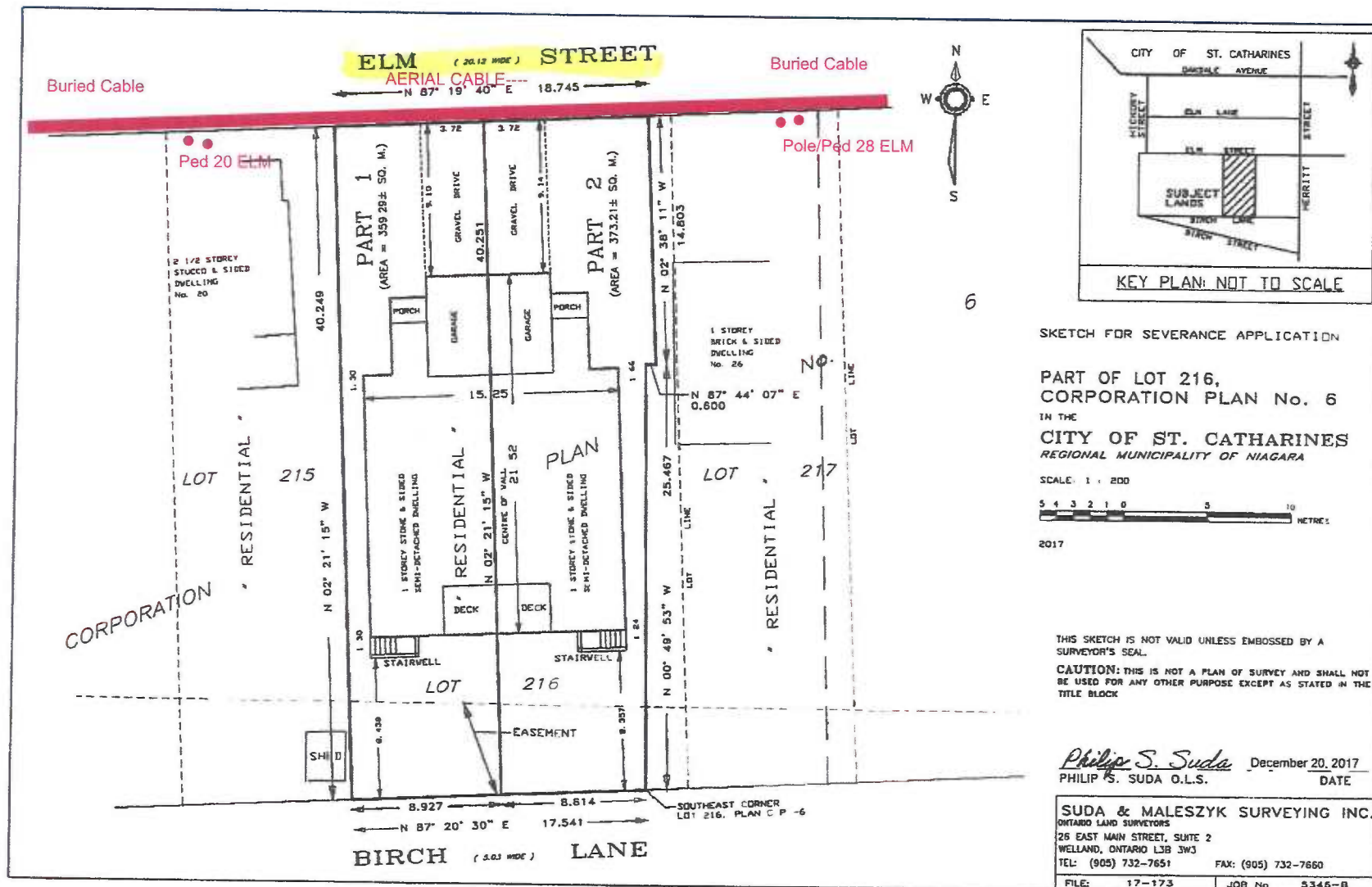
Yours truly,

A handwritten signature in blue ink that reads "Charleyne Hall".

Charleyne Hall
Right of Way Associate



905-18-028



January 8, 2018

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

Attention: Elaine Munro

File# 60.84.2145

Re: 24 Elm St

In response to your correspondence dated January 3, 2018, 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.
- Minimum 4m horizontal clearance from existing O/H line(s) must be maintained at all times as per Alectra Utilities Standard 3-105. Please consult with Alectra Utilities if further clarification is required.
- Relocation, modification, or removal of any existing hydro facilities shall be at the owner's expense. Please contact Alectra Utilities to facilitate this.
- Developers shall be responsible for the cost of civil work associated with duct structures, transformer foundations, and all related distribution equipment.


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.

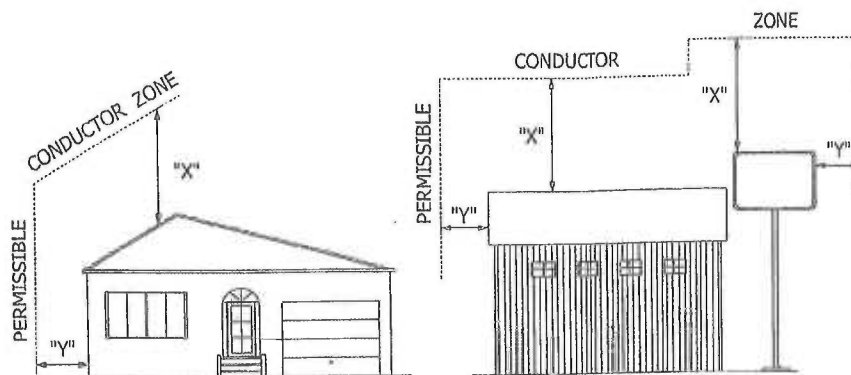
- CALL BEFORE YOU DIG, arrange for underground hydro cable locate(s) before beginning construction by contacting Ontario One Call @ 1-800-400-2255.
- Clearances from Overhead and Underground existing electrical distribution system must be maintained in according to:
 - Ontario Building Code (1997) Section 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 Will Johnson 905-522-6611 ext: 4714 in our Engineering Design Department.

Sincerely,

A handwritten signature in black ink, appearing to be 'Mark Jakubowski', enclosed within a large, horizontal oval shape.

Mark Jakubowski
Supervisor, Design, Customer Capital



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

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

* - INCLUDES MULTI-GROUNDED NEUTRALS

NOTES:

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

horizon
UTILITIES *Looking beyond...*

DRAWING STATUS	BY	DATE DD/MM/YY
REDRAWN:	JM	12/06/07
CHECKED:	ND	26/04/05
APPROVED:	CR	26/04/05

MINIMUM CONDUCTOR CLEARANCES FROM BUILDINGS, PERMANENT STRUCTURES OR BUILDING APPARATUS

(EXCLUDES SECONDARY SERVICES ATTACHED TO BUILDINGS)

REFERENCE DRAWINGS:

DRAWING #

3-105

DRAWINGS
NOT TO SCALE

SHEET#

1

REVISION#

0

405 meritt, A-04/18, 60.81.5291
24 Elm Street, B-02/18sc, 60.84.214
33 Haynes Ave - 60.84.2150, 60.81.5303
+ 60.81.5301

Munro, Elaine

Subject:

RE: Committee of Adjustment Notices and Applications for the January 31/18 CofA
Hearing, City of St. Catharines

61 AVINE ST - 60.84.2150, 60.81.5303
+ 60.81.5303

From: Aaron White [mailto:aaron.white@trilliumrailway.com]

Sent: Friday, January 12, 2018 3:34 PM

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

Cc: McEwan, Charlotte <cmcewan@stcatharines.ca>; Labelle, Shannon <slabelle@stcatharines.ca>; Banda, Wilrik <wbanda@stcatharines.ca>

Subject: RE: Committee of Adjustment Notices and Applications for the January 31/18 CofA Hearing, City of St. Catharines

Hi Elaine,

No comments on any of these from Trillium.

Thanks,

Aaron White

Vice President Operations

Trillium Railway Co. Ltd

p. 905-735-5529 | f. 905-735-7559 | c. 289-968-9357



75 Dalhousie - 60.84.2144
405 Merritt - 60.81.5291
24 Elm St - 60.84.2145
39 Mildred - 60.81.5292

Munro, Elaine

Subject: RE: Committee of Adjustment Notices and Applications for the January 31/18 CofA Hearing, City of St. Catharines - Email 3

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

Sent: Thursday, January 04, 2018 10:27 AM

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

Cc: McEwan, Charlotte <cmcewan@stcatharines.ca>; Labelle, Shannon <slabelle@stcatharines.ca>; Banda, Wilrik <wbanda@stcatharines.ca>

Subject: RE: Committee of Adjustment Notices and Applications for the January 31/18 CofA Hearing, City of St. Catharines - Email 3

Hi Again Elaine

Cogeco has no issue or concerns with the application for email #3

The information in this message, including in all attachments, is confidential or privileged. In the event you have received this message in error and are not the intended recipient, you are hereby advised that any use, copying or reproduction of this document is strictly forbidden. Please notify immediately the sender of this error and destroy this message, including its attachments, as the case may be.

L'information apparaissant dans ce message électronique et dans les documents qui y sont joints est de nature confidentielle ou privilégiée. Si ce message vous est parvenu par erreur et que vous n'en êtes pas le destinataire visé, vous êtes par les présentes avisé que toute utilisation, copie ou distribution de ce message est strictement interdite. Vous êtes donc prié d'en informer immédiatement l'expéditeur et de détruire ce message, ainsi que les documents qui y sont joints, le cas échéant.

Ce courriel provient de Doug.Crown@cogeco.com. Pour assurer la livraison de futurs envois, veuillez inclure la présente adresse courriel à votre carnet d'adresses ou votre liste d'expéditeurs autorisés.

Si vous ne souhaitez plus recevoir de messages promotionnels de la part de Cogeco, veuillez transférer ce courriel à desabonnement@cogeco.com. Merci!

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

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This email is from Doug.Crown@cogeco.com. To ensure the delivery of future emails, please add the current email address to your address book or safe senders list.

If you no longer wish to receive promotional emails from Cogeco, please forward this message to unsubscribe@cogeco.com. Thank you!

Privacy Policy and Anti-spam Commitment

- [Contact us](#)

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

Munro, Elaine

Subject: RE: Committee of Adjustment Notices and Applications for the January 31/18 CofA Hearing

From: Vasko, Dennis
Sent: Thursday, January 11, 2018 3:22 PM
To: Munro, Elaine <emunro@stcatharines.ca>
Subject: RE: Committee of Adjustment Notices and Applications for the January 31/18 CofA Hearing

Hi Elaine, there are no concerns regarding these properties in respect to closed landfills.

Dennis

Dennis Vasko
Fill Site Technician
Email: dvasko@stcatharines.ca
Tel: 905.688.5601 x2163

From: Munro, Elaine
Sent: Thursday, January 04, 2018 12:21 PM
To: Vasko, Dennis
Cc: McEwan, Charlotte; Labelle, Shannon; Banda, Wilrik
Subject: Committee of Adjustment Notices and Applications for the January 31/18 CofA Hearing

Happy New Year, Dennis!

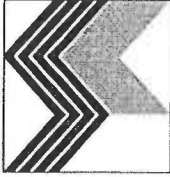
Attached please find the Notices, Applications & Sketches for the January 31, 2018 Committee of Adjustment Hearing for the City of St. Catharines.

It would be greatly appreciated if you could please forward your comments to Charlotte McEwan, Shannon Labelle, Wil Banda & myself by **Wednesday, January 10, 2018**.

1. 75 Dalhousie Avenue, Consent Application, B-01/18SC – 60.84.2144
4. 405 Merritt Street, Minor Variance Application, A-04/18 – 60.81.5291
5. 24 Elm Street, Consent Application, B-02/18SC – 60.84.2145

Thanks, Elaine

Elaine Munro ACST
Committee Secretary and Planning Technician



Memorandum

To: Charlotte Mcewan, Planning and Building Services

CC: Elaine Munro, Planning and Building Services

From: Jessica Button, Parks, Recreation and Culture Services

Date: Jan 11, 2018

Subject: Committee of Adjustment Hearing – January 31, 2018

291A Vine Street, 219B Vine Street

A-02/18

A-03/18

B-58/17SC

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

That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 Schedule of Rates and Fees.

Staff offer no objections to the associated minor variance applications.

20A Grapeview Drive, 20B Grapeview Drive, 20 Grapeview Drive

A-09/18, A-10/18

No objections

B-04/18SC

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

That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 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 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.

B-05/18SC

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

That the applicant submit a payment of \$451.40 for deposit in the general tree

75 Dalhousie Street**B-01/18SC**

There is a 33.5dbh Sugar Maple located in front of the proposed lot (Part 1). The tree is healthy with no visible defects. There are no complaints regarding the tree condition. In order to maintain the health of the tree, all construction and exaction, including both driveways and buildings will need to be setback 4.6m from the base of the tree. Given that this tree is roughly in the middle of the frontage, this setback will not be achievable with the proposed lot. Parks, Recreation & Community Services does not support this application.

The smaller tree in front of the existing dwelling does not appear to be impacted by the application.

If the Committee of Adjustment supports this application Recreation and Community Services would request the following conditions for consent of 75 Dalhousie Street:

That payment of 5% of the appraised value of the new lot (Part 1) be made to the City of St. Catharines in lieu of dedication of land for parks purposes. Section 53 (13) of the Planning Act, R.S.O. 1990 as amended, provides in part 'for the purpose of determining the amount of payment, the value of the land shall be determined as of the day before the day the provisional consent was given'. That the appraisal be completed by a qualified appraiser.

That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 Schedule of Rates and Fees.

That the applicant submit payment to the City of St. Catharines for the estimated replacement value of the mature tree on Else Street, as determined by the TES Forestry Section, and in accordance with the Schedule of Rates and Fees.

405 Merritt Street**A-04/18**

No comment or objection.

24 Elm Street**B-02/18SC**

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

That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 Schedule of Rates and Fees.

39 Mildred

A-05/18SC

No comment or objection.

1176 Lakeshore Road West

A-06/18

No comment or objection

14 Pearce Avenue, 2A Glencoe Lane

A-07/18

A-08/18

B-03/18SC

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

That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 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 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.

Staff offer no objections to the associated minor variance applications.

80 A Townline Road W, 80B Townline Road W

A-11/18SC

A-12/18SC

B-06/18SC

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

REPORT TO PLANNING DEPARTMENT
Re: CITY LAND DIVISION APPLICATION NUMBER B-02/18SC



January 3, 2018

ENGINEERING FILE 300-36

Hearing Date: January 31, 2018

Applicant: M&D Mikolic Holdings Inc. (Colum Phelan)

Location: 24 Elm Street

<u>MUNICIPAL SERVICES</u>	<u>Elm Street</u>	<u>Birch Lane</u>
Water:	150mm (6") P.V.C.	None.
Sanitary:	250mm (10")	200mm (8")
Storm:	450mm (18")	None.
Sidewalks:	Yes	None.
R.O.W Width:	20.12m (66')	+/-5m

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

Comment(s): It is noted that the Applicant proposes to sever Part 2 creating a new lot to be known as 24 Elm Street for the purpose of severing one-half of a semi-detached dwelling recently constructed. A remnant parcel with the other half of the semi-detached dwelling (Part 1) would be retained for continued residential use. The application would allow each of the semi-detached dwellings to be owned and/or sold separately.

Roads

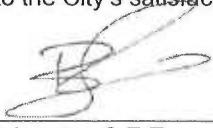
Elm Street is dedicated a Local road per the City's Official Plan with a desired right-of-way width of +/-20m. Its current width is sufficient, therefore a widening on Elm Street will not be required.

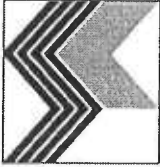
Birch Lane is designated a Local road per the City's Official plan with a desired right-of-way width of 20m, however its current condition as a lane provides ± 5 m of existing right-of-way width. To accommodate suitable access for Emergency, Snow removal, and Garbage Trucks vehicles, Birch Lane ideally should have a wider right-of-way. Recognizing however, that there are existing buildings and structures along this section in such close proximity to the existing Lane's limits, widenings could not be obtained without the removal of these structures. Also recognizing that this section of roadway is a relatively short one, a widening will not be required at this time.

It is understood that these dwellings have already gone through the building permit process, where individual lot grading plans have been reviewed and accepted to the City's satisfaction.

Condition(s): None

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: January 9, 2018

Subject: Committee of Adjustment
Public Hearings – January 31, 2018
File No. 305-17-01

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

Steve Bittner
Transportation Technologist
SB/

COMMITTEE OF ADJUSTMENT
P.O. Box 3012, 50 Church Street
St. Catharines, ON L2R 7C2

Phone: 905-688-5600, Ext 1715
TTY: 905-688-4889
Fax: 905-688-5873

COMMENTS

A-05/18 (60.81.5292)

39 Mildred Avenue

DATE OF HEARING:
January 31, 2018



CITY OF
ST. CATHARINES

Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: January 24, 2018

Date of Hearing: January 31, 2018

Submission(s): A-05/18

File: 60.81.5292

Subject: 39 Mildred Avenue

Recommendation

That Submission **A-05/18** by James Joel Mansbridge, 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 application **A-05/18** 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 is being maintained.

Proposed Development

Application **A-05/18** is requesting to vary the Zoning By-law for a reduction of the required northerly interior side yard setback from 1.2 metres to 0.56 metres. The variance is requested for a proposed second storey addition to an existing detached dwelling.

Location and Site Description

The subject property is located on the west side of Mildred Avenue, north of Alice Street and 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 lands are designated Neighbourhood Residential as per Schedule D1 of the Garden City Plan (GCP) and 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 generally between 20 and 32 units per hectare.

Zoning By-law (2013-283)

The subject land is zoned Low Density Residential – Traditional Neighbourhood (R2). The R2 zone permits detached, semi-detached, duplex, triplex, fourplex, quadruplex, and townhouse dwellings, and private road developments.

Application A-05/18

Application **A-05/18** proposes the reduction of the northerly interior side yard setback in order to facilitate a proposed second storey addition to the existing dwelling.

The 0.64m reduction is considered minor in nature, as it will not substantially impact the subject or surrounding properties. It is considered desirable and appropriate for the use of the land as it will allow the construction of a second storey addition on the footprint of the existing dwelling. The neighbourhood is characterized by one and a half and two-storey dwellings with small side yard setbacks. The proposal fits with the general character of the surrounding neighbourhood, and is in keeping with the general intent and purpose of the Official Plan.


Conclusion

Staff are satisfied that the variance requested through Submission **A-05/18** is compatible with the surrounding area and is in keeping with the general intent of the Official Plan and Zoning By-law, minor in nature and appropriate and desirable for the use of the land. It is staff's recommendation that the requested variance be approved.

Prepared by:


Shannon Labelle
Student Planner

Submitted by:


Charlotte McEwan
Planner I

Approved by:


Judy Pihach, MCIP, RPP
Manager of Planning Services

January 8, 2018

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

Attention: Elaine Munro

File# 60.81.5292

Re: 39 Mildred Ave

In response to your correspondence dated January 3, 2018, 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.
- Minimum 4m horizontal clearance from existing O/H line(s) must be maintained at all times as per Alectra Utilities Standard 3-105. Please consult with Alectra Utilities if further clarification is required.
- Relocation, modification, or removal of any existing hydro facilities shall be at the owner's expense. Please contact Alectra Utilities to facilitate this.
- Developers shall be responsible for the cost of civil work associated with duct structures, transformer foundations, and all related distribution equipment.


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.

