

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
 1. A request for deferral has been received from the owner of 37 Henley Drive, B-76/18SC – 60.84.2219 and B-77/18SC – 60.84.2220 to defer the applications to the February 27, 2019 hearing as the agent is unavailable to attend the January 30, 2019 hearing.
5. 14 Woodmount Drive, Consent Application, B-22/18SC, 60.84.2165
A request has been received for a minor Change to Conditions:
 - i) to delete condition 5. v.
6. Adoption of the Minutes held
7. Application:
 2. 68 Russell Avenue, Minor Variance, A-01/19 – 60.81.5435
 3. 600 Scott Street, Minor Variance, A-02/19 – 60.81.5436
 4. 27 Wakelin Terrace, Minor Variance, A-03/19 – 60.81.5437
 5. 33 Merigold Street, Minor Variance, A-04/19 – 60.81.5438
 6. 64 Broadway. Minor Variance, A-05/19 – 60.81.5439
 7. 58 Park Avenue, Consent, B-01/19SC - 60.84.2229
58 Park Avenue, Minor Variance, A-06/18 – 60.81.5540
60 Park Avenue, Minor Variance, A-07/18 – 60.81.5441
 8. 542 Geneva Street, Consent, B-02/19SC – 60.84.2230
542 Geneva Street, Minor Variance, A-08/19 – 60.81.5442
2 Guy Road, Minor Variance, A-09/19 – 60.81.5443
8. New Business:
9. Date of next Hearing: February 27, 2019
9. Adjournment



CITY OF ST. CATHARINES

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-01/19 (60.81.5435)

68 Russell Avenue

DATE OF HEARING:
January 30, 2019

Banda, Wilrik

From: Doug Crown <Doug.Crown@cogeco.com>
Sent: Thursday, January 03, 2019 1:00 PM
To: Banda, Wilrik
Subject: RE: Email 1 of 3 Committee of Adjustment Hearing St. Catharines January 30, 2019

Hello Banda

Email-1

Cogeco has no issues or concerns with this adjustments

Thanks

Doug Crown
 Network Planning Department

Doug.crown@cogeco.com

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

7170 Mcleod Rd
 Niagara Falls Ont Canada



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

From: Banda, Wilrik [<mailto:wbanda@stcatharines.ca>]

Sent: Thursday, January 3, 2019 12:35 PM

To: Doug Crown

Subject: Email 1 of 3 Committee of Adjustment Hearing St. Catharines January 30, 2019

Good Afternoon Doug:

Attached please find the Notices, Applications & Sketches for the January 30, 2019 Committee of Adjustment Hearing for the City of St. Catharines.

It would be greatly appreciated if you could please forward your comments to, Kirstin Jensen, Elaine Munro & myself by **Friday, January 11, 2019**.

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542 Geneva Street, Minor Variance, A-08/19 – 60.81.5442
2 Guy Road, Minor Variance, A-09/19 - 60.81.5443

Thanks, Wil

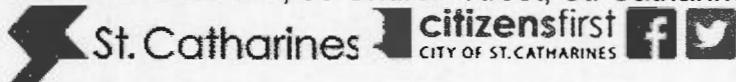
Wilrik Banda

Planning Technician

Email: wbanda@stcatharines.ca

Phone: 905.688.5601 x1717 **TTY:** 905.688.4TTY (4889)

Mail: PO Box 3012, 50 Church Street, St. Catharines, ON L2R 7C2



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Banda, Wilrik

From: Samantha Burke <samantha.burke@alectrautilities.com>
Sent: Friday, January 11, 2019 9:41 AM
To: Banda, Wilrik
Cc: Munro, Elaine
Subject: Response Letters
Attachments: SCH_CLR2019-008.pdf; SCH_CLR2019-004_005_006.pdf; SCH_CLR2019-010.pdf; SCH_CLR2019-009.pdf; SCH_CLR2019-011_012_013.pdf

Good Morning Wil,

Response letters attached for the following files/locations;

60.81.5437 – 27 Wakelin Terrace

60.81.5436 – 600 Scott St

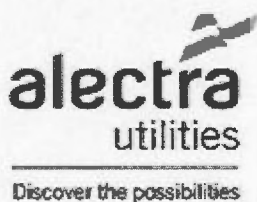
60.81.5440, 60.84.2229 & 60.81.5441 – 58 and 60 Park Ave

60.81.5435 – 68 Russell Ave

60.84.2230, 60.81.5442 & 60.81.5443 – 542 Geneva St and 2 Guy Ave

Email response only, originals will not be mailed.

Have a great weekend,
Samantha



Samantha Burke
Engineering Records Clerk
55 John Street North, Hamilton, ON L8R 3M8
t 905.522.6611 ext:2276
alectrautilities.com



From: Banda, Wilrik <wbanda@stcatharines.ca>
Sent: Friday, January 04, 2019 1:43 PM
To: Samantha Burke <samantha.burke@alectrautilities.com>
Subject: Email 3 of 3 Committee of Adjustment Hearing St. Catharines January 30, 2019

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Good Afternoon Samantha:

Email 3

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Email 3
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Thanks, Wil

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January 9, 2019

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

Attention: Wilrik Banda

File# 60.81.5435

Re: 68 Russell Ave

In response to your correspondence dated January 8, 2019, 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.
- Existing overhead secondary house service will be in conflict with proposed second floor addition/covered porch.

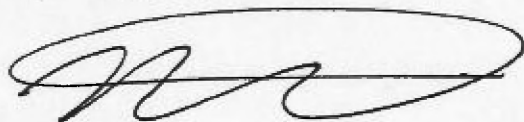
We would also like to stipulate the following:

- 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. 1-15, Overhead System
 - ~~C22.3 No. 7-15~~ 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 Charles Howell at 905-522-6611 ext: 4729 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



Memorandum

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

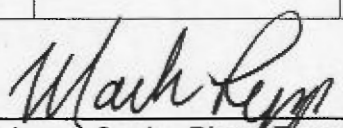
Cc: Judy Pihach, B. Thiessen, Kristen Jensen, Wil Banda,
Planning and Building Services

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

Date: January 14, 2019

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – January 30, 2019 hearing- File No.: 300-010

NO.	ADDRESS	COMMENTS
A-01/19	68 Russell Ave	-Be advised that a building permit is required for the proposed alterations to the existing dwelling unit. -Be advised that reductions in the required yards will have spatial separation implications affecting the permitted area of glazed openings and the permitted type of construction facing the these yards.
A-02/19	600 Scott Street	-No Comment
A-03/19	27 Wakelin Terrace	-Be advised that reductions in the required yards will have spatial separation implications affecting the permitted area of glazed openings facing these yards.
A-04/19	33 Merigold Street	-Be advised that reductions in the required yards will have spatial separation implications affecting the permitted area of glazed openings and the permitted type of construction facing the these yards.
A-05/19	64 Broadway	-Be advised that a building permit is required for the proposed detached garage with loft.
A-06/19	58 Park Avenue	-No Comment
A-07/19	60 Park Avenue	-Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings facing these yards.
A-08/19	542 Geneva Street	-Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings facing these yards.
A-09/19	2 Guy Road	-Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings facing these yards.


