

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 February 28, 2018
6. Application:
 1. 75 Dalhousie Avenue, Consent Application, B-01/18SC – 60.84.2144
 2. 79 Hillview Road, Consent Application, B-13/18SC – 60.84.2156
 - 81 Hillview Road, Consent Application, B-14/18SC – 60.84.2157
 - 77 Hillview Road, Minor Variance Application, A-17/18 – 60.81.5304
 - 81 Hillview Road, Minor Variance Application, A-18/18 – 60.81.5305198
 3. 198 Welland Avenue, Minor Variance Application, A-41/18 – 60.81.5328
 4. 30½ Division Street, Consent Application, B-19/18SC – 60.84.2162
 - 30 Division Street, Minor Variance Application, A-27/18 – 60.81.5314
 - 30½ Division Street, Minor Variance Application, A-28/18 – 60.81.5315
 5. 13 Olde School Court, Consent Application, B-20/18SC – 60.84.2163
 - 15 Olde School Court, Consent Application, B-21/18SC – 60.84.2164
 6. 1242 Fourth Avenue, Minor Variance Application, A-29/18 – 60.81.5316
 7. 14 Woodmount Drive, Consent Application, B-22/18SC – 60.84.2165
 - 14 Woodmount Drive, Minor Variance Application, A-30/18 – 60.81.5317
 - 14A Woodmount Drive, Minor Variance Application, A-31/18 – 60.81.5318
 8. 8 Glenholme Drive, Minor Variance Application, A-32/18 – 60.81.5319
 9. 9 Bellevue Terrace, Consent Application, B-23/18SC – 60.84.2166
 - 9 Bellevue Terrace, Minor Variance Application, A-33/18 – 60.81.5320
 - 11 Bellevue Terrace, Minor Variance Application, A-34/18 – 60.81.5321
 10. 166 Dalhousie Avenue, Consent Application, B-24/18SC – 60.81.2167
 - 168 Dalhousie Avenue, Minor Variance Application, A-35/18 – 60.81.5322
 11. 128 George Street, Minor Variance Application, A-37/18 – 60.81.5324
 12. 77 Lakeport Road, Consent Application, B-25/18SC – 60.84.2168
 13. 1 Abbot Street, Minor Variance Application, A-36/18 – 60.81.5323
 14. 1 North Street, Minor Variance Application, A-38/18 – 60.81.5325
 15. 4 Lloyd Street, Consent Application, B-26/18SC – 60.84.2169
 - 4 Lloyd Street, Consent Application, B-27/18SC – 60.84.2170
 - 2B Lloyd Street, Minor Variance Application, A-39/18 – 60.81.5326
 16. 85 Haynes Avenue, Minor Variance Application, A-40/18 – 60.81.5327
- ***Planning Reports will be available by Monday, March 26, 2018 if not sooner.
7. New Business:
 - i) 8 Stanmary Drive, Minor Variance Application, A-20/18, 60.81.5307

Request for Confirmation of Corrected Minor Variance
8. Date of next Hearing: April 25, 2018
9. Adjournment

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:
March 28, 2018

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

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



March 7, 2018

St. Catharines
Committee of Adjustment
PO Box 3012
St. Catharines, Ontario
L2R 7C2

E-mail Only: Elaine Munro emunro@stcatharines.ca & Wilkirk Banda wbanda@stcatharines.ca,

Subject: Application for Consent B-01/18SC
75 Dalhousie Avenue
St. Catharines
Bell File: 905-18-029

We acknowledge receipt and thank you for your correspondence dated March 6, 2018.

Subsequent to review by our local engineering department, Bell Canada has identified that we require protection for existing buried facilities.

On the attached sketch, the red line identifies the approximate location of our buried facilities. Bell Canada requests a 3m wide strip to measure 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 reasonably permitted. In regards to the buried plant, it may be necessary for a surveyor to arrange for a cable locate to identify its location.

Since the easement is required in order to protect the integrity of the existing facilities and preserve service, all cost associated with the transaction is 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 you have any questions or concerns, please feel free to contact me.

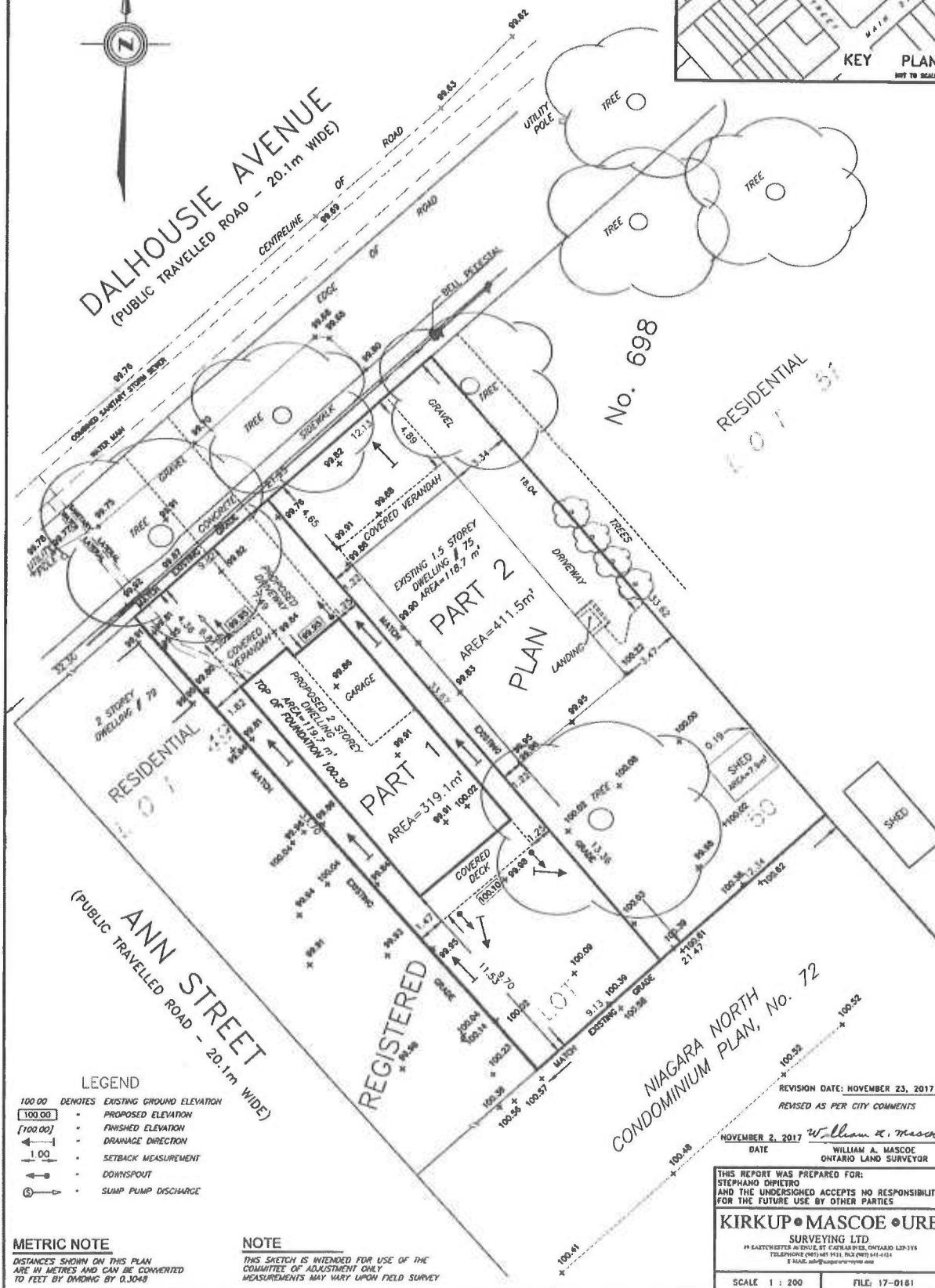
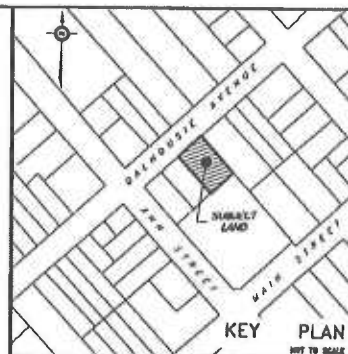
Yours truly,

A handwritten signature in cursive script that reads "Charleyne Hall".

Charleyne Hall
Right of Way Associate



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



BELL CANADA
905-18-029

March 21, 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 date March 6, 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.

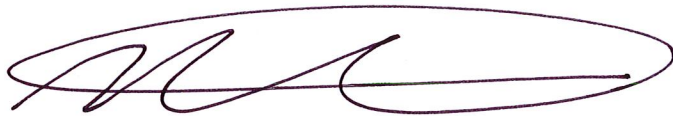
We would also like to stipulate the following:

- 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.

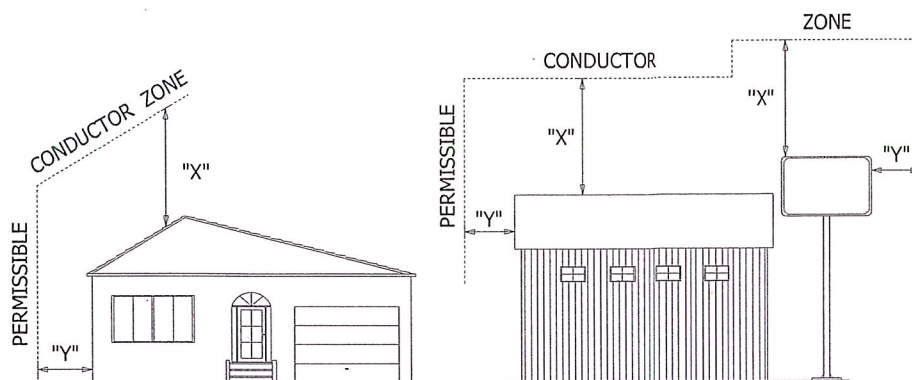
- Clearances from Overhead and Underground existing electrical distribution system must be maintained in according to:
 - Ontario Building Code (1997) Section 3.1 (3.1.18.1)
 - Electrical Safety Code Rule 75-312
 - Occupational Health and Safety Act (OH&SA) – Construction Projects (Electrical Hazards)
 - 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 purple ink, consisting of stylized, overlapping loops and a long horizontal stroke extending to the right, enclosed within a large, thin purple 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:

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.

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

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

Cc: B. Thiessen, Charlotte McEwan, Kristen Jensen, Shannon Labelle,
Wil Banda, Judy Pihach.
Planning and Building Services

From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: March 13, 2018.

Subject: Building Comments on Applications to the Committee of Adjustment
Consents – March 28, 2018 hearing - File No.: 300-036

B-01/18SC – 75 Dalhousie Avenue

Comment:
- No Comment

Condition:
- No Comment

B-13/18SC – 79 Hillview Road

Comment:
- No Comment

Condition:
- No Comment

B-14/18SC – 81 Hillview Road

Comment:
- No Comment

Condition:
- No Comment

B-19/18SC – 30 and 30 ½ Division Street

Comment:

- No Comment

Condition:

- The applicant shall satisfy the Chief Building Official for the City of St. Catharines that the spatial separation requirements for glazed openings and wall construction meet the requirements of subsection 9.10.14. and 9.10.15. of the 2012 Ontario Building Code for the east face of the building on Part 1 and the west face of the building on Part 2.

B-20/18SC – 13 Olde School Court

Comment:

- No Comment

Condition:

- No Comment

B-21/18SC – 15 Olde School Court

Comment:

- No Comment

Condition:

- No Comment

B-22/18SC – 14 Woodmount Drive

Comment:

- Be advised that building permits are required for the proposed 1 Storey Dwellings on Part 1 and Part 2.

Condition:

- The existing dwelling crossing Parts 1 and 2 is to be removed.

B-23/18SC – 9 Bellevue Terrace

Comment:

- No Comment

Condition:

- No Comment

B-24/18SC – 166 Dahousie Avenue

Comment:

- No Comment

Condition:

- No Comment

B-25/18SC – 77 Lakeport Road

Comment:

- Be advised that building permits are required for the proposed Dwellings on Part 1 and Part 2.

Condition:

- The existing dwelling, detached garage and shed on Parts 1 and 2 are to be removed. Note that each separate structure greater than 10 square metres in building area will require a demolition permit and the work shall be completed to the satisfaction of the Chief Building Official.

B-26/18SC – 4 Lloyd Street

Comment:

- No Comment

Condition:

- No Comment

B-27/18SC – 4 Lloyd Street

Comment:

- No Comment

Condition:

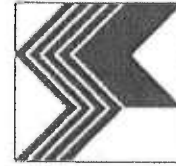
- No Comment



Mark Lepp, Senior Plans Examiner / Building Inspector

Cc: Files, 300-036

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

Condition(s):

- 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.



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



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: March 6, 2018

Subject: Committee of Adjustment
Public Hearings – March 28, 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-13/18SC (60.84.2156), B-13/18SC
(60.84.2157), A-17/18 (60.81.5304) &
A-18/18 (60.81.5305)**

77 & 81 Hillview Road

**DATE OF HEARING:
March 28, 2018**

Munro, Elaine

Subject: RE: Hillview Road Applications

From: Sarah Mastroianni [mailto:smastroianni@npca.ca]
Sent: Wednesday, March 07, 2018 1:42 PM
To: Munro, Elaine <emunro@stcatharines.ca>
Cc: Jensen, Kirstin <kjensen@stcatharines.ca>
Subject: Hillview Road Applications

Hello Elaine,

NPCA staff have reviewed a letter from EXP (February 22, 2018) which supports the proposed lot lines to follow the NPCA approved top of slope between Parts 1 and 2 on the consent sketch provided.

Given that the lot line has been removed from the regulated valley area and each lot will have sufficient room above the top of slope and outside of the required setbacks for amenity space, this office offers no further objections to the approval of these proposals.

Any future proposals for works on these lots will require NPCA approval prior to the commencement of the works.

Thank you.

Sarah Mastroianni
Watershed Planner
Niagara Peninsula Conservation Authority
250 Thorold Road West, 3rd Floor
Welland, Ontario L3C 3W2
Phone: 905 788 3135 (ext. 249)
Fax: 905 788 1121
email: smastroianni@npca.ca

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Munro, Elaine

From: Hall, Charleyne <charleyne.hall@bell.ca>
Sent: Thursday, February 08, 2018 8:39 AM
To: Munro, Elaine
Subject: 905-18-088 - Application for Consent - B-13/18SC - 77 Hillview

Good morning Elaine,

Bell Canada has no concerns with St. Catharines consent application B-13/18SC.

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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Munro, Elaine

From: Hall, Charleyne <charleyne.hall@bell.ca>
Sent: Thursday, February 08, 2018 8:38 AM
To: Munro, Elaine
Subject: 905-18-087 - Application for Consent - B-14/18SC - 81 Hillview

Good morning Elaine,

Bell Canada has no concerns with St. Catharines consent application B-14/18SC.

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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77/81 Hillview 86084.2156/2157
60.81.5304/5305

Munro, Elaine

Subject: RE: Committee of Adjustment Notices and Applications for the March 28/18 CofA Hearing, City of St. Catharines - Email 1

From: Doug Crown [mailto:Doug.Crown@cogeco.com]
Sent: Thursday, March 01, 2018 10:49 AM
To: Munro, Elaine <emunro@stcatharines.ca>
Cc: Banda, Wilrik <wbanda@stcatharines.ca>
Subject: RE: Committee of Adjustment Notices and Applications for the March 28/18 CofA Hearing, City of St. Catharines - Email 1

Hi Elaine
Email 1.
Cogeco has no issue or concerns with this applications
Thanks

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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



Memorandum

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

Cc: B. Thiessen, Charlotte McEwan, Kristen Jensen, Shannon Labelle,
Wil Banda, Judy Pihach.
Planning and Building Services

From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: March 13, 2018.

Subject: Building Comments on Applications to the Committee of Adjustment
Consents – March 28, 2018 hearing - File No.: 300-036

B-01/18SC – 75 Dalhousie Avenue

Comment:
- No Comment

Condition:
- No Comment

B-13/18SC – 79 Hillview Road

Comment:
- No Comment

Condition:
- No Comment

B-14/18SC – 81 Hillview Road

Comment:
- No Comment

Condition:
- No Comment

B-19/18SC – 30 and 30 ½ Division Street

Comment:

- No Comment

Condition:

- The applicant shall satisfy the Chief Building Official for the City of St. Catharines that the spatial separation requirements for glazed openings and wall construction meet the requirements of subsection 9.10.14. and 9.10.15. of the 2012 Ontario Building Code for the east face of the building on Part 1 and the west face of the building on Part 2.

B-20/18SC – 13 Olde School Court

Comment:

- No Comment

Condition:

- No Comment

B-21/18SC – 15 Olde School Court

Comment:

- No Comment

Condition:

- No Comment

B-22/18SC – 14 Woodmount Drive

Comment:

- Be advised that building permits are required for the proposed 1 Storey Dwellings on Part 1 and Part 2.

Condition:

- The existing dwelling crossing Parts 1 and 2 is to be removed.

B-23/18SC – 9 Bellevue Terrace

Comment:

- No Comment

Condition:

- No Comment

B-24/18SC – 166 Dahousie Avenue

Comment:

- No Comment

Condition:

- No Comment

B-25/18SC – 77 Lakeport Road

Comment:

- Be advised that building permits are required for the proposed Dwellings on Part 1 and Part 2.

Condition:

- The existing dwelling, detached garage and shed on Parts 1 and 2 are to be removed. Note that each separate structure greater than 10 square metres in building area will require a demolition permit and the work shall be completed to the satisfaction of the Chief Building Official.

B-26/18SC – 4 Lloyd Street

Comment:

- No Comment

Condition:

- No Comment

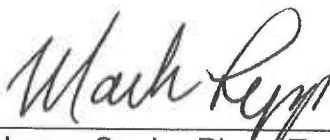
B-27/18SC – 4 Lloyd Street

Comment:

- No Comment

Condition:

- No Comment



Mark Lepp, Senior Plans Examiner / Building Inspector
Cc: Files, 300-036



Memorandum

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

Cc: B. Thiessen, Kirstin Jensen, Shannon Labelle, Wil Banda, Judy Pihach.
Planning and Building Services

From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: March 13, 2018

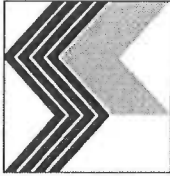
Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – March 28, 2018 hearing- File No.: 300-010

NO.	ADDRESS	COMMENTS
A-17/18	77 Hillview Road	No Comment
A-18/18	81 Hillview Road	No Comment
A-27/18	30 Division Street	No Comment
A-28/18	30 ½ Division Street	No Comment
A-29/18	1242 Fourth Avenue	No Comment
A-30/18	14 Woodmount Dr.	No Comment
A-31/18	14A Woodmount Dr.	No Comment
A-32/18	8 Glenholme Drive	No Comment
A-33/18	9 Bellevue Terrace	No Comment
A-34/18	11 Bellevue Terrace	No Comment
A-35/18	168 Dalhousie Ave.	No Comment
A-36/18	1 Abbot Street	Be advised that a demolition permit is required for the demolition of existing structures and that a building permit is required for any proposed structures.
A-37/18	128 George Street	Be advised that a reduction in required yards will impact the percentage of permitted glazed openings facing those yards. Be advised that a building permit is required for the proposed addition.

NO.	ADDRESS	COMMENTS
A-38/18	1 North Street	Be advised that a building permit is required for the addition /renovations to the existing building. Spatial separation considerations will be reviewed as part of building permit application.
A-39/18	2B Lloyd Street	No Comment
A-40/18	85 Haynes Avenue	No Comment
A-41/18	198 Welland Avenue	No Comment

Mark Lepp, Senior Plans Examiner / Building Inspector

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\bldg memo 2018\03 bcoa memo-mv-Mar28, 2018.docx



Memorandum

To: Elaine Munro, Planning and Building Services
CC:
From: Jessica Button, Parks, Recreation and Culture Services
Date: February 9, 2018
Subject: Committee of Adjustment Hearing – February 28, 2018

1. **79 Hillview Road, Consent Application, B-13/18SC – 60.84.2156**
81 Hillview Road, Consent Application, B-14/18SC – 60.84.2157
77 Hillview Road, Minor Variance Application, A-17/18 – 60.81.5304
81 Hillview Road, Minor Variance Application, A-18/18 – 60.81.5305

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

Consent Application, B-14/18SC – 60.84.2157

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.

Consent Application, B-13/18SC – 60.84.2156

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.

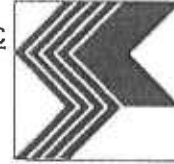
2. **10 Stanmary Drive, Consent Application, B-15/18SC – 60.84.2158**
10 Stanmary Drive, Minor Variance Application, A-19/18 – 60.81.5306
8 Stanmary Drive, Minor Variance Application, A-20/18 – 60.81.5307

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

REPORT TO PLANNING DEPARTMENT
Re: CITY LAND DIVISION APPLICATION NUMBER B-13 & 14/18SC



January 29th, 2018

ENGINEERING FILE 300-36

Hearing Date: February 28th, 2018

Applicant: Bruno Bartel

Location: 77 & 81 Hillview Road

MUNICIPAL SERVICES

Hillview Road

Water:	150mm P.V.C.
Sanitary Sewer:	675mm Concrete +/-5.5m Depth
Storm Sewer:	None
Sidewalks:	None
Road Allowance Width:	+/-18.4m

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

It is noted that the Owner proposes to sever Part 2 and Part 3 on the submitted sketch creating a new lots known as 79 and 81 Hillview Road for the purposes of creating two semi-detached dwellings. Two remnant parcels, Part 1 and Part 4 would be retained for the continued use of the other halves of the semi-detached dwellings. The applications will allow each unit of the semi-detached dwellings to be sold separately.