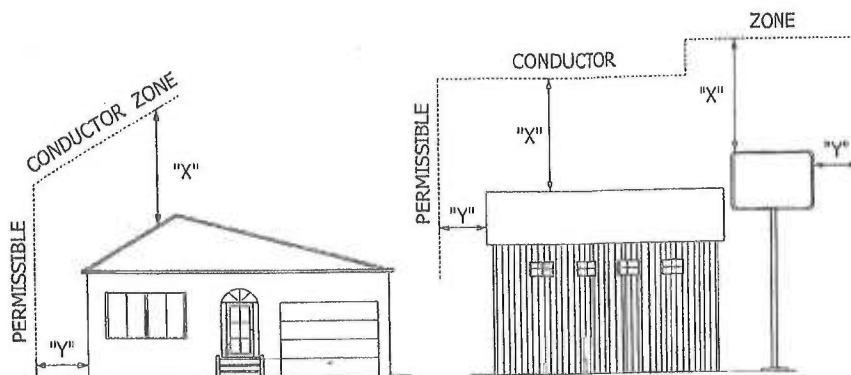
- CALL BEFORE YOU DIG, arrange for underground hydro cable locate(s) before beginning construction by contacting Ontario One Call @ 1-800-400-2255.
- Clearances from Overhead and Underground existing electrical distribution system must be maintained in according to:
 - Ontario Building Code (1997) Section 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 Will Johnson 905-522-6611 ext: 4714 in our Engineering Design Department.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Jakubowski', enclosed within a large, loopy oval shape.

Mark Jakubowski
Supervisor, Design, Customer Capital



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

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

* - INCLUDES MULTI-GROUNDED NEUTRALS

NOTES:

- THIS CLEARANCE IS MADE UP OF A 1.0 m MINIMUM APPROACH CLEARANCE PLUS A 1.0 m ALLOWANCE FOR CONDUCTOR SWING. WHERE CONDUCTOR PASS IN FRONT OF A WINDOW OR OTHER OPENING, THIS 2.0 m CLEARANCE SHOULD BE INCREASED TO 2.5 m. WHERE BUILDINGS EXCEED 3 STOREYS OR 15.0 m IN HEIGHT, THE 2.0 m CLEARANCE SHOULD BE INCREASED TO 3.0 m TO ALLOW FOR RAISING OF LADDERS BY THE LOCAL FIRE DEPARTMENT.
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horizon
UTILITIES Looking beyond...

DRAWING STATUS	BY	DATE DD/MM/YY
REDRAWN:	JM	12/06/07
CHECKED:	ND	26/04/05
APPROVED:	CR	26/04/05

MINIMUM CONDUCTOR CLEARANCES FROM BUILDINGS, PERMANENT STRUCTURES OR BUILDING APPARATUS

(EXCLUDES SECONDARY SERVICES ATTACHED TO BUILDINGS)

REFERENCE DRAWINGS:

DRAWING #
3-105

DRAWINGS
NOT TO SCALE

SHEET# REVISION#
1 0

75 Dalhousie - 60.84.2144
405 Merritt - 60.81.5291
24 Elm St - 60.84.2145
311 Mildred - 60.81.5292

Munro, Elaine

Subject: RE: Committee of Adjustment Notices and Applications for the January 31/18 CofA Hearing, City of St. Catharines - Email 3

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

Sent: Thursday, January 04, 2018 10:27 AM

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

Cc: McEwan, Charlotte <cmcewan@stcatharines.ca>; Labelle, Shannon <slabelle@stcatharines.ca>; Banda, Wilrik <wbanda@stcatharines.ca>

Subject: RE: Committee of Adjustment Notices and Applications for the January 31/18 CofA Hearing, City of St. Catharines - Email 3

Hi Again Elaine

Cogeco has no issue or concerns with the application for email #3

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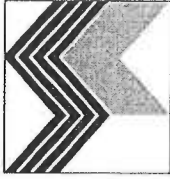
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Politique en matière de protection des renseignements personnels de Cogeco et Engagement en matière d'anti-spam - [Contactez-nous](#)
Cogeco Câble Canada, 5 Place Ville-Marie, Bureau 1700, Montréal, Québec, H3B 0B3

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- [Contact us](#)
Cogeco Cable Canada, 5 Place Ville-Marie, Suite 1700, Montreal, Quebec, H3B 0B3



Memorandum

To: Charlotte Mcewan, Planning and Building Services

CC: Elaine Munro, Planning and Building Services

From: Jessica Button, Parks, Recreation and Culture Services

Date: Jan 11, 2018

Subject: Committee of Adjustment Hearing – January 31, 2018

291A Vine Street, 219B Vine Street

A-02/18

A-03/18

B-58/17SC

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

That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 Schedule of Rates and Fees.

Staff offer no objections to the associated minor variance applications.

20A Grapeview Drive, 20B Grapeview Drive, 20 Grapeview Drive

A-09/18, A-10/18

No objections

B-04/18SC

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39 Mildred

A-05/18SC

No comment or objection.

1176 Lakeshore Road West

A-06/18

No comment or objection

14 Pearce Avenue, 2A Glencoe Lane

A-07/18

A-08/18

B-03/18SC

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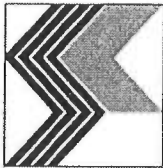
80 A Townline Road W, 80B Townline Road W

A-11/18SC

A-12/18SC

B-06/18SC

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



Memorandum

To: Elaine Munro, ACST, Committee Secretary & Planning Technician

Cc: Charlotte McEwan, Planner 1
Shannon Labelle, Planning Co-op Student
Will Banda, Planning Technician
Judy Pihach, Manager of Planning

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

Date: January 3, 2018
Hearing Date: January 31, 2018

Subject: Engineering Comments to the Committee of Adjustment
File No's: A-02&03/18SC – 291A/B Vine Street
A-04/18SC – 405 Merritt Street
A-05/18SC – 39 Mildred Avenue
A-06/18SC – 1176 Lakeshore Road West
A-07&08/18SC – 14 Pearce Avenue & 2A Glencoe Lane
A-09&10/18SC – 20A/B Grapeview Drive
A-11&12/18SC – 80A/B Townline Road West
A-13&14/18SC – 33/35 Haynes Avenue
A-15&16/18SC – 61A/B Vine Street South

Development Engineering Services have no comments or objections to the approval of the above applications, other than the below being applicable to 1176 Lakeshore Road:

- The Owner be made aware that increased drainage challenges occur when foundations and grading are proposed in closer proximities to abutting sideyard lot lines than what the By-law requires, and the Owner shall be responsible to mitigate and pay for any grading requirements determined through the building permit process, so as not to adversely affect abutting properties

Regards,

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

39 mildred



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: January 9, 2018

Subject: Committee of Adjustment
Public Hearings – January 31, 2018
File No. 305-17-01

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

Steve Bittner
Transportation Technologist
SB/

COMMITTEE OF ADJUSTMENT
P.O. Box 3012, 50 Church Street
St. Catharines, ON L2R 7C2

Phone: 905-688-5600, Ext 1715
TTY: 905-688-4889
Fax: 905-688-5873

COMMENTS

A-06/18 (60.81.5293)

1176 Lakeshore Road West

DATE OF HEARING:
January 31, 2018



CITY OF
ST. CATHARINES

Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: January 24, 2018

Date of Hearing: January 31, 2018

Submission(s): A-06/18

File: 60.81.5293

Subject: 1176 Lakeshore Road West

Recommendation

That submission **A-06/18** by Nicola Armillo and Ann Armillo, 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 not satisfied that the variance requested through application **A-06/18** is minor in nature, desirable for the appropriate use of the land nor in keeping with the intent and purpose of the Official Plan and Zoning By-law.

Proposed Development

Application **A-06/18** is made pertaining to the City of St. Catharines By-law 2013-283 for the following:

1. A reduction of the northeast interior side yard setback from 3 metres to 1.2 metres.
2. A reduction of the southwest interior side yard setback from 3 metres to 1.2 metres.

The variance is requested for the proposed construction of a detached dwelling.

Location and Site Description

The subject property is located on the north side of Lakeshore Road West, east of Firelane 300. The property is surrounded by Lake Ontario to the north and a mix of detached dwellings and farm land to the east, west and south

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 majority of the subject lands are designated Agriculture as per Schedules D1 and Schedule E11 of the Garden City Plan (GCP). The Agriculture designation permits a range of agriculture uses and uses secondary to agriculture, detached residential dwellings, small scale farm related commercial and industrial uses, linear infrastructure and utilities, and kennels subject to the policies of the GCP. The northern portion of the lands along the shoreline of Lake Ontario is designated Natural Area, which is intended to protect and preserve natural areas and hazard lands.

Zoning By-law (2013-283)

The subject land is split-zoned Agriculture (A1) and Conservation/Natural Area (G1). The A1 zone permits agriculture farm related commercial or industrial uses, agriculture farms, and detached dwellings, as well as accessory uses including agri-tourism, help houses, home industries and wineries. The G1 zone permits trails, boat ramps, and picnic shelters.

The proposed residential use is permitted by both the Official Plan and the Zoning By-law as the proposed dwelling will be located in the A1 designated portion of the property and maintains an appropriate setback from the existing natural features.

Application A-06/18

Application **A-06/18** requests a reduction in interior side yard setback from 3 metres to 1.2 metres on both sides of a proposed detached dwelling. There is currently an existing dwelling on the subject land which is to be removed.

Part D, Section 7.1 c) i) of the GCP states that development and redevelopment shall be evaluated having regard for the integration of compatible building form, scale, massing, height, setbacks, spacing, siting, orientation, facades and architectural materials with adjacent buildings, properties and the surrounding neighbourhood.

The purpose of the minimum setback of 3 metres in the agriculture area is in part to maintain the rural character of agriculture lands where residential dwellings are constructed. The requested setback of 1.2 metres is more appropriate in an urban/suburban setting. Increased spacing between buildings within the agricultural area is an important component of maintaining the rural character of this environment, as intended by the zoning by-law. The applicant's proposal to use typical urban subdivision standards within the rural landscape is not desirable or appropriate. There is ample space on the subject property to accommodate the required 3.0m side yard setback. The width of the lot is 22.23m, leaving a 16.3m wide building envelope if 3.0m is provided on each side.


The reductions are not considered minor, and would impact the established character of the surrounding lands. The intent and purpose of the Zoning By-law is not met, as the requested setback is more reflective of provisions for suburban zones in the city. The proposal is not considered compatible in the agriculture context.

Staff are not supportive of the proposed variance.

Conclusion

Staff is not satisfied that the variances requested by application **A-06/18** are in keeping with the general intent of the Official Plan and Zoning By-law, minor in nature, nor appropriate and desirable for the use of the land. It is staff's recommendation that the requested variances be denied.

Prepared by:



Shannon Labelle
Student Planner

Submitted by:



Charlotte McEwan
Planner I

Approved by:



Judy Pihach, MCIP, RPP
Manager of Planning Services

Via Email Only

January 22, 2018

Our File: MV-18-001

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

Dear Ms. Munro:

Re: Application for Minor Variance
Applicant: Nicola & Ann Armilio
Location: 1176 Lakeshore Road, City of St. Catharines
Town File: A-06/18

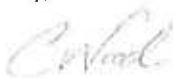
Niagara Region Development Services Division has reviewed the above Minor Variance application and provides the following comments to assist the City in its consideration of this application.

Private Sewage System Review

A record was found for the installation of the existing sewage system located on the property, which services the dwelling closest to Lakeshore Road. The system was installed in 1994 with approvals done by the Regional Niagara Health Department. According to the information submitted, the existing dwelling is to be demolished and a new 2 storey dwelling (304 sq meters) is to be constructed further to the north. According to the Ontario Building Code, the proposed changes would require a new sewage system to be installed to service the new dwelling. The proposed new sewage system is noted on the plan provided. However, due to the size of the proposed dwelling, narrow lot width and proposed driveway orientation, there does not appear to be sufficient usable land available for the sewage system installation. To ensure the proposed dwelling can be supported by private servicing on the property, a sewage system design will need to be submitted to our department for review. Please note, the location of the driveway, proposed drilled well and the house size may need to be revised in order to adequately fit a sewage system on this lot which meets current Building Code requirements.

Therefore, our department cannot approve of the application until a detailed sewage system design plan is submitted by a qualified designer for review. The detailed design must meet Building Code requirements and house plans must be provided to confirm the sewage flow rate used in the calculations.

Sincerely,



Caitlin Wood
Private Sewage System Inspector

Planning and Development Services

- c: Carmen Vetrone, Development Approvals Technician, Development Services Division
Phill Lambert, P. Eng., Associate Director, Infrastructure Planning & Development Engineering

January 8, 2018

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

Attention: Elaine Munro

File# 60.1.5293

Re: 1176 Lakeshore Rd W

In response to your correspondence dated January 3, 2018, 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.
- Minimum 4m horizontal clearance from existing O/H line(s) must be maintained at all times as per Alectra Utilities Standard 3-105. Please consult with Alectra Utilities if further clarification is required.
- Relocation, modification, or removal of any existing hydro facilities shall be at the owner's expense. Please contact Alectra Utilities to facilitate this.
- Developers shall be responsible for the cost of civil work associated with duct structures, transformer foundations, and all related distribution equipment.
- In order for Alectra Utilities to prepare design and procure the materials required to service this site in a timely manner, a minimum of 6 months notification is required. It would be advantages for the developer if Alectra Utilities were contacted at the stage where the new site plan becomes available. Please note that it takes approximately 20 weeks to purchase a transformer.

We would also like to stipulate the following:

- Do not excavate within two metres of hydro poles and anchors.

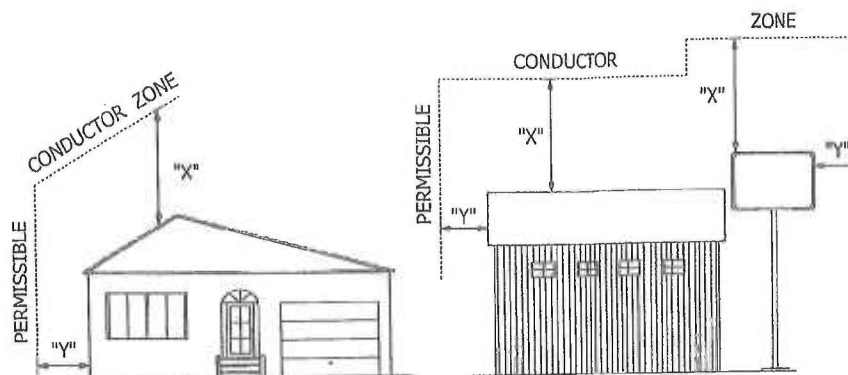
- Excavation within one metre of underground hydro plant is not permitted unless approval is granted by an Alectra Utilities representative and is present to provide direct supervision. Cost associated with this task shall be at the owner's expense.
- Alectra Utilities must be contacted if the removal, 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 Will Johnson 905-522-6611 ext: 4714 in our Engineering Design Department.

Sincerely,

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Mark Jakubowski
Supervisor, Design, Customer Capital



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REFERENCE DRAWINGS:

DRAWINGS NOT TO SCALE

DRAWING #

3-105

SHEET #

1

REVISION #

0

Munro, Elaine

14 Pearce Ave - 60.84.2146
- 60.81.5293
1176 (Lakeshore Row) - 60.81.5295

Subject: RE: Committee of Adjustment Notices and Applications for the January 31/18 CofA Hearing, City of St. Catharines - 4

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

Sent: Thursday, January 04, 2018 10:31 AM

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

Cc: McEwan, Charlotte <cmcewan@stcatharines.ca>; Labelle, Shannon <slabelle@stcatharines.ca>; Banda, Wilrik <wbanda@stcatharines.ca>

Subject: RE: Committee of Adjustment Notices and Applications for the January 31/18 CofA Hearing, City of St. Catharines - 4

Hi Elaine

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- Contact us

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



Memorandum

To: Charlotte Mcewan, Planning and Building Services

CC: Elaine Munro, Planning and Building Services

From: Jessica Button, Parks, Recreation and Culture Services

Date: Jan 11, 2018

Subject: Committee of Adjustment Hearing – January 31, 2018

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A-12/18SC

B-06/18SC

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



Memorandum

To: Elaine Munro, ACST, Committee Secretary & Planning Technician

Cc: Charlotte McEwan, Planner 1
Shannon Labelle, Planning Co-op Student
Will Banda, Planning Technician
Judy Pihach, Manager of Planning

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

Date: January 3, 2018
Hearing Date: January 31, 2018

Subject: Engineering Comments to the Committee of Adjustment
File No's: A-02&03/18SC – 291A/B Vine Street
A-04/18SC – 405 Merritt Street
A-05/18SC – 39 Mildred Avenue
A-06/18SC – 1176 Lakeshore Road West
A-07&08/18SC – 14 Pearce Avenue & 2A Glencoe Lane
A-09&10/18SC – 20A/B Grapeview Drive
A-11&12/18SC – 80A/B Townline Road West
A-13&14/18SC – 33/35 Haynes Avenue
A-15&16/18SC – 61A/B Vine Street South

Development Engineering Services have no comments or objections to the approval of the above applications, other than the below being applicable to 1176 Lakeshore Road:

- The Owner be made aware that increased drainage challenges occur when foundations and grading are proposed in closer proximities to abutting sideyard lot lines than what the By-law requires, and the Owner shall be responsible to mitigate and pay for any grading requirements determined through the building permit process, so as not to adversely affect abutting properties

Regards,

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

1176
Lakeshore



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: January 9, 2018

Subject: Committee of Adjustment
Public Hearings – January 31, 2018
File No. 305-17-01

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

Steve Bittner
Transportation Technologist
SB/

COMMITTEE OF ADJUSTMENT
P.O. Box 3012, 50 Church Street
St. Catharines, ON L2R 7C2

Phone: 905-688-5600, Ext 1715
TTY: 905-688-4889
Fax: 905-688-5873

COMMENTS

**B-03/18SC (60.84.2146), A-07/18
(60.81.5294) & A-08/18 (60.81.5295)**

14 Pearce Avenue

**DATE OF HEARING:
January 31, 2018**

January 23, 2018

Mark Innamorati
2 Glencoe Lane
St. Catharines, Ontario
L2M 6Z5
[REDACTED]

Re: File No. 60.81.5295
Submission No. A-08/18

My written opposition and concerns to the application for minor variance presented from Cory Chappell and Gillian Chappell.

I am the homeowner living at 2 Glencoe Lane (34 years), next door directly east of the property where an application was submitted for minor variance. I was surprised on how this application is anything but minor. Immediately, I was concerned with how existing by-laws and an acceptable level of variance rules has deteriorated to allow a new home to fit in the back yard of the proposed lot at 14 Pearce Avenue. I have listed my concerns below in point form, supported by facts, evidence, personal experiences, and some diagrams/photos.

1) The present rear yard setback on the 1 story dwelling at 14 Pearce Avenue was already significantly reduced from it's original size in the mid 1970's.

The present rear yard setback on the 1 story dwelling at 14 Pearce Avenue was already reduced in the mid 70s, as well as original lots on 13 and 15 Walsh to create a new lot and family dwelling at 2 Glencoe Lane (my current property). This new property was proposed, made to code, and was aesthetically pleasing to the neighborhood as the area north of Glencoe Lane was further developed with new houses.



My mid 1970s property and lot is completely consistent in size and area to all the post 1970 development and properties on the north side of Glencoe Lane and created to code with no variances except for the resulting irregular shape. The aesthetical pleasing and symmetrical position of my house created a natural physical barrier to the exposed backyards of the original pre-70s block of houses from street view. Severing 14 Pearce once again, does not make sense, not aesthetically pleasing or consistent with surrounding neighborhood.

- 2) The proposed variances are not minor, but were altered with intention to make it appear to fit a single dwelling. Hypothetically, the lot at 14 Pearce would undergo an extreme variance to compensate for the new proposed lot.