Mark Lepp, Senior Plans Examiner / Building Inspector

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\bdg memo 2019\01 bcoa memo-mv-Jan30, 2019.docx



Memorandum

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

Cc: Kirstin Jensen, Planner I
Brad Johnston, Development Engineering Technologist
Vincent Wen, Planning Student

From: James R. Denham, P.Eng., Development Engineering Technologist

Date: January 17th, 2019
Hearing Date: January 30th, 2019

Subject: Engineering Comments Regarding Minor Variance applications for;
68 Russell Avenue, A-01/19SC
600 Scott Street, A-02/19SC
27 Wakelin Terrace, A-03/19SC
33 Merrigold Street, A-04/19SC
64 Broadway Street, A05/19SC
58 & 60 Park Avenue, A-06/19SC & 07/19SC
542 Geneva Street & 2 Guy Road, A-08/19SC & 09/19SC

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

Prepared by:

James R. Denham, P.Eng., Development Engineering Technologist

JD



Memorandum

To: Elaine Munro, Planning and Building Services
CC:
From: Jessica Button, Parks, Recreation and Culture Services
Date: January 11, 2019
Subject: Committee of Adjustment Hearing – Jan 30, 2019

1. 68 Russell Avenue, Minor Variance, A-01/19 – 60.81.5435
No comment.
2. 600 Scott Street, Minor Variance, A-02/19 – 60.81.5436
No comment.
3. 27 Wakelin Terrace, Minor Variance, A-03/19 – 60.81.5437
No comment.
4. 33 Merigold Street, Minor Variance, A-04/19 – 60.81.5438
No objection to the requested variance. Boulevard not used for access purposes should be re-instated with landscaping.
5. 64 Broadway, Minor Variance, A-05/19 – 60.81.5439
No comment.
6. 58 Park Avenue, Consent, B-01/19SC – 60.84.2229
58 Park Avenue, Minor variance, A-06/19 – 60.81.5440
60 Park Avenue, Minor Variance, A-07/19 – 60.81.5441

The exiting boulevard tree has some significant co-dominant stems, presenting cause for future concern. Staff are supportive of the removal of this boulevard tree.

Staff request the following be included as a conditions of severance:

That the applicant submit a payment of \$457.70 for deposit in the general tree planting reserve fund, in accordance with the 2019 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.

7. 542 Geneva Street, Consent, B-02/19SC – 60.84.2230
542 Geneva Street, Minor Variance, A-08/19 – 60.81.5442
2 Guy Road, Minor Variance, A-09/19 - 60.81.5443

There are existing boulevard trees located on the Guy Road frontage which will require removal. The applicant will be responsible the removal, replacement, and permit costs associated with these trees and addition to standard boulevard planting requirements.

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 \$457.70 for deposit in the general tree planting reserve fund, in accordance with the 2019 Schedule of Rates and Fees.

That the applicant be responsible for the costs associated with the removal, replacement, and permit costs for the removal of the existing boulevard trees along Guy Road.

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.

Jessica Button
Project and Development Planner

Parks, Recreation and Culture Services



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: January 15, 2019

Subject: Committee of Adjustment
Public Hearings – January 30, 2019
File No. 305-17-01

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

Steve Bittner
Transportation Technologist
SB/



CITY OF ST. CATHARINES

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-02/19 (60.81.5436)

600 Scott Street

DATE OF HEARING:
January 30, 2019

Banda, Wilrik

From: Bruce Merritt <
Sent: Tuesday, January 15, 2019 10:03 AM
To: Banda, Wilrik
Subject: File No. 60.81.5436

I am in full support of this application for a Minor Variance for Marcello Pontello.
Bruce Merritt. 131 Windward St. L2M 4C7
Sent from my iPad

Banda, Wilrik

From: Doug Crown <Doug.Crown@cogeco.com>
Sent: Thursday, January 03, 2019 1:00 PM
To: Banda, Wilrik
Subject: RE: Email 1 of 3 Committee of Adjustment Hearing St. Catharines January 30, 2019

Hello Banda
 Email-1
 Cogeco has no issues or concerns with this adjustments
 Thanks

Doug Crown
 Network Planning Department
 Doug.crown@cogeco.com

7170 Mcleod Rd
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- Contact us

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

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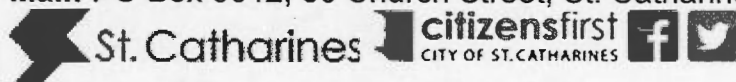
Wilrik Banda

Planning Technician

Email: wbanda@stcatharines.ca

Phone: 905.688.5601 x1717 **TTY:** 905.688.4TTY (4889)

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Banda, Wilrik

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Cc: Munro, Elaine
Subject: Response Letters
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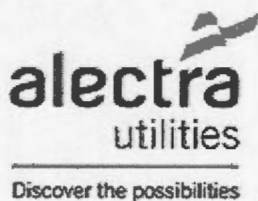
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Samantha



Samantha Burke
Engineering Records Clerk
55 John Street North, Hamilton, ON L8R 3M8
t 905.522.6611 ext:2276
alectrautilities.com



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Email 3

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6. 58 Park Avenue, Consent, B-01/19SC – 60.84.2229
58 Park Avenue, Minor variance, A-06/19 – 60.81.5440
60 Park Avenue, Minor Variance, A-07/19 – 60.81.5441
7. 542 Geneva Street, Consent, B-02/19SC – 60.84.2230
542 Geneva Street, Minor Variance, A-08/19 – 60.81.5442
2 Guy Road, Minor Variance, A-09/19 - 60.81.5443

Email 3
Email 3
Email 3

Thanks, Wil

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January 9, 2019

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

Attention: Wilrik Banda

File# 60.81.5436

Re: 600 Scott St

In response to your correspondence dated January 8, 2019, 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.

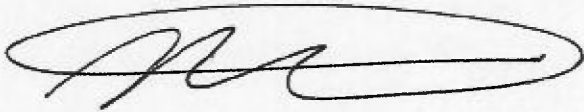
We would also like to stipulate the following:

- 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. 1-15, Overhead System
- C22.3 No. 7-15 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 Charles Howell at 905-522-6611 ext: 4729 in our Engineering Design Department.

Sincerely,

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

Mark Jakubowski
Supervisor, Design, Customer Capital



Memorandum

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

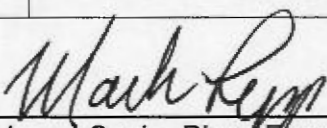
Cc: Judy Pihach, B. Thiessen, Kristen Jensen, Wil Banda,
Planning and Building Services

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

Date: January 14, 2019

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – January 30, 2019 hearing- File No.: 300-010

NO.	ADDRESS	COMMENTS
A-01/19	68 Russell Ave	-Be advised that a building permit is required for the proposed alterations to the existing dwelling unit. -Be advised that reductions in the required yards will have spatial separation implications affecting the permitted area of glazed openings and the permitted type of construction facing the these yards.
A-02/19	600 Scott Street	-No Comment
A-03/19	27 Wakelin Terrace	-Be advised that reductions in the required yards will have spatial separation implications affecting the permitted area of glazed openings facing these yards.
A-04/19	33 Merigold Street	-Be advised that reductions in the required yards will have spatial separation implications affecting the permitted area of glazed openings and the permitted type of construction facing the these yards.
A-05/19	64 Broadway	-Be advised that a building permit is required for the proposed detached garage with loft.
A-06/19	58 Park Avenue	-No Comment
A-07/19	60 Park Avenue	-Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings facing these yards.
A-08/19	542 Geneva Street	-Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings facing these yards.
A-09/19	2 Guy Road	-Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings facing these yards.