Roads

Hillview Road is designated a Local Collector road as per the City's Official Plan with a desired right-of-way width of 20.12m. The existing right-of-way width is +/-18.4m. The Owner shall therefore dedicate a road widening across the frontage of this property of 0.85m. All cost of the dedication shall be assumed by the Owner.

Sidewalks

Sidewalks and curbs do not exist along this section of Hillview Road. However, sidewalks and curbs are planned at an unknown future date. In maintaining the City's requirement for sidewalks with respect to Council's policy for 'walkable communities', the Owner shall pay to the City the cash-in-lieu fee to construct a future 1.5m wide sidewalk across the frontage of the property, in accordance with the City's current Schedule of Rates & fees.

Engineering Services

Development servicing requirements (sewer laterals and water services) have already been addressed at the building permit application stage.

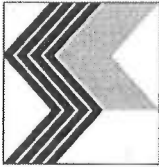
Development Engineering have no further comment and no objection to the approval of the above noted consent application subject to the following

Condition(s): Prior to consent the Applicant shall;

- Dedicate to the City gratuitously, free and clear of any encumbrances and at the Owner's expense, a 0.85m road widening across the entire frontage of Parts 1 to 4 as Public Highway to be known as Hillview Road;
- Pay to the City the cash-in-lieu fee to construct a future 1.5m wide sidewalk across the entire frontage of the property in accordance with the City's Schedule of Rates & Fees in place at the time of clearing this condition.



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



Memorandum

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

Cc: Judy Pihach, Manager of Planning Services
Charlotte McEwan, Planner I
Kirstin Jensen, Planner I
Will Banda, Planning Technician
Shannon Labelle

From: Jim Denham P.Eng., Development Engineering Technologist

Date: February 26th, 2018

Hearing Date: March 28th, 2018

Subject: Engineering Comments to the Committee of Adjustment
Minor Variance File No's:

- A-27&28/18 – 30 & 30 1/2 Division Street
- A-29/18 – 1242 Fourth Avenue
- A-30&31/18 – 14 & 14A Woodmount Drive
- A-32/18 – 8 Glenholme Drive
- A-33&34/18 – 9 Bellevue Terrace
- A-35/18 – 168 Dalhousie Avenue
- A-36/18 – 1 Abbott Street
- A-37/18 – 128 George Street
- A-38/18 – 1 North Street
- A-39/18 – 2B Lloyd Street
- A-40/18 – 85 Hanes Street
- A-41/18 – 198 Welland Avenue

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

1 North Street:

- a) The existing right-of-way width of Court Street is +/-12m. The desired right-of-way width is 20m. Permitting a 0 set back as requested would eliminate any opportunity for a right-of-way widening. Therefore we

recommend the minor variance request related to the set back on Court Street be denied.

- b) For information purposes only the Applicant is advised there is an existing 19mm copper water service off Court Street that services the existing dwelling. In accordance with current City standards only one water service is permitted for each lot. Therefore the proposed building would have to be serviced from the existing service. The size of this service may not be adequate for its intended use. Regardless, a new water meter pit must be installed between the existing house and the Court Street right-of-way. From this pit two separate private water services would be installed. One to service the existing dwelling and the other to service the proposed dwellings.

Regards,

A handwritten signature in dark ink, appearing to read "James R. Denham". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Jim Denham P.Eng.,
Development Engineering Technologist



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: March 6, 2018

Subject: Committee of Adjustment
Public Hearings – March 28, 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-41/18 (60.81.5328)

198 Welland Avenue

DATE OF HEARING:
March 28, 2018

198 Welland Ave - 60.8/ 5328
30/30 1/2 Division St. - 60.84 262
60.8/5314/5315

Munro, Elaine

Subject: RE: Committee of Adjustment Notices and Applications for the March 28/18 CofA Hearing, City of St. Catharines - Email 2

From: Doug Crown [mailto:Doug.Crown@cogeco.com]
Sent: Thursday, March 01, 2018 10:51 AM
To: Munro, Elaine <emunro@stcatharines.ca>
Cc: Banda, Wilrik <wbanda@stcatharines.ca>
Subject: RE: Committee of Adjustment Notices and Applications for the March 28/18 CofA Hearing, City of St. Catharines - Email 2

Hi Elaine
Email 2.
Cogeco has no issue or concerns with this applications
Thanks

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

Munro, Elaine

From: Anderson, Derek <Derek.Anderson@niagararegion.ca>
Sent: Friday, March 09, 2018 3:08 PM
To: Munro, Elaine
Cc: Dunsmore, Susan; Rohe, Craig
Subject: MV-18-015 198 Welland Avenue - Regional Response

Hello Elaine,

Regional Planning and Development Services staff has received and reviewed the proposed application for the above-noted development.

Based on Regional review, this application does not have any effect on the Regional comments provided for the site plan application. Therefore, we have no objection to the minor variance application.

If you have any questions or wish to discuss these comments, please contact me or Craig Rohe, MCIP, RPP, Development Planner, at extension 3442. Please send notice of the Committee's decision on this application.

Have a good weekend,

Derek Anderson
Development Approval Student
Planning and Development Services, Niagara Region
Phone: 905-980-6000 ext. 3345 Toll-free: 1-800-263-7215
www.niagararegion.ca

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March 6, 2018

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

Attention: Elaine Munro

File# 60.81.5328

Re: 198 Welland Ave

In response to your correspondence dated March 6, 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.

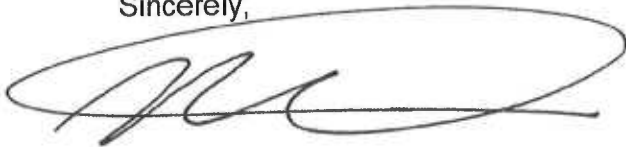
We would also like to stipulate the following:

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

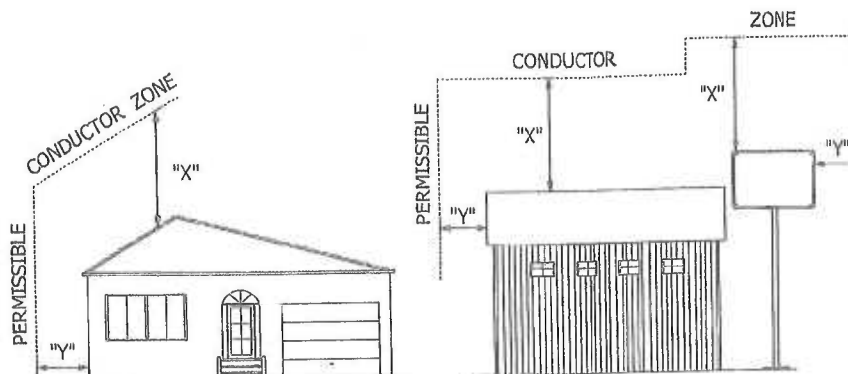
- Excavation within one metre of underground hydro plant is not permitted unless approval is granted by an Alectra Utilities representative and is present to provide direct supervision. Cost associated with this task shall be at the owner's expense.
- Alectra Utilities must be contacted if the removal, 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', 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



Memorandum

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

Cc: B. Thiessen, Kirstin Jensen, Shannon Labelle, Wil Banda, Judy Pihach.
Planning and Building Services

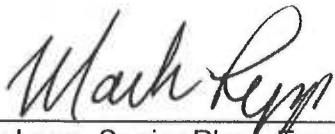
From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: March 13, 2018

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – March 28, 2018 hearing- File No.: 300-010

NO.	ADDRESS	COMMENTS
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A-18/18	81 Hillview Road	No Comment
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A-31/18	14A Woodmount Dr.	No Comment
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A-34/18	11 Bellevue Terrace	No Comment
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A-36/18	1 Abbot Street	Be advised that a demolition permit is required for the demolition of existing structures and that a building permit is required for any proposed structures.
A-37/18	128 George Street	Be advised that a reduction in required yards will impact the percentage of permitted glazed openings facing those yards. Be advised that a building permit is required for the proposed addition.

NO.	ADDRESS	COMMENTS
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A-39/18	2B Lloyd Street	No Comment
A-40/18	85 Haynes Avenue	No Comment
A-41/18	198 Welland Avenue	No Comment



Mark Lepp, Senior Plans Examiner / Building Inspector

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\ldg memo 2018\03 bcoa memo-mv-Mar28, 2018.docx



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

3. 198 Welland Avenue, Minor Variance Application, A-41/18 – 60.81.5328

PRCS has reviewed the above noted application and offers no objections. Through the Site Plan Agreement, landscaping screening will be required on the periphery of the parking lot.

4. 30½ Division Street, Consent Application, B-19/18SC – 60.84.2162
30 Division Street, Minor Variance Application, A-27/18 – 60.81.5314
30½ Division Street, Minor Variance Application, A-28/18 – 60.81.5315

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.

That any boulevard not used for vehicular access to the site be re-instated with landscaping.

Staff offer no objections to the associated minor variance applications.

5. 13 Olde School Court, Consent Application, B-20/18SC – 60.84.2163
15 Olde School Court, Consent Application, B-21/18SC – 60.84.2164

No comment.

6. 1242 Fourth Avenue, Minor Variance Application, A-29/18 – 60.81.5316

PRCS has reviewed the above noted application and offers no objections. Natural landscaping along the creek, landscaping screening and boulevard trees will be required in detailed site design.



Memorandum

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

Cc: Judy Pihach, Manager of Planning Services
Charlotte McEwan, Planner I
Kirstin Jensen, Planner I
Will Banda, Planning Technician
Shannon Labelle

From: Jim Denham P.Eng., Development Engineering Technologist

Date: February 26th, 2018

Hearing Date: March 28th, 2018

Subject: Engineering Comments to the Committee of Adjustment
Minor Variance File No's:

- A-27&28/18 – 30 & 30 1/2 Division Street
- A-29/18 – 1242 Fourth Avenue
- A-30&31/18 – 14 & 14A Woodmount Drive
- A-32/18 – 8 Glenholme Drive
- A-33&34/18 – 9 Bellevue Terrace
- A-35/18 – 168 Dalhousie Avenue
- A-36/18 – 1 Abbott Street
- A-37/18 – 128 George Street
- A-38/18 – 1 North Street
- A-39/18 – 2B Lloyd Street
- A-40/18 – 85 Hanes Street
- A-41/18 – 198 Welland Avenue

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

1 North Street:

- a) The existing right-of-way width of Court Street is +/-12m. The desired right-of-way width is 20m. Permitting a 0 set back as requested would eliminate any opportunity for a right-of-way widening. Therefore we

recommend the minor variance request related to the set back on Court Street be denied.

- b) For information purposes only the Applicant is advised there is an existing 19mm copper water service off Court Street that services the existing dwelling. In accordance with current City standards only one water service is permitted for each lot. Therefore the proposed building would have to be serviced from the existing service. The size of this service may not be adequate for its intended use. Regardless, a new water meter pit must be installed between the existing house and the Court Street right-of-way. From this pit two separate private water services would be installed. One to service the existing dwelling and the other to service the proposed dwellings.

Regards,

A handwritten signature in dark ink, appearing to read "Jim Denham", with a long horizontal flourish extending to the right.

Jim Denham P.Eng.,
Development Engineering Technologist



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: March 6, 2018

Subject: Committee of Adjustment
Public Hearings – March 28, 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-19/18SC (60.84.2162), A-27/18
(60.81.5314) &
A-28/18 (60.81.5315)**

30 & 30 ½ Division Street

**DATE OF HEARING:
March 28, 2018**

Munro, Elaine

Subject: RE: Notice of Hearing for 30 (30 1/2) Division Street

From: Kate Hou [mailto:]
Sent: Tuesday, March 13, 2018 4:44 PM
To: Munro, Elaine <emunro@stcatharines.ca>
Subject: Notice of Hearing for 30 (30 1/2) Division Street

Hello

I am a resident of Gale Crescent and I strongly disagree with the application proposed.

I believe that the property should remain a single lot instead of having to divide it into two because that piece of land in Division Street is meant for one lot only. I think it's unnecessary to divide it.

Furthermore, the construction to make the two parts of the lot will cause a great disturbance to the local neighbourhood for a long period of time. I prefer the local environment to remain dust-free, peaceful and quiet.

Thank you very much

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

198 Welland Ave - 60.8/ 5328
30/30 1/2 Division St. - 60.84262
60.815314/5315

Munro, Elaine

Subject: RE: Committee of Adjustment Notices and Applications for the March 28/18 CofA Hearing, City of St. Catharines - Email 2

From: Doug Crown [mailto:Doug.Crown@cogeco.com]
Sent: Thursday, March 01, 2018 10:51 AM
To: Munro, Elaine <emunro@stcatharines.ca>
Cc: Banda, Wilrik <wbanda@stcatharines.ca>
Subject: RE: Committee of Adjustment Notices and Applications for the March 28/18 CofA Hearing, City of St. Catharines - Email 2

Hi Elaine
Email 2.
Cogeco has no issue or concerns with this applications
Thanks

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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, March 05, 2018 8:30 AM
To: Munro, Elaine
Subject: 905-18-106 - Application for Consent B-19/18SC - 30 1/2 Division Street

Good morning Elaine,

Bell Canada has no concerns with Application for Consent B-19/18SC.

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

3. 198 Welland Avenue, Minor Variance Application, A-41/18 – 60.81.5328
PRCS has reviewed the above noted application and offers no objections. Through the Site Plan Agreement, landscaping screening will be required on the periphery of the parking lot.

4. 30½ Division Street, Consent Application, B-19/18SC – 60.84.2162
30 Division Street, Minor Variance Application, A-27/18 – 60.81.5314
30½ Division Street, Minor Variance Application, A-28/18 – 60.81.5315
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.

That any boulevard not used for vehicular access to the site be re-instated with landscaping.

Staff offer no objections to the associated minor variance applications.

5. 13 Olde School Court, Consent Application, B-20/18SC – 60.84.2163
15 Olde School Court, Consent Application, B-21/18SC – 60.84.2164

No comment.

6. 1242 Fourth Avenue, Minor Variance Application, A-29/18 – 60.81.5316
PRCS has reviewed the above noted application and offers no objections. Natural landscaping along the creek, landscaping screening and boulevard trees will be required in detailed site design.

Munro, Elaine

Subject: RE: Balance of Applications RE: Committee of Adjustment Notices and Applications for the March 28/18 CofA Hearing, City of St. Catharines - 30 & 30 1/2 Division Street & 75 Dalhousie (To come)

From: Vasko, Dennis

Sent: Wednesday, March 07, 2018 11:27 AM

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

Subject: RE: Balance of Applications RE: Committee of Adjustment Notices and Applications for the March 28/18 CofA Hearing, City of St. Catharines - 30 & 30 1/2 Division Street & 75 Dalhousie (To come)

Hi Elaine,

This property is not affected by any closed landfill areas.

Dennis

Dennis Vasko

Fill Site Technician

Email: dvasko@stcatharines.ca

Tel: 905.688.5601 x2163



Memorandum

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

Cc: B. Thiessen, Charlotte McEwan, Kristen Jensen, Shannon Labelle,
Wil Banda, Judy Pihach.
Planning and Building Services

From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: March 13, 2018.

Subject: Building Comments on Applications to the Committee of Adjustment
Consents – March 28, 2018 hearing - File No.: 300-036

B-01/18SC – 75 Dalhousie Avenue

Comment:
- No Comment

Condition:
- No Comment

B-13/18SC – 79 Hillview Road

Comment:
- No Comment

Condition:
- No Comment

B-14/18SC – 81 Hillview Road

Comment:
- No Comment

Condition:
- No Comment

B-19/18SC – 30 and 30 ½ Division Street

Comment:

- No Comment

Condition:

- The applicant shall satisfy the Chief Building Official for the City of St. Catharines that the spatial separation requirements for glazed openings and wall construction meet the requirements of subsection 9.10.14. and 9.10.15. of the 2012 Ontario Building Code for the east face of the building on Part 1 and the west face of the building on Part 2.

B-20/18SC – 13 Olde School Court

Comment:

- No Comment

Condition:

- No Comment

B-21/18SC – 15 Olde School Court

Comment:

- No Comment

Condition:

- No Comment

B-22/18SC – 14 Woodmount Drive

Comment:

- Be advised that building permits are required for the proposed 1 Storey Dwellings on Part 1 and Part 2.

Condition:

- The existing dwelling crossing Parts 1 and 2 is to be removed.

B-23/18SC – 9 Bellevue Terrace

Comment:

- No Comment

Condition:

- No Comment

B-24/18SC – 166 Dahousie Avenue

Comment:

- No Comment

Condition:

- No Comment

B-25/18SC – 77 Lakeport Road

Comment:

- Be advised that building permits are required for the proposed Dwellings on Part 1 and Part 2.

Condition:

- The existing dwelling, detached garage and shed on Parts 1 and 2 are to be removed. Note that each separate structure greater than 10 square metres in building area will require a demolition permit and the work shall be completed to the satisfaction of the Chief Building Official.

B-26/18SC – 4 Lloyd Street

Comment:

- No Comment

Condition:

- No Comment

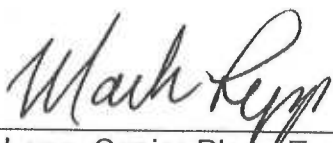
B-27/18SC – 4 Lloyd Street

Comment:

- No Comment

Condition:

- No Comment



Mark Lepp, Senior Plans Examiner / Building Inspector
Cc: Files, 300-036



Memorandum

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

Cc: B. Thiessen, Kirstin Jensen, Shannon Labelle, Wil Banda, Judy Pihach.
Planning and Building Services

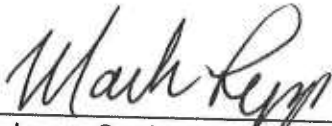
From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: March 13, 2018

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – March 28, 2018 hearing- File No.: 300-010

NO.	ADDRESS	COMMENTS
A-17/18	77 Hillview Road	No Comment
A-18/18	81 Hillview Road	No Comment
A-27/18	30 Division Street	No Comment
A-28/18	30 ½ Division Street	No Comment
A-29/18	1242 Fourth Avenue	No Comment
A-30/18	14 Woodmount Dr.	No Comment
A-31/18	14A Woodmount Dr.	No Comment
A-32/18	8 Glenholme Drive	No Comment
A-33/18	9 Bellevue Terrace	No Comment
A-34/18	11 Bellevue Terrace	No Comment
A-35/18	168 Dalhousie Ave.	No Comment
A-36/18	1 Abbot Street	Be advised that a demolition permit is required for the demolition of existing structures and that a building permit is required for any proposed structures.
A-37/18	128 George Street	Be advised that a reduction in required yards will impact the percentage of permitted glazed openings facing those yards. Be advised that a building permit is required for the proposed addition.

NO.	ADDRESS	COMMENTS
A-38/18	1 North Street	Be advised that a building permit is required for the addition /renovations to the existing building. Spatial separation considerations will be reviewed as part of building permit application.
A-39/18	2B Lloyd Street	No Comment
A-40/18	85 Haynes Avenue	No Comment
A-41/18	198 Welland Avenue	No Comment



Mark Lepp, Senior Plans Examiner / Building Inspector

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\bldg memo 2018\03 bcoa memo-mv-Mar28, 2018.docx

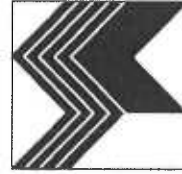
B-19/18SC

30 Division Street

February 28th, 2018

REPORT TO PLANNING DEPARTMENT

Re: CITY LAND DIVISION APPLICATION NUMBER B-19/18SC



February 28th, 2018

ENGINEERING FILE 300-36

Hearing Date: March 28th, 2018

Owner: You Frank Ray & Shi Lu

Location: 30 1/2 Division Street

MUNICIPAL SERVICES

Division Street

Water: 100mm C.I.

Sanitary Sewer: 250mm (Clay)
+/-2.7m Depth

Storm Sewer: None

Sidewalks: Both Sides

Existing Road Allowance Width: +/-11m

GENERAL COMMENTS:

It is understood that two lots were merged in title and the Owner wishes to sever them back to two separate lots for the two existing single detached dwellings.

ENGINEERING CONDITIONS TO BE IMPOSED IF CONSENT GRANTED:

Roads

Division Street is designated a Local Road in the City's Official Plan with a desired right-of-way width of 20m. Its current width along the Applicant's frontage is deficient at +/-11.1. The City would ideally desire a 20m right-of-way. However, the front face of many of the existing dwellings along this section of Division Street would not accommodate this. Therefore a widening of 2.0 m is all that is requested at this time. This is approximately the same as a widening taken at houses number 23 & 25 Division Street.

Engineering Services

The houses on these lots are existing so there are no servicing requirements.

CONDITION (s): Prior to the severance finalization the Owner shall;

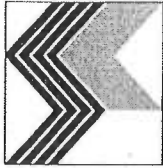
- Dedicate gratuitously to the City, and at the Owner's expense, a

road widening of 2.0m in width across the entire frontage of Part 1 and Part 2, to the City. The land is to be conveyed free and clear of any mortgages, liens or encumbrances.