Present rear yard setback at 14 Pearce Ave is $14.27\text{m} = 46.8\text{ ft}$. Original setback for this lot (pre 1970s) before first severance was approximately $20.4\text{m} = 67\text{ ft}$. Typical rear yard setback neighbourhood properties shown in photo above (green) adjacent to 14 Pearce is $15\text{m} = 50\text{ ft}$, varying to an average $21\text{m} = 70\text{ ft}$. Proposed rear yard setback for severed lot **Part 1** is $1.27\text{m} = 4.2\text{ ft}$.

The Applicant has applied to vary Zoning By-law 2013-283 for a reduction of the rear yard setback from 7.5 metres to 1.27 metres for Part 1 in order to facilitate the concurrent consent application B-03/18SC. Essentially, reducing

typical neighborhood setbacks of (average 15m= 50 ft. varying to 21m = 70 ft.) in an attempt to create acceptable variances to lot Part 2.

This would also be equivalent to a typical neighbourhood (green outline lots in photo above) rear yard setback of 18m= 60 ft. x typical lot width 21m= 70 ft. equalling **378 sq. metres**, or **4,200 sq. foot** area being reduced to the proposed rear yard setback area of **Part 1** to 1.27m= 4.2 ft. x 22m= 72 ft. equalling **28 sq. metres** or **302 sq. feet**.

Therefore, by proposing a **1.27m** rear yard setback to create a backyard area of approximately **28 sq. metres** or **302 sq. feet** to lot **Part 1**, while a typical neighbourhood backyard area of approximately **378 sq. metres** or **4,200 sq. foot** deferential is extreme. In addition, the present Zoning By-law requires a minimum rear yard setback of **7.5 metres**, which if were followed to code would dictate a lot Part 1 to have a least a rear yard setback of (7.5m = 24.6 ft. X 22m = 72 ft.) equalling a setback area of **165 sq. metres** or **1,771 sq. feet**.

Whether trying to accommodate lot Part 2 dimensions within code to allow a 1 story dwelling for an acceptable variance adjustment, the proposed rear yard setback on lot Part 1 of **1.27m= 4.2 ft. is too extreme** and not a reasonable request. Having the existing backyard on 14 Pearce Avenue reduced to 1.27= 4.2 ft. (barely the width of a lawnmower between the back of the house and the proposed fence, in my mind or any other reasonable interpretation, is both extreme and unacceptable. And furthermore, exploiting current Zoning By-law 2013-283 to create a new lot and accommodate a proposed 1 story dwelling.

3) With proposed variances on lot Part 1 (with an already unacceptable rear yard setback variance request of 1.27m= 4.2 feet) the proposed lot Part 2 has many issues in itself and to the surrounding neighbourhood. A reduction in the Zoning By-law to request for essentially “all” setback and area parameters within the code. Considering that the rear yard setback variance to lot Part 1 was extreme to try to accommodate lot Part 2, lot Part 2 reductions are also excessive.

- 1. A reduction of the maximum lot area per dwelling unit from 400 sq.m to 326 sq.m.**
- 2. A reduction of the minimum rear yard setback from 7.5 metres to 5.56.**

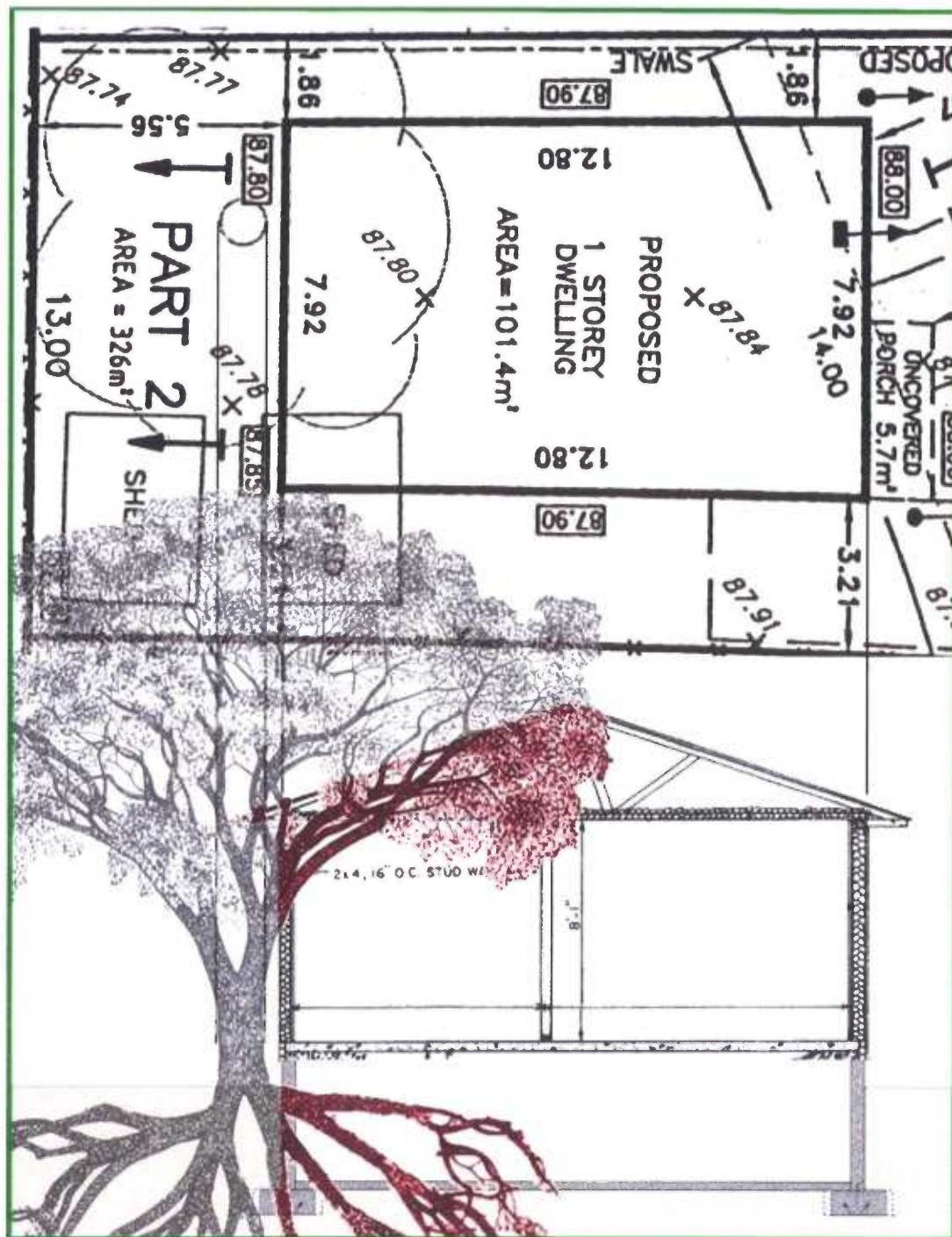
- 3. A reduction of the minimum front yard setback to the dwelling from 6 metres to 4.57 metres.**
- 4. A reduction of the minimum lot frontage from 15 metres to 14 metres.**

The accumulative effect of “all” the reduction requests above, including the major lot Part 1 rear yard setback of 1.27=4.2 ft., takes the variance to the extreme and creates an unnatural density of dwellings verses available space not conducive or aesthetically pleasing to the surrounding properties or neighbourhood norm.

Setting this extreme precedence, most present corner lots in St. Catharines could allow practically “zero” rear yard setback in one’s backyard for the sake of forcing a dwelling there for pure profit. This could be done without any thought of the neighbours, practical family dwelling, or aesthetics of the surrounding area.

Zoning By-laws were created for a reason and protection of established neighbourhoods. Protection against property devaluation, property enjoyment, aesthetics, privacy, conformity, safety, and just pure practical reasons. Special or unique circumstances can in certain instances require of “minor” reduction variance in perhaps one or two specific areas to accommodate and be pleasing and beneficial to all, but the accumulative effect of “all” the reduction requests above, including the major lot Part 1 rear yard setback of 1.27=4.2 ft., takes the variance guidelines to the extreme and totally one sided.

- 4) With proposed variances on lot Part 2, for the purpose of a single detached house, as described in the detailed survey lot grading plan, an existing mature tree is precisely depicted within 1 metre of the proposed one-story dwelling of the foundation within the rear yard setback. If the proposed 1 story dwelling is to be built as described in the detailed survey and reduced setback variances, the tree would clearly have to be removed.**



From my understanding, no builder would allow a mature hardwood maple tree to occupy within 1 metre of a new foundation, never mind removing 80% of the root system on that side of the tree during excavation. The tree's stability would no doubly be compromised, especially from strong North winds.

The tree's trunk being within 1 metre of a house's foundation and south wall would certainly interfere with major branches and tree canopy, especially if one includes the typical 24'' added roof overhang. Furthermore, if a single detached dwelling is to be build within the variance dimensions, the tree is good as gone. This leans credence that the totality of variance requests was made only at the expense for maximizing profit and exploitation of the property.

According to the published Minor Variance Application (Dated: Dec 4, 2017), for original File No. 60.81.5295, on the City of St. Catharines's website, Section D -Justification of Reasons (Why it is not possible to comply with the Zoning By-law?) It states in part,... *"At the recommendation of the panel (Design Review Panel) the proposed dwelling was moved towards the street to increase the rear lot size while remaining in line with the existing neighbouring dwellings"*... Was this request of the Panel to save the existing tree within the proposed rear yard setback?

In addition, *"[Significant trees]... on private property within St. Catharines are important for improving the health, vitality and sustainability of the urban forest, the Urban Forestry Advisory Committee (UFAC) has taken many factors into account. Maple tree species are on the UFAC Significant Tree Species List"*.

"The canopy cover goal for the City of St. Catharines, which is referenced in the UFMP, is 30%, which is the minimum standard recommended by the International Society of Arboriculture and adopted by the Region of Niagara for overall coverage in the Region. Currently the estimated canopy coverage for St. Catharines is 14% to 1, which is approximately 2% less than in 2011 due almost exclusively to the impact of the Emerald Ash Borer (EAB)".

Above excerpts regarding canopy cover goal for St. Catharines and (UFAC) Significant Tree Species List, is referenced from the Corporate Report from Parks, Recreation and Culture Services, Parks, Cemeteries, Forestry and Horticulture (Date of Report: January 6, 2017)

- 5) If this mature maple tree must go to accommodate the construction of proposed single-story dwelling, then it would be the fourth mature tree in close proximity to be removed in 10 years. Two were removed because of disease, another to allow a driveway and garage, and now this one. See photo below with actual overhead view of trees in question, taken by google in 2003.**



When I purchased my property in 1984 at 2 Glencoe Lane, I was aware that it was a created lot from properties severed from 14 Pearce, and 13 & 15 Walsh Avenue by the first owner. Even though an irregular 25 - 47 foot rear yard setback (within code) was considered a small backyard at the time, the wide lot helped make it more attractive. I liked the fact that even though my property was backed by five properties and lacking privacy, the proximity of my house being equally distant to the surrounding houses, plus mature trees surrounding my house helped provide visual privacy, including the Ash tree that once occupied my back yard.

Trees 1), 2) & 3), depicted in the above photo are now gone. I built a large shed where my diseased tree was removed and planted some cedars to help compensate for some visual privacy lost. With a proposed house just next to my house and most likely that 4th tree having to be removed, my existing privacy will be notably compromised further and will profoundly affect the reason why I bought my property in the first place, plus devalue my property.

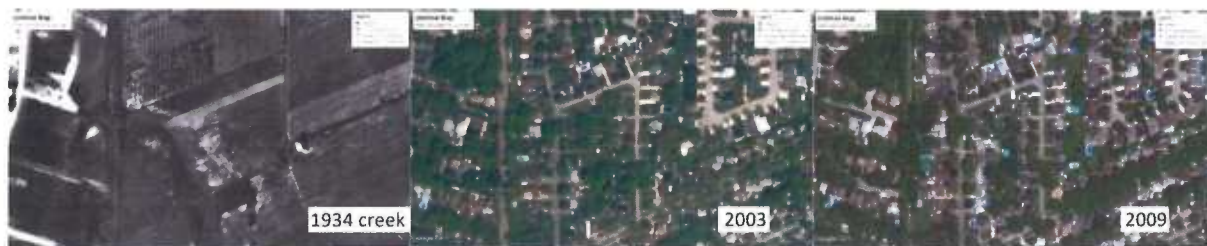
With the reduced setback and configuration of the proposed dwelling on lot Part 2, any potential residents or their outdoor activities would be concentrated just next to my deck and patio and also affect the privacy and previous unobstructed view of the other adjoining property at 12 Pearce Avenue.

- 6) One overlooked issue that is very important and profoundly affects the surrounding neighbourhood is the inherent characteristics of the general grade and drainage of the area because of a previous creek running next to our properties and through our neighbourhood. (see photo below).



I'll try to explain how the proposed lots, Part 1 & 2, and the proposed dwelling would affect the neighbourhood, most affecting properties directly south or specifically 12 Pearce Avenue, plus affecting my property regarding the front culvert.

Before the original neighbourhood block was developed in the 1940-1950s, a creek ran through the existing farmland, where it also ran through the existing Tecumseh Park (left side of the above photo or from the bottom south end of photos below) and then curving diagonal towards and over Niagara Street where exposed sections still exist today.



Even though the creek flow was redirected under Beamer Avenue and then down the old CNR pathway, the general pitch of the land exists today. Living in the area for over 34 years and sometimes speaking to original residents over the years, I obtained a lot of insight. The previous 1934 creek path is accurately superimposed in the modern photo above. I know for a fact that during rain storms or saturated ground in the spring that the water table is excessively high in the shaded areas illustrated in the above photo.

This is reinforced by the fact that once in a 5 to 10 year storm event or even during severe thunderstorms certain properties in the shaded areas have had flood damage to their basements, plus even in regular rain periods I can hear sump pumps pumping water out as I take my dog out for regular walks. I am pretty sure that I can identify at least 3 houses on each side of Pearce Avenue with sump pumps exiting to the front lawns.

In addition, every spring I have minor flooding in my backyard which overlapped into the neighbour's properties behind me and the property to the west of me as depicted as a shaded area in the photo below (next page). With the loss of my back tree and building a concrete floating pad with large shed over that flooded area, the water issue doesn't affect me as much, but continues to be an issue on adjacent properties, especially 12 Pearce Avenue, adjacent property to 14 Pearce Avenue.

The fact that the proposed single-story dwelling will concentrate water drainage to the rear of the property and down the proposed swale running north-south along the west side of the lot Part 2, my neighbour at 12 Pearce Avenue is assured to get extra flood water in the spring or during any extended rainfall, adding to the high water table and basement flooding.

Any new resident living at the proposed dwelling (rooftop photoshopped in photo below to help visually define the backyard area and to help depict affected location of spring pooling/surface flooding) would have the backyard mostly under water during these periods of ground saturation. Best solution would be just to leave the backyard at 14 Pearce Avenue as it is, with the present tree and grass area to help absorb excess rain and allow natural evaporation and not shift most of these issues to the adjacent property.



I have photos from 2009, before my backyard tree was removed and before my floating pad and shed were built (next page). The photos were taken in the south direction to illustrate the spring flooding; however, these were taken as most of the flooding subsided already. The Surveying company drawing up the proposed Lot Grading Plan would not have been aware of these annual spring flooding because they surveyed later in the year. They also would not be aware of the front culvert issue I wish to address in the next point.



(2009)

Flood pooling still occurs throughout the winter, even “today” (January 23, 2018), as I took these present photos (see below). Present flooded area encompassing my backyard and properties at 11 Walsh Avenue, 12 Pearce Avenue, and the majority of proposed backyard Lot Part 2 from 14 Pearce Ave.





Looking south from 2 Glencoe into Walsh Avenue backyard
January 23, 2018

- 7) As I continue my issues regarding drainage and the potential effects of the proposed dwelling adding to the flooding and high water table issues to the south of the property, I have significant concern and continuing issues regarding the driveway street culverts and drain ditches in front of our properties (2 Glencoe Lane and the proposed dwelling Lot Part.2).

The main concern is the fact that my property has a *reverse* driveway and “all” of the road drainage from Walsh Ave and my side of Glencoe Lane is designed to drain and ultimately flow through the culvert under my driveway to a storm drain at the end of the ditch at Pearce Avenue. Walsh Avenue has “no” storm drains or catch basins whatsoever, and slops down south to north. Because of the inherent lye of the land from the original (pre 1940) creek, both lands west of Walsh Ave and east of Pearce Avenue are slightly below road level, therefore all of the drainage from Walsh Avenue must be directed around to Pearce Ave by the ditch running on the south side of Glencoe Lane, while the high water table issue is made worse along Pearce Ave as water drains east away from the road.

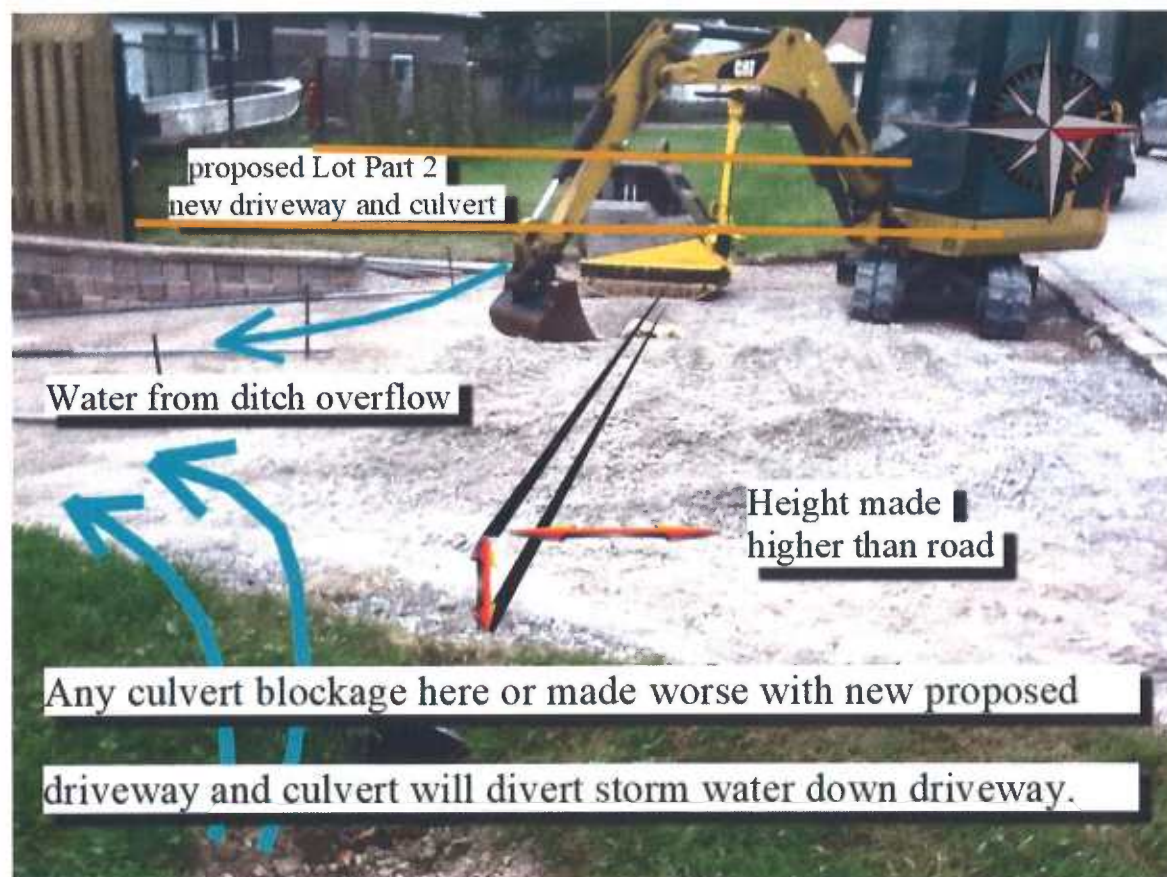
The photo below will help illustrate flow patterns through the affected ditches and the added proposed culvert and driveway could potentially affect my property.