Mark Lepp, Senior Plans Examiner / Building Inspector

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\bldg memo 2019\01 bcoa memo-mv-Jan30, 2019.docx



Memorandum

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

Cc: Kirstin Jensen, Planner I
Brad Johnston, Development Engineering Technologist
Vincent Wen, Planning Student

From: James R. Denham, P.Eng., Development Engineering Technologist

Date: January 17th, 2019

Hearing Date: January 30th, 2019

Subject: Engineering Comments Regarding Minor Variance applications for;
68 Russell Avenue, A-01/19SC
600 Scott Street, A-02/19SC
27 Wakelin Terrace, A-03/19SC
33 Merrigold Street, A-04/19SC
64 Broadway Street, A05/19SC
58 & 60 Park Avenue, A-06/19SC & 07/19SC
542 Geneva Street & 2 Guy Road, A-08/19SC & 09/19SC

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

Prepared by:

James R. Denham, P.Eng., Development Engineering Technologist

JD



Memorandum

To: Elaine Munro, Planning and Building Services
CC:
From: Jessica Button, Parks, Recreation and Culture Services
Date: January 11, 2019
Subject: Committee of Adjustment Hearing – Jan 30, 2019

1. 68 Russell Avenue, Minor Variance, A-01/19 – 60.81.5435
No comment.
2. 600 Scott Street, Minor Variance, A-02/19 – 60.81.5436
No comment.
3. 27 Wakelin Terrace, Minor Variance, A-03/19 – 60.81.5437
No comment.
4. 33 Merigold Street, Minor Variance, A-04/19 – 60.81.5438
No objection to the requested variance. Boulevard not used for access purposes should be re-instated with landscaping.
5. 64 Broadway, Minor Variance, A-05/19 – 60.81.5439
No comment.
6. 58 Park Avenue, Consent, B-01/19SC – 60.84.2229
58 Park Avenue, Minor variance, A-06/19 – 60.81.5440
60 Park Avenue, Minor Variance, A-07/19 – 60.81.5441

The exiting boulevard tree has some significant co-dominant stems, presenting cause for future concern. Staff are supportive of the removal of this boulevard tree.

Staff request the following be included as a conditions of severance:

That the applicant submit a payment of \$457.70 for deposit in the general tree planting reserve fund, in accordance with the 2019 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.

7. 542 Geneva Street, Consent, B-02/19SC – 60.84.2230
542 Geneva Street, Minor Variance, A-08/19 – 60.81.5442
2 Guy Road, Minor Variance, A-09/19 - 60.81.5443

There are existing boulevard trees located on the Guy Road frontage which will require removal. The applicant will be responsible the removal, replacement, and permit costs associated with these trees and addition to standard boulevard planting requirements.

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 \$457.70 for deposit in the general tree planting reserve fund, in accordance with the 2019 Schedule of Rates and Fees.

That the applicant be responsible for the costs associated with the removal, replacement, and permit costs for the removal of the existing boulevard trees along Guy Road.

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.

Jessica Button
Project and Development Planner

Parks, Recreation and Culture Services



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: January 15, 2019

Subject: Committee of Adjustment
Public Hearings – January 30, 2019
File No. 305-17-01

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

Steve Bittner
Transportation Technologist
SB/



CITY OF ST. CATHARINES

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-03/19 (60.81.5437)

27 Wakelin Terrace

DATE OF HEARING:
January 30, 2019

Banda, Wilrik

From: Doug Crown <Doug.Crown@cogeco.com>
Sent: Thursday, January 03, 2019 1:00 PM
To: Banda, Wilrik
Subject: RE: Email 1 of 3 Committee of Adjustment Hearing St. Catharines January 30, 2019

Hello Banda
 Email-1
 Cogeco has no issues or concerns with this adjustments
 Thanks

Doug Crown
 Network Planning Department

Doug.crown@cogeco.com

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

7170 Mcleod Rd
 Niagara Falls Ont Canada



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

From: Banda, Wilrik [mailto:wbanda@stcatharines.ca]

Sent: Thursday, January 3, 2019 12:35 PM

To: Doug Crown

Subject: Email 1 of 3 Committee of Adjustment Hearing St. Catharines January 30, 2019

Good Afternoon Doug:

Attached please find the Notices, Applications & Sketches for the January 30, 2019 Committee of Adjustment Hearing for the City of St. Catharines.

It would be greatly appreciated if you could please forward your comments to, Kirstin Jensen, Elaine Munro & myself by **Friday, January 11, 2019**.

1. 68 Russell Avenue, Minor Variance, A-01/19 – 60.81.5435 **Email 1**
2. 600 Scott Street, Minor Variance, A-02/19 – 60.81.5436 **Email 1**
3. 27 Wakelin Terrace, Minor Variance, A-03/19 – 60.81.5437 **Email 1**
4. 33 Merigold Street, Minor Variance, A-04/19 – 60.81.5438 **Email 1**
5. 64 Broadway, Minor Variance, A-05/19 – 60.81.5439
6. 58 Park Avenue, Consent, B-01/19SC – 60.84.2229
58 Park Avenue, Minor variance, A-06/19 – 60.81.5440
60 Park Avenue, Minor Variance, A-07/19 – 60.81.5441
7. 542 Geneva Street, Consent, B-02/19SC – 60.84.2230
542 Geneva Street, Minor Variance, A-08/19 – 60.81.5442
2 Guy Road, Minor Variance, A-09/19 - 60.81.5443

Thanks, Wil

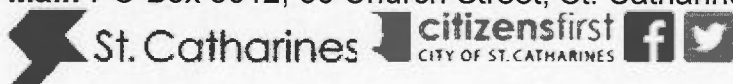
Wilrik Banda

Planning Technician

Email: wbanda@stcatharines.ca

Phone: 905.688.5601 x1717 **TTY:** 905.688.4TTY (4889)

Mail: PO Box 3012, 50 Church Street, St. Catharines, ON L2R 7C2



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Banda, Wilrik

From: Samantha Burke <samantha.burke@alectrautilities.com>
Sent: Friday, January 11, 2019 9:41 AM
To: Banda, Wilrik
Cc: Munro, Elaine
Subject: Response Letters
Attachments: SCH_CLR2019-008.pdf; SCH_CLR2019-004_005_006.pdf; SCH_CLR2019-010.pdf; SCH_CLR2019-009.pdf; SCH_CLR2019-011_012_013.pdf

Good Morning Wil,

Response letters attached for the following files/locations;

60.81.5437 – 27 Wakelin Terrace

60.81.5436 – 600 Scott St

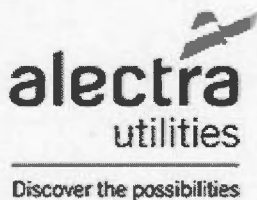
60.81.5440, 60.84.2229 & 60.81.5441 – 58 and 60 Park Ave

60.81.5435 – 68 Russell Ave

60.84.2230, 60.81.5442 & 60.81.5443 – 542 Geneva St and 2 Guy Ave

Email response only, originals will not be mailed.

Have a great weekend,
Samantha



Samantha Burke
Engineering Records Clerk
55 John Street North, Hamilton, ON L8R 3M8
t 905.522.6611 ext:2276
alectrautilities.com



From: Banda, Wilrik <wbanda@stcatharines.ca>
Sent: Friday, January 04, 2019 1:43 PM
To: Samantha Burke <samantha.burke@alectrautilities.com>
Subject: Email 3 of 3 Committee of Adjustment Hearing St. Catharines January 30, 2019

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Samantha:

Email 3

Attached please find the Notices, Applications & Sketches for the January 30, 2019 Committee of Adjustment Hearing for the City of St. Catharines.

It would be greatly appreciated if you could please forward your comments to, Kirstin Jensen, Elaine Munro & myself by **Friday, January 11, 2019**.

1. 68 Russell Avenue, Minor Variance, A-01/19 – 60.81.5435
2. 600 Scott Street, Minor Variance, A-02/19 – 60.81.5436
3. 27 Wakelin Terrace, Minor Variance, A-03/19 – 60.81.5437
4. 33 Merigold Street, Minor Variance, A-04/19 – 60.81.5438
5. 64 Broadway, Minor Variance, A-05/19 – 60.81.5439
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58 Park Avenue, Minor variance, A-06/19 – 60.81.5440
60 Park Avenue, Minor Variance, A-07/19 – 60.81.5441
7. 542 Geneva Street, Consent, B-02/19SC – 60.84.2230
542 Geneva Street, Minor Variance, A-08/19 – 60.81.5442
2 Guy Road, Minor Variance, A-09/19 - 60.81.5443

Email 3
Email 3
Email 3

Thanks, Wil

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January 9, 2019

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

Attention: Wilrik Banda

File# 60.81.5437

Re: 27 Wakelin Terrace

In response to your correspondence dated January 8, 2019, 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.
- Existing overhead house service/meter will be in conflict with proposed front garage addition.