Prepared By:

Jim Denham P.Eng.
Development Engineering Technologist



Memorandum

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

Cc: Judy Pihach, Manager of Planning Services
Charlotte McEwan, Planner I
Kirstin Jensen, Planner I
Will Banda, Planning Technician
Shannon Labelle

From: Jim Denham P.Eng., Development Engineering Technologist

Date: February 26th, 2018

Hearing Date: March 28th, 2018

Subject: Engineering Comments to the Committee of Adjustment
Minor Variance File No's:

- A-27&28/18 – 30 & 30 1/2 Division Street
- A-29/18 – 1242 Fourth Avenue
- A-30&31/18 – 14 & 14A Woodmount Drive
- A-32/18 – 8 Glenholme Drive
- A-33&34/18 – 9 Bellevue Terrace
- A-35/18 – 168 Dalhousie Avenue
- A-36/18 – 1 Abbott Street
- A-37/18 – 128 George Street
- A-38/18 – 1 North Street
- A-39/18 – 2B Lloyd Street
- A-40/18 – 85 Hanes Street
- A-41/18 – 198 Welland Avenue

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

1 North Street:

- a) The existing right-of-way width of Court Street is +/-12m. The desired right-of-way width is 20m. Permitting a 0 set back as requested would eliminate any opportunity for a right-of-way widening. Therefore we

recommend the minor variance request related to the set back on Court Street be denied.

- b) For information purposes only the Applicant is advised there is an existing 19mm copper water service off Court Street that services the existing dwelling. In accordance with current City standards only one water service is permitted for each lot. Therefore the proposed building would have to be serviced from the existing service. The size of this service may not be adequate for its intended use. Regardless, a new water meter pit must be installed between the existing house and the Court Street right-of-way. From this pit two separate private water services would be installed. One to service the existing dwelling and the other to service the proposed dwellings.

Regards,

A handwritten signature in dark ink, appearing to read "Jim Denham". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Jim Denham P.Eng.,
Development Engineering Technologist



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: March 6, 2018

Subject: Committee of Adjustment
Public Hearings – March 28, 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-20/18SC (60.84.2163) &
B-21/18SC (60.84.2164)**

13 & 15 Olde School Court

**DATE OF HEARING:
March 28, 2018**

Munro, Elaine

Subject: RE: Notice of Hearing File No. 60.84.2163

From: Mark Beyer [mailto:]
Sent: Wednesday, March 14, 2018 11:45 AM
To: Munro, Elaine <emunro@stcatharines.ca>
Subject: Notice of Hearing File No. 60.84.2163

Good morning Elaine,

My wife and I recently received your letter concerning the notice of hearing for the proposed change to the property lines effecting #13 Olde School Court.

As the owners of 22 Juliana Cres, the property northwest of the proposed change, we have a concern with this proposal.

As you are likely aware, there was quite a bit of discussion had with all parties, including the city planning department, NPCA, the developer and myself when the existing property lines were initially established.

The result of those discussions was our inability to be granted consent to continue our existing lot line into the protected flood plain.

Although this was a disappointment to us, we acknowledged that the ruling also protected us from the subsequent modification of the lot lines of lot #8 of Olde Court. (The property directly north of the proposed change and east of our property)

It basically guaranteed that only one building lot could be established directly behind our property.

Since nothing has materially changed from that date with respect to the lot lines we are now concerned that if the proposed request is allowed to proceed, it sets a precedent that future owners of lot #8 Olde Court can draw upon when making similar requests; ones that will further negatively impact our property value.

Based on these grounds, we would ask that this proposal not be allowed and that the existing lot line be maintained.
Thank you for considering our point of view.

Mark and Jill Beyer
22 Juliana Cres.
St.Catharines
L2N4B4

P.S. We would appreciate it if you could confirm receipt of this letter.
Thank you.

March 12, 2018

Our File No.: PLCON201800190

BY E-MAIL ONLY

CITY OF ST CATHARINES
P. O. Box 3012, 50 Church Street
St. Catharines, ON L2R 7C2

Attention: Elaine Munro, Secretary-Treasurer

**Subject: Application for Consent, (B-20/2018 and B-21/2018)
13 and 15 Olde School Court**

The Conservation Authority has reviewed the above noted consent applications and offers the following comments and recommendations for your hearing.

These applications have been made to facilitate a boundary adjustment whereby Part 3 on the consent sketch will be severed from Part 4 and added to Part 1 to increase the amenity space of Part 1.

NPCA mapping indicates that Parts 2, 3, and 4 are currently impacted by the regulatory floodplain for Juliana Creek. Part 1 as it stands is currently not impacted by the floodplain hazard. The approval of these applications would in effect add the floodplain hazard to a lot that currently is not impacted by the flood hazard.

Under our current Land Use Policies, the creation of new lots that contain the flooding hazard is not supported by the NPCA or the Provincial Policy Statement. In addition, NPCA staff will generally not object to situations where there is a boundary adjustment provided the following criteria are met:

- a) Both existing lots currently contain a portion of the flooding hazard;
- b) The lot addition does not necessitate or encourage any new or upgraded crossings of the flooding hazard for access/egress purposes, and;
- c) Existing crossings are sufficient for the intended use.

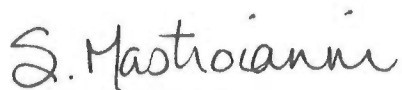
Further, it is beneficial for the flood hazard limit to remain under as few owners as possible and not be fragmented to ensure minimal negative impacts to property as well as to ensure the flood hazard is not aggravated or impacted by development or site alterations. It is for the above noted reasons that the NPCA requested and supported the current lot fabric during the development stages of the subdivision this lot is a part of.

NPCA staff note that these applications do not create an additional building lot or propose any new structural development at this time. Further, the approval of these applications will not necessitate any crossings or create a situation where access or egress to each property would be impacted by flooding. Notwithstanding,

both lots do not currently contain a portion of the flood hazard and the approval of these applications will add the flood hazard to a lot that is currently not impacted by the regulatory floodplain. As such, the approval of these applications would not comply with current NPCA policies.

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

Yours truly,

A handwritten signature in cursive script that reads "S. Mastroianni".

Sarah Mastroianni,
Watershed Planner

Munro, Elaine

From: Hall, Charleyne <charleyne.hall@bell.ca>
Sent: Tuesday, March 13, 2018 9:30 AM
To: Munro, Elaine
Subject: 905-18-104 - Consent Applications B-20/18SC & B-21/18SC

Good morning Elaine,

Bell Canada has no concerns with Applications for Consent B-20/18SC & B-21/18SC. The engineer has asked me to mention that we do have a fibre pedestal on the municipal right-of-way at the north lot line of Part 1. If relocation is required, the developer may contact Crystal Chevalier 905-988-1256. Construction charges for relocation will apply.

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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1375 Olde School - 60.84.2163/2164
1242 Fourth Ave - 60.81.5316
8 Glenholme Dr - 60.81.5319

Munro, Elaine

To: Doug Crown
Subject: RE: Committee of Adjustment Notices and Applications for the March 28/18 CofA Hearing, City of St. Catharines - Email 3

From: Doug Crown [mailto:Doug.Crown@cogeco.com]
Sent: Thursday, March 01, 2018 10:54 AM
To: Munro, Elaine <emunro@stcatharines.ca>
Cc: Banda, Wilrik <wbanda@stcatharines.ca>
Subject: RE: Committee of Adjustment Notices and Applications for the March 28/18 CofA Hearing, City of St. Catharines - Email 3

Hi Elaine
Email 3.
Cogeco has no issue or concerns with this applications
Thanks

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

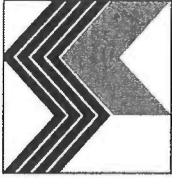
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Cogeco Cable Canada, 5 Place Ville-Marie, Suite 1700, Montreal, Quebec, H3B 0B3



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

3. 198 Welland Avenue, Minor Variance Application, A-41/18 – 60.81.5328
PRCS has reviewed the above noted application and offers no objections. Through the Site Plan Agreement, landscaping screening will be required on the periphery of the parking lot.

4. 30½ Division Street, Consent Application, B-19/18SC – 60.84.2162
30 Division Street, Minor Variance Application, A-27/18 – 60.81.5314
30½ Division Street, Minor Variance Application, A-28/18 – 60.81.5315
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.

That any boulevard not used for vehicular access to the site be re-instated with landscaping.

Staff offer no objections to the associated minor variance applications.

5. 13 Olde School Court, Consent Application, B-20/18SC – 60.84.2163
15 Olde School Court, Consent Application, B-21/18SC – 60.84.2164

No comment.

6. 1242 Fourth Avenue, Minor Variance Application, A-29/18 – 60.81.5316
PRCS has reviewed the above noted application and offers no objections. Natural landscaping along the creek, landscaping screening and boulevard trees will be required in detailed site design.



Memorandum

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

Cc: B. Thiessen, Charlotte McEwan, Kristen Jensen, Shannon Labelle,
Wil Banda, Judy Pihach.
Planning and Building Services

From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: March 13, 2018.

Subject: Building Comments on Applications to the Committee of Adjustment
Consents – March 28, 2018 hearing - File No.: 300-036

B-01/18SC – 75 Dalhousie Avenue

Comment:
- No Comment

Condition:
- No Comment

B-13/18SC – 79 Hillview Road

Comment:
- No Comment

Condition:
- No Comment

B-14/18SC – 81 Hillview Road

Comment:
- No Comment

Condition:
- No Comment

B-19/18SC – 30 and 30 ½ Division Street

Comment:

- No Comment

Condition:

- The applicant shall satisfy the Chief Building Official for the City of St. Catharines that the spatial separation requirements for glazed openings and wall construction meet the requirements of subsection 9.10.14. and 9.10.15. of the 2012 Ontario Building Code for the east face of the building on Part 1 and the west face of the building on Part 2.

B-20/18SC – 13 Olde School Court

Comment:

- No Comment

Condition:

- No Comment

B-21/18SC – 15 Olde School Court

Comment:

- No Comment

Condition:

- No Comment

B-22/18SC – 14 Woodmount Drive

Comment:

- Be advised that building permits are required for the proposed 1 Storey Dwellings on Part 1 and Part 2.

Condition:

- The existing dwelling crossing Parts 1 and 2 is to be removed.

B-23/18SC – 9 Bellevue Terrace

Comment:

- No Comment

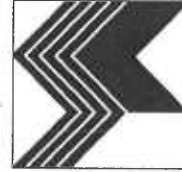
Condition:

- No Comment

B-20&21/18SC

13 & 15 Olde School Court

March 7th, 2018



REPORT TO PLANNING DEPARTMENT

Re: CITY LAND DIVISION APPLICATION NUMBER B-26727/18SC

March 7th, 2018

ENGINEERING FILE 300-36

Hearing Date: March 28th, 2018

Owner: Silvergate Homes Ltd.

Location: 13 & 15 Olde School Court

MUNICIPAL SERVICES

Olde School Court

Water: 50mm PVC

Sanitary Sewer: 200mm PVC
+/-2.5m Depth

Storm Sewer: 300mm PVC
+/-2.6m Depth

Sidewalks: No

Existing Road Allowance Width: 20m

GENERAL COMMENTS:

It is understood the Owner wishes to make minor boundary adjustments shown as Parts 1, 2, 3 and 4 as shown on the Allan J. Heywood Survey or plan included with the application.

ENGINEERING CONDITIONS TO BE IMPOSED IF CONSENT GRANTED:

Roads

Olde School Court is a relatively new roadway designated as a Local Road in the City's Official Plan with a desired right-of-way width of 20m. Therefore a widening is not required at this time.

Engineering Services

There is an existing house on number 13 but number 15 is vacant. Engineering services were provided through a subdivision agreement. No additional services are required at this time.

CONDITION (s): None

Prepared By:

A handwritten signature in blue ink, appearing to read 'Jim Denham'.

Jim Denham P.Eng.
Development Engineering Technologist



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: March 6, 2018

Subject: Committee of Adjustment
Public Hearings – March 28, 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-29/18 (60.81.5316)

1242 Fourth Avenue

DATE OF HEARING:
March 28, 2018

Munro, Elaine

From: Sarah Mastroianni <smastroianni@npca.ca>
Sent: Wednesday, March 07, 2018 2:46 PM
To: Munro, Elaine
Subject: A-29/18

Hi Elaine,

This proposal is to reduce the required landscaping within the future parking lot. As the approval of this application does not have any impact on the NPCA regulated feature adjacent to the site (Francis Creek) or to the 15m buffer along the watercourse, the NPCA offers no objections to this proposal.

We will review the Site Plan application for any site specific details or comments we may have.

Thank you.

Sarah Mastroianni
Watershed Planner
Niagara Peninsula Conservation Authority
250 Thorold Road West, 3rd Floor
Welland, Ontario L3C 3W2
Phone: 905 788 3135 (ext. 249)
Fax: 905 788 1121
email: smastroianni@npca.ca

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Munro, Elaine

To: Boucetta, Alexandra (MTO)
Subject: RE: Committee of Adjustment Notices and Applications for the March 28/18 CofA Hearing, City of St. Catharines - 1242 Fourth Avenue (Email 1) & 14 Woodmount (Email 2)

From: Boucetta, Alexandra (MTO) [mailto:Alexandra.Boucetta@ontario.ca]
Sent: Thursday, March 08, 2018 1:59 PM
To: Munro, Elaine <emunro@stcatharines.ca>
Subject: RE: Committee of Adjustment Notices and Applications for the March 28/18 CofA Hearing, City of St. Catharines - 1242 Fourth Avenue (Email 1) & 14 Woodmount (Email 2)

Re: 1242 Fourth Avenue

Hi Elaine,

Further to your inquiry, the subject property is located within the Permit Control Area; however the Ministry is not concerned with the Minor Variance Application.

Should there be any change with the plans provided or any other further development of the site, the Ministry will need to review, comment and approve and the applicant may need to apply for permits.

MTO Sign Permits are required for any new signs visible from Hwy 406 for this location through the online link below:
<https://www.hcms.mto.gov.on.ca/>

Kindest Regards,

Alexandra Boucetta

Corridor Management Officer – Niagara Region

Ministry of Transportation | Corridor Management Section | Niagara Region
159 Sir William Hearst Avenue, 7th floor Building D, Downsview, ON M3M 0B7
(416) 235-3883 | Alexandra.Boucetta@ontario.ca

1375 Old School - 60.84.2163/2164
1242 Fourth Ave - 60.81.5316
8 Glenholme Dr - 60.81.5319

Munro, Elaine

To: Doug Crown
Subject: RE: Committee of Adjustment Notices and Applications for the March 28/18 CofA Hearing, City of St. Catharines - Email 3

From: Doug Crown [mailto:Doug.Crown@cogeco.com]
Sent: Thursday, March 01, 2018 10:54 AM
To: Munro, Elaine <emunro@stcatharines.ca>
Cc: Banda, Wilrik <wbanda@stcatharines.ca>
Subject: RE: Committee of Adjustment Notices and Applications for the March 28/18 CofA Hearing, City of St. Catharines - Email 3

Hi Elaine
Email 3.
Cogeco has no issue or concerns with this applications
Thanks

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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



Memorandum

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

Cc: B. Thiessen, Kirstin Jensen, Shannon Labelle, Wil Banda, Judy Pihach.
Planning and Building Services

From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: March 13, 2018

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – March 28, 2018 hearing- File No.: 300-010

NO.	ADDRESS	COMMENTS
A-17/18	77 Hillview Road	No Comment
A-18/18	81 Hillview Road	No Comment
A-27/18	30 Division Street	No Comment
A-28/18	30 ½ Division Street	No Comment
A-29/18	1242 Fourth Avenue	No Comment
A-30/18	14 Woodmount Dr.	No Comment
A-31/18	14A Woodmount Dr.	No Comment
A-32/18	8 Glenholme Drive	No Comment
A-33/18	9 Bellevue Terrace	No Comment
A-34/18	11 Bellevue Terrace	No Comment
A-35/18	168 Dalhousie Ave.	No Comment
A-36/18	1 Abbot Street	Be advised that a demolition permit is required for the demolition of existing structures and that a building permit is required for any proposed structures.
A-37/18	128 George Street	Be advised that a reduction in required yards will impact the percentage of permitted glazed openings facing those yards. Be advised that a building permit is required for the proposed addition.

NO.	ADDRESS	COMMENTS
A-38/18	1 North Street	Be advised that a building permit is required for the addition /renovations to the existing building. Spatial separation considerations will be reviewed as part of building permit application.
A-39/18	2B Lloyd Street	No Comment
A-40/18	85 Haynes Avenue	No Comment
A-41/18	198 Welland Avenue	No Comment



Mark Lepp, Senior Plans Examiner / Building Inspector

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\bldg memo 2018\03 bcoa memo-mv-Mar28, 2018.docx



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

3. 198 Welland Avenue, Minor Variance Application, A-41/18 – 60.81.5328
PRCS has reviewed the above noted application and offers no objections. Through the Site Plan Agreement, landscaping screening will be required on the periphery of the parking lot.

4. 30½ Division Street, Consent Application, B-19/18SC – 60.84.2162
30 Division Street, Minor Variance Application, A-27/18 – 60.81.5314
30½ Division Street, Minor Variance Application, A-28/18 – 60.81.5315
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.

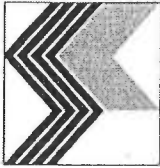
That any boulevard not used for vehicular access to the site be re-instated with landscaping.

Staff offer no objections to the associated minor variance applications.

5. 13 Olde School Court, Consent Application, B-20/18SC – 60.84.2163
15 Olde School Court, Consent Application, B-21/18SC – 60.84.2164

No comment.

6. 1242 Fourth Avenue, Minor Variance Application, A-29/18 – 60.81.5316
PRCS has reviewed the above noted application and offers no objections. Natural landscaping along the creek, landscaping screening and boulevard trees will be required in detailed site design.



Memorandum

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

Cc: Judy Pihach, Manager of Planning Services
Charlotte McEwan, Planner I
Kirstin Jensen, Planner I
Will Banda, Planning Technician
Shannon Labelle

From: Jim Denham P.Eng., Development Engineering Technologist

Date: February 26th, 2018

Hearing Date: March 28th, 2018

Subject: Engineering Comments to the Committee of Adjustment
Minor Variance File No's:

- A-27&28/18 – 30 & 30 1/2 Division Street
- A-29/18 – 1242 Fourth Avenue
- A-30&31/18 – 14 & 14A Woodmount Drive
- A-32/18 – 8 Glenholme Drive
- A-33&34/18 – 9 Bellevue Terrace
- A-35/18 – 168 Dalhousie Avenue
- A-36/18 – 1 Abbott Street
- A-37/18 – 128 George Street
- A-38/18 – 1 North Street
- A-39/18 – 2B Lloyd Street
- A-40/18 – 85 Hanes Street
- A-41/18 – 198 Welland Avenue

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

1 North Street:

- a) The existing right-of-way width of Court Street is +/-12m. The desired right-of-way width is 20m. Permitting a 0 set back as requested would eliminate any opportunity for a right-of-way widening. Therefore we

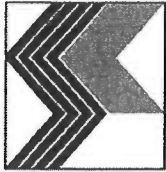
recommend the minor variance request related to the set back on Court Street be denied.

- b) For information purposes only the Applicant is advised there is an existing 19mm copper water service off Court Street that services the existing dwelling. In accordance with current City standards only one water service is permitted for each lot. Therefore the proposed building would have to be serviced from the existing service. The size of this service may not be adequate for its intended use. Regardless, a new water meter pit must be installed between the existing house and the Court Street right-of-way. From this pit two separate private water services would be installed. One to service the existing dwelling and the other to service the proposed dwellings.

Regards,

A handwritten signature in dark ink, appearing to read "Jim Denham", with a long horizontal flourish extending to the right.

Jim Denham P.Eng.,
Development Engineering Technologist



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: March 6, 2018

Subject: Committee of Adjustment
Public Hearings – March 28, 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-22/18SC (60.84.2165), A-30/18
(60.81.5317) & A-31/18 (60.81.5318)**

14 Woodmount Drive

**DATE OF HEARING:
March 28, 2018**

Munro, Elaine

Subject: RE: 14 woodmount dr

From: Adam Bradley [mailto:]
Sent: Tuesday, March 20, 2018 11:40 AM
To: Munro, Elaine <emunro@stcatharines.ca>
Subject: Fwd: 14 woodmount dr

Hi Elaine

Please accept this e-mail as my objection to the proposed severance of 14 Woodmount Drive.

I have attached photos of the existing dwelling showing the mature trees and landscaping to fit in with the existing neighbourhood.

I have further attached photos of the rape of the lot, where all mature trees and landscaping have been removed. Also enclosed are photos of existing buildings built by this same builder in Thorold. These buildings are all student barracks, void of any landscaping or mature trees. The driveways cover the majority of the front yard and full of vehicles.

The residents of Woodmount Drive do not want this same outcome as pictured in Thorold.