I tried to mitigate this problem and risk in junction with my reversed driveway through the years by first regrading my driveway with the portion of my driveway over the culvert made slightly higher than the road, to keep street water from traveling down my driveway potentially overwhelming my drain at the foot of my attached garage.

In the mid-1980s a new subdivision was developed just east of Walsh Avenue. It was decided that the new main storm sewer connection be made under Glencoe Lane, from Pearce Avenue to Carluccio Crescent. The whole south half of Glencoe Lane was excavated along side the water main running along the street and under my driveway .

Shortly after, while taking advantage of the existing double length culvert under my driveway, I installed an interlock driveway, purposely raising the area directly above the culvert so that it was higher than the road height so that road runoff would not run directly down my driveway, plus I added an 18" square catch basin at the very bottom of my driveway just in front of my garage for extra drain capacity.



In the photo above, an approved insurance contractor was reconstructing my driveway and west retaining wall due to damage and flooding caused by a May 2014 watermain break directly under my driveway. From age corrosion and damage, a same length replacement culvert had to be installed and care was taken upon driveway completion to keep driveway height at the culvert slightly above the road level.

Although I wasn't particularly keen purchasing a home with a reversed driveway and with the only neighbourhood fire hydrant in front, we loved the area and the fact it had a garage. Although I have control, as regrading my driveway or keeping my culvert clear to avoid ditch overflow, I had no control over the devastating water main break and resulting flood damage.



In the photo (above left), with the driveway flood level equalized to the ditch, it can easily be physically observed that any water overflow from the ditch would firstly run down my driveway before alternately spilling onto the road and down the street to the catch basin at Pearce Avenue.

According to the City of St. Catharines, Storm Drainage Manual (July 1992), in reference to Reverse Driveways, it states under section 2.4.6. *"The use of reverse driveways is discouraged. If their use is proposed, the proponent must ensure that a **suitable degree of flood protection is provided**. Reverse driveway drainage facilities may not be connected by gravity to the storm sewer system unless it can be demonstrated that surcharging by the storm sewer system during the 1:100 year storm will not cause them to flood."*

I could have never envisioned the possibility or the odds of a water main break occurring exactly under my reversed driveway with the resulting flood and close to \$100,000.00 damage and loss, but after that incident, and as a homeowner responsible to maintain a reverse driveway, I must ensure that I take as much proactive actions to help minimize any potential flooding in the future.

I cannot do much to regrade or adequately raise this lawn area at my culvert, due to the fact that a fire hydrant is located there and inherently sits low to the ground. As my culvert is the last one in flow direction before the city catch basin at the end of the road, almost as a gatekeeper I can take my own responsibility to keep my culvert clear of leaves, excessive snow and pray that a 1:100 year storm doesn't occur. I have no control once storm water flow passes through my culvert in front of my house, but presently the south ditch running next to 14 Pearce Avenue is clear from obstructions.



I am in the view that this unobstructed path for storm water, after it exits the culvert, remains clear and would only negatively complicate the situation if an added culvert and driveway was added in the proposed lot Part 2. I do not need any added risk after experiencing a major flood down my driveway and 3 feet of water in my basement with copious amounts of damage.

After speaking with a city engineer at city hall after my 2014 water main break, I was told that the cast iron water mains should still be in fairly good shape and my break was the first reported in the area. Not scheduled for review for a couple decades. The water main repair should be as strong as the original pipe, but still odd why it broke where it did. I always wondered if the mid 1980s excavation for the sewer main running along side the water main created too much released stress or shift in the surrounding soil to the one side adding extended pressure in that direction that ultimately creating a crack and break in 2014 over time?

In conclusion to this point, I understand this is a rather complicated point 7), but to add, I would not be overjoyed whatsoever with the prospect of another significant excavation affecting this water main that would be required to connect services, sewer or water to this proposed lot Part 2 and single dwelling.

8) I am in the view that in the best interest of the neighbourhood, it would be a better solution just to leave 14 Pearce Avenue intact and rule “not” suitable for infill. In addition, certainly not in the interest of the residents of our short and narrow Glencoe Lane.

Adding the proposed new lot and dwelling (to be known as 2a Glencoe Lane) would add more cars and vehicles parked on the road, plus complicate our delivered mail with more address errors.

I already must back in our vehicles to park in our reverse driveway, for visual safety reasons while exiting to the road and to navigate, carefully avoiding parked cars on the opposite side of the street. Also complicated by the original angle of my driveway that eventually was mitigated on west side of my driveway when interlock pavers were added, allowing a smoother transition entering and exiting my driveway, especially when cars are parked on the road.

Every above issue becomes magnified in the winter, regarding street parking on Glencoe Lane, navigating the narrow street, watching for children and dog walkers. The proposed dwelling, driveway, and parking would add to the known issues already. Because the front/side setbacks and proposed parking space are so reduced on the proposed lot and dwelling, most likely additional cars from owners or visitors would end up being parked on narrow Glencoe Lane.

The winter snow storms blowing off the lake from the North-East are typically brutal producing huge snow drifts in my recessed driveway. My only recourse is to blow the snow harmlessly into the westward wind direction out into the ditch area to the west (careful to keep most snow from the centre of the ditch). It would be extremely difficult fighting the wind and avoid the east “fire hydrant” side of my driveway to manage snow removal. With the proposed single storey dwelling on lot Part 2, it’s parking area, driveway, and additional culvert, I couldn’t imagine trying to add these issues to the already difficult task of major snow removal.

Once plowed snow creates long dams of snow along each side of the street, any quick thaw-freeze cycle accompanied with sudden winter rain storms, leaves

my reversed driveway more at risk of overflow flooding, especially with the added complications already described in detail regarding keeping the ditch totally clear where proposed culvert and driveway are to be located for lot Part 2.



Just to reiterate in part, according to the City of St. Catharines, Storm Drainage Manual (July 1992), in reference to Reverse Driveways, under section 2.4.6. “... *If their use is proposed, the proponent must ensure that a suitable degree of flood protection is provided.*”

Keeping the ditch area clear between the culvert (2 Glencoe Lane) along the full length on Glencoe Lane to the storm sewer at Pearce Avenue, maintains the suitable (or at least a controllable) degree of flood protection, that must not be infringed with any new connected culvert length, additional culvert, or driveway.

Conclusion

In conclusion, as a proud home owner at 2 Glencoe Lane for 34 years, this house and neighborhood has contributed many cherished memories. I have always taken pride in my property; keeping it presentable and slowly adding renovations for improvements over the years. I strongly disagree with the proposal for a new lot constructed in the backyard of 14 Pearce. The concerns that I have listed above in detail compelled me to speak up pertaining to the proposed ‘minor lot variance’. Evidently, my comprised list of concerns are legitimate and factual issues that I felt needed to be addressed:

- An extreme rear yard setback request for Part 1 to 1.27m when the Zoning By-law 2013-283 requires a minimum rear yard setback of 7.5m.
- Ultimately forcing cumulative major setback changes to Part 2.
 - o A reduction of the maximum lot area per dwelling unit from 400 sq.m to 326 sq.m.
 - o A reduction of the minimum rear yard setback from 7.5 metres to 5.56.
 - o A reduction of the minimum front yard setback to the dwelling from 6 metres to 4.57 metres.
 - o A reduction of the minimum lot frontage from 15 metres to 14 metres.).
- The removal of a 'significant' and mature maple tree for the construction of the lot.
- The removal of a 'significant' and mature maple tree would be the fourth mature tree in close proximity to proposed lot to be removed in 10 years.
- Major flooding and drainage issues (previous creek that used to flow through area, my driveway is a reverse driveway, water main break in my driveway, issues an added culvert would add, etc.).
- Narrow street would increase traffic with an added driveway.
- Reduced front/side yard setbacks and subsequent reduced front parking area and driveway would potentially force more car parking on the street.

The combination of these above issues has caused me great stress and anxiety. I often think about these issues at length and the impact that it could have on my house and the surrounding neighborhood. I strongly believe that for the better interest of the neighborhood and property value, is to **not** sever the lot for the second time, and restore the property to an acceptable standard for the maintenance and occupancy of property within the City of St. Catharines. For what minimal gains in overall property value to sever, and severe reduction requests and the purpose to create a new lot for a single-story dwelling could easily be more beneficial to all involved if this application is denied.

Thank you for your time and consideration. I am very appreciative that my opinions could be voiced.

Best regards, Mark Innamorati.

January 8, 2018

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

Attention: Elaine Munro

File# 60.81.5294 & 60.84.2146

Re: 14 Pearce Ave

In response to your correspondence dated January 3, 2018, 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.
- Developers shall be responsible for the cost of civil work associated with duct structures, transformer foundations, and all related distribution equipment.

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 Will Johnson 905-522-6611 ext: 4714 in our Engineering Design Department.

Sincerely,

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

Mark Jakubowski
Supervisor, Design, Customer Capital

January 8, 2018

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

Attention: Elaine Munro

File# 60.81.5295

Re: 2A Glencoe Lane

In response to your correspondence dated January 3, 2018, 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.
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 - 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 Will Johnson 905-522-6611 ext: 4714 in our Engineering Design Department.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Jakubowski', with a long horizontal flourish extending to the right.

Mark Jakubowski
Supervisor, Design, Customer Capital

14 Pearl Ave - 60.84.2146
- 60.81.5291
1176 Lake Shore Row - 60.81.5295

Munro, Elaine

Subject: RE: Committee of Adjustment Notices and Applications for the January 31/18 CofA Hearing, City of St. Catharines - 4

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

Sent: Thursday, January 04, 2018 10:31 AM

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

Cc: McEwan, Charlotte <cmcewan@stcatharines.ca>; Labelle, Shannon <slabelle@stcatharines.ca>; Banda, Wilrik <wbanda@stcatharines.ca>

Subject: RE: Committee of Adjustment Notices and Applications for the January 31/18 CofA Hearing, City of St. Catharines - 4

Hi Elaine

Cogeco has no issue or concerns with the application for email #4

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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

Munro, Elaine

From: Hall, Charleyne <charleyne.hall@bell.ca>
Sent: Monday, January 08, 2018 9:00 AM
To: Munro, Elaine
Cc: McEwan, Charlotte; Labelle, Shannon; Banda, Wilrik
Subject: 905-18-027 - Severance - 14 Pearce Avenue - B-03/18SC

Good morning,

We have no concerns regarding St. Catherines consent file B-03/18SC.

Thank you,

Charleyne Hall
External Liaison
Bell Canada Right of Way



140 Bayfield St. FL 2
Barrie, ON, L4M 3B1
P: 705-722-2264
F: 705-722-2263
1-888-646-4817
charleyne.hall@bell.ca

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Memorandum

To: Charlotte Mcewan, Planning and Building Services

CC: Elaine Munro, Planning and Building Services

From: Jessica Button, Parks, Recreation and Culture Services

Date: Jan 11, 2018

Subject: Committee of Adjustment Hearing – January 31, 2018

291A Vine Street, 219B Vine Street

A-02/18

A-03/18

B-58/17SC

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

That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 Schedule of Rates and Fees.

Staff offer no objections to the associated minor variance applications.

20A Grapeview Drive, 20B Grapeview Drive, 20 Grapeview Drive

A-09/18, A-10/18

No objections

B-04/18SC

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

That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 Schedule of Rates and Fees.

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

That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 Schedule of Rates and Fees.

39 Mildred

A-05/18SC

No comment or objection.

1176 Lakeshore Road West

A-06/18

No comment or objection

14 Pearce Avenue, 2A Glencoe Lane

A-07/18

A-08/18

B-03/18SC

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

That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 Schedule of Rates and Fees.

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Staff offer no objections to the associated minor variance applications.

80 A Townline Road W, 80B Townline Road W

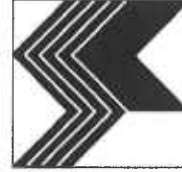
A-11/18SC

A-12/18SC

B-06/18SC

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

REPORT TO PLANNING DEPARTMENT
Re: CITY LAND DIVISION APPLICATION NUMBER B-03/18SC



January 3, 2018

ENGINEERING FILE 300-36

Hearing Date: January 31, 2018

Applicant: Cory and Gillian Chappell

Location: 14 Pearce Avenue

MUNICIPAL SERVICES

	Pearce Avenue	Glencoe Lane
Water:	150mm (6") Cast Iron	150mm (6") Cast Iron
Sanitary:	200mm (8") ~2.3m (7.6') (shallow)	
Storm:	None	
Sidewalks:	Yes	
Road Allowance:	20.12m± (66')	

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

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

Roads

Pearce Avenue and Glencoe Lane are both designated Local roads in the City's Official Plan with desired rights-of-way widths of 20.12m (66'). Their current widths meets the required Official Plan designation, therefore road widenings will not be required at this time.

Engineering Services

Increased drainage challenges occur in these types of in-fill lot developments, where existing lots within established plans of subdivision sometimes do not have suitable drainage outlets in place. Individual lot drainage plans are a requirement for review and approval at the building permit stage and shall be submitted at that time to ensure that the drainage scheme of the future lot conveys drainage flows to a suitable outlet, and does not adversely affect abutting properties.

Sump pump flows typically discharge to grade when no opportunities to connect to a storm sewer in the road allowance exist. Since storm sewers do exist on Glencoe Lane, foundation weeping tile flows shall be collected via sump pump and discharged via storm lateral to the storm sewer, the cost of the lateral to be paid by the Owner at the time a Building Permit application has been applied for, in addition to other servicing fees for sewer and water, in accordance with the City's current Schedule of Rates & Fees.

The Owner shall also be responsible to pay the City the fee to locate and

trace the existing sewer lateral from the existing home to ensure it does not cross future potential and existing adjacent neighbouring lot lines. If it is determined to cross these lot lines, the Owner shall be responsible to complete works on private property through a Plumbing Only permit so as not to continue private service crossings over future or adjacent neighbouring property lines, and pay the City the fees to provide new services within the road allowance in order for each property to be serviced individually.

Condition(s):

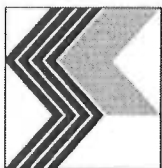
Prior to the severance finalization the Owner shall;

- Pay the fee for City crews to locate the sewer lateral servicing the existing building on Part 1 in accordance with the current Schedule of Rates and Fees. The sewer service for Part 1 must be independent and not cross a future or adjacent property line. If the sewer service to Part 1 crosses onto other future or abutting properties, separate services must be installed to the satisfaction of the City Engineer.



Prepared By: _____

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



Memorandum

To: Elaine Munro, ACST, Committee Secretary & Planning Technician

Cc: Charlotte McEwan, Planner 1
Shannon Labelle, Planning Co-op Student
Will Banda, Planning Technician
Judy Pihach, Manager of Planning

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

Date: January 3, 2018
Hearing Date: January 31, 2018

Subject: Engineering Comments to the Committee of Adjustment
File No's: A-02&03/18SC – 291A/B Vine Street
A-04/18SC – 405 Merritt Street
A-05/18SC – 39 Mildred Avenue
A-06/18SC – 1176 Lakeshore Road West
A-07&08/18SC – 14 Pearce Avenue & 2A Glencoe Lane
A-09&10/18SC – 20A/B Grapeview Drive
A-11&12/18SC – 80A/B Townline Road West
A-13&14/18SC – 33/35 Haynes Avenue
A-15&16/18SC – 61A/B Vine Street South

Development Engineering Services have no comments or objections to the approval of the above applications, other than the below being applicable to 1176 Lakeshore Road:

- The Owner be made aware that increased drainage challenges occur when foundations and grading are proposed in closer proximities to abutting sideyard lot lines than what the By-law requires, and the Owner shall be responsible to mitigate and pay for any grading requirements determined through the building permit process, so as not to adversely affect abutting properties

Regards,

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



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: January 9, 2018

Subject: Committee of Adjustment
Public Hearings – January 31, 2018
File No. 305-17-01

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

Steve Bittner
Transportation Technologist
SB/

COMMITTEE OF ADJUSTMENT
P.O. Box 3012, 50 Church Street
St. Catharines, ON L2R 7C2

Phone: 905-688-5600, Ext 1715
TTY: 905-688-4889
Fax: 905-688-5873

COMMENTS

**B-06/18SC (60.84.2149), A-11/18
(60.81.5295) & A-12/18 (60.81.5296)**

80 Townline Road West

**DATE OF HEARING:
January 31, 2018**



CITY OF
ST. CATHARINES

Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: January 24, 2018

Date of Hearing: January 31, 2018

Submission(s): B-06/18SC
A-11/18
A-12/18

File: 60.84.2149
60.81.5298
60.81.5299

Subject: 80 Townline Road West
80A Townline Road West
80B Townline Road West

Recommendation

That Submission **B-06/18SC** by 1900412 Ontario Inc., as outlined in the Notice of Hearing, be approved, subject to the following conditions:

1. That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 City's Schedule of Rates and Fees; and
2. That final approval for the necessary minor variance application be received.

That Submission **A-11/18** by 1900412 Ontario Inc., as outlined in the Notice of Hearing, be approved.

That Submission **A-12/18** by 1900412 Ontario Inc., as outlined in the Notice of Hearing, be approved.

Summary

Having regard for the matters under Section 51 (24) of the Planning Act, staff is satisfied that application **B-06/18SC** is desirable and compatible with the surrounding area and will not result in adverse impacts on surrounding properties. Additionally, having regard for the matters under Section 45 (1) of the Planning Act, staff is of the opinion that applications **A-11/18** and **A-12/18** 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 is being maintained.

Staff recommend that the requested consent and variances be approved, subject to the conditions outlined in the recommendation.

Proposed Development

Application **B-06/18SC** is made for consent to mortgage or charge, to partial discharge of mortgage and to sever 301.9m² of land (Part 1 on the submitted sketch) creating a new lot to be known as 80A Townline Road West for the purpose of severing one-half of a semi-detached dwelling currently under construction. A 301.9m² remnant parcel with the other half (Part 2) of the semi-detached dwelling would be retained for residential use. The application would allow each unit of the semi-detached dwelling to be owned and/or sold separately.

Applications **A-11/18** and **A-12/18** request the following variances for the proposed and remnant parcels in order to facilitate the concurrent consent application:

1. A reduction of the minimum lot area per dwelling unit from 370m² to 301m²
2. A reduction of the minimum lot frontage from 11 metres to 9.9 metres

Location and Site Description

The subject property is located on the north side of Townline Road West, west of Keating Street and 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 lands are designated Neighbourhood Residential as per Schedule D1 and Low Density Residential as per Schedule E9 of the Garden City Plan (GCP). The Low Density Residential designation permits detached, semi-detached, duplex, triplex, quadruplex, fourplex and townhouse dwellings at a density generally between 20 and 32 units per hectare.

Zoning By-law (2013-283)

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

Consent Application B-06/18SC

Application **B-06/18SC** is made for consent to sever an existing 301.9m² parcel of land, which would create a new lot to be known as 80A Townline Road West. The proposed consent would allow each unit of the existing semi-detached dwelling to be owned and/or sold separately.

Part F, Section 16.11.3 of the GCP states that consents to sever will only be given where they contribute to the infilling of areas that are already substantially developed

and the size and shape of the parcel is appropriate for the use proposed and in terms of optimum development of the surrounding area.

The proposed new lots are appropriate for the use proposed as they each contain half of an existing semi-detached dwelling. The function of the dwelling units will not change and no adverse impacts on the surrounding area are anticipated. The lots are of similar area and width as the adjacent lots to the east and west, and in keeping with the established character of the neighbourhood. Both parcels require a reduction in minimum lot area and lot frontage.