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. 1-15, Overhead System
- C22.3 No. 7-15 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 Charles Howell at 905-522-6611 ext: 4729 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



Memorandum

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

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

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

Date: January 14, 2019

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – January 30, 2019 hearing- File No.: 300-010

NO.	ADDRESS	COMMENTS
A-01/19	68 Russell Ave	-Be advised that a building permit is required for the proposed alterations to the existing dwelling unit. -Be advised that reductions in the required yards will have spatial separation implications affecting the permitted area of glazed openings and the permitted type of construction facing the these yards.
A-02/19	600 Scott Street	-No Comment
A-03/19	27 Wakelin Terrace	-Be advised that reductions in the required yards will have spatial separation implications affecting the permitted area of glazed openings facing these yards.
A-04/19	33 Merigold Street	-Be advised that reductions in the required yards will have spatial separation implications affecting the permitted area of glazed openings and the permitted type of construction facing the these yards.
A-05/19	64 Broadway	-Be advised that a building permit is required for the proposed detached garage with loft.
A-06/19	58 Park Avenue	-No Comment
A-07/19	60 Park Avenue	-Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings facing these yards.
A-08/19	542 Geneva Street	-Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings facing these yards.
A-09/19	2 Guy Road	-Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings facing these yards.

Mark Lepp, Senior Plans Examiner / Building Inspector

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\bldg memo 2019\01 bcoa memo-mv-Jan30, 2019.docx



Memorandum

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

Cc: Kirstin Jensen, Planner I
Brad Johnston, Development Engineering Technologist
Vincent Wen, Planning Student

From: James R. Denham, P.Eng., Development Engineering Technologist

Date: January 17th, 2019

Hearing Date: January 30th, 2019

Subject: Engineering Comments Regarding Minor Variance applications for;
68 Russell Avenue, A-01/19SC
600 Scott Street, A-02/19SC
27 Wakelin Terrace, A-03/19SC
33 Merrigold Street, A-04/19SC
64 Broadway Street, A05/19SC
58 & 60 Park Avenue, A-06/19SC & 07/19SC
542 Geneva Street & 2 Guy Road, A-08/19SC & 09/19SC

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

Prepared by:

James R. Denham, P.Eng., Development Engineering Technologist

JD



Memorandum

To: Elaine Munro, Planning and Building Services
CC:
From: Jessica Button, Parks, Recreation and Culture Services
Date: January 11, 2019
Subject: Committee of Adjustment Hearing – Jan 30, 2019

1. 68 Russell Avenue, Minor Variance, A-01/19 – 60.81.5435
No comment.
2. 600 Scott Street, Minor Variance, A-02/19 – 60.81.5436
No comment.
3. 27 Wakelin Terrace, Minor Variance, A-03/19 – 60.81.5437
No comment.
4. 33 Merigold Street, Minor Variance, A-04/19 – 60.81.5438
No objection to the requested variance. Boulevard not used for access purposes should be re-instated with landscaping.
5. 64 Broadway, Minor Variance, A-05/19 – 60.81.5439
No comment.
6. 58 Park Avenue, Consent, B-01/19SC – 60.84.2229
58 Park Avenue, Minor variance, A-06/19 – 60.81.5440
60 Park Avenue, Minor Variance, A-07/19 – 60.81.5441

The exiting boulevard tree has some significant co-dominant stems, presenting cause for future concern. Staff are supportive of the removal of this boulevard tree.

Staff request the following be included as a conditions of severance:

That the applicant submit a payment of \$457.70 for deposit in the general tree planting reserve fund, in accordance with the 2019 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.

7. 542 Geneva Street, Consent, B-02/19SC – 60.84.2230
542 Geneva Street, Minor Variance, A-08/19 – 60.81.5442
2 Guy Road, Minor Variance, A-09/19 - 60.81.5443

There are existing boulevard trees located on the Guy Road frontage which will require removal. The applicant will be responsible the removal, replacement, and permit costs associated with these trees and addition to standard boulevard planting requirements.

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 \$457.70 for deposit in the general tree planting reserve fund, in accordance with the 2019 Schedule of Rates and Fees.

That the applicant be responsible for the costs associated with the removal, replacement, and permit costs for the removal of the existing boulevard trees along Guy Road.

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.

Jessica Button
Project and Development Planner

Parks, Recreation and Culture Services



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: January 15, 2019

Subject: Committee of Adjustment
Public Hearings – January 30, 2019
File No. 305-17-01

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

Steve Bittner
Transportation Technologist
SB/



CITY OF ST. CATHARINES

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

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

COMMENTS

A-04/19 (60.81.5438)

33 Merigold Street

DATE OF HEARING:
January 30, 2019

Banda, Wilrik

From: Doug Crown <Doug.Crown@cogeco.com>
Sent: Thursday, January 03, 2019 1:00 PM
To: Banda, Wilrik
Subject: RE: Email 1 of 3 Committee of Adjustment Hearing St. Catharines January 30, 2019

Hello Banda
 Email-1
 Cogeco has no issues or concerns with this adjustments
 Thanks

Doug Crown
 Network Planning Department

7170 Mcleod Rd
 Niagara Falls Ont Canada

Doug.crown@cogeco.com

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



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desabonnement@cogeco.com. Merci!

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

--
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- [Contact us](#)

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

From: Banda, Wilrik [mailto:wbanda@stcatharines.ca]

Sent: Thursday, January 3, 2019 12:35 PM

To: Doug Crown

Subject: Email 1 of 3 Committee of Adjustment Hearing St. Catharines January 30, 2019

Good Afternoon Doug:

Attached please find the Notices, Applications & Sketches for the January 30, 2019 Committee of Adjustment Hearing for the City of St. Catharines.

It would be greatly appreciated if you could please forward your comments to, Kirstin Jensen, Elaine Munro & myself by **Friday, January 11, 2019**.

1. 68 Russell Avenue, Minor Variance, A-01/19 – 60.81.5435 **Email 1**
2. 600 Scott Street, Minor Variance, A-02/19 – 60.81.5436 **Email 1**
3. 27 Wakelin Terrace, Minor Variance, A-03/19 – 60.81.5437 **Email 1**
4. 33 Merigold Street, Minor Variance, A-04/19 – 60.81.5438 **Email 1**
5. 64 Broadway, Minor Variance, A-05/19 – 60.81.5439
6. 58 Park Avenue, Consent, B-01/19SC – 60.84.2229
58 Park Avenue, Minor variance, A-06/19 – 60.81.5440
60 Park Avenue, Minor Variance, A-07/19 – 60.81.5441
7. 542 Geneva Street, Consent, B-02/19SC – 60.84.2230
542 Geneva Street, Minor Variance, A-08/19 – 60.81.5442
2 Guy Road, Minor Variance, A-09/19 - 60.81.5443

Thanks, Wil

Wilrik Banda

Planning Technician

Email: wbanda@stcatharines.ca

Phone: 905.688.5601 x1717 **TTY:** 905.688.4TTY (4889)

Mail: PO Box 3012, 50 Church Street, St. Catharines, ON L2R 7C2



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Memorandum

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

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

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

Date: January 14, 2019

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – January 30, 2019 hearing- File No.: 300-010

NO.	ADDRESS	COMMENTS
A-01/19	68 Russell Ave	-Be advised that a building permit is required for the proposed alterations to the existing dwelling unit. -Be advised that reductions in the required yards will have spatial separation implications affecting the permitted area of glazed openings and the permitted type of construction facing the these yards.
A-02/19	600 Scott Street	-No Comment
A-03/19	27 Wakelin Terrace	-Be advised that reductions in the required yards will have spatial separation implications affecting the permitted area of glazed openings facing these yards.
A-04/19	33 Merigold Street	-Be advised that reductions in the required yards will have spatial separation implications affecting the permitted area of glazed openings and the permitted type of construction facing the these yards.
A-05/19	64 Broadway	-Be advised that a building permit is required for the proposed detached garage with loft.
A-06/19	58 Park Avenue	-No Comment
A-07/19	60 Park Avenue	-Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings facing these yards.
A-08/19	542 Geneva Street	-Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings facing these yards.
A-09/19	2 Guy Road	-Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings facing these yards.