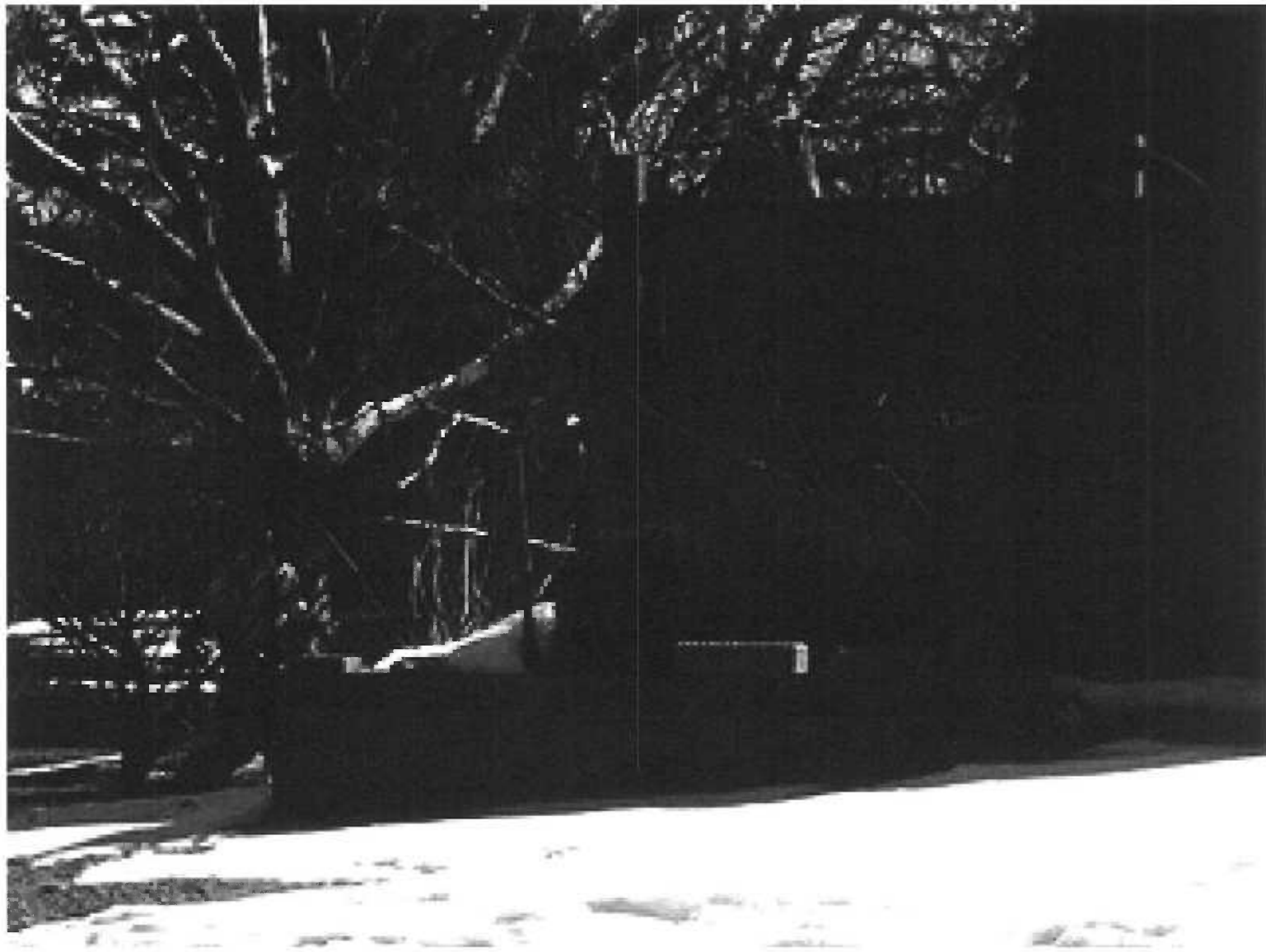
Please let me know if you have received this info and if there is anything else I need to submit prior to the public meeting ?

Looking forward to your response.

Thanks

Adam Bradley





























Munro, Elaine

Subject: RE: Notice of Hearing Wed. Mar.28 @5:00 pm 14 Woodmount Dr. File No. 60.84.2165

From: Cathy Desimone [mailto:]
Sent: Sunday, March 11, 2018 2:24 PM
To: Munro, Elaine <emunro@stcatharines.ca>
Subject: Notice of Hearing Wed. Mar.28 @5:00 pm 14 Woodmount Dr. File No. 60.84.2165

We are writing to express our strong opposition to a re-zoning application being considered for the property at 14 Woodmount Drive.

My family has resided on this street for more than 50 years and two generations. Many of my neighbours are also long-time residents. The houses are upscale, well-landscaped and there is not a lot of traffic or noise. We have all contributed greatly to the City's tax coffers.

It is the kind of residential street and neighbourhood that gives such a good impression to those seeking to make their home in St. Catharines.

While we applaud the City for its initiatives to create more affordable housing, such as the development on Church Street, this is not that kind of area. We do not have a land or housing shortage and there is no need to increase density as there is in cities like Toronto.

Approving multiple houses on a single home property like the one in question will not only destroy the integrity of the street and create increased vehicular traffic but will open the door to similar and even higher density projects in future – duplexes, townhouses and ultimately condos.

The move to build two houses on this property is nothing short of a cash grab by the developer/owner.

We urge you to please consider the consequences of allowing this rezoning for those of us who happily make our home on Woodmount Drive, in St. Catharines.

Sincerely,
Marcello & Cathy DeSimone
10 Woodmount Drive, St. Catharines

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

Munro, Elaine

Subject:

RE: 14 Woodmount Drive, St. Catharines

From: Adelene Wakil [mailto:]

Sent: Monday, March 12, 2018 11:56 AM

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

Subject: 14 Woodmount Drive, St. Catharines

Dear Ms. Munro,

I am a resident of Woodmount Drive and am writing to address the application made by the owners of the above mentioned property to obtain a severance and minor variance in order to demolish the existing structure and build two houses on the property.

While I understand that the size of the property meets the City's criteria for lot size to accommodate two homes on the lot, I would argue after seeing the proposed dwellings that they do not meet the standard for the neighbourhood. This is an older street with wide, deep lots with comfortable, single family homes which are well kept and well landscaped. I would have no objection to the current dwelling being demolished to make way for one new, single family home which would look proportional to the lot size and to the other homes on the street.

Further, I am concerned about the intentions of the owner regarding the usage of the homes once they are built; will they be sold/used as student rentals or rentals in general, which would suggest both parking and maintenance issues.

I would also argue that as there is no shortage of single family homes in St. Catharines there is no urgency to begin allowing an "in fill project" in an established residential neighbourhood, and I would not like to see this property fall into this category and possibly set a precedent in the neighbourhood for further applications. And were not the residents of the street eligible to receive details of the application by mail, because if so, I have not received any correspondence from the City.

I trust that my letter will be considered at the Public Meeting as I am not available to attend.

Sincerely,
Adelene Wakil
26 Woodmount Drive

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

Munro, Elaine

From: Hall, Charleyne <charleyne.hall@bell.ca>
Sent: Monday, March 05, 2018 8:24 AM
To: Munro, Elaine
Subject: 905-18-103 - Application for Consent B-22/18SC - 14 Woodmount Drive
Attachments: 14 Woodmount Drive.pdf

Good morning Elaine,

Bell Canada has no concerns with Application for Consent B-22/18SC, although we would like it noted that we do have cable out front of the property (location noted approximately in red on the attached sketch). If our plant becomes a development issue, the property owner may contact our Network Provisioning Specialist Craig Stratychuk at 905-988-1239.

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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14 Woodmount Dr. - 60.84.2165
60.81.5317/5318
128 George St. - 60.81.5324

Munro, Elaine

Subject: RE: Committee of Adjustment Notices and Applications for the March 28/18 CofA Hearing, City of St. Catharines - Email 4

From: Doug Crown [mailto:Doug.Crown@cogeco.com]
Sent: Thursday, March 01, 2018 10:55 AM
To: Munro, Elaine <emunro@stcatharines.ca>
Cc: Banda, Wilrik <wbanda@stcatharines.ca>
Subject: RE: Committee of Adjustment Notices and Applications for the March 28/18 CofA Hearing, City of St. Catharines - Email 4

Hi Elaine
Email 4.
Cogeco has no issue or concerns with this applications
Thanks

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March 6, 2018

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

Attention: Elaine Munro

File# 60.84.2165

Re: 14 Woodmount Dr

In response to your correspondence dated March 6, 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.

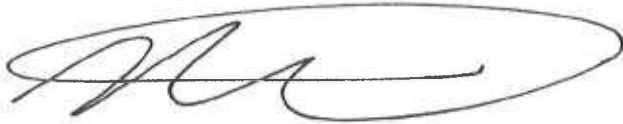
We would also like to stipulate the following:

- 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 black ink, appearing to be 'Mark Jakubowski', enclosed within a large, hand-drawn oval.

Mark Jakubowski
Supervisor, Design, Customer Capital

March 6, 2018

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

Attention: Elaine Munro

File# 60.81.5317

Re: 14 Woodmount Dr

In response to your correspondence dated March 6, 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 black ink, appearing to read 'Mark Jakubowski', with a large, sweeping loop at the end.

Mark Jakubowski
Supervisor, Design, Customer Capital

March 6, 2018

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

Attention: Elaine Munro

File# 60.81.5318

Re: 14A Woodmount Dr

In response to your correspondence dated March 6, 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.

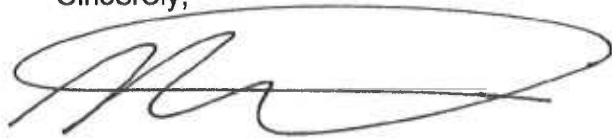
We would also like to stipulate the following:

- 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.
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Mark Jakubowski
Supervisor, Design, Customer Capital



Memorandum

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

Cc: B. Thiessen, Charlotte McEwan, Kristen Jensen, Shannon Labelle,
Wil Banda, Judy Pihach.
Planning and Building Services

From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: March 13, 2018.

Subject: Building Comments on Applications to the Committee of Adjustment
Consents – March 28, 2018 hearing - File No.: 300-036

B-01/18SC – 75 Dalhousie Avenue

Comment:
- No Comment

Condition:
- No Comment

B-13/18SC – 79 Hillview Road

Comment:
- No Comment

Condition:
- No Comment

B-14/18SC – 81 Hillview Road

Comment:
- No Comment

Condition:
- No Comment

B-19/18SC – 30 and 30 ½ Division Street

Comment:

- No Comment

Condition:

- The applicant shall satisfy the Chief Building Official for the City of St. Catharines that the spatial separation requirements for glazed openings and wall construction meet the requirements of subsection 9.10.14. and 9.10.15. of the 2012 Ontario Building Code for the east face of the building on Part 1 and the west face of the building on Part 2.

B-20/18SC – 13 Olde School Court

Comment:

- No Comment

Condition:

- No Comment

B-21/18SC – 15 Olde School Court

Comment:

- No Comment

Condition:

- No Comment

B-22/18SC – 14 Woodmount Drive

Comment:

- Be advised that building permits are required for the proposed 1 Storey Dwellings on Part 1 and Part 2.

Condition:

- The existing dwelling crossing Parts 1 and 2 is to be removed.

B-23/18SC – 9 Bellevue Terrace

Comment:

- No Comment

Condition:

- No Comment



Memorandum

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

Cc: B. Thiessen, Kirstin Jensen, Shannon Labelle, Wil Banda, Judy Pihach.
Planning and Building Services

From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: March 13, 2018

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – March 28, 2018 hearing- File No.: 300-010

NO.	ADDRESS	COMMENTS
A-17/18	77 Hillview Road	No Comment
A-18/18	81 Hillview Road	No Comment
A-27/18	30 Division Street	No Comment
A-28/18	30 ½ Division Street	No Comment
A-29/18	1242 Fourth Avenue	No Comment
A-30/18	14 Woodmount Dr.	No Comment
A-31/18	14A Woodmount Dr.	No Comment
A-32/18	8 Glenholme Drive	No Comment
A-33/18	9 Bellevue Terrace	No Comment
A-34/18	11 Bellevue Terrace	No Comment
A-35/18	168 Dalhousie Ave.	No Comment
A-36/18	1 Abbot Street	Be advised that a demolition permit is required for the demolition of existing structures and that a building permit is required for any proposed structures.
A-37/18	128 George Street	Be advised that a reduction in required yards will impact the percentage of permitted glazed openings facing those yards. Be advised that a building permit is required for the proposed addition.

NO.	ADDRESS	COMMENTS
A-38/18	1 North Street	Be advised that a building permit is required for the addition /renovations to the existing building. Spatial separation considerations will be reviewed as part of building permit application.
A-39/18	2B Lloyd Street	No Comment
A-40/18	85 Haynes Avenue	No Comment
A-41/18	198 Welland Avenue	No Comment



Mark Lepp, Senior Plans Examiner / Building Inspector

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\bdg memo 2018\03 bcoa memo-mv-Mar28, 2018.docx



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

3. 198 Welland Avenue, Minor Variance Application, A-41/18 – 60.81.5328
PRCS has reviewed the above noted application and offers no objections. Through the Site Plan Agreement, landscaping screening will be required on the periphery of the parking lot.

4. 30½ Division Street, Consent Application, B-19/18SC – 60.84.2162
30 Division Street, Minor Variance Application, A-27/18 – 60.81.5314
30½ Division Street, Minor Variance Application, A-28/18 – 60.81.5315
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.

That any boulevard not used for vehicular access to the site be re-instated with landscaping.

Staff offer no objections to the associated minor variance applications.

5. 13 Olde School Court, Consent Application, B-20/18SC – 60.84.2163
15 Olde School Court, Consent Application, B-21/18SC – 60.84.2164

No comment.

6. 1242 Fourth Avenue, Minor Variance Application, A-29/18 – 60.81.5316
PRCS has reviewed the above noted application and offers no objections. Natural landscaping along the creek, landscaping screening and boulevard trees will be required in detailed site design.

7. **14 Woodmount Drive, Consent Application, B-22/18SC – 60.84.2165**
 14 Woodmount Drive, Minor Variance Application, A-30/18 – 60.81.5317
 14A Woodmount Drive, Minor Variance Application, A-31/18 – 60.81.5318

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.

8. **8 Glenholme Drive, Minor Variance Application, A-32/18 – 60.81.5319**

No Comment.

9. **9 Bellevue Terrace, Consent Application, B-23/18SC – 60.84.2166**
 9 Bellevue Terrace, Minor Variance Application, A-33/18 – 60.81.5320
 11 Bellevue Terrace, Minor Variance Application, A-34/18 – 60.81.5321

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.

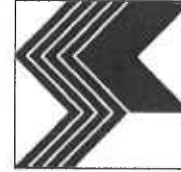
10. **166 Dalhousie Avenue, Consent Application, B-24/18SC – 60.81.2167**
 168 Dalhousie Avenue, Minor Variance Application, A-35/18 – 60.81.5322

No Comment.

11. **128 George Street, Minor Variance Application, A-37/18 – 60.81.5324**
 No Comment.

12. **77 Lakeport Road, Consent Application, B-25/18SC – 60.84.2168**

**REPORT TO PLANNING DEPARTMENT
Re: CITY LAND DIVISION APPLICATION NUMBER B-22/18SC**



March 9th, 2018

ENGINEERING FILE 300-36

Hearing Date: March 28, 2018

Applicant: Carlie Incoronata and Shane Webber

Location: 14 Woodmount Drive

MUNICIPAL SERVICES

Woodmount Drive

Water: 150mm P.V.C
Sanitary Sewer: 250mm Conc. (+/-2.5m deep)
Storm Sewer: 450mm Conc.
Sidewalks: None
Road Allowance Width: +/-20m

**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 14 Woodmount Drive. A remnant parcel of land would also be used for the purpose of constructing another single detached dwelling to be known as 14A Woodmount Drive.

Roads

Woodmount Drive is designated as a Local Road in the City's Official Plan with desired right-of-way widths of 20m. Since the existing right-of-way width of Woodmount Drive is 20m no widening is 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 lots convey 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 at this location on Woodmount Drive, foundation weeping tile flows shall be collected and discharged to grade via a sump pump. The sump pump discharge outlet shall discharge towards the front or back of the lot, but "not" towards the side lot line.

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 lot lines. If these services are determined to cross future potential 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 lot lines. The Owner shall pay the City the fees to provide new services within the road allowance to the property lines 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. The sewer and water service must be independent and not cross an adjacent property line. If either or both sewer and water services cross onto the other parts, separate services must be installed to the satisfaction of the City Engineer.



Prepared By: _____

James R. Denham P. Eng.
Development Engineering Technologist



Memorandum

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

Cc: Judy Pihach, Manager of Planning Services
Charlotte McEwan, Planner I
Kirstin Jensen, Planner I
Will Banda, Planning Technician
Shannon Labelle

From: Jim Denham P.Eng., Development Engineering Technologist

Date: February 26th, 2018
Hearing Date: March 28th, 2018

Subject: Engineering Comments to the Committee of Adjustment
Minor Variance File No's:

- A-27&28/18 – 30 & 30 1/2 Division Street
- A-29/18 – 1242 Fourth Avenue
- A-30&31/18 – 14 & 14A Woodmount Drive
- A-32/18 – 8 Glenholme Drive
- A-33&34/18 – 9 Bellevue Terrace
- A-35/18 – 168 Dalhousie Avenue
- A-36/18 – 1 Abbott Street
- A-37/18 – 128 George Street
- A-38/18 – 1 North Street
- A-39/18 – 2B Lloyd Street
- A-40/18 – 85 Hanes Street
- A-41/18 – 198 Welland Avenue

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

1 North Street:

- a) The existing right-of-way width of Court Street is +/-12m. The desired right-of-way width is 20m. Permitting a 0 set back as requested would eliminate any opportunity for a right-of-way widening. Therefore we

recommend the minor variance request related to the set back on Court Street be denied.

- b) For information purposes only the Applicant is advised there is an existing 19mm copper water service off Court Street that services the existing dwelling. In accordance with current City standards only one water service is permitted for each lot. Therefore the proposed building would have to be serviced from the existing service. The size of this service may not be adequate for its intended use. Regardless, a new water meter pit must be installed between the existing house and the Court Street right-of-way. From this pit two separate private water services would be installed. One to service the existing dwelling and the other to service the proposed dwellings.

Regards,

A handwritten signature in dark ink, appearing to read "James R. Denham", with a long horizontal stroke extending to the right.

Jim Denham P.Eng.,
Development Engineering Technologist



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: March 6, 2018

Subject: Committee of Adjustment
Public Hearings – March 28, 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-32/18 (60.81.5319)

8 Glenholme Drive

DATE OF HEARING:
March 28, 2018

March 9, 2018

Virginia Coles
14 Glenholme Drive
St. Catharines, ON
L2N 2Z3

RPT	SCOSS	INFO	P.D.S	RECEIVED TO	DATE
				E. MUNRO	
DATE			MAR 14 2018		
FILE NO			60.81 5319		

Re: File No. 60.81.5319
Submission No. A-32/18
Minor Variance application - 8 Glenholme Drive

Attention: Elaine Munro

I have no objection to the application for Minor Variance shown above.

I do have a comment and concern about any above ground drainage issues that may occur from changes to directional grading. We live at 14 Glenholme Drive (lot22) and have a low lying lot. We experience seasonal flooding and during heavy rain at the back of our property. Our next door neighbor at #16 has ponding water as well.

There is a graded (easement) swale in the back neighbors yard on Killarny Circle that fills with standing water. We also have a ditch in our back yard that fills with water because our access to a grated drain on private property, about 24" from the fence line, has been blocked with rocks and dirt. This property is on Jefferson Drive. The water flows west from St James school yard which abuts 8 Glenholme Drive toward out lot.

Hoping I have made my drainage concerns clear.

Thank you,

Virginia Coles

1375 Old School - 60.84.2163/2164
1242 Fourth Ave - 60.81.5316
8 Glenholme Dr - 60.81.5319

Munro, Elaine

To: Doug Crown
Subject: RE: Committee of Adjustment Notices and Applications for the March 28/18 CofA Hearing, City of St. Catharines - Email 3

From: Doug Crown [mailto:Doug.Crown@cogeco.com]
Sent: Thursday, March 01, 2018 10:54 AM
To: Munro, Elaine <emunro@stcatharines.ca>
Cc: Banda, Wilrik <wbanda@stcatharines.ca>
Subject: RE: Committee of Adjustment Notices and Applications for the March 28/18 CofA Hearing, City of St. Catharines - Email 3

Hi Elaine
Email 3.
Cogeco has no issue or concerns with this applications
Thanks

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

March 6, 2018

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

Attention: Elaine Munro

File# 60.81.5319

Re: 8 Glenholme Dr

In response to your correspondence dated March 6, 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:

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We would also like to stipulate the following:

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

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Mark Jakubowski
Supervisor, Design, Customer Capital



Memorandum

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

Cc: B. Thiessen, Kirstin Jensen, Shannon Labelle, Wil Banda, Judy Pihach.
Planning and Building Services

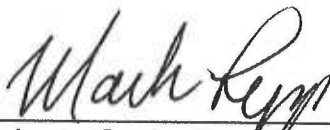
From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: March 13, 2018

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – March 28, 2018 hearing- File No.: 300-010

NO.	ADDRESS	COMMENTS
A-17/18	77 Hillview Road	No Comment
A-18/18	81 Hillview Road	No Comment
A-27/18	30 Division Street	No Comment
A-28/18	30 ½ Division Street	No Comment
A-29/18	1242 Fourth Avenue	No Comment
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A-31/18	14A Woodmount Dr.	No Comment
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A-40/18	85 Haynes Avenue	No Comment
A-41/18	198 Welland Avenue	No Comment



Mark Lepp, Senior Plans Examiner / Building Inspector

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\bldg memo 2018\03 bcoa memo-mv-Mar28, 2018.docx



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

3. 198 Welland Avenue, Minor Variance Application, A-41/18 – 60.81.5328
PRCS has reviewed the above noted application and offers no objections. Through the Site Plan Agreement, landscaping screening will be required on the periphery of the parking lot.