Staff is supportive of the proposed consent, subject to the conditions outlined in the recommendation.

Variance Applications A-11/18 and A-12/18

Applications **A-11/18** and **A-12/18** (Part 1 and Part 2) request a reduction of the minimum lot area per dwelling unit from 370m² to 301m² and a reduction of the minimum lot frontage from 11 metres to 9.9 metres for both Part 1 and Part 2 on the submitted sketch.

The variances are considered minor in nature, as they will not significantly impact the subject or surrounding properties. They are considered desirable for the use of the land as each lot is appropriate in size and shape for the existing semi-detached dwelling units. The lots surrounding the property to the west are of similar area and width to the proposed remnant parcels. The variances are in keeping with the general intent and purpose of the Official Plan to encourage and support development and redevelopment that is compatible with the surrounding neighbourhood. Parts 1 and 2 comply with all other provisions of the Zoning By-law.

Conclusion

Staff are satisfied that the consent requested through application **B-06/18SC** is desirable and compatible with the surrounding area and that there will not be any adverse impacts on surrounding properties as a result of the application. Additionally, staff are satisfied that the variances requested through submissions **A-11/18** and **A-12/18** are in keeping with the general intent of the Official Plan and Zoning By-law, minor in nature, and appropriate and desirable for the use of the land. Staff recommend that the requested consent and variances be approved, subject to the conditions outlined in the recommendation.

Prepared by:

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

Shannon Labelle
Student Planner

Submitted by:

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

Charlotte McEwan
Planner 1

Approved by:

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

Judy Pihach, MCIP, RPP
Manager of Planning Services

January 8, 2018

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

Attention: Elaine Munro

File# 60.81.5299, 60.81.5298 & 60.84.2149

Re: 80, 80A & 80B Townline Rd W

In response to your correspondence dated January 3, 2018, 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.
- Minimum 4m horizontal clearance from existing O/H line(s) must be maintained at all times as per Alectra Utilities Standard 3-105. Please consult with Alectra Utilities if further clarification is required.
- Relocation, modification, or removal of any existing hydro facilities shall be at the owner's expense. Please contact Alectra Utilities to facilitate this.
- Developers shall be responsible for the cost of civil work associated with duct structures, transformer foundations, and all related distribution equipment.

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.

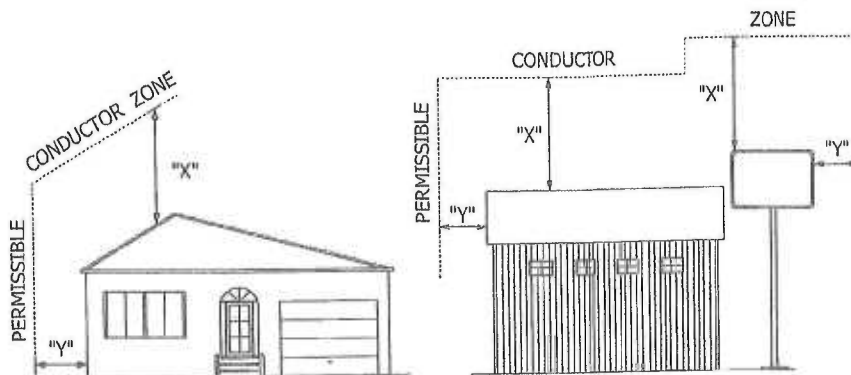
- CALL BEFORE YOU DIG, arrange for underground hydro cable locate(s) before beginning construction by contacting Ontario One Call @ 1-800-400-2255.
- Clearances from Overhead and Underground existing electrical distribution system must be maintained in according to:
 - Ontario Building Code (1997) Section 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 Will Johnson 905-522-6611 ext: 4714 in our Engineering Design Department.

Sincerely,

A handwritten signature in dark ink, consisting of stylized, overlapping loops and a long horizontal stroke at the end, enclosed within a large, thin oval.

Mark Jakubowski
Supervisor, Design, Customer Capital



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

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

* - INCLUDES MULTI-GROUNDED NEUTRALS

NOTES:

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

horizon
UTILITIES *Looking beyond...*

DRAWING STATUS	BY	DATE DD/MM/YY
REDRAWN:	JM	12/06/07
CHECKED:	ND	26/04/05
APPROVED:	CR	26/04/05

MINIMUM CONDUCTOR CLEARANCES FROM BUILDINGS, PERMANENT STRUCTURES OR BUILDING APPARATUS

(EXCLUDES SECONDARY SERVICES ATTACHED TO BUILDINGS)

REFERENCE DRAWINGS:

DRAWING #
3-105

DRAWINGS
NOT TO SCALE

SHEET#	REVISION#
1	0

80 Townline Rd W - 60.84.2147
80A Townline Rd W - 60.81.5295
80 B Townline Rd W - 60.81.5296
1104 Lakeshore Rd W - 60.84.2153

Munro, Elaine

Subject:

RE: Committee of Adjustment Notices and Applications for the January 31/18 CofA Hearing, City of St. Catharines - Email 5

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

Sent: Thursday, January 04, 2018 10:32 AM

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

Subject: RE: Committee of Adjustment Notices and Applications for the January 31/18 CofA Hearing, City of St. Catharines - Email 5

Hi Elaine

Cogeco has no issue or concerns with the application for email #5

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

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

Munro, Elaine

From: Hall, Charleyne <charleyne.hall@bell.ca>
Sent: Monday, January 08, 2018 9:02 AM
To: Munro, Elaine
Cc: McEwan, Charlotte; Labelle, Shannon; Banda, Wilrik
Subject: 905-18-021 - Severance - 80 Townline Road W - B-06/18SC

Good morning,

We have no concerns regarding St. Catherines consent file B-06/18SC.

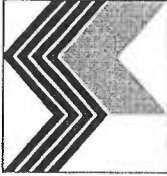
Thank you,

Charleyne Hall
External Liaison
Bell Canada Right of Way



140 Bayfield St. FL 2
Barrie, ON, L4M 3B1
P: 705-722-2264
F: 705-722-2263
1-888-646-4817
charleyne.hall@bell.ca

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Memorandum

To: Charlotte Mcewan, Planning and Building Services

CC: Elaine Munro, Planning and Building Services

From: Jessica Button, Parks, Recreation and Culture Services

Date: Jan 11, 2018

Subject: Committee of Adjustment Hearing – January 31, 2018

291A Vine Street, 219B Vine Street

A-02/18

A-03/18

B-58/17SC

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

That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 Schedule of Rates and Fees.

Staff offer no objections to the associated minor variance applications.

20A Grapeview Drive, 20B Grapeview Drive, 20 Grapeview Drive

A-09/18, A-10/18

No objections

B-04/18SC

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39 Mildred

A-05/18SC

No comment or objection.

1176 Lakeshore Road West

A-06/18

No comment or objection

14 Pearce Avenue, 2A Glencoe Lane

A-07/18

A-08/18

B-03/18SC

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That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 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 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.

Staff offer no objections to the associated minor variance applications.

80 A Townline Road W, 80B Townline Road W

A-11/18SC

A-12/18SC

B-06/18SC

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

That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 Schedule of Rates and Fees.

33 Haynes

A-13/18

A-14/18

B-07/18SC

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

That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 Schedule of Rates and Fees.

Staff offer no objections to the associated minor variance applications.

84 Queen Street, 841/2 Queen Street

B-08/18SC

B-09/18SC

No comment or objection.

61A Vine Street S, 61B Vine Street S

A-15/18

A-16/18

B-12/18SC

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

That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 Schedule of Rates and Fees.

Staff offer no objections to the associated minor variance applications.

28A Hewko Street

B-11/18SC

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

That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 Schedule of Rates and Fees.

REPORT TO PLANNING DEPARTMENT
Re: CITY LAND DIVISION APPLICATION NUMBER B-06/18SC



January 3, 2018

ENGINEERING FILE 300-36

Hearing Date: January 31, 2018

Applicant: 1900412 Ontario Inc.

Location: 80 Townline Road West

MUNICIPAL SERVICES

Townline Road West

Water:	150mm (6") P.V.C. 750mm (30") Regional Trunk
Sanitary:	250mm (10")
Storm:	None.
Sidewalks:	Yes
R.O.W Width:	20.12m (66')

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

Comment(s): It is noted that the Applicant proposes to sever Part 1 creating a new lot to be known as 80A Townline Road West for the purpose of severing one-half of a semi-detached dwelling currently under construction. A remnant parcel with the other half of the semi-detached dwelling (Part 2) would be retained for residential use. The application would allow each of the semi-detached dwellings to be owned and/or sold separately.

Roads

Townline Road West is dedicated a Local road per the City's Official Plan with a desired right-of-way width of +/-20m. Its current width is sufficient, therefore a widening will not be required.

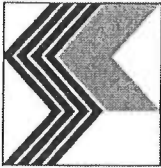
It is understood that these dwellings have already gone through the building permit process, where individual lot grading plans have been reviewed and accepted to the City's satisfaction.

Condition(s): None

A handwritten signature in black ink, appearing to read 'Brad Johnston'.

Prepared By:

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



Memorandum

To: Elaine Munro, ACST, Committee Secretary & Planning Technician

Cc: Charlotte McEwan, Planner 1
Shannon Labelle, Planning Co-op Student
Will Banda, Planning Technician
Judy Pihach, Manager of Planning

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

Date: January 3, 2018
Hearing Date: January 31, 2018

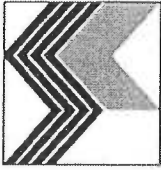
Subject: Engineering Comments to the Committee of Adjustment
File No's: A-02&03/18SC – 291A/B Vine Street
A-04/18SC – 405 Merritt Street
A-05/18SC – 39 Mildred Avenue
A-06/18SC – 1176 Lakeshore Road West
A-07&08/18SC – 14 Pearce Avenue & 2A Glencoe Lane
A-09&10/18SC – 20A/B Grapeview Drive
A-11&12/18SC – 80A/B Townline Road West
A-13&14/18SC – 33/35 Haynes Avenue
A-15&16/18SC – 61A/B Vine Street South

Development Engineering Services have no comments or objections to the approval of the above applications, other than the below being applicable to 1176 Lakeshore Road:

- The Owner be made aware that increased drainage challenges occur when foundations and grading are proposed in closer proximities to abutting sideyard lot lines than what the By-law requires, and the Owner shall be responsible to mitigate and pay for any grading requirements determined through the building permit process, so as not to adversely affect abutting properties

Regards,

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



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: January 9, 2018

Subject: Committee of Adjustment
Public Hearings – January 31, 2018
File No. 305-17-01

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

Steve Bittner
Transportation Technologist
SB/

COMMITTEE OF ADJUSTMENT
P.O. Box 3012, 50 Church Street
St. Catharines, ON L2R 7C2

Phone: 905-688-5600, Ext 1715
TTY: 905-688-4889
Fax: 905-688-5873

COMMENTS

**B-07/18SC (60.84.2150), A-13/18
(60.81.5300) & A-14/18 (60.81.5301)**

33 Haynes Avenue

**DATE OF HEARING:
January 31, 2018**



CITY OF
ST. CATHARINES

Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: January 24, 2018

Date of Hearing: January 31, 2018

Submission(s): B-07/18SC
A-13/18
A-14/18

File: 60.84.2150
60.81.5300
60.81.5301

Subject: 33 Haynes Avenue

Recommendation

That Submission **B-07/18SC** by Bradley Humble and Gillian Humble, as outlined in the Notice of Hearing, be approved subject to the following conditions:

1. That the applicant satisfy the Chief Building Official for the City of St. Catharines that, as a result of the proposed severance, that spatial separation requirements for the glazed openings and wall construction meet the requirements of Subsection 9.10.15 of the 2012 Ontario Building Code for the south face of the existing dwelling on Part 2, and that the fire separation requirements are met for the shared wall between the dwelling units on Part 1 and Part 2;
2. That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 Schedule of Rates and Fees;
3. That a road widening dedication of 0.92m (3') along the frontage of the subject and remnant parcel as Public Highway to be known as Haynes Avenue be conveyed gratuitously to the City of St. Catharines. The land is to be conveyed free and clear of any mortgages, liens or encumbrances;
4. The applicant will be responsible for the cost of locating the sewer and water laterals servicing the existing building in accordance with the current Schedule of Rates and Fees. If the sewer and water services cross onto other future or abutting properties, separate services must be installed at the cost of the Owner to the satisfaction of the City Engineer; and
5. That final approval for the necessary minor variance application be received.

That Submission **A-13/18** by Bradley Humble and Gillian Humble, as outlined in the Notice of Hearing, be approved.

That Submission **A-14/18** by Bradley Humble and Gillian Humble, as outlined in the Notice of Hearing, be approved.

Summary

Having regard for the matters under Section 51 (24) of the Planning Act, staff is satisfied that application **B-07/18SC** is desirable and compatible with the surrounding area and will not result in adverse impacts on surrounding properties. Additionally, having regard for matters under Section 45 (1) of the Planning Act, staff is of the opinion that applications **A-13/18** and **A-14/18** 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 is being maintained.

Proposed Development

Application **B-07/18SC** is made for consent to a partial discharge of mortgage and for consent to sever 588.6m² of land (Part 2 on the submitted sketch) creating a new lot to be known as 35 Haynes Avenue for the purpose of severing an existing semi-detached dwelling into two lots to recognize each half. A 188.4m² remnant parcel with the other half (Part 1) of the existing semi-detached dwelling would be retained for residential use. The application would allow each unit of the proposed semi-detached dwelling to be owned and/or sold separately.

Application **A-13/18** (Part 1) requests the following variances facilitates the concurrent consent application:

1. A reduction of the minimum lot area per dwelling unit from 280m² to 188m².
2. A reduction of the minimum lot frontage from 7.5 metres to 7.44 metres.
3. A reduction of the required parking space from 1 to 0 spaces.

Application **A-14/18** (Part 2) requests an increase in the maximum lot area per dwelling unit from 465m² to 588.6m². The variance is to facilitate the concurrent consent application.

Location and Site Description

The subject property is located on the west side of Haynes Avenue, north of Queenston Street. It is surrounded by detached dwellings in all directions, and semi-detached dwellings 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 lands are designated Neighbourhood Residential as per Schedule D1 of the Garden City Plan (GCP) and further designated Low Density Residential as per Schedule E5 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.

Zoning By-law (2013-283)

The subject land is zoned Low Density Residential – Traditional Neighbourhood (R2). The R2 zone permits detached, semi-detached, duplex, triplex, fourplex, quadruplex and townhouse dwellings, and private road development.

Consent Application B-07/18SC

Application **B-07/18SC** is made for consent to sever an existing 588.6m² parcel of land, which would create a new lot for the existing dwelling to be known as 35 Haynes Avenue. The existing building was constructed as a semi-detached dwelling but currently may not meet fire separation requirements between the two existing units. The requested consent would allow for each unit to be owned and/or sold separately. Any approval should be on the condition that the separation requirements are met.

Part F, Section 16.11.3 of the GCP states that consent to sever will only be given where they contribute to the infilling of areas that are already substantially developed and the size and shape of the parcel is appropriate for the use proposed and in terms of optimum development of the surrounding area.

The lots are appropriate for the use proposed as they each contain half of an existing semi-detached dwelling. The function of the dwelling units will not change and no adverse impacts on the surrounding area are anticipated. Part 1 of the submitted sketch is smaller than most of the existing lots surrounding the area, and Part 2 of the submitted sketch is larger than most of the lots in the surrounding area. No changes to the existing building are proposed. The lot sizes will not have any notable or negative impact on the established character of the neighbourhood. The proposal is in keeping with the general intent and purpose of the Official Plan and Zoning By-law.

Staff is supportive of the proposed consent, subject to the conditions outlined in the recommendation.

Variance Application A-13/18

Variances 1 and 2 of Application **A-13/18** (Part 1) request a reduction of the minimum lot area from per dwelling unit from 280m² to 188m², and a reduction of the minimum lot frontage from 7.5 metres to 7.44 metres. The requested reductions are considered minor in nature. The reduction in minimum lot frontage from 7.5 to 7.44 is a minor change with no impact on the streetscape. The 0.06 metre reduction remains in keeping with the intent and purpose of the Official Plan and Zoning By-law. The proposed lot area is less than many lots in the surrounding neighbourhood. The lot is representative of the existing use of the land, and is considered to be adequate for the existing unit, which is small in comparison to surrounding dwellings. There is adequate amenity space on the proposed property. The small lot does not allow for the provision of parking on the parcel. However, the lack of parking is more a result of the site layout than of the reduced area.

Variance 3 requests a reduction in the number of parking spaces from 1 to 0 for the existing unit on Part 1. The parking for the unit has historically been provided in tandem on Part 2. This opportunity may be lost with the approval of a separate lot for Part 2. Street parking is available along Haynes Avenue. 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 500 metres (6 minute walk) from four active transit stops with access to four bus routes. There is also street parking available along Haynes Avenue. There has been no record of parking complaints in the area, which suggests a loss of parking for the proposed lot would not be problematic for the neighbourhood. Staff consider the parking reduction appropriate given the transit availability in the area. No adverse impacts are expected as a result of the requested parking reduction.

Variance Application A-14/18

Application **A-14/18** (Part 2) requests an increase of the maximum lot area which facilitates the concurrent consent application.

The requested variance is minor in nature as it will not significantly impact the subject or surrounding properties. The increase requested is a result of the concurrent consent application. Staff note that the existing property has an even greater area than that proposed for Part 2. The proposed lot will be more in keeping with the intent of the Official Plan and Zoning By-law than the current lot.

Conclusion

Staff are satisfied that the consent requested through application **B-07/18SC** is desirable and compatible with the surrounding area and that there will not be any adverse impacts on surrounding properties as a result of the application. Additionally, staff is satisfied that the variances requested through Submissions **A-13/18** and **A-14/18** are in keeping with the general intent of the Official Plan and Zoning By-law, minor in nature, and appropriate and desirable for the use of the land. It is staff's recommendation that the requested consent and variances be approved, subject to the conditions outlined in the recommendation.

Prepared by:


Shannon Labelle
Student Planner

Submitted by:


Charlotte McEwan
Planner I

Approved by:


Judy Pihach, MCIP, RPP
Manager of Planning Services

Bell Canada
Right of Way
FI-2, 140 Bayfield Street
Barrie, Ontario
L4M 3B1

Tel: 705-722-2264
Fax: 705-722-2263
E-mail: charleyne.hall@bell.ca



January 8, 2018

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

E-mail Only: Elaine Munro emunro@stcatharines.ca

Subject: Application for Consent – B-07/18SC
Lots 3942, 3975 & Part of Lot 3976, Corporation Plan No. 2
33 Haynes Avenue
City of St. Catharines
Your File: B-07/18SC Bell File: 905-18-024

Subsequent to review by our local engineering department, it has been identified that Bell Canada will require a transfer of easement over the above lands in order to protect our existing aerial facilities.

On the attached sketch, the red line identifies the approximate location of our aerial facilities. Bell Canada requires a 10m wide strip to be measured 5m on either side of the aerial installation to extend from the pole to a minimum of 2m past the anchor installation to be measured 0.5m on either side of the guy wire installation as can be accommodated.

Since the easement is required as a condition of approval and in order to protect the integrity of the existing facilities to maintain service to the abutting lands, all cost associated with the transaction will be the responsibility of the owner.

We hope this proposal meets with your approval and request a copy of the Committee of Adjustments decision. We look forward to the owner's solicitor contacting us.

If there are any questions or concerns, please do not hesitate to call.