Mark Lepp, Senior Plans Examiner / Building Inspector



Memorandum

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

Cc: Kirstin Jensen, Planner I
Brad Johnston, Development Engineering Technologist
Vincent Wen, Planning Student

From: James R. Denham, P.Eng., Development Engineering Technologist

Date: January 17th, 2019

Hearing Date: January 30th, 2019

Subject: Engineering Comments Regarding Minor Variance applications for;
68 Russell Avenue, A-01/19SC
600 Scott Street, A-02/19SC
27 Wakelin Terrace, A-03/19SC
33 Merrigold Street, A-04/19SC
64 Broadway Street, A05/19SC
58 & 60 Park Avenue, A-06/19SC & 07/19SC
542 Geneva Street & 2 Guy Road, A-08/19SC & 09/19SC

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

Prepared by:

James R. Denham, P.Eng., Development Engineering Technologist

JD



Memorandum

To: Elaine Munro, Planning and Building Services
CC:
From: Jessica Button, Parks, Recreation and Culture Services
Date: January 11, 2019
Subject: Committee of Adjustment Hearing – Jan 30, 2019

1. 68 Russell Avenue, Minor Variance, A-01/19 – 60.81.5435
No comment.
2. 600 Scott Street, Minor Variance, A-02/19 – 60.81.5436
No comment.
3. 27 Wakelin Terrace, Minor Variance, A-03/19 – 60.81.5437
No comment.
4. 33 Merigold Street, Minor Variance, A-04/19 – 60.81.5438
No objection to the requested variance. Boulevard not used for access purposes should be re-instated with landscaping.
5. 64 Broadway, Minor Variance, A-05/19 – 60.81.5439
No comment.
6. 58 Park Avenue, Consent, B-01/19SC – 60.84.2229
58 Park Avenue, Minor variance, A-06/19 – 60.81.5440
60 Park Avenue, Minor Variance, A-07/19 – 60.81.5441

The exiting boulevard tree has some significant co-dominant stems, presenting cause for future concern. Staff are supportive of the removal of this boulevard tree.

Staff request the following be included as a conditions of severance:

That the applicant submit a payment of \$457.70 for deposit in the general tree planting reserve fund, in accordance with the 2019 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.

7. 542 Geneva Street, Consent, B-02/19SC – 60.84.2230
542 Geneva Street, Minor Variance, A-08/19 – 60.81.5442
2 Guy Road, Minor Variance, A-09/19 - 60.81.5443

There are existing boulevard trees located on the Guy Road frontage which will require removal. The applicant will be responsible the removal, replacement, and permit costs associated with these trees and addition to standard boulevard planting requirements.

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 \$457.70 for deposit in the general tree planting reserve fund, in accordance with the 2019 Schedule of Rates and Fees.

That the applicant be responsible for the costs associated with the removal, replacement, and permit costs for the removal of the existing boulevard trees along Guy Road.

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.

Jessica Button
Project and Development Planner

Parks, Recreation and Culture Services



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: January 15, 2019

Subject: Committee of Adjustment
Public Hearings – January 30, 2019
File No. 305-17-01

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

Steve Bittner
Transportation Technologist
SB/



CITY OF ST. CATHARINES

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

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

COMMENTS

A-05/19 (60.81.5439)

64 Broadway

DATE OF HEARING:
January 30, 2019

Banda, Wilrik

From: Philip Cleversey
Sent: Thursday, January 10, 2019 6:49 PM
To: Banda, Wilrik
Subject: Re: File No. 60.81.5439. Submission No. A-05/19

Wilrik Banda
Acting Secretary- Treasurer
Committee of Adjustment, City Hall
P.O. Box 3012, 50 Church Street,
St. Catharines, On
L2R 7C2

With regards to the Application No. A-05/19 for a requested variance to increase the maximum height for construction of a detached garage, I (we) do not have any concerns or protests to allow this variance to be approved.

It is our belief that the proposed structure will enhance the existing property and provide a visually appealing aspect to said property, as well as provide a visually appealing enhancement to the neighbourhood in general. As we are not able to attend the hearing meeting scheduled for January 30, 2019 , hence we request that this submission be read and presented on our behalf.

Thank you

Philip Cleversey and Shelley Dix
4 Parkside Drive, St. Catharines, On.
L2M 0B1

Sent from my iPad

Banda, Wilrik

From: Doug Crown <Doug.Crown@cogeco.com>
Sent: Thursday, January 03, 2019 1:01 PM
To: Banda, Wilrik
Subject: RE: Email 2 of 3 Committee of Adjustment Hearing St. Catharines January 30, 2019

Hello Banda
 Email-2
 Cogeco has no issues or concerns with this adjustments
 Thanks

Doug Crown
 Network Planning Department
 Doug.crown@cogeco.com
 T 289-296-6266 | C 905-401-9967

7170 Mcleod Rd
 Niagara Falls Ont Canada



From: Banda, Wilrik [mailto:wbanda@stcatharines.ca]
Sent: Thursday, January 3, 2019 12:38 PM
To: Doug Crown
Subject: Email 2 of 3 Committee of Adjustment Hearing St. Catharines January 30, 2019

Good Afternoon Doug:

Email 2

Attached please find the Notices, Applications & Sketches for the January 30, 2019 Committee of Adjustment Hearing for the City of St. Catharines.

It would be greatly appreciated if you could please forward your comments to, Kirstin Jensen, Elaine Munro & myself by **Friday, January 11, 2019**.

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2. 600 Scott Street, Minor Variance, A-02/19 – 60.81.5436
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- | | |
|---|---------|
| 5. 64 Broadway, Minor Variance, A-05/19 – 60.81.5439 | Email 2 |
| 6. 58 Park Avenue, Consent, B-01/19SC – 60.84.2229 | Email 2 |
| 58 Park Avenue, Minor variance, A-06/19 – 60.81.5440 | Email 2 |
| 60 Park Avenue, Minor Variance, A-07/19 – 60.81.5441 | Email 2 |
| 7. 542 Geneva Street, Consent, B-02/19SC – 60.84.2230 | |
| 542 Geneva Street, Minor Variance, A-08/19 – 60.81.5442 | |
| 2 Guy Road, Minor Variance, A-09/19 - 60.81.5443 | |

Thanks, Wil

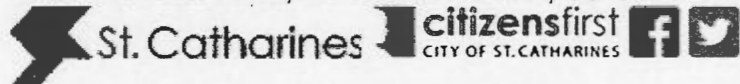
Wilrik Banda

Planning Technician

Email: wbanda@stcatharines.ca

Phone: 905.688.5601 x1717 TTY: 905.688.4TTY (4889)

Mail: PO Box 3012, 50 Church Street, St. Catharines, ON L2R 7C2



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Memorandum

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

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

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

Date: January 14, 2019

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – January 30, 2019 hearing- File No.: 300-010

NO.	ADDRESS	COMMENTS
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Mark Lepp, Senior Plans Examiner / Building Inspector

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\bldg memo 2019\01 bcoa memo-mv-Jan30, 2019.docx



Memorandum

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

Cc: Kirstin Jensen, Planner I
Brad Johnston, Development Engineering Technologist
Vincent Wen, Planning Student

From: James R. Denham, P.Eng., Development Engineering Technologist

Date: January 17th, 2019

Hearing Date: January 30th, 2019

Subject: Engineering Comments Regarding Minor Variance applications for;
68 Russell Avenue, A-01/19SC
600 Scott Street, A-02/19SC
27 Wakelin Terrace, A-03/19SC
33 Merrigold Street, A-04/19SC
64 Broadway Street, A05/19SC
58 & 60 Park Avenue, A-06/19SC & 07/19SC
542 Geneva Street & 2 Guy Road, A-08/19SC & 09/19SC