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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:

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8. **8 Glenholme Drive, Minor Variance Application, A-32/18 – 60.81.5319**

No Comment.

9. **9 Bellevue Terrace, Consent Application, B-23/18SC – 60.84.2166**
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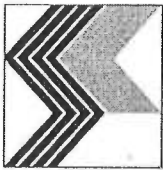
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10. **166 Dalhousie Avenue, Consent Application, B-24/18SC – 60.81.2167**
 168 Dalhousie Avenue, Minor Variance Application, A-35/18 – 60.81.5322

No Comment.

11. **128 George Street, Minor Variance Application, A-37/18 – 60.81.5324**
No Comment.

12. **77 Lakeport Road, Consent Application, B-25/18SC – 60.84.2168**



Memorandum

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

Cc: Judy Pihach, Manager of Planning Services
Charlotte McEwan, Planner I
Kirstin Jensen, Planner I
Will Banda, Planning Technician
Shannon Labelle

From: Jim Denham P.Eng., Development Engineering Technologist

Date: February 26th, 2018

Hearing Date: March 28th, 2018

Subject: Engineering Comments to the Committee of Adjustment
Minor Variance File No's:

- A-27&28/18 – 30 & 30 1/2 Division Street
- A-29/18 – 1242 Fourth Avenue
- A-30&31/18 – 14 & 14A Woodmount Drive
- A-32/18 – 8 Glenholme Drive
- A-33&34/18 – 9 Bellevue Terrace
- A-35/18 – 168 Dalhousie Avenue
- A-36/18 – 1 Abbott Street
- A-37/18 – 128 George Street
- A-38/18 – 1 North Street
- A-39/18 – 2B Lloyd Street
- A-40/18 – 85 Hanes Street
- A-41/18 – 198 Welland Avenue

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

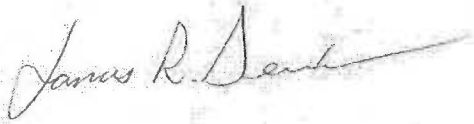
1 North Street:

- a) The existing right-of-way width of Court Street is +/-12m. The desired right-of-way width is 20m. Permitting a 0 set back as requested would eliminate any opportunity for a right-of-way widening. Therefore we

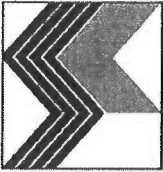
recommend the minor variance request related to the set back on Court Street be denied.

- b) For information purposes only the Applicant is advised there is an existing 19mm copper water service off Court Street that services the existing dwelling. In accordance with current City standards only one water service is permitted for each lot. Therefore the proposed building would have to be serviced from the existing service. The size of this service may not be adequate for its intended use. Regardless, a new water meter pit must be installed between the existing house and the Court Street right-of-way. From this pit two separate private water services would be installed. One to service the existing dwelling and the other to service the proposed dwellings.

Regards,

A handwritten signature in dark ink, appearing to read "Jim Denham", with a long horizontal flourish extending to the right.

Jim Denham P.Eng.,
Development Engineering Technologist



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: March 6, 2018

Subject: Committee of Adjustment
Public Hearings – March 28, 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-23/18SC (60.84.2166),
A-33/18 (60.81.5320) &
A-34/18 (60.81.5321)**

9 Bellevue Terrace

**DATE OF HEARING:
March 28, 2018**

Munro, Elaine

From: Hall, Charleyne <charleyne.hall@bell.ca>
Sent: Friday, March 09, 2018 1:58 PM
To: Munro, Elaine; Banda, Wilrik
Subject: 905-18-113 - Consent Application B-23/18SC - 9 Bellevue Terrace

Good afternoon,

Bell Canada has no concerns with application for consent B-23/18SC.

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

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

Munro, Elaine

Subject: RE: Balance of Applications RE: Committee of Adjustment Notices and Applications for the March 28/18 CofA Hearing, City of St. Catharines

From: Sarah Mastroianni [mailto:smastroianni@npca.ca]

Sent: Wednesday, March 07, 2018 1:29 PM

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

Cc: Banda, Wilrik <wbanda@stcatharines.ca>

Subject: RE: Balance of Applications RE: Committee of Adjustment Notices and Applications for the March 28/18 CofA Hearing, City of St. Catharines

Hi Elaine,

No NPCA issues with the following:

B23/18

A33/18

A43/18

Thanks.

Sarah Mastroianni

Watershed Planner

Niagara Peninsula Conservation Authority

250 Thorold Road West, 3rd Floor

Welland, Ontario L3C 3W2

Phone: 905 788 3135 (ext. 249)

Fax: 905 788 1121

email: smastroianni@npca.ca



Memorandum

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

Cc: B. Thiessen, Charlotte McEwan, Kristen Jensen, Shannon Labelle,
Wil Banda, Judy Pihach.
Planning and Building Services

From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: March 13, 2018.

Subject: Building Comments on Applications to the Committee of Adjustment
Consents – March 28, 2018 hearing - File No.: 300-036

B-01/18SC – 75 Dalhousie Avenue

Comment:
- No Comment

Condition:
- No Comment

B-13/18SC – 79 Hillview Road

Comment:
- No Comment

Condition:
- No Comment

B-14/18SC – 81 Hillview Road

Comment:
- No Comment

Condition:
- No Comment

B-19/18SC – 30 and 30 ½ Division Street

Comment:

- No Comment

Condition:

- The applicant shall satisfy the Chief Building Official for the City of St. Catharines that the spatial separation requirements for glazed openings and wall construction meet the requirements of subsection 9.10.14. and 9.10.15. of the 2012 Ontario Building Code for the east face of the building on Part 1 and the west face of the building on Part 2.

B-20/18SC – 13 Olde School Court

Comment:

- No Comment

Condition:

- No Comment

B-21/18SC – 15 Olde School Court

Comment:

- No Comment

Condition:

- No Comment

B-22/18SC – 14 Woodmount Drive

Comment:

- Be advised that building permits are required for the proposed 1 Storey Dwellings on Part 1 and Part 2.

Condition:

- The existing dwelling crossing Parts 1 and 2 is to be removed.

B-23/18SC – 9 Bellevue Terrace

Comment:

- No Comment

Condition:

- No Comment

B-24/18SC – 166 Dahousie Avenue

Comment:

- No Comment

Condition:

- No Comment

B-25/18SC – 77 Lakeport Road

Comment:

- Be advised that building permits are required for the proposed Dwellings on Part 1 and Part 2.

Condition:

- The existing dwelling, detached garage and shed on Parts 1 and 2 are to be removed. Note that each separate structure greater than 10 square metres in building area will require a demolition permit and the work shall be completed to the satisfaction of the Chief Building Official.

B-26/18SC – 4 Lloyd Street

Comment:

- No Comment

Condition:

- No Comment

B-27/18SC – 4 Lloyd Street

Comment:

- No Comment

Condition:

- No Comment



Mark Lepp, Senior Plans Examiner / Building Inspector
Cc: Files, 300-036



Memorandum

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

Cc: B. Thiessen, Kirstin Jensen, Shannon Labelle, Wil Banda, Judy Pihach.
Planning and Building Services

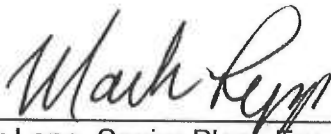
From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: March 13, 2018

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – March 28, 2018 hearing- File No.: 300-010

NO.	ADDRESS	COMMENTS
A-17/18	77 Hillview Road	No Comment
A-18/18	81 Hillview Road	No Comment
A-27/18	30 Division Street	No Comment
A-28/18	30 ½ Division Street	No Comment
A-29/18	1242 Fourth Avenue	No Comment
A-30/18	14 Woodmount Dr.	No Comment
A-31/18	14A Woodmount Dr.	No Comment
A-32/18	8 Glenholme Drive	No Comment
A-33/18	9 Bellevue Terrace	No Comment
A-34/18	11 Bellevue Terrace	No Comment
A-35/18	168 Dalhousie Ave.	No Comment
A-36/18	1 Abbot Street	Be advised that a demolition permit is required for the demolition of existing structures and that a building permit is required for any proposed structures.
A-37/18	128 George Street	Be advised that a reduction in required yards will impact the percentage of permitted glazed openings facing those yards. Be advised that a building permit is required for the proposed addition.

NO.	ADDRESS	COMMENTS
A-38/18	1 North Street	Be advised that a building permit is required for the addition /renovations to the existing building. Spatial separation considerations will be reviewed as part of building permit application.
A-39/18	2B Lloyd Street	No Comment
A-40/18	85 Haynes Avenue	No Comment
A-41/18	198 Welland Avenue	No Comment



Mark Lepp, Senior Plans Examiner / Building Inspector

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\bldg memo 2018\03 bcoa memo-mv-Mar28, 2018.docx



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

3. 198 Welland Avenue, Minor Variance Application, A-41/18 – 60.81.5328
PRCS has reviewed the above noted application and offers no objections. Through the Site Plan Agreement, landscaping screening will be required on the periphery of the parking lot.

4. 30½ Division Street, Consent Application, B-19/18SC – 60.84.2162
30 Division Street, Minor Variance Application, A-27/18 – 60.81.5314
30½ Division Street, Minor Variance Application, A-28/18 – 60.81.5315
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.

That any boulevard not used for vehicular access to the site be re-instated with landscaping.

Staff offer no objections to the associated minor variance applications.

5. 13 Olde School Court, Consent Application, B-20/18SC – 60.84.2163
15 Olde School Court, Consent Application, B-21/18SC – 60.84.2164

No comment.

6. 1242 Fourth Avenue, Minor Variance Application, A-29/18 – 60.81.5316
PRCS has reviewed the above noted application and offers no objections. Natural landscaping along the creek, landscaping screening and boulevard trees will be required in detailed site design.

- 7. 14 Woodmount Drive, Consent Application, B-22/18SC – 60.84.2165
14 Woodmount Drive, Minor Variance Application, A-30/18 – 60.81.5317
14A Woodmount Drive, Minor Variance Application, A-31/18 – 60.81.5318**

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.

- 8. 8 Glenholme Drive, Minor Variance Application, A-32/18 – 60.81.5319**

No Comment.

- 9. 9 Bellevue Terrace, Consent Application, B-23/18SC – 60.84.2166
9 Bellevue Terrace, Minor Variance Application, A-33/18 – 60.81.5320
11 Bellevue Terrace, Minor Variance Application, A-34/18 – 60.81.5321**

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.

- 10. 166 Dalhousie Avenue, Consent Application, B-24/18SC – 60.81.2167
168 Dalhousie Avenue, Minor Variance Application, A-35/18 – 60.81.5322**

No Comment.

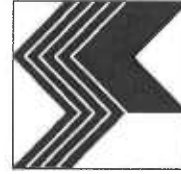
- 11. 128 George Street, Minor Variance Application, A-37/18 – 60.81.5324**
No Comment.

- 12. 77 Lakeport Road, Consent Application, B-25/18SC – 60.84.2168**

B-23/18SC

9 Bellevue Terrace

March 9th, 2018



REPORT TO PLANNING DEPARTMENT
Re: CITY LAND DIVISION APPLICATION NUMBER B-23/18SC

March 9th, 2018

ENGINEERING FILE 300-36

Hearing Date: March 28th, 2018

Owner: Ben Lockyer

Location: 9 Bellevue Terrace

MUNICIPAL SERVICES

Dalhousie Avenue

Water: 150mm PVC

Sanitary Sewer: 375mm PVC
+/-4m Depth

Storm Sewer: 450mm Conc.

Sidewalks: Both Sides (Partial)

Existing Road Allowance Width: +/-14m

GENERAL COMMENTS:

It is understood that as shown on the survey plan submitted with the application and prepared by Kirkup Mascoe Ure, the Owner wishes to sever two semi-detached dwellings presently under construction.

ENGINEERING CONDITIONS TO BE IMPOSED IF CONSENT GRANTED:

Roads

Bellevue Terrace is designated a Local Road in the City's Official Plan with a desired right-of-way width of 20m. Its current width along the Applicant's frontage is +/-14m. While the present width is deficient, the municipal services are all in relatively good condition as is the travelled portion of the roadway. No road widening was required in 2009 when this lot was originally created and therefore no widening is being requested at this time.

Sidewalks

At the present time the existing sidewalk in front of Part 1 extends across most of the frontage. However, there is no sidewalk across the frontage of Part 2. The City will require the Owner to extend the sidewalk to the south edge of the driveway for Part 2. The sidewalk shall be constructed to the satisfaction of the City Engineer.

Engineering Services

The houses on these lots are under construction and servicing requirements were handled at the Building Permit stage. There are no further servicing requirements at this time.

CONDITION (s):

Prior to the finalization of this severance the Owner shall;

- Construct a sidewalk from the south limit of the existing sidewalk in front of Part 1 to the south limit of the driveway for Part 2.



Prepared By: _____

Jim Denham P.Eng.
Development Engineering Technologist



Memorandum

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

Cc: Judy Pihach, Manager of Planning Services
Charlotte McEwan, Planner I
Kirstin Jensen, Planner I
Will Banda, Planning Technician
Shannon Labelle

From: Jim Denham P.Eng., Development Engineering Technologist

Date: February 26th, 2018

Hearing Date: March 28th, 2018

Subject: Engineering Comments to the Committee of Adjustment
Minor Variance File No's:

- A-27&28/18 – 30 & 30 1/2 Division Street
- A-29/18 – 1242 Fourth Avenue
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- A-36/18 – 1 Abbott Street
- A-37/18 – 128 George Street
- A-38/18 – 1 North Street
- A-39/18 – 2B Lloyd Street
- A-40/18 – 85 Hanes Street
- A-41/18 – 198 Welland Avenue

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

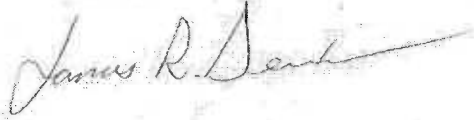
1 North Street:

- a) The existing right-of-way width of Court Street is +/-12m. The desired right-of-way width is 20m. Permitting a 0 set back as requested would eliminate any opportunity for a right-of-way widening. Therefore we

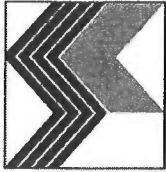
recommend the minor variance request related to the set back on Court Street be denied.

- b) For information purposes only the Applicant is advised there is an existing 19mm copper water service off Court Street that services the existing dwelling. In accordance with current City standards only one water service is permitted for each lot. Therefore the proposed building would have to be serviced from the existing service. The size of this service may not be adequate for its intended use. Regardless, a new water meter pit must be installed between the existing house and the Court Street right-of-way. From this pit two separate private water services would be installed. One to service the existing dwelling and the other to service the proposed dwellings.

Regards,

A handwritten signature in dark ink, appearing to read "Jim Denham", with a long horizontal flourish extending to the right.

Jim Denham P.Eng.,
Development Engineering Technologist



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: March 6, 2018

Subject: Committee of Adjustment
Public Hearings – March 28, 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-24/18SC (60.84.2167) &
A-35/18 (60.81.5322)**

166 & 168 Dalhousie Avenue

**DATE OF HEARING:
March 28, 2018**

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

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



March 13, 2018

St. Catharines
Committee of Adjustment
PO Box 3012
St. Catharines, Ontario
L2R 7C2

E-mail Only: Elaine Munro emunro@stcatharines.ca & Wilkirk Banda wbanda@stcatharines.ca

Subject: Application for Consent B-24/18SC
166 Dalhousie Avenue
St. Catharines
Bell File: 905-18-102

We acknowledge receipt and thank you for your correspondence dated February 28, 2018.

Subsequent to review by our local engineering department, Bell Canada has identified that we require protection for existing aerial facilities.

On the attached sketch, the red line identifies the approximate location of our facilities. Bell Canada requests a 10m wide strip measuring 5m on either side of the aerial installation to extend from the pole to a minimum of 2m past the anchor installation, measuring 0.5m on either side of the guywire installation, as reasonably permitted.

Since the easement is required in order to protect the integrity of the existing facilities and preserve service, all cost associated with the transaction is 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 you have any questions or concerns, please feel free to contact me.

Yours truly,

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

Charleyne Hall
Right of Way Associate



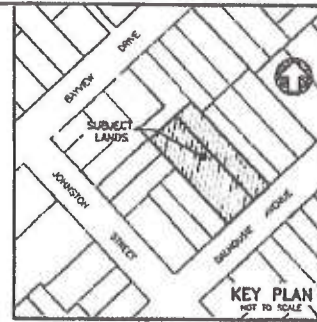
SKETCH TO SHOW

LOTS 72 AND 73,
REGISTRAR'S COMPILED PLAN 703
CITY OF ST. CATHARINES
REGIONAL MUNICIPALITY OF NIAGARA

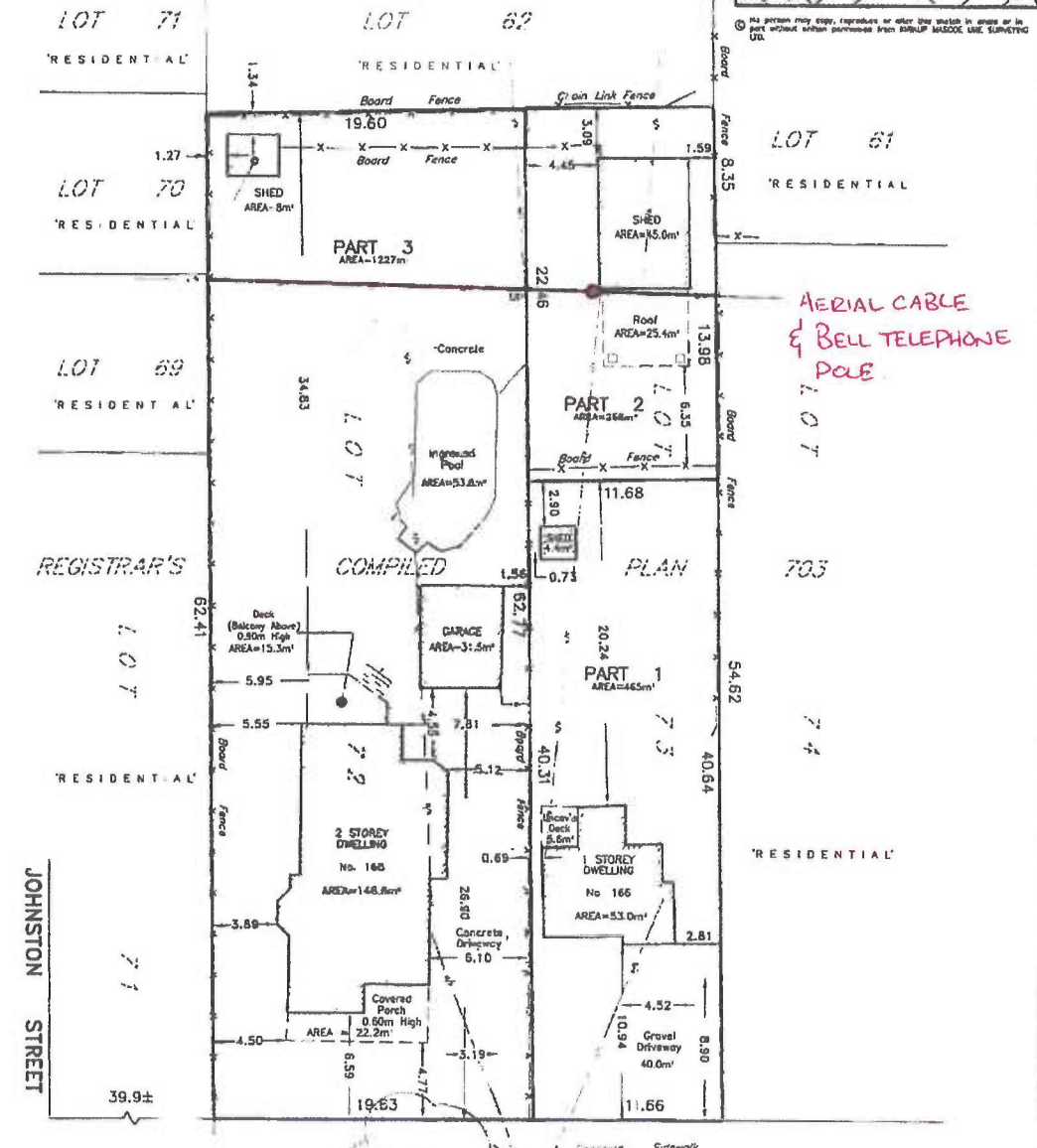
SCALE 1 : 250

5 0 5 10 metres

KIRKUP MASCOE URE SURVEYING LTD
ONTARIO LAND SURVEYORS



No person may copy, reproduce or alter this sketch in whole or in part without written permission from KIRKUP MASCOE URE SURVEYING LTD.