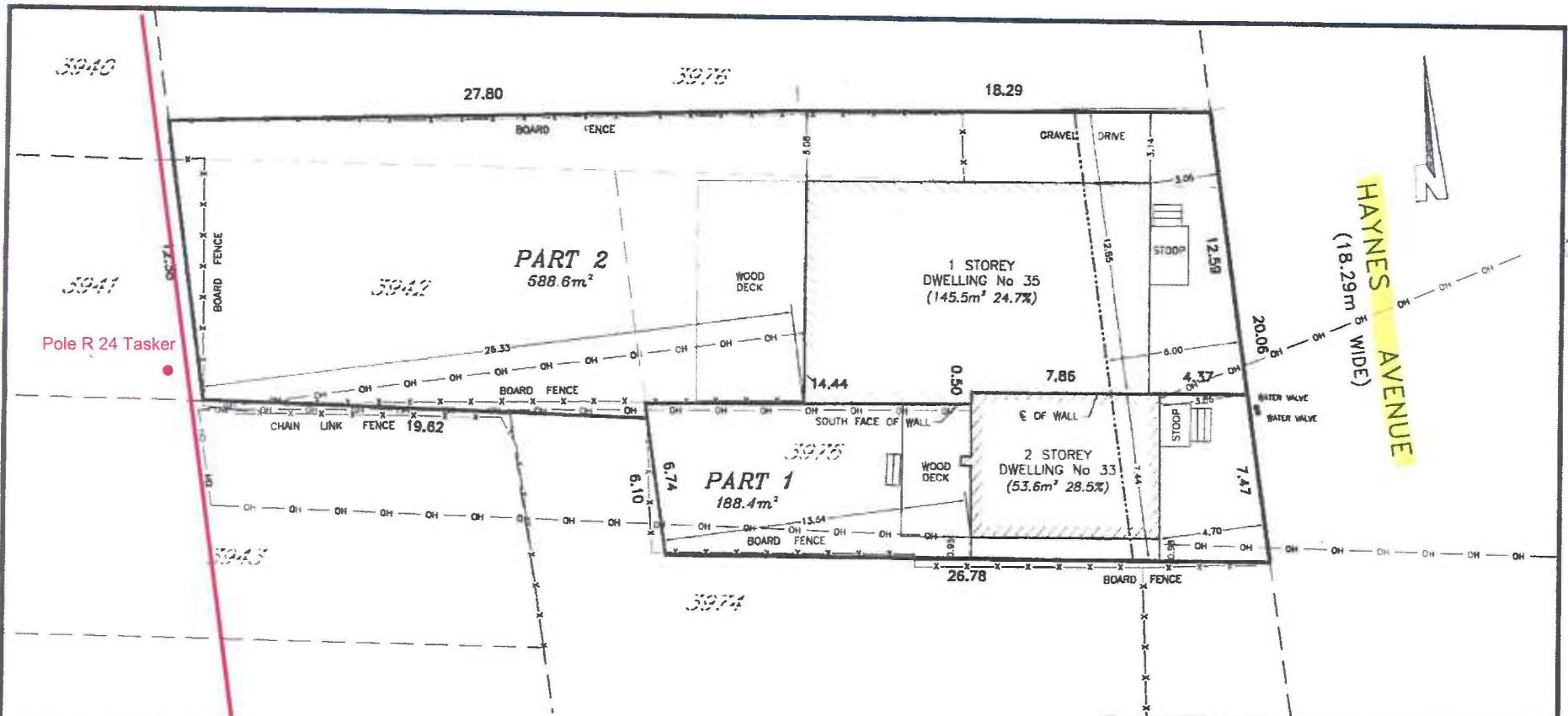
Yours truly,

A handwritten signature in blue ink that reads "Charleyne Hall".

Charleyne Hall
Right of Way Associate



905-18-024



PREPARED FOR SEVERANCE APPLICATION
LOTS 3942, 3975 & PART OF LOT 3976
CORPORATION PLAN No 2

CITY OF ST. CATHARINES
REGIONAL MUNICIPALITY OF NIAGARA

(PART 2 30R-2170)

SCALE 1 = 200

NOTE: SUBJECT AND ADJOINING LANDS ARE RESIDENTIAL

NOTE: THIS SKETCH IS PREPARED FROM COMPILED AND CALCULATED INFORMATION, NOT FROM AN ACTUAL SURVEY.
ALL MEASUREMENTS ARE +/- MEASUREMENTS.
DO NOT SCALE FROM THIS DRAWING.

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DATE NOVEMBER 28, 2017 FILE No 89-118-1(89118-1_SK.DWG)

405 meritt, A-04/18, 60.81.5291
24 Elm Street, B-02/18sc, 60.84.214
33 Haynes Ave - 60.84.2150, 60.81.5303
+ 60.81.5301

Munro, Elaine

Subject:

RE: Committee of Adjustment Notices and Applications for the January 31/18 CofA
Hearing, City of St. Catharines

614 Vine St S - 60.84.2150, 60.81.5303
+ 60.81.5303

From: Aaron White [mailto:aaron.white@trilliumrailway.com]

Sent: Friday, January 12, 2018 3:34 PM

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

Cc: McEwan, Charlotte <cmcewan@stcatharines.ca>; Labelle, Shannon <slabelle@stcatharines.ca>; Banda, Wilrik <wbanda@stcatharines.ca>

Subject: RE: Committee of Adjustment Notices and Applications for the January 31/18 CofA Hearing, City of St. Catharines

Hi Elaine,

No comments on any of these from Trillium.

Thanks,

Aaron White

Vice President Operations

Trillium Railway Co. Ltd

p. 905-735-5529 | f. 905-735-7559 | c. 289-968-9357



January 8, 2018

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

Attention: Elaine Munro

File# 60.81.5301, 60.81.5300 & 60.84.2150

Re: 33 & 35 Haynes Ave

In response to your correspondence dated January 3, 2018, 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.
- Developers shall be responsible for the cost of civil work associated with duct structures, transformer foundations, and all related distribution equipment.

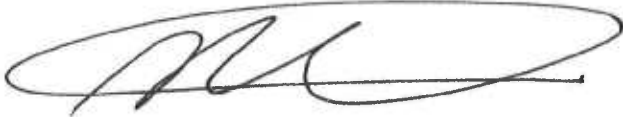
We would also like to stipulate the following:

- 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 Will Johnson 905-522-6611 ext: 4714 in our Engineering Design Department.

Sincerely,

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

Mark Jakubowski
Supervisor, Design, Customer Capital

35 Haynes - 60.84.2150
" " - 60.81.5300
35 Haynes - 60.81.5301
28A Hewko - 60.84.2154

Munro, Elaine

Subject: RE: Committee of Adjustment Notices and Applications for the January 31/18 CofA Hearing, City of St. Catharines - Email 6

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

Sent: Thursday, January 04, 2018 10:37 AM

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

Cc: McEwan, Charlotte <cmcewan@stcatharines.ca>; Labelle, Shannon <slabelle@stcatharines.ca>; Banda, Wilrik <wbanda@stcatharines.ca>

Subject: RE: Committee of Adjustment Notices and Applications for the January 31/18 CofA Hearing, City of St. Catharines - Email 6

Hello Elaine

Cogeco has no issue or concerns with the application for email #6

Have a Great Day

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Ce courriel provient de Doug.Crown@cogeco.com . Pour assurer la livraison de futurs envois, veuillez inclure la présente adresse courriel à votre carnet d'adresses ou votre liste d'expéditeurs autorisés.

Si vous ne souhaitez plus recevoir de messages promotionnels de la part de Cogeco, veuillez transférer ce courriel à desabonnement@cogeco.com. Merci!

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

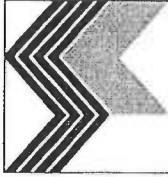
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Cogeco Cable Canada, 5 Place Ville-Marie, Suite 1700, Montreal, Quebec, H3B 0B3



Memorandum

To: Charlotte Mcewan, Planning and Building Services

CC: Elaine Munro, Planning and Building Services

From: Jessica Button, Parks, Recreation and Culture Services

Date: Jan 11, 2018

Subject: Committee of Adjustment Hearing – January 31, 2018

291A Vine Street, 219B Vine Street

A-02/18

A-03/18

B-58/17SC

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

That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 Schedule of Rates and Fees.

Staff offer no objections to the associated minor variance applications.

20A Grapeview Drive, 20B Grapeview Drive, 20 Grapeview Drive

A-09/18, A-10/18

No objections

B-04/18SC

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

That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 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 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.

That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 Schedule of Rates and Fees.

33 Haynes

A-13/18

A-14/18

B-07/18SC

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

That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 Schedule of Rates and Fees.

Staff offer no objections to the associated minor variance applications.

84 Queen Street, 841/2 Queen Street

B-08/18SC

B-09/18SC

No comment or objection.

61A Vine Street S, 61B Vine Street S

A-15/18

A-16/18

B-12/18SC

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

That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 Schedule of Rates and Fees.

Staff offer no objections to the associated minor variance applications.

28A Hewko Street

B-11/18SC

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

That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 Schedule of Rates and Fees.

REPORT TO PLANNING DEPARTMENT
Re: CITY LAND DIVISION APPLICATION NUMBER B-07/18SC



January 3, 2018

ENGINEERING FILE 300-36

Hearing Date: January 31, 2018

Applicant: Bradley & Gillian Humble

Location: 33 Haynes Avenue

MUNICIPAL SERVICES

Haynes Avenue

Water:	150mm (6")
Sanitary Sewer:	300mm (12")
Storm Sewer:	525mm (21")
Sidewalks:	Yes
Road Allowance Width:	18.29m± (60')

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

Comment(s): It is noted that the Applicant proposes to sever Part 2 creating a new lot to be known as 35 Haynes Avenue for the purpose of severing an existing single detached dwelling into a semi-detached dwelling. A remnant parcel with the other half of the proposed semi-detached dwelling (Part 1) would be retained for continued residential. The application would allow each unit of the proposed semi-detached dwelling to be owned and/or sold separately.

Roads

Haynes Avenue is designated a Local road as per the City's Official Plan with a desired right-of-way width of 20.12m (66'). Its current width along the Applicant frontage is deficient at 18.29m± (60'). The City will therefore require a 0.92m (3') road widening be dedicated free and clear of any encumbrances along Parts 1 & 2 to be known as Haynes Avenue.

Engineering Services

It is the City's intent that the creation of lots accommodate their own individual services, and not depend on a private abutting property owner for continued access and maintenance of those services. The Owner shall be responsible to pay the City the fee to locate and trace the existing sewer and water laterals from the existing home to identify the locations to where they cross the property lines onto Haynes Avenue. The new lot, 35 Haynes Avenue must have its own services prior to the creation of the lot, and not share services with 33 Haynes Avenue. The Owner shall be responsible to complete works on private property through a Plumbing Only permit so as not to continue private service crossings over future or adjacent neighbouring property lines, and pay the City the fees to provide new services within the road allowance in order for each property to be serviced individually.

Condition(s):

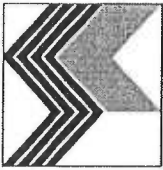
Prior to the severance finalization the Owner shall;

- Dedicate to the City of St. Catharines a 0.92m (3') widening along the frontage of the subject and remnant parcel as Public Highway to be known as Haynes Avenue, free and clear of any mortgages, liens or encumbrances; and
- Pay the fee for City crews to locate and trace the sewer and water laterals servicing the existing building in accordance with the current Schedule of Rates and Fees. If the sewer and water services cross onto other future or abutting properties, separate services must be installed at the costs of the Owner to the satisfaction of the City Engineer.



Prepared By:

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



Memorandum

To: Elaine Munro, ACST, Committee Secretary & Planning Technician

Cc: Charlotte McEwan, Planner 1
Shannon Labelle, Planning Co-op Student
Will Banda, Planning Technician
Judy Pihach, Manager of Planning

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

Date: January 3, 2018
Hearing Date: January 31, 2018

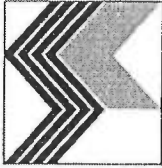
Subject: Engineering Comments to the Committee of Adjustment
File No's: A-02&03/18SC – 291A/B Vine Street
A-04/18SC – 405 Merritt Street
A-05/18SC – 39 Mildred Avenue
A-06/18SC – 1176 Lakeshore Road West
A-07&08/18SC – 14 Pearce Avenue & 2A Glencoe Lane
A-09&10/18SC – 20A/B Grapeview Drive
A-11&12/18SC – 80A/B Townline Road West
A-13&14/18SC – 33/35 Haynes Avenue
A-15&16/18SC – 61A/B Vine Street South

Development Engineering Services have no comments or objections to the approval of the above applications, other than the below being applicable to 1176 Lakeshore Road:

- The Owner be made aware that increased drainage challenges occur when foundations and grading are proposed in closer proximities to abutting sideyard lot lines than what the By-law requires, and the Owner shall be responsible to mitigate and pay for any grading requirements determined through the building permit process, so as not to adversely affect abutting properties

Regards,

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



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: January 9, 2018

Subject: Committee of Adjustment
Public Hearings – January 31, 2018
File No. 305-17-01

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

Steve Bittner
Transportation Technologist
SB/

COMMITTEE OF ADJUSTMENT
P.O. Box 3012, 50 Church Street
St. Catharines, ON L2R 7C2

Phone: 905-688-5600, Ext 1715
TTY: 905-688-4889
Fax: 905-688-5873

COMMENTS

**B-08/18SC (60.84.2151) &
B-09/18SC (60.84.2152)**

84 & 84 ½ Queen Street

**DATE OF HEARING:
January 31, 2018**



CITY OF
ST. CATHARINES

Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: January 24, 2018

Date of Hearing: January 31, 2018

Submission(s): B-08/18SC
B-09/18SC

File: 60.84.2151
60.84.2152

Subject: 84 Queen Street
84 ½ Queen Street

Recommendation

That Submission **B-08/18SC** by Helen Warkentin, Jacob Warkentin and John Warkentin as outlined in the Notice of Hearing, be approved.

That Submission **B-09/18SC** by Helen Warkentin, Jacob Warkentin and John Warkentin as outlined in the Notice of Hearing, be approved.

Summary

Having regard for the matters under Section 51 (24) of the Planning Act, staff is of the opinion that applications **B-08/18SC** and **B-09/18SC** are desirable and compatible with the surrounding area and will not result in adverse impacts on surrounding properties. Staff recommends that the requested consents be approved.

Proposed Development

Application **B-08/18SC** is made for consent to establish an easement/right-of-way, in perpetuity over 41m² of land (Part 3 on the submitted sketch) for the benefit of the westerly abutting lot known as 84½ Queen Street (Parts 1 and 2) for vehicular and pedestrian access purposes. A 265m² remnant parcel (Parts 3 and 4) with the existing one storey dwelling will be retained

Application **B-09/18SC** is made for consent to establish an easement/right-of-way, in perpetuity over 16m² of land (Part 2 on the submitted sketch) for the benefit of the easterly abutting lot known as 84 Queen Street (Parts 3 and 4) for vehicular and pedestrian access purposes. A 278m² remnant parcel (Parts 1 and 2) with the existing 2½ storey dwelling will be retained. Together, applications **B-08/18SC** and **B-09/18SC**, would result in establishing a mutual driveway between properties.

Location and Site Description

The subject properties are located on the northeast side of Queen Street, west of Lake Street and 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 lands are designated Downtown as per Schedule D1 and Low Density Residential as per Schedule E10 of the Garden City Plan (GCP). The Low Density Residential designation permits detached, semi-detached, duplex, triplex, quadruplex, fourplex and townhouse dwellings at a density generally between 20 and 32 units per hectare.

Zoning By-law (2013-283)

The subject land is zoned Low Density Residential – Traditional Neighbourhood (R2). The R2 zone permits detached, semi-detached, duplex, triplex, fourplex, quadruplex, townhouse and private road development.

Consent Applications B-08/18SC and B-09/18SC

Applications **B-08/18SC** and **B-09/18SC** request consent to establish an easement/right-of-way between the two properties in order to establish a mutual driveway between them. Dwelling units on either property will be retained.

No changes to the properties or buildings are proposed and no adverse impacts are anticipated as a result of the proposal. The proposed easements will provide both properties with adequate vehicular access to their rear yards. Improved access allows each dwelling the opportunity to have recognized parking on site. Staff recommend that the consents be approved.


Conclusion

Staff is satisfied that the consents requested through application **B-08/18SC** and **B-09/18SC** are desirable and compatible with the surrounding area and that there will not be any adverse impacts on surrounding properties as a result of the application. Staff recommend that the applications be approved.

Prepared by:


Shannon Labelle
Student Planner

Submitted by:


Charlotte McEwan
Planner I

Approved by:


Judy Pihach, MCIP, RPP
Manager of Planning Services

Munro, Elaine

Subject: RE: Queen Street FW: Committee of Adjustment Notices and Applications for the January 31/18 CofA Hearing, City of St. Catharines (Email 3 of 4)

From: Samantha Burke [mailto:samantha.burke@alecrautilities.com]

Sent: Wednesday, January 10, 2018 3:20 PM

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

Subject: RE: Queen Street FW: Committee of Adjustment Notices and Applications for the January 31/18 CofA Hearing, City of St. Catharines (Email 3 of 4)

Good Afternoon Elaine,

Our office has no response (no issues) regarding files 60.84.2152 & 60.84.2151(84 Queen St).

Thank you,
Samantha

84 Queen St - 60.84.2151
84 1/2 Queen St - 60.84.2152
61A Vine St - 60.84.2150
61B Vine St - 60.81.5302
61A Vine St. - 60.81.5303

Munro, Elaine

Subject:

RE: Committee of Adjustment Notices and Applications for the January 31/18 CofA Hearing, City of St. Catharines - Email 7 (last one)

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

Sent: Thursday, January 04, 2018 10:39 AM

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

Cc: McEwan, Charlotte <cmcewan@stcatharines.ca>; Labelle, Shannon <slabelle@stcatharines.ca>; Banda, Wilrik <wbanda@stcatharines.ca>

Subject: RE: Committee of Adjustment Notices and Applications for the January 31/18 CofA Hearing, City of St. Catharines - Email 7 (last one)

Hi Elaine

Cogeco has no issue or concerns with the application for email #7

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

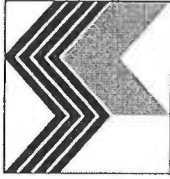
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Cogeco Cable Canada, 5 Place Ville-Marie, Suite 1700, Montreal, Quebec, H3B 0B3



Memorandum

To: Charlotte Mcewan, Planning and Building Services

CC: Elaine Munro, Planning and Building Services

From: Jessica Button, Parks, Recreation and Culture Services

Date: Jan 11, 2018

Subject: Committee of Adjustment Hearing – January 31, 2018

291A Vine Street, 219B Vine Street

A-02/18

A-03/18

B-58/17SC

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

That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 Schedule of Rates and Fees.

Staff offer no objections to the associated minor variance applications.

20A Grapeview Drive, 20B Grapeview Drive, 20 Grapeview Drive

A-09/18, A-10/18

No objections

B-04/18SC

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

That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 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 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.

That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 Schedule of Rates and Fees.

33 Haynes

A-13/18

A-14/18

B-07/18SC

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

That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 Schedule of Rates and Fees.

Staff offer no objections to the associated minor variance applications.

84 Queen Street, 841/2 Queen Street

B-08/18SC

B-09/18SC

No comment or objection.

61A Vine Street S, 61B Vine Street S

A-15/18

A-16/18

B-12/18SC

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

That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 Schedule of Rates and Fees.

Staff offer no objections to the associated minor variance applications.

28A Hewko Street

B-11/18SC

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

That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 Schedule of Rates and Fees.

REPORT TO PLANNING DEPARTMENT
Re: CITY LAND DIVISION APPLICATION NUMBER B-08-09/18SC



January 3, 2018

ENGINEERING FILE 300-36

Hearing Date: January 31, 2018

Applicant: Helen, Jacob and John Warkentin

Location: 84 Queen Street

MUNICIPAL SERVICES

Queen Street

Water: 150mm (6") C.I.