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

Prepared by:

James R. Denham, P.Eng., Development Engineering Technologist

JD



Memorandum

To: Elaine Munro, Planning and Building Services
CC:
From: Jessica Button, Parks, Recreation and Culture Services
Date: January 11, 2019
Subject: Committee of Adjustment Hearing – Jan 30, 2019

1. 68 Russell Avenue, Minor Variance, A-01/19 – 60.81.5435
No comment.
2. 600 Scott Street, Minor Variance, A-02/19 – 60.81.5436
No comment.
3. 27 Wakelin Terrace, Minor Variance, A-03/19 – 60.81.5437
No comment.
4. 33 Merigold Street, Minor Variance, A-04/19 – 60.81.5438
No objection to the requested variance. Boulevard not used for access purposes should be re-instated with landscaping.
5. 64 Broadway, Minor Variance, A-05/19 – 60.81.5439
No comment.
6. 58 Park Avenue, Consent, B-01/19SC – 60.84.2229
58 Park Avenue, Minor variance, A-06/19 – 60.81.5440
60 Park Avenue, Minor Variance, A-07/19 – 60.81.5441

The exiting boulevard tree has some significant co-dominant stems, presenting cause for future concern. Staff are supportive of the removal of this boulevard tree.

Staff request the following be included as a conditions of severance:

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7. 542 Geneva Street, Consent, B-02/19SC – 60.84.2230
542 Geneva Street, Minor Variance, A-08/19 – 60.81.5442
2 Guy Road, Minor Variance, A-09/19 - 60.81.5443

There are existing boulevard trees located on the Guy Road frontage which will require removal. The applicant will be responsible the removal, replacement, and permit costs associated with these trees and addition to standard boulevard planting requirements.

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

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That the applicant be responsible for the costs associated with the removal, replacement, and permit costs for the removal of the existing boulevard trees along Guy Road.

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

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Jessica Button
Project and Development Planner

Parks, Recreation and Culture Services



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: January 15, 2019

Subject: Committee of Adjustment
Public Hearings – January 30, 2019
File No. 305-17-01

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

Steve Bittner
Transportation Technologist
SB/



CITY OF ST. CATHARINES

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-01/19SC (60.84.2229)

A-06/19 (60.81.5540)

A-07/19 (60.81.5441)

58 & 60 Park Avenue

DATE OF HEARING:

January 30, 2019

Banda, Wilrik

From: Samantha Burke <samantha.burke@alectrautilities.com>
Sent: Friday, January 11, 2019 9:41 AM
To: Banda, Wilrik
Cc: Munro, Elaine
Subject: Response Letters
Attachments: SCH_CLR2019-008.pdf; SCH_CLR2019-004_005_006.pdf; SCH_CLR2019-010.pdf; SCH_CLR2019-009.pdf; SCH_CLR2019-011_012_013.pdf

Good Morning Wil,

Response letters attached for the following files/locations;

60.81.5437 – 27 Wakelin Terrace

60.81.5436 – 600 Scott St

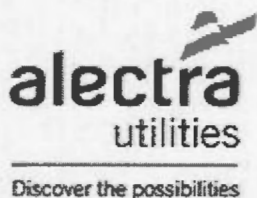
60.81.5440, 60.84.2229 & 60.81.5441 – 58 and 60 Park Ave

60.81.5435 – 68 Russell Ave

60.84.2230, 60.81.5442 & 60.81.5443 – 542 Geneva St and 2 Guy Ave

Email response only, originals will not be mailed.

Have a great weekend,
Samantha



Samantha Burke
Engineering Records Clerk
55 John Street North, Hamilton, ON L8R 3M8
t 905.522.6611 ext:2276
alectrautilities.com



From: Banda, Wilrik <wbanda@stcatharines.ca>
Sent: Friday, January 04, 2019 1:43 PM
To: Samantha Burke <samantha.burke@alectrautilities.com>
Subject: Email 3 of 3 Committee of Adjustment Hearing St. Catharines January 30, 2019

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Good Afternoon Samantha:

Email 3

Attached please find the Notices, Applications & Sketches for the January 30, 2019 Committee of Adjustment Hearing for the City of St. Catharines.

It would be greatly appreciated if you could please forward your comments to, Kirstin Jensen, Elaine Munro & myself by **Friday, January 11, 2019**.

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2 Guy Road, Minor Variance, A-09/19 - 60.81.5443

Email 3
Email 3
Email 3

Thanks, Wil

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January 9, 2019

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

Attention: Wilrik Banda

File# 60.81.5440, 60.84.229 & 60.81.5441

Re: 58 and 60 Park Ave

In response to your correspondence dated January 8, 2019, 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.
- 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.

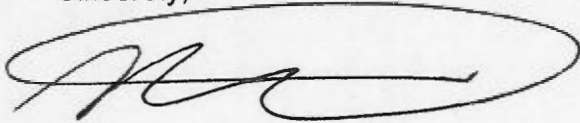
We would also like to stipulate the following:

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

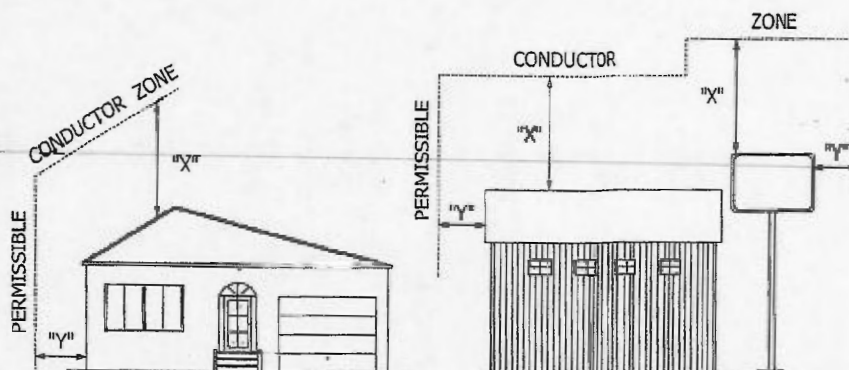
- Excavation within one metre of underground hydro plant is not permitted unless approval is granted by an Alectra Utilities representative and is present to provide direct supervision. Cost associated with this task shall be at the owner's expense.
- Alectra Utilities must be contacted if the removal, 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. 1-15, Overhead System
 - C22.3 No. 7-15 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 Charles Howell at 905-522-6611 ext: 4729 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



- 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 DO/MM/YY
REDRAWN:	JM	12/06/07
CHECKED:	ND	26/04/05
APPROVED:	CR	26/04/05

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

REFERENCE DRAWINGS:	DRAWINGS NOT TO SCALE
DRAWING #	SHEET # REVISION #
3-105	1 0

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



January 4, 2019

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

E-mail Only: Elaine Munro (emunro@stcatharines.ca), Kirsten Jensen (kjensen@stcatharines.ca) and Wilrik Banda (wbanda@stcatharines.ca)

Subject: Application for Consent B-01/19SC
58 Park Avenue
St. Catharines
Bell File: 905-19-032

Thank you for your correspondence dated January 3, 2019.

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

On the attached plan, the red lines indicate the approximate location of active, critical infrastructure. Located in the southeast corner of Part 2 at 58 Park Avenue, Bell Canada's terminal provides essential access to the network. Of major concern is the ability to access our equipment, particularly in the event of an interruption or emergency that would require Bell Canada to restore service to regular telephone lines, alarm services, internet access, and most importantly ensure the continuity of 911 service.