METRIC NOTE

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

NOTE

THIS SKETCH IS INTENDED FOR USE OF THE COMMITTEES OF ADJUSTMENT ONLY. MEASUREMENTS MAY VARY UPON FIELD SURVEY

DALHOUSIE AVENUE

(PUBLIC TRAVELLED ROAD - 20.12 wide)

Revised: FEBRUARY 13, 2018
FEBRUARY 2, 2018
DATE

ROY S. KIRKUP
ONTARIO LAND SURVEYOR

GREEN SPACE AREA
PART 2 + PART 3 = 857.7m² (57.8X)
PART 1 = 369m² (77.8X)

KIRKUP MASCOE URE

SURVEYING LTD

19 BATHURST STREET, ST. CATHARINES, ONTARIO L2P 2Y4
TELEPHONE (905) 645-9991 FAX (905) 641-4044
E-MAIL: info@kmsurveyors.com

JOB No. 17-0225-1

FILE: 17-0225-1-116a

166+168 Dalhousie - 60.84.2167
60.81.5322
77 Lakeport Rd - 60.84.2168
1 Abbott Street - 60.81.5323
1 North Street - 60.81.5325

Munro, Elaine

Subject:

RE: Committee of Adjustment Notices and Applications for the March 28/18 CofA
Hearing, City of St. Catharines - Email 5

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

Sent: Thursday, March 01, 2018 10:57 AM

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

Cc: Banda, Wilrik <wbanda@stcatharines.ca>

Subject: RE: Committee of Adjustment Notices and Applications for the March 28/18 CofA Hearing, City of St. Catharines - Email 5

Hi Elaine

Email 5.

Cogeco has no issue or concerns with this applications

Thanks

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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- Contact us

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

March 6, 2018

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

Attention: Elaine Munro

File# 60.84.2167

Re: 166 Dalhousie Ave

In response to your correspondence dated March 6, 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.

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

March 6, 2018

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

Attention: Elaine Munro

File# 60.81.5322

Re: 168 Dalhousie Ave

In response to your correspondence dated March 6, 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.

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.
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- 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 a series of loops and a long horizontal stroke, enclosed within a large, thin oval outline.

Mark Jakubowski
Supervisor, Design, Customer Capital



Memorandum

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

Cc: B. Thiessen, Charlotte McEwan, Kristen Jensen, Shannon Labelle,
Wil Banda, Judy Pihach.
Planning and Building Services

From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: March 13, 2018.

Subject: Building Comments on Applications to the Committee of Adjustment
Consents – March 28, 2018 hearing - File No.: 300-036

B-01/18SC – 75 Dalhousie Avenue

Comment:
- No Comment

Condition:
- No Comment

B-13/18SC – 79 Hillview Road

Comment:
- No Comment

Condition:
- No Comment

B-14/18SC – 81 Hillview Road

Comment:
- No Comment

Condition:
- No Comment

B-19/18SC – 30 and 30 ½ Division Street

Comment:

- No Comment

Condition:

- The applicant shall satisfy the Chief Building Official for the City of St. Catharines that the spatial separation requirements for glazed openings and wall construction meet the requirements of subsection 9.10.14. and 9.10.15. of the 2012 Ontario Building Code for the east face of the building on Part 1 and the west face of the building on Part 2.

B-20/18SC – 13 Olde School Court

Comment:

- No Comment

Condition:

- No Comment

B-21/18SC – 15 Olde School Court

Comment:

- No Comment

Condition:

- No Comment

B-22/18SC – 14 Woodmount Drive

Comment:

- Be advised that building permits are required for the proposed 1 Storey Dwellings on Part 1 and Part 2.

Condition:

- The existing dwelling crossing Parts 1 and 2 is to be removed.

B-23/18SC – 9 Bellevue Terrace

Comment:

- No Comment

Condition:

- No Comment

B-24/18SC – 166 Dahousie Avenue

Comment:

- No Comment

Condition:

- No Comment

B-25/18SC – 77 Lakeport Road

Comment:

- Be advised that building permits are required for the proposed Dwellings on Part 1 and Part 2.

Condition:

- The existing dwelling, detached garage and shed on Parts 1 and 2 are to be removed. Note that each separate structure greater than 10 square metres in building area will require a demolition permit and the work shall be completed to the satisfaction of the Chief Building Official.

B-26/18SC – 4 Lloyd Street

Comment:

- No Comment

Condition:

- No Comment

B-27/18SC – 4 Lloyd Street

Comment:

- No Comment

Condition:

- No Comment



Mark Lepp, Senior Plans Examiner / Building Inspector
Cc: Files, 300-036



Memorandum

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

Cc: B. Thiessen, Kirstin Jensen, Shannon Labelle, Wil Banda, Judy Pihach.
Planning and Building Services

From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: March 13, 2018

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – March 28, 2018 hearing- File No.: 300-010

NO.	ADDRESS	COMMENTS
A-17/18	77 Hillview Road	No Comment
A-18/18	81 Hillview Road	No Comment
A-27/18	30 Division Street	No Comment
A-28/18	30 ½ Division Street	No Comment
A-29/18	1242 Fourth Avenue	No Comment
A-30/18	14 Woodmount Dr.	No Comment
A-31/18	14A Woodmount Dr.	No Comment
A-32/18	8 Glenholme Drive	No Comment
A-33/18	9 Bellevue Terrace	No Comment
A-34/18	11 Bellevue Terrace	No Comment
A-35/18	168 Dalhousie Ave.	No Comment
A-36/18	1 Abbot Street	Be advised that a demolition permit is required for the demolition of existing structures and that a building permit is required for any proposed structures.
A-37/18	128 George Street	Be advised that a reduction in required yards will impact the percentage of permitted glazed openings facing those yards. Be advised that a building permit is required for the proposed addition.

NO.	ADDRESS	COMMENTS
A-38/18	1 North Street	Be advised that a building permit is required for the addition /renovations to the existing building. Spatial separation considerations will be reviewed as part of building permit application.
A-39/18	2B Lloyd Street	No Comment
A-40/18	85 Haynes Avenue	No Comment
A-41/18	198 Welland Avenue	No Comment



Mark Lepp, Senior Plans Examiner / Building Inspector

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\bdg memo 2018\03 bcoa memo-mv-Mar28, 2018.docx



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

3. 198 Welland Avenue, Minor Variance Application, A-41/18 – 60.81.5328
PRCS has reviewed the above noted application and offers no objections. Through the Site Plan Agreement, landscaping screening will be required on the periphery of the parking lot.

4. 30½ Division Street, Consent Application, B-19/18SC – 60.84.2162
30 Division Street, Minor Variance Application, A-27/18 – 60.81.5314
30½ Division Street, Minor Variance Application, A-28/18 – 60.81.5315
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.

That any boulevard not used for vehicular access to the site be re-instated with landscaping.

Staff offer no objections to the associated minor variance applications.

5. 13 Olde School Court, Consent Application, B-20/18SC – 60.84.2163
15 Olde School Court, Consent Application, B-21/18SC – 60.84.2164

No comment.

6. 1242 Fourth Avenue, Minor Variance Application, A-29/18 – 60.81.5316
PRCS has reviewed the above noted application and offers no objections. Natural landscaping along the creek, landscaping screening and boulevard trees will be required in detailed site design.

7. **14 Woodmount Drive, Consent Application, B-22/18SC – 60.84.2165**
 14 Woodmount Drive, Minor Variance Application, A-30/18 – 60.81.5317
 14A Woodmount Drive, Minor Variance Application, A-31/18 – 60.81.5318

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.

8. **8 Glenholme Drive, Minor Variance Application, A-32/18 – 60.81.5319**

No Comment.

9. **9 Bellevue Terrace, Consent Application, B-23/18SC – 60.84.2166**
 9 Bellevue Terrace, Minor Variance Application, A-33/18 – 60.81.5320
 11 Bellevue Terrace, Minor Variance Application, A-34/18 – 60.81.5321

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.

10. **166 Dalhousie Avenue, Consent Application, B-24/18SC – 60.81.2167**
 168 Dalhousie Avenue, Minor Variance Application, A-35/18 – 60.81.5322

No Comment.

11. **128 George Street, Minor Variance Application, A-37/18 – 60.81.5324**
No Comment.

12. **77 Lakeport Road, Consent Application, B-25/18SC – 60.84.2168**

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.

13. 1 Abbot Street, Minor Variance Application, A-36/18 – 60.81.5323
No Comment.

14. 1 North Street, Minor Variance Application, A-38/18 – 60.81.5325
No Comment.

15. 4 Lloyd Street, Consent Application, B-26/18SC – 60.84.2169
4 Lloyd Street, Consent Application, B-27/18SC – 60.84.2170
2B Lloyd Street, Minor Variance Application, A-39/18 – 60.81.5326

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.

16. 85 Haynes Avenue, Minor Variance Application, A-40/18 – 60.81.5327

No Comment.

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

Jessica Button
Project and Development Planner
Parks, Recreation and Culture Services

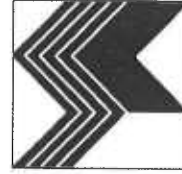
B-24/18SC

166 Dalhousie Avenue

March 9th, 2018

REPORT TO PLANNING DEPARTMENT

Re: CITY LAND DIVISION APPLICATION NUMBER B-24/18SC



March 9th, 2018

ENGINEERING FILE 300-36

Hearing Date: March 28th, 2018

Owner: Randy and Grace Hart

Location: 166 Dalhousie Avenue

MUNICIPAL SERVICES

Dalhousie Avenue

Water: 150mm D.I.

Sanitary Sewer: 250mm (Clay)
+/-2.6m Depth

Storm Sewer: None

Sidewalks: Both Sides

Existing Road Allowance Width: +/-20m

GENERAL COMMENTS:

It is understood that the Owner wishes to sever Part 2 and add it to Part 3 (168 Dalhousie Avenue) as shown on the survey plan submitted with the application and prepared by Kirkup Mascoe Ure.

ENGINEERING CONDITIONS TO BE IMPOSED IF CONSENT GRANTED:

Roads


Dalhousie Avenue is designated a Local Road in the City's Official Plan with a desired right-of-way width of 20m. Its current width along the Applicant's frontage is +/-20m. Therefore no widening is required at this time.

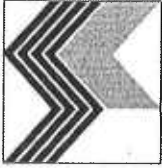
Engineering Services

The houses on these lots are existing so there are no servicing requirements.

CONDITION (s): NONE

Prepared By:


Jim Denham P.Eng.
Development Engineering Technologist



Memorandum

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

Cc: Judy Pihach, Manager of Planning Services
Charlotte McEwan, Planner I
Kirstin Jensen, Planner I
Will Banda, Planning Technician
Shannon Labelle

From: Jim Denham P.Eng., Development Engineering Technologist

Date: February 26th, 2018

Hearing Date: March 28th, 2018

Subject: Engineering Comments to the Committee of Adjustment
Minor Variance File No's:

- A-27&28/18 – 30 & 30 1/2 Division Street
- A-29/18 – 1242 Fourth Avenue
- A-30&31/18 – 14 & 14A Woodmount Drive
- A-32/18 – 8 Glenholme Drive
- A-33&34/18 – 9 Bellevue Terrace
- A-35/18 – 168 Dalhousie Avenue
- A-36/18 – 1 Abbott Street
- A-37/18 – 128 George Street
- A-38/18 – 1 North Street
- A-39/18 – 2B Lloyd Street
- A-40/18 – 85 Hanes Street
- A-41/18 – 198 Welland Avenue

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

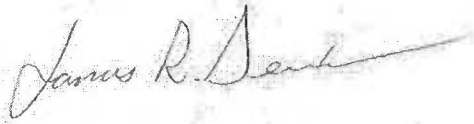
1 North Street:

- a) The existing right-of-way width of Court Street is +/-12m. The desired right-of-way width is 20m. Permitting a 0 set back as requested would eliminate any opportunity for a right-of-way widening. Therefore we

recommend the minor variance request related to the set back on Court Street be denied.

- b) For information purposes only the Applicant is advised there is an existing 19mm copper water service off Court Street that services the existing dwelling. In accordance with current City standards only one water service is permitted for each lot. Therefore the proposed building would have to be serviced from the existing service. The size of this service may not be adequate for its intended use. Regardless, a new water meter pit must be installed between the existing house and the Court Street right-of-way. From this pit two separate private water services would be installed. One to service the existing dwelling and the other to service the proposed dwellings.

Regards,

A handwritten signature in dark ink, appearing to read "Jim Denham", with a long horizontal stroke extending to the right.

Jim Denham P.Eng.,
Development Engineering Technologist



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: March 6, 2018

Subject: Committee of Adjustment
Public Hearings – March 28, 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-37/18 (60.81.5324)

128 George Street

DATE OF HEARING:
March 28, 2018

Munro, Elaine

Subject: RE: File No. 60.81.5324 (128 George St.)Application for minor variance

From: ROSE LITTLE [mailto:
Sent: Sunday, March 11, 2018 11:31 PM
To: Munro, Elaine <emunro@stcatharines.ca>
Subject: Re: File No. 60.81.5324 (128 George St.)Application for minor variance

Hello Elaine,

First of all, thank-you for informing me of this application.

I am the neighbour who lives behind 128 George St. @ 9 Columbia St.

Although I will be unable to attend the hearing, I do have some questions and concerns.

I can't tell from the diagram how much longer(in feet) the proposed 1 storey addition would be from the existing 1 storey porch? As well, how close would the proposed addition be(in feet) to the storage shed at the back?

My main concern is water drainage? With the proposed 1 storey addition being closer to the shed where will the downspout or water drain from this addition? As the shed already has 2 downspouts on the north side both directed towards the west or towards the back of the applicants' house.

My concern is too much water draining towards my property and the adjacent property next to me(11 Columbia St.) as well as the property on the north side of 128 George St. We've had a lot of heavy rainfalls in the past couple of years leading to basement and yard floodings etc.

Please let me know if this will be an issue or not?

And would I be able to obtain a copy of the notice of decision as long as there is no fee/charge,

Thank-you and regards,

Rose Little

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

14 Woodmount Dr. - 6084.2165
6081.5317/5318
128 George St. - 60.81.5324

Munro, Elaine

Subject: RE: Committee of Adjustment Notices and Applications for the March 28/18 CofA Hearing, City of St. Catharines - Email 4

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

Sent: Thursday, March 01, 2018 10:55 AM

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

Cc: Banda, Wilrik <wbanda@stcatharines.ca>

Subject: RE: Committee of Adjustment Notices and Applications for the March 28/18 CofA Hearing, City of St. Catharines - Email 4

Hi Elaine

Email 4.

Cogeco has no issue or concerns with this applications

Thanks

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.

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

March 6, 2018

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

Attention: Elaine Munro

File# 60.81.5324

Re: 128 George St

In response to your correspondence dated March 6, 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.

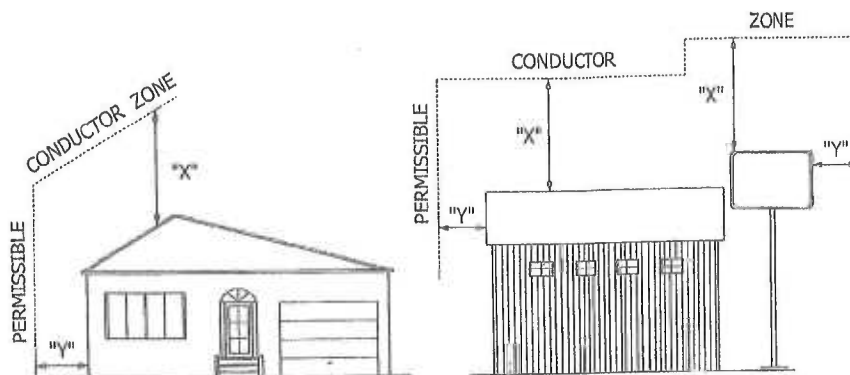
- CALL BEFORE YOU DIG, arrange for underground hydro cable locate(s) before beginning construction by contacting Ontario One Call @ 1-800-400-2255.
- Clearances from Overhead and Underground existing electrical distribution system must be maintained in according to:
 - Ontario Building Code (1997) Section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



Memorandum

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

Cc: B. Thiessen, Kirstin Jensen, Shannon Labelle, Wil Banda, Judy Pihach.
Planning and Building Services

From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: March 13, 2018

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – March 28, 2018 hearing- File No.: 300-010

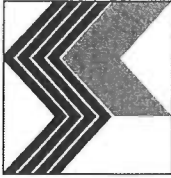
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NO.	ADDRESS	COMMENTS
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A-39/18	2B Lloyd Street	No Comment
A-40/18	85 Haynes Avenue	No Comment
A-41/18	198 Welland Avenue	No Comment



Mark Lepp, Senior Plans Examiner / Building Inspector

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\bldg memo 2018\03 bcoa memo-mv-Mar28, 2018.docx



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

3. 198 Welland Avenue, Minor Variance Application, A-41/18 – 60.81.5328
PRCS has reviewed the above noted application and offers no objections. Through the Site Plan Agreement, landscaping screening will be required on the periphery of the parking lot.

4. 30½ Division Street, Consent Application, B-19/18SC – 60.84.2162
30 Division Street, Minor Variance Application, A-27/18 – 60.81.5314
30½ Division Street, Minor Variance Application, A-28/18 – 60.81.5315
Please be advised that we have reviewed the above-noted applications and request the following be included as a condition of severance:

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That any boulevard not used for vehicular access to the site be re-instated with landscaping.

Staff offer no objections to the associated minor variance applications.

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15 Olde School Court, Consent Application, B-21/18SC – 60.84.2164

No comment.

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PRCS has reviewed the above noted application and offers no objections. Natural landscaping along the creek, landscaping screening and boulevard trees will be required in detailed site design.

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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.

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.

8. **8 Glenholme Drive, Minor Variance Application, A-32/18 – 60.81.5319**

No Comment.

9. **9 Bellevue Terrace, Consent Application, B-23/18SC – 60.84.2166**
 9 Bellevue Terrace, Minor Variance Application, A-33/18 – 60.81.5320
 11 Bellevue Terrace, Minor Variance Application, A-34/18 – 60.81.5321

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

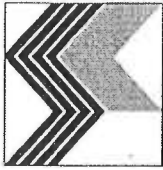
That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 Schedule of Rates and Fees.

10. **166 Dalhousie Avenue, Consent Application, B-24/18SC – 60.81.2167**
 168 Dalhousie Avenue, Minor Variance Application, A-35/18 – 60.81.5322

No Comment.

11. **128 George Street, Minor Variance Application, A-37/18 – 60.81.5324**
 No Comment.

12. **77 Lakeport Road, Consent Application, B-25/18SC – 60.84.2168**



Memorandum

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

Cc: Judy Pihach, Manager of Planning Services
Charlotte McEwan, Planner I
Kirstin Jensen, Planner I
Will Banda, Planning Technician
Shannon Labelle

From: Jim Denham P.Eng., Development Engineering Technologist

Date: February 26th, 2018

Hearing Date: March 28th, 2018

Subject: Engineering Comments to the Committee of Adjustment
Minor Variance File No's:

- A-27&28/18 – 30 & 30 1/2 Division Street
- A-29/18 – 1242 Fourth Avenue
- A-30&31/18 – 14 & 14A Woodmount Drive
- A-32/18 – 8 Glenholme Drive
- A-33&34/18 – 9 Bellevue Terrace
- A-35/18 – 168 Dalhousie Avenue
- A-36/18 – 1 Abbott Street
- A-37/18 – 128 George Street
- A-38/18 – 1 North Street
- A-39/18 – 2B Lloyd Street
- A-40/18 – 85 Hanes Street
- A-41/18 – 198 Welland Avenue

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

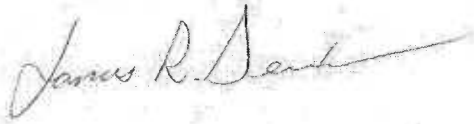
1 North Street:

- a) The existing right-of-way width of Court Street is +/-12m. The desired right-of-way width is 20m. Permitting a 0 set back as requested would eliminate any opportunity for a right-of-way widening. Therefore we

recommend the minor variance request related to the set back on Court Street be denied.

- b) For information purposes only the Applicant is advised there is an existing 19mm copper water service off Court Street that services the existing dwelling. In accordance with current City standards only one water service is permitted for each lot. Therefore the proposed building would have to be serviced from the existing service. The size of this service may not be adequate for its intended use. Regardless, a new water meter pit must be installed between the existing house and the Court Street right-of-way. From this pit two separate private water services would be installed. One to service the existing dwelling and the other to service the proposed dwellings.

Regards,

A handwritten signature in dark ink, appearing to read "Jim Denham", with a long horizontal flourish extending to the right.

Jim Denham P.Eng.,
Development Engineering Technologist



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: March 6, 2018

Subject: Committee of Adjustment
Public Hearings – March 28, 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-25/18SC (60.84.2168)

77 Lakeport Road

DATE OF HEARING:
March 28, 2018

VIA E-MAIL ONLY

March 9, 2018

Elaine Munro, ACST
Committee Secretary and Planning Technician
Planning, Building & Development Department
City of St. Catharines
50 Church Street
St. Catharines, ON, L2R 7C2

Application for Consent

Applicant: Susan Flight
Proposal: Consent to sever 416m² of land for Residential single family dwelling unit
Location: 77 Lakeport Road (Regional Road 87)
In the City of St. Catharines
Our File: CS-18-015
City File: B-25/18SC - 60.84.2168

Regional Planning and Development Services staff has received and reviewed the proposed application for the above-noted development. The following comments are provided from a Regional and Provincial perspective to assist the City in reviewing the Site Plan Application.

1. REGIONAL ROAD ALLOWANCE

The subject property has frontage along Regional Road 87 (Lakeport Road). This section of road has a substandard road allowance of 16.86 meters at the western property line and 17.00 meters at the eastern property line. The designated road allowance is 26.2 meters as approved in the Regional Official Plan.

Therefore, the applicant is required to gratuitously grant the following widening to the Region.

- A widening, across the frontage of the new parcel being created (Part 2), 4.67 meters at the western property line to 4.60 meters at the eastern property line. This is in order to achieve 13.1 meters from the original centerline of this road section.