Sanitary Sewer: 1125mm (44") P.E.

Storm Sewer: None

Sidewalks: Yes

Road Allowance Width: 20.12m (66')

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

Comment(s): It is noted that the Applicant proposes to establish a right-of-way/easement (Part 3), in perpetuity, for the benefit of Parts 1 & 2 (84 ½ Queen Street) for vehicular and pedestrian access/egress purposes. A remnant Parcel (Part 3 & 4) with the existing dwelling will be retained. Together with B-09/18SC, the application would result in establishing a mutual driveway between the properties.

Roads

Queen Street is designated an Arterial road as per the City's Official Plan with a desired right-of-way width of 26.12m (86'). Its current width along the Applicant frontage is deficient at 20.12m (66'), however understanding the acquisition of the required road widening by the City may involve the need for encroachment agreement(s) being entered into to address the front porches and the potential removals of other structures, the City shall not require further road widenings be dedicated along the subject lot frontage.


Engineering Services

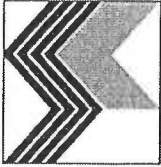
There are no proposed nor required services related to the application, therefore we have no comments in this regard.

Condition(s): Prior to the severance finalization the Owner shall;

- Register the easement documents on title of the properties

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: January 9, 2018

Subject: Committee of Adjustment
Public Hearings – January 31, 2018
File No. 305-17-01

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

Steve Bittner
Transportation Technologist
SB/

COMMITTEE OF ADJUSTMENT
P.O. Box 3012, 50 Church Street
St. Catharines, ON L2R 7C2

Phone: 905-688-5600, Ext 1715
TTY: 905-688-4889
Fax: 905-688-5873

COMMENTS

B-10/18SC (60.84.2153)

1104 Lakeshore Road West

**DATE OF HEARING:
January 31, 2018**

January 8, 2018

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

Attention: Elaine Munro

File# 60.84.2153

Re: 1104 Lakeshore Rd W

In response to your correspondence dated January 3, 2018, 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.
- Developers shall be responsible for the cost of civil work associated with duct structures, transformer foundations, and all related distribution equipment.
- Hydro easement is to remain clear of encroachment of any kind.

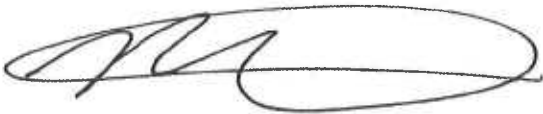
We would also like to stipulate the following:

- 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 Will Johnson 905-522-6611 ext: 4714 in our Engineering Design Department.

Sincerely,

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

Mark Jakubowski
Supervisor, Design, Customer Capital

Munro, Elaine

80 Townline Rd W - 60.84.2147
80A Townline Rd W - 60.81.5295
80B Townline Rd W - 60.81.5296
1104 Lakeshore Rd W - 60.84.2153

Subject:

RE: Committee of Adjustment Notices and Applications for the January 31/18 CofA Hearing, City of St. Catharines - Email 5

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

Sent: Thursday, January 04, 2018 10:32 AM

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

Subject: RE: Committee of Adjustment Notices and Applications for the January 31/18 CofA Hearing, City of St. Catharines - Email 5

Hi Elaine

Cogeco has no issue or concerns with the application for email #5

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

REPORT TO PLANNING DEPARTMENT
Re: CITY LAND DIVISION APPLICATION NUMBER B-10/18SC



January 3, 2018

ENGINEERING FILE 300-36

Hearing Date: January 31, 2018

Applicant: Joseph and Kathryn Ferretti

Location: 1104 Lakeshore Road West

MUNICIPAL SERVICES

Lakeshore Road West

Water:	None
Sanitary Sewer:	None
Storm Sewer:	None
Sidewalks:	None
Road Allowance Width:	14.50m (48')±

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

Comment(s): It is noted that the Applicant proposes to establish an easement (Part 1), in perpetuity, for hydro purposes to benefit the construction of a single detached dwelling. A remnant parcel would be retained for residential purposes.

Roads

Lakeshore Road is designated a Regional Arterial road as per the City's Official Plan with a desired right-of-way width of 26.12m (86'). Its current width along the Applicant frontage is deficient at approximately 14.5m (48'). Since Lakeshore Road West is under the jurisdiction of the Regional Municipality of Niagara, comments with respect to widening requirements shall be at their discretion.

Engineering Services

There are no proposed nor required services related to the application, therefore we have no comments in this regard.

Condition(s): Prior to the severance finalization the Owner shall;

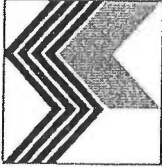
- Register the easement documents on title of the properties

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

Prepared By:

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

1104
Lakeshore



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: January 9, 2018

Subject: Committee of Adjustment
Public Hearings – January 31, 2018
File No. 305-17-01

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

Steve Bittner
Transportation Technologist
SB/



CITY OF
ST. CATHARINES

Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: January 24, 2018

Date of Hearing: January 31, 2018

Submission(s): B-10/18SC

File: 60.84.2153

Subject: 1104 Lakeshore Road West

Recommendation

That Submission **B-10/18SC** by Joseph Ferretti and Kathryn Ferretti as outlined in the Notice of Hearing, be approved.

Summary

Having regard for the matters under Section 51 (24) of the Planning Act, staff is satisfied that application **B-10/18SC** is 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 condition outlined in the recommendation.

Proposed Development

Application **B-10/18SC** is made for consent to establish an easement, in perpetuity, over 222.8m² of land (Part 1 shown on the sketch) for hydro purposes to benefit the construction of a detached dwelling. A 24,300 +/- m² remnant parcel would be retained for residential purposes.

Location and Site Description

The subject property is located on the north side of Lakeshore Road West, west of Fifth Street Louth. The property is surrounded by Lake Ontario to the north and a mix of detached dwellings and farm land to the east, west and south.

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 majority of the subject lands are designated Agriculture as per Schedules D1 and Schedule E11 of the Garden City Plan (GCP). The Agriculture designation permits a range of agriculture uses and uses secondary to agriculture, detached residential dwellings, small scale farm related commercial and industrial uses, linear infrastructure

and utilities, and kennels subject to the policies of the GCP. The northern portion of the lands along the shoreline of Lake Ontario is designated Natural Area, which is intended to protect and preserve natural areas and hazard lands.

Zoning By-law (2013-283)

The subject land is split-zoned Agriculture (A1) and Conservation/Natural Area (G1). The A1 zone permits agriculture farm related commercial or industrial uses, agriculture farms, and detached dwellings, as well as accessory uses including agri-tourism, help houses, home industries and wineries. The G1 zone permits trails, boat ramps, and picnic shelters.

Consent Application B-10/18SC

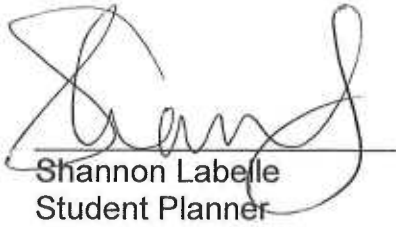
Application **B-10/18SC** requests consent to establish an easement over 222.8m² of land (Part 1 on the submitted sketch).

The subject property has frontage on a public road and the hydro line is existing infrastructure. The line is being relocated in order to facilitate the construction of the detached dwelling as illustrated on the submitted sketch. No adverse impacts are anticipated as a result of the proposal.

Conclusion


Staff is satisfied that the consent requested through application **B-10/18SC** is desirable and compatible with the surrounding area and that there will not be any adverse impacts on surrounding properties as a result of the application. Staff recommend that the application be approved, subject to the condition as outlined in the recommendation.

Prepared by:



Shannon Labelle
Student Planner

Submitted by:



Charlotte McEwan
Planner I

Approved by:



Judy Pihach, MCIP, RPP
Manager of Planning Services

COMMITTEE OF ADJUSTMENT
P.O. Box 3012, 50 Church Street
St. Catharines, ON L2R 7C2

Phone: 905-688-5600, Ext 1715
TTY: 905-688-4889
Fax: 905-688-5873

COMMENTS

B-11/18SC (60.84.2154)

28A Hewko Street

DATE OF HEARING:
January 31, 2018



CITY OF
ST. CATHARINES

Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: January 24, 2018

Date of Hearing: January 31, 2018

Submission(s): B-11/18SC

File: 60.84.2154

Subject: 28A Hewko Street

Recommendation

That Submission **B-11/18SC** by Grey Forest Homes, as outlined in the Notice of Hearing, be approved, subject to the following condition;

1. That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 Schedule of Rates and Fees.

Summary

Having regard for the matters under Section 51 (24) of the Planning Act, staff is of the opinion that application **B-11/18SC** is desirable and compatible with the surrounding area and will not result in adverse impacts on the surrounding properties.

Proposed Development

Application **B-11/18SC** is made for consent to sever 357.6m² of land (Part 1 on the submitted sketch) creating a new lot to be known as 28A Hewko Street for the purpose of severing one-half of a semi-detached dwelling currently under construction. A 478.7m² remnant parcel with the remaining half (Part 2) of the semi-detached dwelling would be retained for residential use. The application would allow each unit of the semi-detached dwelling to be owned and/or sold separately.

Location and Site Description

The subject property is located on the west side of Hewko Street, north of Audrey Street and 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 lands are designated Neighbourhood Residential as per Schedule D1 of the Garden City Plan (GCP) and Low Density residential as per Schedule E3 of the GCP. The Low Density Residential designation permits detached, semi-detached, duplex, triplex, quadruplex, fourplex and townhouse dwellings at a density generally between 20 and 32 units per hectare.

Zoning By-law (2013-283)

The subject land is zoned Low Density Residential (R1-126). The R1 zone permits detached, semi-detached, quadruplex, townhouse and private road development. Special Provision 126 applies site-specific provisions for duplex and semi-detached dwellings. The existing building complies with all applicable provisions.

Consent Application B-11/18SC

Application **B-11/18SC** proposes the consent to sever 357.6m² of land (Part 1) creating a new lot to be known as 28A Hewko Street for the purpose of severing one-half of a semi-detached dwelling currently under construction. The remaining parcel with the other half of the semi-detached dwelling would be retained for residential use.

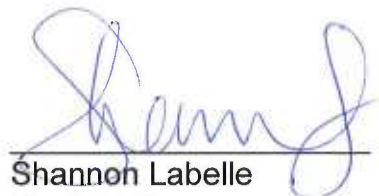
Part F, Section 16.11.3 of the GCP states that consents to sever will only be given where they contribute to the infilling of areas that are already substantially developed and the size and shape of the parcel is appropriate for the use proposed and in terms of optimum development of the surrounding area.

The proposed new lots are considered appropriate for the use proposed as they each contain half of an existing semi-detached dwelling. No adverse impacts on the surrounding area are anticipated as a result of the proposed severance. The lots are irregular in shape, but their functionality is not compromised. The surrounding neighbourhood is made up of lots of varied widths and irregular shapes. The proposal is in keeping with the character of the surrounding area. The lots conform to the intent and purpose of the Official Plan and the provisions of the Zoning By-law.

Conclusion

Staff are satisfied that the consent requested through the application **B-11/18SC** is desirable and compatible with the surrounding area and that there will not be any adverse impacts on surrounding properties as a result of the application. It is in keeping with the general intent of the Official Plan and Zoning By-law. It is staff's recommendation that the requested consent be approved, subject to the condition outlined in the recommendation.

Prepared by:

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

Shannon Labelle
Student Planner

Submitted by:

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

Charlotte McEwan
Planner 1

Approved by:

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

Judy Pinach, MCIP, RPP
Manager of Planning Services

Bell Canada
Right of Way
FI-2, 140 Bayfield Street
Barrie, Ontario
L4M 3B1

Tel: 705-722-2264
Fax: 705-722-2263
E-mail: charleyne.hall@bell.ca



January 8, 2018

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

E-mail Only: Elaine Munro emunro@stcatharines.ca

Subject: Application for Consent – B-11/18SC
Part of Lot 16 and Part of Peter St, Registered Plan 231
28A Hewko Street
City of St. Catharines
Your File: B-11/18SC Bell File: 905-18-026

Subsequent to review by our local engineering department, it has been identified that Bell Canada will require a transfer of easement over the above lands in order to protect our existing aerial facilities.


On the attached sketch, the red line identifies the approximate location of our aerial facilities. Bell Canada requires a 10m wide strip to be measured 5m on either side of the aerial installation to extend from the pole to a minimum of 2m past the anchor installation to be measured 0.5m on either side of the guy wire installation as can be accommodated.

Since the easement is required as a condition of approval and in order to protect the integrity of the existing facilities to maintain service to the abutting lands, all cost associated with the transaction will be the responsibility of the owner.

We hope this proposal meets with your approval and request a copy of the Committee of Adjustments decision. We look forward to the owner's solicitor contacting us.

If there are any questions or concerns, please do not hesitate to call.

Yours truly,


Charleyne Hall
Right of Way Associate



905-18-026

SKETCH FOR CONSENT APPLICATION

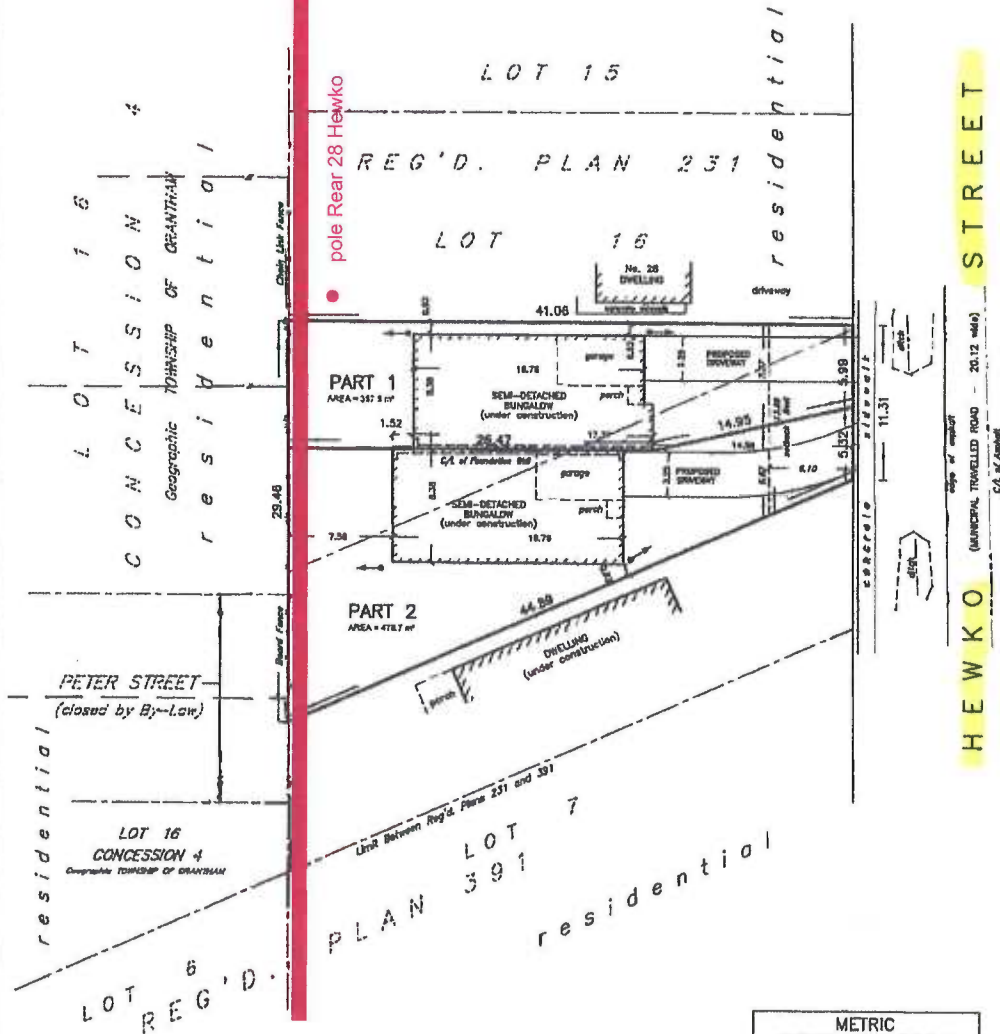
PART OF LOT 16 and PART OF PETER STREET (closed)
REGISTERED PLAN 231
CITY OF ST. CATHARINES
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 300



ROY S. KIRKUP, O.L.S.

No person may copy, reproduce or alter this sketch in whole or in part
without written permission from KIRKUP MASCOE URE SURVEYING LTD.



METRIC
DISTANCES SHOWN ON THIS PLAN
ARE IN METRES AND CAN BE CONVERTED
TO FEET BY DIVIDING BY 0.3048

LOT COVERAGE TABLE

	AREA (m ²)	coverage (%)
PART 1		
building footprint	142.3	39.8
(including garage and porch)		
driveway	49.3	13.8
landscaping	165.9	46.4
AREA Part 1	357.5	100.0
PART 2		
building footprint	140.5	29.3
(including garage and porch)		
driveway	55.1	11.5
landscaping	283.1	59.2
AREA Part 2	478.7	100.0

THIS SKETCH IS PREPARED FOR
CONSENT APPLICATION ONLY AND IS NOT TO BE USED
FOR MORTGAGE OR TRANSACTION PURPOSES

DATE : DECEMBER 1, 2017

KIRKUP • MASCOE • URE

SURVEYING LTD.

49 EASTCHESTER AVENUE, ST. CATHARINES, ONTARIO L2P-2Y6
TELEPHONE (905) 685-1931, FAX (905) 685-1972
E-MAIL info@niagarasurveyors.com
www.niagarasurveyors.com

JOB No. : 2007-0055-3

DWG FILE : 07-0055-3-111dc

edger

January 8, 2018

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

Attention: Elaine Munro

File# 60.84.2154

Re: 28A Hewko St

In response to your correspondence dated January 3, 2018, 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.
- Minimum 4m horizontal clearance from existing O/H line(s) must be maintained at all times as per Alectra Utilities Standard 3-105. Please consult with Alectra Utilities if further clarification is required.
- Relocation, modification, or removal of any existing hydro facilities shall be at the owner's expense. Please contact Alectra Utilities to facilitate this.
- Developers shall be responsible for the cost of civil work associated with duct structures, transformer foundations, and all related distribution equipment.

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.

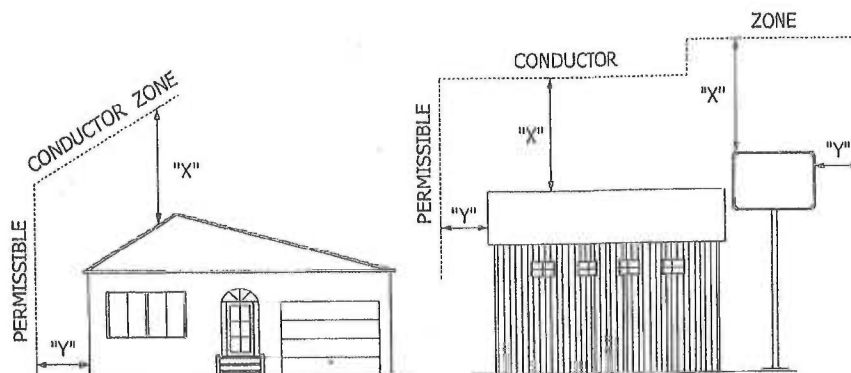
- CALL BEFORE YOU DIG, arrange for underground hydro cable locate(s) before beginning construction by contacting Ontario One Call @ 1-800-400-2255.
- Clearances from Overhead and Underground existing electrical distribution system must be maintained in according to:
 - Ontario Building Code (1997) Section 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 Will Johnson 905-522-6611 ext: 4714 in our Engineering Design Department.