The 2014 Ontario Provincial Policy Statement states that "...public service facilities shall be provided in a coordinated, efficient and cost-effective manner that considers impacts from climate change while accommodating projected needs. Planning for infrastructure... and public service facilities shall be coordinated and integrated with land use planning so that they are financially viable over their life cycle, which may be demonstrated through asset management planning; and available to meet current and *projected* needs."

Bell Canada requests a 3m wide strip to measure 1.5m on either side of the buried installation within the confines of Parts 1 and 2 of the circulated plan. While we believe the plant to be located approximately 0.5m inside the property line, it may be necessary for a surveyor to arrange for a cable locate to identify its precise location.

Since the easement is required to protect the integrity of the existing facilities and preserve many services, we request that the cost associated with registration be the responsibility of the landowner.

We hope this proposal meets with your approval and request a copy of the decision. We look forward to the owner's solicitor contacting us with a draft reference plan and accompanying draft easement documents for our approval prior to registration, along with an acknowledgement and direction for our execution.

If you have any questions or concerns, please feel free to contact me.

Sincerely,

Charleyne Hall
Right of Way Associate



SKETCH FOR SEVERANCE APPLICATION
LOT 207 AND PART OF LOT 208
REGISTERED PLAN TP-177
CITY OF ST. CATHARINES
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 250
 5 0 5 15 metres

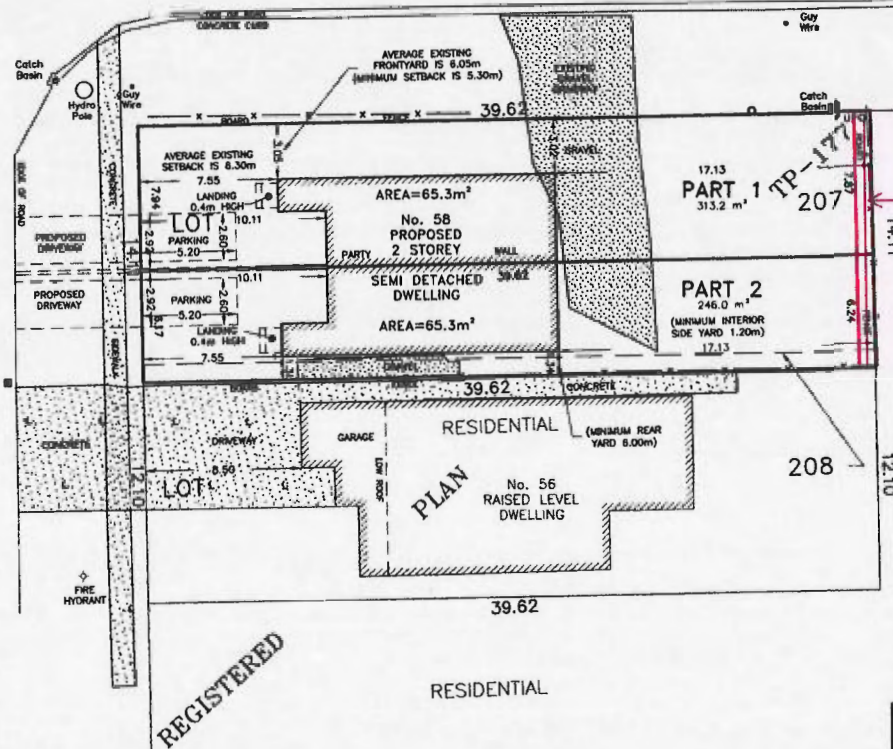
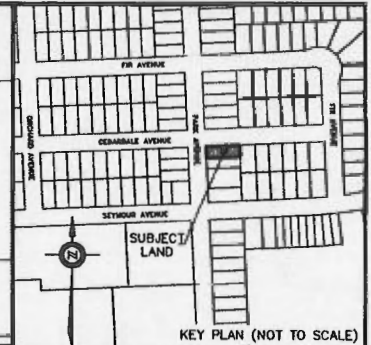
KIRKUP MASCOE URE SURVEYING LTD.
 ONTARIO LAND SURVEYORS



No. 59
 1 STOREY DWELLING

PARK AVENUE
 PUBLIC TRAVELLED ROAD (20.1m WIDE)

CEDARDALE AVENUE
 PUBLIC TRAVELLED ROAD (20.1m WIDE)



Buried telephone cable. 200pr copper
 50pr copper
 Still in use, serving areas
 north, east and south of Part
 1 and 2. (Approx 0.5m inside
 PL)

	PART 1	PART 2
LOT AREA	313.2 m²	246.0 m²
LOT COVERAGE	85.3 m² 21%	65.3 m² 27%
LANDSCAPED OPEN SPACE	217.0 m² 69%	149.7 m² 61%

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

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

PLOT DATE : SEPTEMBER 26, 2018
 William A. Mascoe
 WILLIAM A. MASCOE
 ONTARIO LAND SURVEYOR

KIRKUP MASCOE URE
 SURVEYING LTD.
 49 BASSETT AVENUE, ST. CATHARINES, ONTARIO L2P-2Y6
 TELEPHONE: (905) 685-5911, FAX: (905) 641-4434
 E-MAIL: info@niagarasurveyors.com
 www.niagarasurveyors.com

JOB No. : 2018-0136 DWG FILE : 18-0136_SKETCH

60.84.2229
60.81.5440
60.81.5441

Banda, Wilrik

From: Doug Crown <Doug.Crown@cogeco.com>
Sent: Thursday, January 03, 2019 1:01 PM
To: Banda, Wilrik
Subject: RE: Email 2 of 3 Committee of Adjustment Hearing St. Catharines January 30, 2019

Hello Banda
Email-2
Cogeco has no issues or concerns with this adjustments
Thanks

Doug Crown
Network Planning Department

Doug.crown@cogeco.com

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

7170 Mcleod Rd
Niagara Falls Ont Canada



From: Banda, Wilrik [mailto:wbanda@stcatharines.ca]
Sent: Thursday, January 3, 2019 12:38 PM
To: Doug Crown
Subject: Email 2 of 3 Committee of Adjustment Hearing St. Catharines January 30, 2019

Good Afternoon Doug:

Email 2

Attached please find the Notices, Applications & Sketches for the January 30, 2019 Committee of Adjustment Hearing for the City of St. Catharines.

It would be greatly appreciated if you could please forward your comments to, Kirstin Jensen, Elaine Munro & myself by **Friday, January 11, 2019**.

1. 68 Russell Avenue, Minor Variance, A-01/19 – 60.81.5435
2. 600 Scott Street, Minor Variance, A-02/19 – 60.81.5436
3. 27 Wakelin Terrace, Minor Variance, A-03/19 – 60.81.5437
4. 33 Merigold Street, Minor Variance, A-04/19 – 60.81.5438

- | | |
|---|----------------|
| 5. 64 Broadway, Minor Variance, A-05/19 – 60.81.5439 | Email 2 |
| 6. 58 Park Avenue, Consent, B-01/19SC – 60.84.2229 | Email 2 |
| 58 Park Avenue, Minor variance, A-06/19 – 60.81.5440 | Email 2 |
| 60 Park Avenue, Minor Variance, A-07/19 – 60.81.5441 | Email 2 |
| 7. 542 Geneva Street, Consent, B-02/19SC – 60.84.2230 | |
| 542 Geneva Street, Minor Variance, A-08/19 – 60.81.5442 | |
| 2 Guy Road, Minor Variance, A-09/19 - 60.81.5443 | |

Thanks, Wil

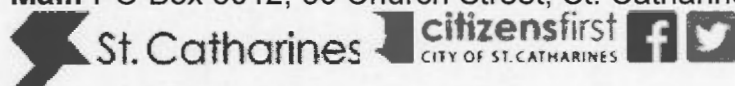
Wilrik Banda

Planning Technician

Email: wbanda@stcatharines.ca

Phone: 905.688.5601 x1717 **TTY:** 905.688.4TTY (4889)

Mail: PO Box 3012, 50 Church Street, St. Catharines, ON L2R 7C2



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Memorandum

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

Cc: Judy Pihach, B. Thiessen, Kirsten Jensen, Wil Banda,
Planning and Building Services

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

Date: January 14, 2019

Subject: Building Comments on Applications to the Committee of Adjustment
Consents – January 30, 2019 hearing - File No.: 300-036

B-01/19SC – 58 Park Avenue

Comment:

- Be advised that a building permit is required for the proposed semi detached dwelling on Parts 1 and 2.