The requested widening is to be conveyed free and clear of any mortgages, liens or other encumbrances, and is to be described by Reference Plan. The widening portion of the Plan will be the responsibility of the owner to order. The cost of providing this plan will be the full responsibility of the applicant. The applicant will arrange for the land surveyor for the property to submit the preliminary undeposited survey plan along with all related documents to the Regional Surveys Manager for approval. The Regional Surveys Manager will advise the land surveyor of any required revisions to the plan. Once the plan is Deposited and the Transfer Registered, the Region will clear the applicable condition.

Should the applicant have any questions, please direct them to contact the individuals listed below.

Norma Price, Law Clerk, 905-980-6000 extension 3339. E-mail norma.price@niagararegion.ca
(Inquiries -specific to the transfer of property to the Region)

Normans Taurins, Manager, Surveys & Property Information, 905-980-6000 extension 3325,
E-mail: normans.taurins@niagararegion.ca

2. ENTRANCE PERMIT & CONSTRUCTION ENCROACHMENT PERMIT

The applicant is requested to clarify how the new lot will be accessed (i.e. driveway).

Prior to any construction or entrance construction taking place within the Regional Road Allowance, a Regional Construction and Entrance Permit must be obtained from the Transportation Services Division of the Regional Public Works Department. Applications can be made through the Region's website using the following link:

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

3. REGIONAL BICYCLE NETWORK

The subject property has frontage on a roadway designated as being within the Regional Niagara Bicycling Network Plan. If the bicycle route is currently not established and identified with signage, it is the intent of the Region to make provisions for doing so when an appropriate opportunity arises. This may involve additional pavement width, elimination of on-street parking, etc.

4. WASTE COLLECTION

Waste collection will continue for the existing and severed property as currently collected.

5. PROTECTION OF SURVEY EVIDENCE

Survey Evidence adjacent to Regional road allowances is not to be damaged or removed during the development of the property. We would request that any agreements entered into for this development include a clause that requires the owner to obtain a certificate from an Ontario Land Surveyor stating that all existing and new evidence is in place at the completion of said development.

CONCLUSION

Based on the discussion above, Regional staff offers no objection to the consent application subject to the Conditions of Approval listed in the Appendix. If you have any questions or wish to discuss these comments, please contact the undersign at extension 3345 or Craig Rohe, MCIP, RPP, Development Planner, at extension 3442. Please send notice of the Committee's decision on this application.

Best Regards,



Derek Anderson
Development Approvals Student
Niagara Region

Attention: Appendix – Regional Conditions for Site Plan Approval

cc. Susan Dunsmore, P.Eng., Development Engineer, Niagara Region
Craig Rohe, MCIP, RPP, Development Planner, Niagara Region
Normans Taurins, OLS, OLIP, Manager Surveys and Property Information, Niagara Region
Norma Price, Law Clerk, Niagara Region
Lester Lipiec, Corridor Technicians Permit, Niagara Region

Appendix
Regional Conditions of Approval
77 Lakeport Road (Regional Road 87), St. Catharines

1. That the owner/developer dedicates a road widening to the Regional Municipality of Niagara along the frontage of Regional Road 87 (Lakeport Road), varying from 4.2 meters at the east end of the subject property, to 2.45 meters at the west end, prior to the issuance of a building permit to the satisfaction of the Niagara Region.
2. That prior to any construction taking place within the Regional road allowance the owner/developer shall obtain a Construction Encroachment Permit.
3. That prior to any new or altered site entrances onto Regional Road 87 (Lakeport Road) are created, the owner/developer shall obtain a Regional Entrance Permit.
4. That the owner/developer submit a letter of undertaking stating that the owner/developer agree to obtain a certificate from an Ontario Land Surveyor stating that all existing and new survey evidence is in place at the completion of the development.

166H/68 Dalhousie - 60.84.2167
60.81.5322
77 Lakeport Rd - 60.84.2168
1 Abbott Street - 60.81.5323
1 North Street - 60.81.5325

Munro, Elaine

Subject:

RE: Committee of Adjustment Notices and Applications for the March 28/18 CofA
Hearing, City of St. Catharines - Email 5

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

Sent: Thursday, March 01, 2018 10:57 AM

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

Cc: Banda, Wilrik <wbanda@stcatharines.ca>

Subject: RE: Committee of Adjustment Notices and Applications for the March 28/18 CofA Hearing, City of St. Catharines
- Email 5

Hi Elaine

Email 5.

Cogeco has no issue or concerns with this applications

Thanks

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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Privacy Policy and Anti-spam Commitment

- [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: Wednesday, March 07, 2018 9:59 AM
To: Munro, Elaine; Banda, Wilrik
Subject: 905-18-101 - Consent Application B-25/18SC - 77 Lakeport Road

Good morning,

Bell Canada has no concerns with St. Catharines Consent Application B-25/18SC.

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

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

March 6, 2018

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

Attention: Elaine Munro

File# 60.84.2168

Re: 77 Lakeport Rd

In response to your correspondence dated March 6, 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.

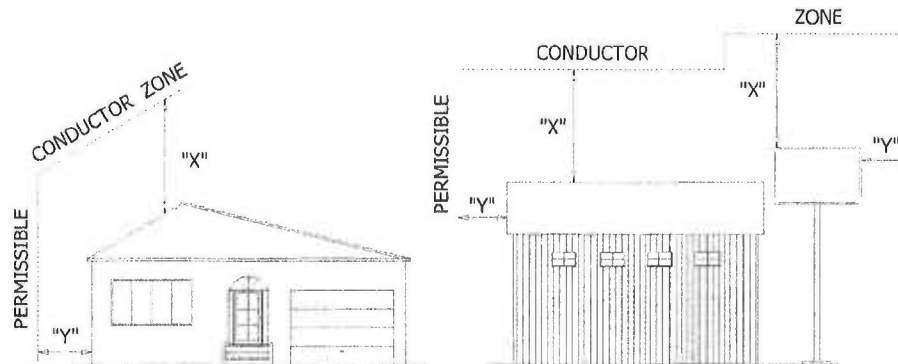
- CALL BEFORE YOU DIG, arrange for underground hydro cable locate(s) before beginning construction by contacting Ontario One Call @ 1-800-400-2255.
- Clearances from Overhead and Underground existing electrical distribution system must be maintained in according to:
 - Ontario Building Code (1997) Section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

- 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.



Memorandum

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

Cc: B. Thiessen, Charlotte McEwan, Kristen Jensen, Shannon Labelle,
Wil Banda, Judy Pihach.
Planning and Building Services

From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: March 13, 2018.

Subject: Building Comments on Applications to the Committee of Adjustment
Consents – March 28, 2018 hearing - File No.: 300-036

B-01/18SC – 75 Dalhousie Avenue

Comment:
- No Comment

Condition:
- No Comment

B-13/18SC – 79 Hillview Road

Comment:
- No Comment

Condition:
- No Comment

B-14/18SC – 81 Hillview Road

Comment:
- No Comment

Condition:
- No Comment

B-24/18SC – 166 Dahousie Avenue

Comment:

- No Comment

Condition:

- No Comment

B-25/18SC – 77 Lakeport Road

Comment:

- Be advised that building permits are required for the proposed Dwellings on Part 1 and Part 2.

Condition:

- The existing dwelling, detached garage and shed on Parts 1 and 2 are to be removed. Note that each separate structure greater than 10 square metres in building area will require a demolition permit and the work shall be completed to the satisfaction of the Chief Building Official.

B-26/18SC – 4 Lloyd Street

Comment:

- No Comment

Condition:

- No Comment

B-27/18SC – 4 Lloyd Street

Comment:

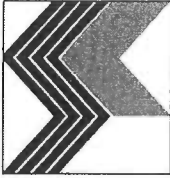
- No Comment

Condition:

- No Comment



Mark Lepp, Senior Plans Examiner / Building Inspector
Cc: Files, 300-036



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

3. 198 Welland Avenue, Minor Variance Application, A-41/18 – 60.81.5328
PRCS has reviewed the above noted application and offers no objections. Through the Site Plan Agreement, landscaping screening will be required on the periphery of the parking lot.

4. 30½ Division Street, Consent Application, B-19/18SC – 60.84.2162
30 Division Street, Minor Variance Application, A-27/18 – 60.81.5314
30½ Division Street, Minor Variance Application, A-28/18 – 60.81.5315
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.

That any boulevard not used for vehicular access to the site be re-instated with landscaping.

Staff offer no objections to the associated minor variance applications.

5. 13 Olde School Court, Consent Application, B-20/18SC – 60.84.2163
15 Olde School Court, Consent Application, B-21/18SC – 60.84.2164

No comment.

6. 1242 Fourth Avenue, Minor Variance Application, A-29/18 – 60.81.5316
PRCS has reviewed the above noted application and offers no objections. Natural landscaping along the creek, landscaping screening and boulevard trees will be required in detailed site design.

- 7. 14 Woodmount Drive, Consent Application, B-22/18SC – 60.84.2165
14 Woodmount Drive, Minor Variance Application, A-30/18 – 60.81.5317
14A Woodmount Drive, Minor Variance Application, A-31/18 – 60.81.5318**

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.

- 8. 8 Glenholme Drive, Minor Variance Application, A-32/18 – 60.81.5319**

No Comment.

- 9. 9 Bellevue Terrace, Consent Application, B-23/18SC – 60.84.2166
9 Bellevue Terrace, Minor Variance Application, A-33/18 – 60.81.5320
11 Bellevue Terrace, Minor Variance Application, A-34/18 – 60.81.5321**

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.

- 10. 166 Dalhousie Avenue, Consent Application, B-24/18SC – 60.81.2167
168 Dalhousie Avenue, Minor Variance Application, A-35/18 – 60.81.5322**

No Comment.

- 11. 128 George Street, Minor Variance Application, A-37/18 – 60.81.5324**
No Comment.

- 12. 77 Lakeport Road, Consent Application, B-25/18SC – 60.84.2168**

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.

13. 1 Abbot Street, Minor Variance Application, A-36/18 – 60.81.5323
No Comment.

14. 1 North Street, Minor Variance Application, A-38/18 – 60.81.5325
No Comment.

15. 4 Lloyd Street, Consent Application, B-26/18SC – 60.84.2169
4 Lloyd Street, Consent Application, B-27/18SC – 60.84.2170
2B Lloyd Street, Minor Variance Application, A-39/18 – 60.81.5326

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.

16. 85 Haynes Avenue, Minor Variance Application, A-40/18 – 60.81.5327

No Comment.

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

Jessica Button
Project and Development Planner
Parks, Recreation and Culture Services

REPORT TO PLANNING DEPARTMENT
Re: CITY LAND DIVISION APPLICATION NUMBER B-25/18SC



March 9th, 2018

ENGINEERING FILE 300-36

Hearing Date: March 28, 2018

Applicant: Susan Flight

Location: 77 Lakeport Road

MUNICIPAL SERVICES

Lakeport Road

Water: 250mm C.I.
Sanitary Sewer: 250mm (+/- 3.0m deep)
Storm Sewer: 450mm Conc.
Sidewalks: Both Sides
Road Allowance Width: 17m±

**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 Lakeport Road. A remnant parcel of land would also be used for the purpose of constructing a single detached dwelling to be known as 77A Lakeport Road.

Roads

Lakeport Road is designated as a Regional Road (No. 87) in the City's Official Plan with desired right-of-way widths of 26m. Therefore the Region of Niagara should be contacted with regards to any road widenings that may be required.

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 lots convey 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. However, since storm sewers do exist on Lakeport Road, foundation weeping tile flows shall be collected and discharged to the storm sewer via a sump pump and storm laterals to be installed to each new lot. 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.

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 lot lines. If these services are determined to cross future potential 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 lot lines. The Owner shall pay the City the fees to provide new services within the road allowance to the property lines 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. The sewer and water service must be independent and not cross an adjacent property line. If either or both sewer and water services cross onto the other parts, separate services must be installed to the satisfaction of the City Engineer.



Prepared By:

James R. Denham P. Eng.
Development Engineering Technologist



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: March 6, 2018

Subject: Committee of Adjustment
Public Hearings – March 28, 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-36/18 (60.81.5323)

1 Abbot Street

DATE OF HEARING:
March 28, 2018

166H/68 Dalhousie - 60.84.2167
60.81.5322
77 Lakeport Rd - 60.84.2168
1 Abbott Street - 60.81.5323
1 North Street - 60.81.5325

Munro, Elaine

Subject:

RE: Committee of Adjustment Notices and Applications for the March 28/18 CofA
Hearing, City of St. Catharines - Email 5

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

Sent: Thursday, March 01, 2018 10:57 AM

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

Cc: Banda, Wilrik <wbanda@stcatharines.ca>

Subject: RE: Committee of Adjustment Notices and Applications for the March 28/18 CofA Hearing, City of St. Catharines
- Email 5

Hi Elaine

Email 5.

Cogeco has no issue or concerns with this applications

Thanks

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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

March 6, 2018

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

Attention: Elaine Munro

File# 60.81.5323

Re: 1 Abbot St

In response to your correspondence dated March 6, 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.

Alectra Utilities Corporation

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

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

alectrautilities.com

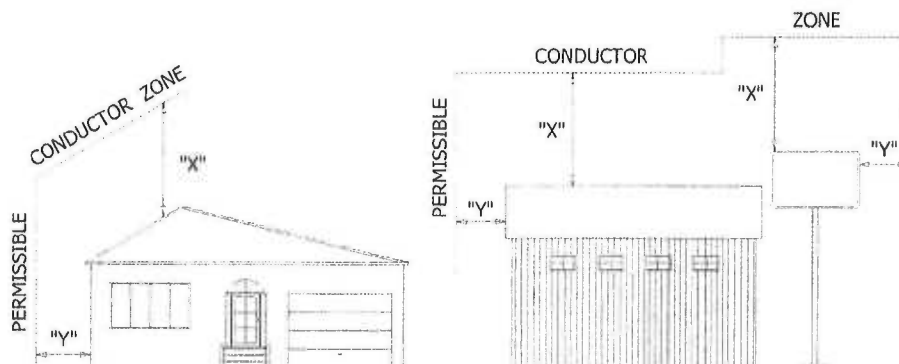
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- Alectra Utilities must be contacted if the removal, isolation or relocation of existing plant is required, all cost associated with this work will be at the owners expense.
- CALL BEFORE YOU DIG, arrange for underground hydro cable locate(s) before 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



- 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"
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* - 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.
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Memorandum

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

Cc: B. Thiessen, Kirstin Jensen, Shannon Labelle, Wil Banda, Judy Pihach.
Planning and Building Services

From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: March 13, 2018

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – March 28, 2018 hearing- File No.: 300-010

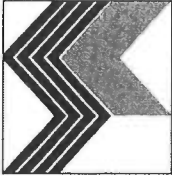
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A-34/18	11 Bellevue Terrace	No Comment
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A-36/18	1 Abbot Street	Be advised that a demolition permit is required for the demolition of existing structures and that a building permit is required for any proposed structures.
A-37/18	128 George Street	Be advised that a reduction in required yards will impact the percentage of permitted glazed openings facing those yards. Be advised that a building permit is required for the proposed addition.

NO.	ADDRESS	COMMENTS
A-38/18	1 North Street	Be advised that a building permit is required for the addition /renovations to the existing building. Spatial separation considerations will be reviewed as part of building permit application.
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A-40/18	85 Haynes Avenue	No Comment
A-41/18	198 Welland Avenue	No Comment



Mark Lepp, Senior Plans Examiner / Building Inspector

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\bldg memo 2018\03 bcoa memo-mv-Mar28, 2018.docx



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

3. 198 Welland Avenue, Minor Variance Application, A-41/18 – 60.81.5328
PRCS has reviewed the above noted application and offers no objections. Through the Site Plan Agreement, landscaping screening will be required on the periphery of the parking lot.

4. 30½ Division Street, Consent Application, B-19/18SC – 60.84.2162
30 Division Street, Minor Variance Application, A-27/18 – 60.81.5314
30½ Division Street, Minor Variance Application, A-28/18 – 60.81.5315
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.

That any boulevard not used for vehicular access to the site be re-instated with landscaping.

Staff offer no objections to the associated minor variance applications.

5. 13 Olde School Court, Consent Application, B-20/18SC – 60.84.2163
15 Olde School Court, Consent Application, B-21/18SC – 60.84.2164

No comment.

6. 1242 Fourth Avenue, Minor Variance Application, A-29/18 – 60.81.5316
PRCS has reviewed the above noted application and offers no objections. Natural landscaping along the creek, landscaping screening and boulevard trees will be required in detailed site design.

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.

13. 1 Abbot Street, Minor Variance Application, A-36/18 – 60.81.5323
No Comment.

14. 1 North Street, Minor Variance Application, A-38/18 – 60.81.5325
No Comment.

15. 4 Lloyd Street, Consent Application, B-26/18SC – 60.84.2169
4 Lloyd Street, Consent Application, B-27/18SC – 60.84.2170
2B Lloyd Street, Minor Variance Application, A-39/18 – 60.81.5326

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

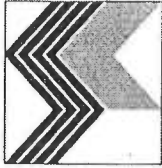
That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 Schedule of Rates and Fees.

16. 85 Haynes Avenue, Minor Variance Application, A-40/18 – 60.81.5327

No Comment.

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

Jessica Button
Project and Development Planner
Parks, Recreation and Culture Services



Memorandum

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

Cc: Judy Pihach, Manager of Planning Services
Charlotte McEwan, Planner I
Kirstin Jensen, Planner I
Will Banda, Planning Technician
Shannon Labelle

From: Jim Denham P.Eng., Development Engineering Technologist

Date: February 26th, 2018

Hearing Date: March 28th, 2018

Subject: Engineering Comments to the Committee of Adjustment
Minor Variance File No's:

- A-27&28/18 – 30 & 30 1/2 Division Street
- A-29/18 – 1242 Fourth Avenue
- A-30&31/18 – 14 & 14A Woodmount Drive
- A-32/18 – 8 Glenholme Drive
- A-33&34/18 – 9 Bellevue Terrace
- A-35/18 – 168 Dalhousie Avenue
- A-36/18 – 1 Abbott Street
- A-37/18 – 128 George Street
- A-38/18 – 1 North Street
- A-39/18 – 2B Lloyd Street
- A-40/18 – 85 Hanes Street
- A-41/18 – 198 Welland Avenue

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

1 North Street:

- a) The existing right-of-way width of Court Street is +/-12m. The desired right-of-way width is 20m. Permitting a 0 set back as requested would eliminate any opportunity for a right-of-way widening. Therefore we

recommend the minor variance request related to the set back on Court Street be denied.

- b) For information purposes only the Applicant is advised there is an existing 19mm copper water service off Court Street that services the existing dwelling. In accordance with current City standards only one water service is permitted for each lot. Therefore the proposed building would have to be serviced from the existing service. The size of this service may not be adequate for its intended use. Regardless, a new water meter pit must be installed between the existing house and the Court Street right-of-way. From this pit two separate private water services would be installed. One to service the existing dwelling and the other to service the proposed dwellings.

Regards,

A handwritten signature in dark ink, appearing to read "Jim Denham", with a long horizontal stroke extending to the right.

Jim Denham P.Eng.,
Development Engineering Technologist



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: March 6, 2018

Subject: Committee of Adjustment
Public Hearings – March 28, 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-38/18 (60.81.5325)

1 North Street

DATE OF HEARING:
March 28, 2018

Munro, Elaine

Subject:

RE: Committee of Adjustment Notices and Applications for the March 28/18 CofA Hearing, City of St. Catharines - Email 5

166 HBS Dalhousie - 60.84.2167
60.81.5322
77 Lakeport Rd - 60.84.2168
1 Abbott Street - 60.81.5323
1 North Street - 60.81.5325

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

Sent: Thursday, March 01, 2018 10:57 AM

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

Cc: Banda, Wilrik <wbanda@stcatharines.ca>

Subject: RE: Committee of Adjustment Notices and Applications for the March 28/18 CofA Hearing, City of St. Catharines - Email 5

Hi Elaine

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

March 6, 2018

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

Attention: Elaine Munro

File# 60.81.5325

Re: 1 North St

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- 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:

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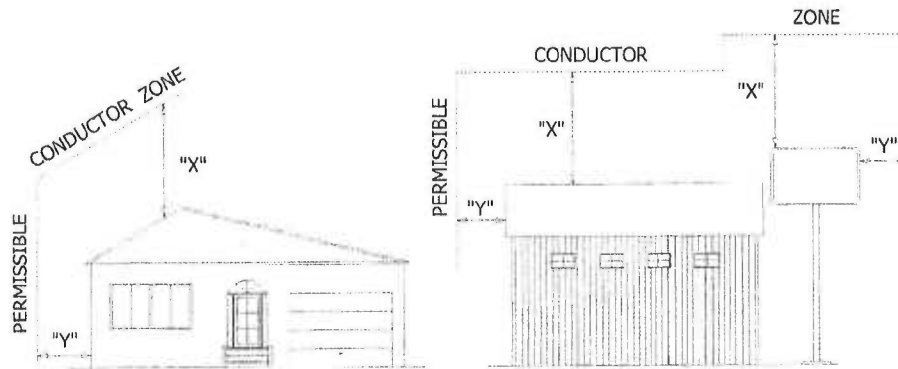
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Mark Jakubowski
Supervisor, Design, Customer Capital



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

Cc: B. Thiessen, Kirstin Jensen, Shannon Labelle, Wil Banda, Judy Pihach.
Planning and Building Services

From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: March 13, 2018

Subject: Building Comments on Applications to the Committee of Adjustment
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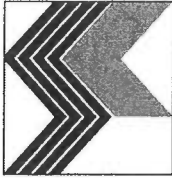
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Mark Lepp, Senior Plans Examiner / Building Inspector

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\bdg memo 2018\03 bcoa memo-mv-Mar28, 2018.docx



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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2B Lloyd Street, Minor Variance Application, A-39/18 – 60.81.5326

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

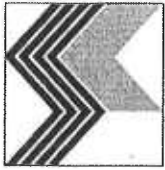
That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 Schedule of Rates and Fees.