Sincerely,

A handwritten signature in dark ink, appearing to be 'Mark Jakubowski', enclosed within a large, horizontal oval shape.

Mark Jakubowski
Supervisor, Design, Customer Capital



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

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

* - INCLUDES MULTI-GROUNDED NEUTRALS

NOTES:

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

horizon
UTILITIES Looking beyond...

DRAWING STATUS	BY	DATE DD/MM/YY
REDRAWN:	JM	12/06/07
CHECKED:	ND	26/04/05
APPROVED:	CR	26/04/05

MINIMUM CONDUCTOR CLEARANCES FROM BUILDINGS, PERMANENT STRUCTURES OR BUILDING APPARATUS

(EXCLUDES SECONDARY SERVICES ATTACHED TO BUILDINGS)

REFERENCE DRAWINGS:

DRAWINGS
NOT TO SCALE

DRAWING #

3-105

SHEET #

1

REVISION #

0

35 Haynes - 60.84.2150
11 " - 60.81.5300
35 Haynes - 60.81.5301
28A Hewico - 60.84.2154

Munro, Elaine

Subject: RE: Committee of Adjustment Notices and Applications for the January 31/18 CofA Hearing, City of St. Catharines - Email 6

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

Sent: Thursday, January 04, 2018 10:37 AM

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

Cc: McEwan, Charlotte <cmcewan@stcatharines.ca>; Labelle, Shannon <slabelle@stcatharines.ca>; Banda, Wilrik <wbanda@stcatharines.ca>

Subject: RE: Committee of Adjustment Notices and Applications for the January 31/18 CofA Hearing, City of St. Catharines - Email 6

Hello Elaine

Cogeco has no issue or concerns with the application for email #6

Have a Great Day

The information in this message, including in all attachments, is confidential or privileged. In the event you have received this message in error and are not the intended recipient, you are hereby advised that any use, copying or reproduction of this document is strictly forbidden. Please notify immediately the sender of this error and destroy this message, including its attachments, as the case may be.

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Ce courriel provient de Doug.Crown@cogeco.com. Pour assurer la livraison de futurs envois, veuillez inclure la présente adresse courriel à votre carnet d'adresses ou votre liste d'expéditeurs autorisés.

Si vous ne souhaitez plus recevoir de messages promotionnels de la part de Cogeco, veuillez transférer ce courriel à desabonnement@cogeco.com. Merci!

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

This email is from Doug.Crown@cogeco.com. To ensure the delivery of future emails, please add the current email address to your address book or safe senders list.

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Privacy Policy and Anti-spam Commitment

- [Contact us](#)

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



Memorandum

To: Charlotte Mcewan, Planning and Building Services

CC: Elaine Munro, Planning and Building Services

From: Jessica Button, Parks, Recreation and Culture Services

Date: Jan 11, 2018

Subject: Committee of Adjustment Hearing – January 31, 2018

291A Vine Street, 219B Vine Street

A-02/18

A-03/18

B-58/17SC

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

That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 Schedule of Rates and Fees.

Staff offer no objections to the associated minor variance applications.

20A Grapeview Drive, 20B Grapeview Drive, 20 Grapeview Drive

A-09/18, A-10/18

No objections

B-04/18SC

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

That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 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 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.

That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 Schedule of Rates and Fees.

33 Haynes
A-13/18
A-14/18
B-07/18SC

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

That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 Schedule of Rates and Fees.

Staff offer no objections to the associated minor variance applications.

84 Queen Street, 841/2 Queen Street
B-08/18SC
B-09/18SC
No comment or objection.

61A Vine Street S, 61B Vine Street S
A-15/18
A-16/18
B-12/18SC

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

That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 Schedule of Rates and Fees.

Staff offer no objections to the associated minor variance applications.

28A Hewko Street
B-11/18SC

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

That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 Schedule of Rates and Fees.

REPORT TO PLANNING DEPARTMENT
Re: CITY LAND DIVISION APPLICATION NUMBER B-11/18SC



January 3, 2018

ENGINEERING FILE 300-36

Hearing Date: January 31, 2018

Applicant: Grey Forest Homes

Location: 28A Hewko Street

MUNICIPAL SERVICES

Hewko Street

Water:	150mm (6")
Sanitary:	300mm (12")
Storm:	None.
Sidewalks:	Yes
R.O.W Width:	20.12m (66')

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

Comment(s):

It is noted that the Applicant proposes to sever Part 1 creating a new lot to be known as 28A Hewko Street for the purpose of severing one-half of a semi-detached dwelling currently under construction. A remnant parcel with the other half of the semi-detached dwelling (Part 2) would be retained for continued residential use. The application would allow each of the semi-detached dwellings to be owned and/or sold separately.

Roads

Hewko Street is dedicated a Local road per the City's Official Plan with a desired right-of-way width of 20.12m (66'). Its current width is sufficient, therefore a widening on Hewko Street will not be required.

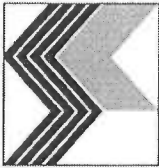
It is understood that these dwellings have already gone through the building permit process, where individual lot grading plans have been reviewed and accepted to the City's satisfaction.

Condition(s): None

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

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: January 9, 2018

Subject: Committee of Adjustment
Public Hearings – January 31, 2018
File No. 305-17-01

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

Steve Bittner
Transportation Technologist
SB/

COMMITTEE OF ADJUSTMENT
P.O. Box 3012, 50 Church Street
St. Catharines, ON L2R 7C2

Phone: 905-688-5600, Ext 1715
TTY: 905-688-4889
Fax: 905-688-5873

COMMENTS

**B-12/18SC (60.84.2155, A-15/18
(60.81.5302) & A-16/18 (60.81.5303)**

61A Vine Street South

**DATE OF HEARING:
January 31, 2018**



CITY OF
ST. CATHARINES

Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: January 24, 2018

Date of Hearing: January 31, 2018

Submission(s): B-12/18SC
A-15/18
A-16/18

File: 60.84.2155
60.81.5302
60.81.5303

Subject: 61A Vine Street South
61B Vine Street South

Recommendation

That Submission **B-12/18SC** by Frederick Heller, as outlined in the Notice of Hearing, be approved, subject to the following conditions;

1. That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 Schedule of Rates and Fees; and
2. That final approval for the necessary minor variance applications be received.

That Submission **A-15/18** by Frederick Heller, as outlined in the Notice of Hearing, be approved.

That Submission **A-16/18** by Frederick Heller, as outlined in the Notice of Hearing, be approved.

Summary

Having regard for the matters under Section 51(24) of the Planning Act, staff is satisfied that application **B-12/18SC** is desirable and compatible with the surrounding area and will not result in adverse impacts on surrounding properties. Additionally, having regard for Section 45 (1) of the Planning Act, staff is of the opinion that applications **A-15/18** and **A-16/18** 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 is being maintained.

Staff recommend that the requested consent and variances be approved, subject to the conditions outlined in the recommendation.

Proposed Development

Application **B-12/18SC** is made for the consent to a partial discharge of mortgage and for consent to sever 171m² of land (Part 1 on the submitted sketch) creating a new lot to be known as 61A Vine Street South for the purpose of severing one-half of an existing semi-detached dwelling. A 178.2m² remnant parcel with the other half of the semi-detached dwelling (Part 2) would be retained for residential use. The application would allow each unit of the semi-detached dwelling to be owned and/or sold separately.

Application **A-15/18** request the following variances to facilitate the concurrent consent application:

1. A reduction of the minimum lot area per dwelling unit from 280m² to 171m².
2. A reduction of the minimum rear yard setback from 6 metres to 5.24 metres.

Application **A-16/18** requests the following variances to facilitate the concurrent consent application:

1. A reduction of the minimum lot area per dwelling unit from 280m² to 178.2m².
2. A reduction of the minimum rear yard setback from 6 metres to 5.24 metres.
3. A reduction of the interior side yard setback from 1.2 metres to 1.19 metres.
4. An increase of the maximum driveway size from 50% to 50.24%.

Location and Site Description

The subject property is located on the west side of Vine Street South, north of Queenston Street. There are detached dwellings to the north, south, green space to the east, and vacant land for future residential development to the west.

Circulation of Application

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

Planning Analysis

Official Plan (Garden City Plan)

The subject lands are designated Neighbourhood Residential as per Schedule D1 of the Garden City Plan (GCP) and further designated Low Density Residential as per Schedule E5 of the GCP. The Low Density Residential designation permits detached, semi-detached, duplex, triplex, quadruplex, fourplex and townhouse dwellings at a density generally between 20 and 32 units per hectare.

Zoning By-law (2013-283)

The subject land is zoned Low Density Residential – Traditional Neighbourhood (R2). The R2 zone permits detached, semi-detached, duplex, triplex, fourplex, quadruplex and townhouse dwellings, and private road developments.

Consent Application B-12/18SC

Application **B-12/18SC** is made to consent to sever 171m² of land, containing one-half of an existing semi-detached dwelling. A 178.2m² remnant parcel containing the other half of the existing building would be retained for residential use.

Part F, Section 16.11.3 of the GCP states that consent to sever will only be given where they contribute to the infilling of areas that are already substantially developed and the size and shape of the parcel is appropriate for the use proposed in terms of optimum development of the surrounding area.

The suggested lots are appropriate for the use proposed as they each contain half of an existing semi-detached dwelling. No adverse impacts on the surrounding area are anticipated as a result of the proposed consent. The lots are smaller in width and area than those adjacent to the north and south. However, as there are no physical changes proposed, the consent is not expected to adversely impact the streetscape or the established character of the surrounding area.

Variance Application A-15/18

Application **A-15/18** (Part 1) request a reduction of the minimum lot area and minimum rear yard setback.

Variance 1 of application **A-15/18** requests a reduction of the minimum lot area per dwelling unit from 280m² to 171m². The reduction is considered minor in nature, as it will not significantly impact the subject or surrounding properties. Part 1 is appropriate for the existing semi-detached dwelling unit on the property, which is able to meet all other provisions of the Zoning By-law, with the exception of rear yard setback.

Variance 2 requests a reduction in minimum rear yard setback from 6 metres to 5.24 metres. The building was constructed after approval of a minor variance for a reduced rear yard setback of 5.2 metres in 2013, prior to the implementation of the current Zoning By-law. The building was constructed in compliance with this variance, and there are no concerns with recognizing this setback as it exists today.

Staff are supportive of the proposed variances for Part 1.

Variance Application A-16/18

Application **A-16/18** (Part 2) request a reduction of the minimum lot area, the minimum rear yard setback, the interior side yard setback and an increase of the maximum driveway coverage.

Variance 1 of application **A-16/18** requests a reduction of the minimum lot area per dwelling unit from 280m² to 178.2m². The reduction is considered minor in nature, as it will not significantly impact the subject or surrounding properties. Part 2 is appropriate for the existing semi-detached dwelling unit on the property.

Variance 2 requests a reduction of the minimum rear yard setback from 6m to 5.24m. The building was constructed after approval of a minor variance for a reduced rear yard setback of 5.2 metres in 2013, prior to the implementation of the current Zoning By-law. The building was constructed in compliance with this variance, and there are no concerns with recognizing this setback as it exists today.

Variance 3 requests a reduction of the minimum interior side yard setback from 1.2m to 1.19m. The 0.1m variance is considered minor in nature. The intent of the 1.2 metre setback is, in part, to ensure adequate separation distance between buildings, and to allow access to the rear yard. The requested reduction to 1.19 metres remains in keeping with the intent of the Official Plan and Zoning By-law.

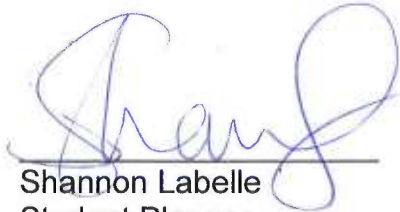
Variance 4 requests an increase in maximum driveway size from 50% to 50.24%. The 0.24% increase is considered minor in nature and will have no impact on the surrounding neighbourhood. The variance is requested to recognize the existing parking area. The increase is not expected to impact the streetscape, nor any surrounding properties.

Staff are supportive of the proposed variances for Part 2.

Conclusion

Staff are satisfied that the consent requested through application **B-12/18SC** is desirable and compatible with the surrounding area and that there will not be any adverse impacts on surrounding properties as a result of the application. Additionally, staff are satisfied that the variances requested through submissions **A-15/18** and **A-16/18** are in keeping with the general intent of the Official Plan and Zoning By-law, minor in nature, and appropriate and desirable for the use of the land. It is staff's recommendation that the requested consent and variances be approved, subject to the conditions outlined in the recommendation.

Prepared by:

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

Shannon Labelle
Student Planner

Submitted by:

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

Charlotte McEwan
Planner I

Approved by:

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

Judy Pihach, MCIP, RPP
Manager of Planning Services

January 8, 2018

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

Attention: Elaine Munro

File# 60.81.5302, 60.81.5303 & 60.84.2155

Re: 61A & 61B Vine St S

In response to your correspondence dated January 3, 2018, 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.
- Developers shall be responsible for the cost of civil work associated with duct structures, transformer foundations, and all related distribution equipment.

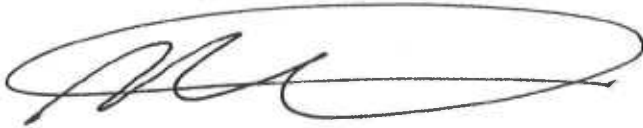
We would also like to stipulate the following:

- 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 Will Johnson 905-522-6611 ext: 4714 in our Engineering Design Department.

Sincerely,

A handwritten signature in dark ink, appearing to be 'Mark Jakubowski', written over a horizontal line.

Mark Jakubowski
Supervisor, Design, Customer Capital

405 meritt, A-04/18, 60.81.5291
24 Elm Street, B-02/18sc, 60.84.214
33 Haynes Ave - 60.84.2150, 60.81.530
+ 60.81.5301

Munro, Elaine

Subject:

RE: Committee of Adjustment Notices and Applications for the January 31/18 CofA
Hearing, City of St. Catharines

61A Vine St S - 60.84.2150, 60.81.5302
+ 60.81.5303

From: Aaron White [mailto:aaron.white@trilliumrailway.com]

Sent: Friday, January 12, 2018 3:34 PM

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

Cc: McEwan, Charlotte <cmcewan@stcatharines.ca>; Labelle, Shannon <slabelle@stcatharines.ca>; Banda, Wilrik <wbanda@stcatharines.ca>

Subject: RE: Committee of Adjustment Notices and Applications for the January 31/18 CofA Hearing, City of St. Catharines

Hi Elaine,

No comments on any of these from Trillium.

Thanks,

Aaron White

Vice President Operations

Trillium Railway Co. Ltd

p. 905-735-5529 | f. 905-735-7559 | c. 289-968-9357



Munro, Elaine

Subject:

RE: Committee of Adjustment Notices and Applications for the January 31/18 CofA Hearing, City of St. Catharines - Email 7 (last one)

84 Queen St - 60.84.2151
84 1/2 Queen St - 60.84.2152
61A Vine St - 60.84.2150
61B Vine St - 60.81.5302
61A Vine St. - 60.81.5303

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

Sent: Thursday, January 04, 2018 10:39 AM

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

Cc: McEwan, Charlotte <cmcewan@stcatharines.ca>; Labelle, Shannon <slabelle@stcatharines.ca>; Banda, Wilrik <wbanda@stcatharines.ca>

Subject: RE: Committee of Adjustment Notices and Applications for the January 31/18 CofA Hearing, City of St. Catharines - Email 7 (last one)

Hi Elaine

Cogeco has no issue or concerns with the application for email #7

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

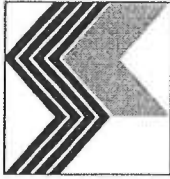
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Cogeco Cable Canada, 5 Place Ville-Marie, Suite 1700, Montreal, Quebec, H3B 0B3



Memorandum

To: Charlotte Mcewan, Planning and Building Services

CC: Elaine Munro, Planning and Building Services

From: Jessica Button, Parks, Recreation and Culture Services

Date: Jan 11, 2018

Subject: Committee of Adjustment Hearing – January 31, 2018

291A Vine Street, 219B Vine Street

A-02/18

A-03/18

B-58/17SC

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

That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 Schedule of Rates and Fees.

Staff offer no objections to the associated minor variance applications.

20A Grapeview Drive, 20B Grapeview Drive, 20 Grapeview Drive

A-09/18, A-10/18

No objections

B-04/18SC

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

That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 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 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.

That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 Schedule of Rates and Fees.

33 Haynes
A-13/18
A-14/18
B-07/18SC

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

That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 Schedule of Rates and Fees.

Staff offer no objections to the associated minor variance applications.

84 Queen Street, 841/2 Queen Street
B-08/18SC
B-09/18SC
No comment or objection.

61A Vine Street S, 61B Vine Street S
A-15/18
A-16/18
B-12/18SC

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

That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 Schedule of Rates and Fees.

Staff offer no objections to the associated minor variance applications.

28A Hewko Street
B-11/18SC

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

That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 Schedule of Rates and Fees.

REPORT TO PLANNING DEPARTMENT
Re: CITY LAND DIVISION APPLICATION NUMBER B-12/18SC



January 3, 2018

ENGINEERING FILE 300-36

Hearing Date: January 31, 2018

Applicant: Frederick Heller

Location: 61A Vine Street South

MUNICIPAL SERVICES

Vine Street South

Water:	150mm (6")
Sanitary:	375mm (15") 600mm (24")
Storm:	525mm (21")
Sidewalks:	Yes
R.O.W Width:	15.9m (52')

**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 61A Vine Street South for the purpose of severing one-half of a semi-detached dwelling. A remnant parcel with the other half of the semi-detached dwelling (Part 2) would be retained for continued residential use. The application would allow each of the semi-detached dwellings to be owned and/or sold separately.

Roads

Vine Street South is dedicated a Local road per the City's Official Plan with a desired right-of-way width of 20.12m (66'). Its current width is deficient at approximately 15.9m (52'), however the City has previously taken a widening along the frontage of the subject property to obtain half of the total required for a 20.12m right-of-way width. A widening on Vine Street South will therefore not be required.

It is understood that these dwellings have already gone through the building permit process, where individual lot grading plans have been reviewed and accepted to the City's satisfaction.

Condition(s): None

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

Prepared By:

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



Memorandum

To: Elaine Munro, ACST, Committee Secretary & Planning Technician

Cc: Charlotte McEwan, Planner 1
Shannon Labelle, Planning Co-op Student
Will Banda, Planning Technician
Judy Pihach, Manager of Planning

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

Date: January 3, 2018
Hearing Date: January 31, 2018

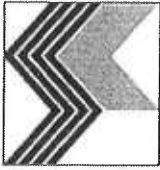
Subject: Engineering Comments to the Committee of Adjustment
File No's: A-02&03/18SC – 291A/B Vine Street
A-04/18SC – 405 Merritt Street
A-05/18SC – 39 Mildred Avenue
A-06/18SC – 1176 Lakeshore Road West
A-07&08/18SC – 14 Pearce Avenue & 2A Glencoe Lane
A-09&10/18SC – 20A/B Grapeview Drive
A-11&12/18SC – 80A/B Townline Road West
A-13&14/18SC – 33/35 Haynes Avenue
A-15&16/18SC – 61A/B Vine Street South

Development Engineering Services have no comments or objections to the approval of the above applications, other than the below being applicable to 1176 Lakeshore Road:

- The Owner be made aware that increased drainage challenges occur when foundations and grading are proposed in closer proximities to abutting sideyard lot lines than what the By-law requires, and the Owner shall be responsible to mitigate and pay for any grading requirements determined through the building permit process, so as not to adversely affect abutting properties

Regards,

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



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: January 9, 2018

Subject: Committee of Adjustment
Public Hearings – January 31, 2018
File No. 305-17-01

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

Steve Bittner
Transportation Technologist
SB/