16. 85 Haynes Avenue, Minor Variance Application, A-40/18 – 60.81.5327

No Comment.

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

Jessica Button
Project and Development Planner
Parks, Recreation and Culture Services



Memorandum

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

Cc: Judy Pihach, Manager of Planning Services
Charlotte McEwan, Planner I
Kirstin Jensen, Planner I
Will Banda, Planning Technician
Shannon Labelle

From: Jim Denham P.Eng., Development Engineering Technologist

Date: February 26th, 2018

Hearing Date: March 28th, 2018

Subject: Engineering Comments to the Committee of Adjustment
Minor Variance File No's:

- A-27&28/18 – 30 & 30 1/2 Division Street
- A-29/18 – 1242 Fourth Avenue
- A-30&31/18 – 14 & 14A Woodmount Drive
- A-32/18 – 8 Glenholme Drive
- A-33&34/18 – 9 Bellevue Terrace
- A-35/18 – 168 Dalhousie Avenue
- A-36/18 – 1 Abbott Street
- A-37/18 – 128 George Street
- A-38/18 – 1 North Street
- A-39/18 – 2B Lloyd Street
- A-40/18 – 85 Hanes Street
- A-41/18 – 198 Welland Avenue

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

1 North Street:

- a) The existing right-of-way width of Court Street is +/-12m. The desired right-of-way width is 20m. Permitting a 0 set back as requested would eliminate any opportunity for a right-of-way widening. Therefore we

recommend the minor variance request related to the set back on Court Street be denied.

- b) For information purposes only the Applicant is advised there is an existing 19mm copper water service off Court Street that services the existing dwelling. In accordance with current City standards only one water service is permitted for each lot. Therefore the proposed building would have to be serviced from the existing service. The size of this service may not be adequate for its intended use. Regardless, a new water meter pit must be installed between the existing house and the Court Street right-of-way. From this pit two separate private water services would be installed. One to service the existing dwelling and the other to service the proposed dwellings.

Regards,

A handwritten signature in dark ink, appearing to read "Jim Denham". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Jim Denham P.Eng.,
Development Engineering Technologist



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: March 6, 2018

Subject: Committee of Adjustment
Public Hearings – March 28, 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-26/18SC (60.84.2169),
B-27/18SC (60.84.2170) &
A-39/18 (60.81.5326)**

4 Lloyd Street

**DATE OF HEARING:
March 28, 2018**

4 Lloyd St - 60.84.2169/2170
60.81.5326

Munro, Elaine

Subject: RE: Committee of Adjustment Notices and Applications for the March 28/18 CofA Hearing, City of St. Catharines - Email 6

From: Doug Crown [mailto:Doug.Crown@cogeco.com]
Sent: Thursday, March 01, 2018 11:02 AM
To: Munro, Elaine <emunro@stcatharines.ca>
Cc: Banda, Wilrik <wbanda@stcatharines.ca>
Subject: RE: Committee of Adjustment Notices and Applications for the March 28/18 CofA Hearing, City of St. Catharines - Email 6

Hi Elaine
Email 6.
Cogeco has no issue or concerns with this applications
Thanks

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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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

March 6, 2018

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

Attention: Elaine Munro

File# 60.84.2169, 60.84.2170 & 60.81.5326

Re: 2B & 4 Lloyd St

In response to your correspondence dated March 6, 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.
- Separate services will need to be installed from the street for all three townhouse lots, each having their own meter.

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.

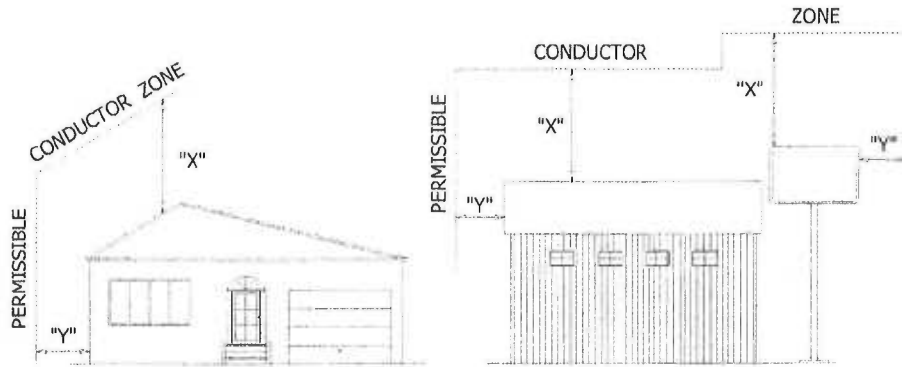
- Alectra Utilities must be contacted if the removal, isolation or relocation of existing plant is required, all cost associated with this work will be at the owners expense.
- CALL BEFORE YOU DIG, arrange for underground hydro cable locate(s) before beginning construction by contacting Ontario One Call @ 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.



Memorandum

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

Cc: B. Thiessen, Charlotte McEwan, Kristen Jensen, Shannon Labelle,
Wil Banda, Judy Pihach.
Planning and Building Services

From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: March 13, 2018.

Subject: Building Comments on Applications to the Committee of Adjustment
Consents – March 28, 2018 hearing - File No.: 300-036

B-01/18SC – 75 Dalhousie Avenue

Comment:
- No Comment

Condition:
- No Comment

B-13/18SC – 79 Hillview Road

Comment:
- No Comment

Condition:
- No Comment

B-14/18SC – 81 Hillview Road

Comment:
- No Comment

Condition:
- No Comment

B-24/18SC – 166 Dahousie Avenue

Comment:

- No Comment

Condition:

- No Comment

B-25/18SC – 77 Lakeport Road

Comment:

- Be advised that building permits are required for the proposed Dwellings on Part 1 and Part 2.

Condition:

- The existing dwelling, detached garage and shed on Parts 1 and 2 are to be removed. Note that each separate structure greater than 10 square metres in building area will require a demolition permit and the work shall be completed to the satisfaction of the Chief Building Official.

B-26/18SC – 4 Lloyd Street

Comment:

- No Comment

Condition:

- No Comment

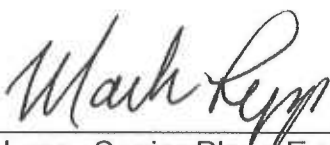
B-27/18SC – 4 Lloyd Street

Comment:

- No Comment

Condition:

- No Comment



Mark Lepp, Senior Plans Examiner / Building Inspector

Cc: Files, 300-036



Memorandum

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

Cc: B. Thiessen, Kirstin Jensen, Shannon Labelle, Wil Banda, Judy Pihach.
Planning and Building Services

From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: March 13, 2018

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – March 28, 2018 hearing- File No.: 300-010

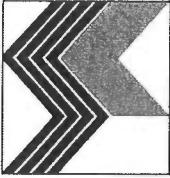
NO.	ADDRESS	COMMENTS
A-17/18	77 Hillview Road	No Comment
A-18/18	81 Hillview Road	No Comment
A-27/18	30 Division Street	No Comment
A-28/18	30 ½ Division Street	No Comment
A-29/18	1242 Fourth Avenue	No Comment
A-30/18	14 Woodmount Dr.	No Comment
A-31/18	14A Woodmount Dr.	No Comment
A-32/18	8 Glenholme Drive	No Comment
A-33/18	9 Bellevue Terrace	No Comment
A-34/18	11 Bellevue Terrace	No Comment
A-35/18	168 Dalhousie Ave.	No Comment
A-36/18	1 Abbot Street	Be advised that a demolition permit is required for the demolition of existing structures and that a building permit is required for any proposed structures.
A-37/18	128 George Street	Be advised that a reduction in required yards will impact the percentage of permitted glazed openings facing those yards. Be advised that a building permit is required for the proposed addition.

NO.	ADDRESS	COMMENTS
A-38/18	1 North Street	Be advised that a building permit is required for the addition /renovations to the existing building. Spatial separation considerations will be reviewed as part of building permit application.
A-39/18	2B Lloyd Street	No Comment
A-40/18	85 Haynes Avenue	No Comment
A-41/18	198 Welland Avenue	No Comment



Mark Lepp, Senior Plans Examiner / Building Inspector

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\bldg memo 2018\03 bcoa memo-mv-Mar28, 2018.docx



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

3. 198 Welland Avenue, Minor Variance Application, A-41/18 – 60.81.5328
PRCS has reviewed the above noted application and offers no objections. Through the Site Plan Agreement, landscaping screening will be required on the periphery of the parking lot.

4. 30½ Division Street, Consent Application, B-19/18SC – 60.84.2162
30 Division Street, Minor Variance Application, A-27/18 – 60.81.5314
30½ Division Street, Minor Variance Application, A-28/18 – 60.81.5315
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.

That any boulevard not used for vehicular access to the site be re-instated with landscaping.

Staff offer no objections to the associated minor variance applications.

5. 13 Olde School Court, Consent Application, B-20/18SC – 60.84.2163
15 Olde School Court, Consent Application, B-21/18SC – 60.84.2164

No comment.

6. 1242 Fourth Avenue, Minor Variance Application, A-29/18 – 60.81.5316
PRCS has reviewed the above noted application and offers no objections. Natural landscaping along the creek, landscaping screening and boulevard trees will be required in detailed site design.

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.

13. 1 Abbot Street, Minor Variance Application, A-36/18 – 60.81.5323
No Comment.

14. 1 North Street, Minor Variance Application, A-38/18 – 60.81.5325
No Comment.

15. 4 Lloyd Street, Consent Application, B-26/18SC – 60.84.2169
4 Lloyd Street, Consent Application, B-27/18SC – 60.84.2170
2B Lloyd Street, Minor Variance Application, A-39/18 – 60.81.5326

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.

16. 85 Haynes Avenue, Minor Variance Application, A-40/18 – 60.81.5327

No Comment.

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

Jessica Button
Project and Development Planner
Parks, Recreation and Culture Services

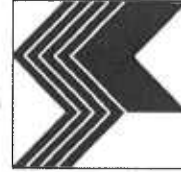
B-26&27/18SC

4 Lloyd Street

March 5th, 2018

REPORT TO PLANNING DEPARTMENT

Re: CITY LAND DIVISION APPLICATION NUMBER B-26727/18SC



February 28th, 2018

ENGINEERING FILE 300-36

Hearing Date: March 28th, 2018

Owner: Drew Toth (2494551 Ontario Inc.)

Location: 4 Lloyd Street

MUNICIPAL SERVICES

Division Street

Water: 100mm C.I.

Sanitary Sewer: 250mm (Clay)
+/-2.7m Depth

Storm Sewer: None

Sidewalks: Both Sides

Existing Road Allowance Width: +/-11m

GENERAL COMMENTS:

It is understood the Owner wishes to sever three townhouse units presently under construction and as shown as Parts 1, 2 & 3 on the Suda & Maleszyk Surveying Inc. plan included with the application.

ENGINEERING CONDITIONS TO BE IMPOSED IF CONSENT GRANTED:

Roads

Division Street is designated a Local Road in the City's Official Plan with a desired right-of-way width of 20m. Its current width along the Applicant's frontage is deficient at +/-11.1. The City would ideally desire a 20m right-of-way. However, the front face of many of the existing dwellings along this section of Division Street would not accommodate this. Therefore a widening of 2.0 m is all that is requested at this time. This is approximately the same as a widening taken at houses number 23 & 25 Division Street.

Engineering Services

The houses on these lots are under construction and have been serviced through the Building Permit process. There are no additional servicing requirements at this time.

CONDITION (s): Prior to the severance finalization the Owner shall;

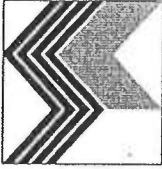
- Dedicate gratuitously and at the Owner's expense, a road

widening of 2.0m in width across the entire frontage of Part 1 and Part 2, to the City. The land is to be conveyed free and clear of any mortgages, liens or encumbrances.



Prepared By:

Jim Denham P.Eng.
Development Engineering Technologist



Memorandum

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

Cc: Judy Pihach, Manager of Planning Services
Charlotte McEwan, Planner I
Kirstin Jensen, Planner I
Will Banda, Planning Technician
Shannon Labelle

From: Jim Denham P.Eng., Development Engineering Technologist

Date: February 26th, 2018

Hearing Date: March 28th, 2018

Subject: Engineering Comments to the Committee of Adjustment
Minor Variance File No's:

- A-27&28/18 – 30 & 30 1/2 Division Street
- A-29/18 – 1242 Fourth Avenue
- A-30&31/18 – 14 & 14A Woodmount Drive
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- A-35/18 – 168 Dalhousie Avenue
- A-36/18 – 1 Abbott Street
- A-37/18 – 128 George Street
- A-38/18 – 1 North Street
- A-39/18 – 2B Lloyd Street
- A-40/18 – 85 Hanes Street
- A-41/18 – 198 Welland Avenue

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

1 North Street:

- a) The existing right-of-way width of Court Street is +/-12m. The desired right-of-way width is 20m. Permitting a 0 set back as requested would eliminate any opportunity for a right-of-way widening. Therefore we

recommend the minor variance request related to the set back on Court Street be denied.

- b) For information purposes only the Applicant is advised there is an existing 19mm copper water service off Court Street that services the existing dwelling. In accordance with current City standards only one water service is permitted for each lot. Therefore the proposed building would have to be serviced from the existing service. The size of this service may not be adequate for its intended use. Regardless, a new water meter pit must be installed between the existing house and the Court Street right-of-way. From this pit two separate private water services would be installed. One to service the existing dwelling and the other to service the proposed dwellings.

Regards,

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Jim Denham P.Eng.,
Development Engineering Technologist



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: March 6, 2018

Subject: Committee of Adjustment
Public Hearings – March 28, 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-40/18 (60.81.5327)

85 Haynes Avenue

DATE OF HEARING:
March 28, 2018

85 Haynes Ave -
60,81,5327

Munro, Elaine

Subject: RE: Committee of Adjustment Notices and Applications for the March 28/18 CofA Hearing, City of St. Catharines - Email 7 - Last Email

From: Doug Crown [mailto:Doug.Crown@cogeco.com]
Sent: Thursday, March 01, 2018 11:04 AM
To: Munro, Elaine <emunro@stcatharines.ca>
Cc: Banda, Wilrik <wbanda@stcatharines.ca>
Subject: RE: Committee of Adjustment Notices and Applications for the March 28/18 CofA Hearing, City of St. Catharines - Email 7 - Last Email

Hi Elaine
Email 7.
Cogeco has no issue or concerns with this applications
Have a safe ride home tonight
Thanks

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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

March 6, 2018

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

Attention: Elaine Munro

File# 60.81.5327

Re: 85 Haynes Ave

In response to your correspondence dated March 6, 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.

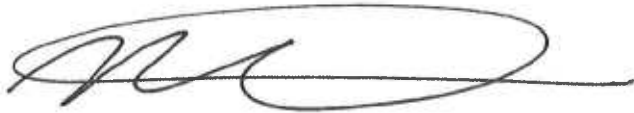
We would also like to stipulate the following:

- 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 long horizontal flourish extending to the right.

Mark Jakubowski
Supervisor, Design, Customer Capital



Memorandum

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

Cc: B. Thiessen, Kirstin Jensen, Shannon Labelle, Wil Banda, Judy Pihach.
Planning and Building Services

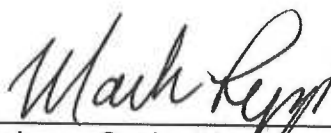
From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: March 13, 2018

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – March 28, 2018 hearing- File No.: 300-010

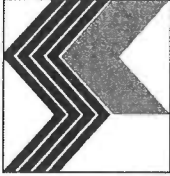
NO.	ADDRESS	COMMENTS
A-17/18	77 Hillview Road	No Comment
A-18/18	81 Hillview Road	No Comment
A-27/18	30 Division Street	No Comment
A-28/18	30 ½ Division Street	No Comment
A-29/18	1242 Fourth Avenue	No Comment
A-30/18	14 Woodmount Dr.	No Comment
A-31/18	14A Woodmount Dr.	No Comment
A-32/18	8 Glenholme Drive	No Comment
A-33/18	9 Bellevue Terrace	No Comment
A-34/18	11 Bellevue Terrace	No Comment
A-35/18	168 Dalhousie Ave.	No Comment
A-36/18	1 Abbot Street	Be advised that a demolition permit is required for the demolition of existing structures and that a building permit is required for any proposed structures.
A-37/18	128 George Street	Be advised that a reduction in required yards will impact the percentage of permitted glazed openings facing those yards. Be advised that a building permit is required for the proposed addition.

NO.	ADDRESS	COMMENTS
A-38/18	1 North Street	Be advised that a building permit is required for the addition /renovations to the existing building. Spatial separation considerations will be reviewed as part of building permit application.
A-39/18	2B Lloyd Street	No Comment
A-40/18	85 Haynes Avenue	No Comment
A-41/18	198 Welland Avenue	No Comment



Mark Lepp, Senior Plans Examiner / Building Inspector

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\bldg memo 2018\03 bcoa memo-mv-Mar28, 2018.docx



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

3. 198 Welland Avenue, Minor Variance Application, A-41/18 – 60.81.5328

PRCS has reviewed the above noted application and offers no objections. Through the Site Plan Agreement, landscaping screening will be required on the periphery of the parking lot.

4. 30½ Division Street, Consent Application, B-19/18SC – 60.84.2162
30 Division Street, Minor Variance Application, A-27/18 – 60.81.5314
30½ Division Street, Minor Variance Application, A-28/18 – 60.81.5315

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.

That any boulevard not used for vehicular access to the site be re-instated with landscaping.

Staff offer no objections to the associated minor variance applications.

5. 13 Olde School Court, Consent Application, B-20/18SC – 60.84.2163
15 Olde School Court, Consent Application, B-21/18SC – 60.84.2164

No comment.

6. 1242 Fourth Avenue, Minor Variance Application, A-29/18 – 60.81.5316

PRCS has reviewed the above noted application and offers no objections. Natural landscaping along the creek, landscaping screening and boulevard trees will be required in detailed site design.

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.

13. 1 Abbot Street, Minor Variance Application, A-36/18 – 60.81.5323
No Comment.

14. 1 North Street, Minor Variance Application, A-38/18 – 60.81.5325
No Comment.

15. 4 Lloyd Street, Consent Application, B-26/18SC – 60.84.2169
4 Lloyd Street, Consent Application, B-27/18SC – 60.84.2170
2B Lloyd Street, Minor Variance Application, A-39/18 – 60.81.5326

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

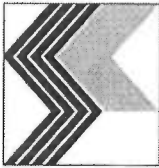
That the applicant submit a payment of \$451.40 for deposit in the general tree planting reserve fund, in accordance with the 2018 Schedule of Rates and Fees.

16. 85 Haynes Avenue, Minor Variance Application, A-40/18 – 60.81.5327

No Comment.

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

Jessica Button
Project and Development Planner
Parks, Recreation and Culture Services



Memorandum

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

Cc: Judy Pihach, Manager of Planning Services
Charlotte McEwan, Planner I
Kirstin Jensen, Planner I
Will Banda, Planning Technician
Shannon Labelle

From: Jim Denham P.Eng., Development Engineering Technologist

Date: February 26th, 2018

Hearing Date: March 28th, 2018

Subject: Engineering Comments to the Committee of Adjustment
Minor Variance File No's:

- A-27&28/18 – 30 & 30 1/2 Division Street
- A-29/18 – 1242 Fourth Avenue
- A-30&31/18 – 14 & 14A Woodmount Drive
- A-32/18 – 8 Glenholme Drive
- A-33&34/18 – 9 Bellevue Terrace
- A-35/18 – 168 Dalhousie Avenue
- A-36/18 – 1 Abbott Street
- A-37/18 – 128 George Street
- A-38/18 – 1 North Street
- A-39/18 – 2B Lloyd Street
- A-40/18 – 85 Hanes Street
- A-41/18 – 198 Welland Avenue

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

1 North Street:

- a) The existing right-of-way width of Court Street is +/-12m. The desired right-of-way width is 20m. Permitting a 0 set back as requested would eliminate any opportunity for a right-of-way widening. Therefore we

recommend the minor variance request related to the set back on Court Street be denied.

- b) For information purposes only the Applicant is advised there is an existing 19mm copper water service off Court Street that services the existing dwelling. In accordance with current City standards only one water service is permitted for each lot. Therefore the proposed building would have to be serviced from the existing service. The size of this service may not be adequate for its intended use. Regardless, a new water meter pit must be installed between the existing house and the Court Street right-of-way. From this pit two separate private water services would be installed. One to service the existing dwelling and the other to service the proposed dwellings.

Regards,

A handwritten signature in dark ink, appearing to read "James R. Denham", with a long, sweeping horizontal stroke extending to the right.

Jim Denham P.Eng.,
Development Engineering Technologist



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: March 6, 2018

Subject: Committee of Adjustment
Public Hearings – March 28, 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/