Condition:

- The existing dwelling on Parts 1 and 2 shall be removed. A demolition permit is required and shall be completed to the satisfaction of the Chief Building Official of the City of St. Catharines.

B-02/19SC – 542 Geneva Street

Comment:

- Be advised that a building permit is required for the proposed dwelling on Part 1 and the proposed dwelling unit on Part 2.

Condition:

- The existing dwelling on Part 2 shall be removed. A demolition permit is required and shall be completed to the satisfaction of the Chief Building Official of the City of St. Catharines.

Mark Lepp, Senior Plans Examiner / Building Inspector

Cc: Files, 300-036

g:\pbs-building & development\committee of adjustment\bldg memo 2019\02bcoa memo-sev-January 30,2019.docx



Memorandum

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

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

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

Date: January 14, 2019

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – January 30, 2019 hearing- File No.: 300-010

NO.	ADDRESS	COMMENTS
A-01/19	68 Russell Ave	-Be advised that a building permit is required for the proposed alterations to the existing dwelling unit. -Be advised that reductions in the required yards will have spatial separation implications affecting the permitted area of glazed openings and the permitted type of construction facing the these yards.
A-02/19	600 Scott Street	-No Comment
A-03/19	27 Wakelin Terrace	-Be advised that reductions in the required yards will have spatial separation implications affecting the permitted area of glazed openings facing these yards.
A-04/19	33 Merigold Street	-Be advised that reductions in the required yards will have spatial separation implications affecting the permitted area of glazed openings and the permitted type of construction facing the these yards.
A-05/19	64 Broadway	-Be advised that a building permit is required for the proposed detached garage with loft.
A-06/19	58 Park Avenue	-No Comment
A-07/19	60 Park Avenue	-Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings facing these yards.
A-08/19	542 Geneva Street	-Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings facing these yards.
A-09/19	2 Guy Road	-Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings facing these yards.

Mark Lepp, Senior Plans Examiner / Building Inspector

**REPORT TO PLANNING DEPARTMENT
Re: CITY LAND DIVISION APPLICATION NUMBER B-01/19SC**



January 14th, 2019

ENGINEERING FILE 300-36

Hearing Date: January 30th, 2019

Applicant: 2274846 Ontario Inc.

Location: 58 Park Avenue

MUNICIPAL SERVICES

	<u>Park Avenue</u>	<u>Cedardale Avenue</u>
Water:	200mm P.V.C.	150mm A.C.
Sanitary Sewer:	250mm Conc. 3.4m deep	None Adjacent
Storm Sewer:	250mm P.V.C.	
Sidewalks:	Yes	No
Road Allowance Width:	20m±	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 creating a lot for one-half of a semi-detached dwelling. Part 2 will be another lot for the other half of the semi-detached dwelling. The application would allow each unit of the semi-detached dwelling to be owned and/or sold separately.

Roads

Park Avenue is designated as a Local Road in the City's Official Plan with a desired right-of-way width of 20m. Its current width along the Applicant frontage is 20m. Cedardale Avenue is also designated as a Local Road in the City's Official Plan. It's current width is also 20m. Therefore, no road widenings are required at this time.

The Owner shall pay the City to fill the existing curb cut on Cedardale Avenue. This fee will be paid at the Building Permit stage.

The Owner shall pay the City for the cost of a future sidewalk on Cedardale Avenue across the flankage of Part 1. The total estimated cost of the Owner's share is \$14,263.20.

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 to a suitable outlet, while at the same time not adversely affect abutting properties.

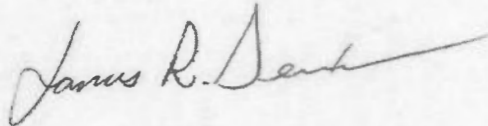
Sump pump flows are typically discharged to grade, when no opportunities to connect to a storm sewer in the road allowance. Since a new storm sewer exists on Park Avenue the Owner shall pay to have a new storm lateral installed from the existing CB opposite the southwest corner of Part 2 to the front property line of Part 2. The Owner shall, through a Plumbing Only Permit extend this lateral to the proposed new dwelling and connect the sump pump for this dwelling to this lateral. The sump pump for Part 1 will be permitted to discharge to the flankage along Cedardale Avenue. Fees to provide the storm lateral are to be paid prior to at the Building Permit stage.

The Owner shall confirm that the location of existing water service and sewer laterals to be re-used do not cross any abutting and/or future lot lines. If these services are determined to cross abutting and/or future lot lines, the Owner shall be responsible to relocate the portion of these works on private property through a Plumbing Only permit so as not to continue private service crossings over abutting and/or future lot line. The Owner shall also pay the City the fees to provide new water services and sewer lateral(s) to the property lines in order for each property to be serviced individually. Fees to complete this work are to be paid prior to the issuance of the building permit.

Condition(s):

Prior to the severance finalization the Owner shall;

- Pay the fee for City crews to locate, trace, inspect and record the existing sewer and water laterals servicing the existing property.
- If the existing services are suitable for reuse but cross existing or future side lot lines, the Owner shall be responsible to complete any relocation works on private property and pay the City to install any new water service and/or sanitary sewer lateral required to accommodate the relocation works.
- The Owner shall pay the City \$14,263.20 for the cost of a future sidewalk along the Cedardale Avenue flankage.



Prepared By: _____
James R. Denham, P.Eng.
Development Engineering Technologist



Memorandum

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

Cc: Kirstin Jensen, Planner I
Brad Johnston, Development Engineering Technologist
Vincent Wen, Planning Student

From: James R. Denham, P.Eng., Development Engineering Technologist

Date: January 17th, 2019

Hearing Date: January 30th, 2019

Subject: Engineering Comments Regarding Minor Variance applications for;
68 Russell Avenue, A-01/19SC
600 Scott Street, A-02/19SC
27 Wakelin Terrace, A-03/19SC
33 Merrigold Street, A-04/19SC
64 Broadway Street, A05/19SC
58 & 60 Park Avenue, A-06/19SC & 07/19SC
542 Geneva Street & 2 Guy Road, A-08/19SC & 09/19SC

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

Prepared by:

James R. Denham, P.Eng., Development Engineering Technologist

JD



Memorandum

To: Elaine Munro, Planning and Building Services
CC:
From: Jessica Button, Parks, Recreation and Culture Services
Date: January 11, 2019
Subject: Committee of Adjustment Hearing – Jan 30, 2019

1. 68 Russell Avenue, Minor Variance, A-01/19 – 60.81.5435
No comment.
2. 600 Scott Street, Minor Variance, A-02/19 – 60.81.5436
No comment.
3. 27 Wakelin Terrace, Minor Variance, A-03/19 – 60.81.5437
No comment.
4. 33 Merigold Street, Minor Variance, A-04/19 – 60.81.5438
No objection to the requested variance. Boulevard not used for access purposes should be re-instated with landscaping.
5. 64 Broadway, Minor Variance, A-05/19 – 60.81.5439
No comment.
6. 58 Park Avenue, Consent, B-01/19SC – 60.84.2229
58 Park Avenue, Minor variance, A-06/19 – 60.81.5440
60 Park Avenue, Minor Variance, A-07/19 – 60.81.5441

The exiting boulevard tree has some significant co-dominant stems, presenting cause for future concern. Staff are supportive of the removal of this boulevard tree.

Staff request the following be included as a conditions of severance:

That the applicant submit a payment of \$457.70 for deposit in the general tree planting reserve fund, in accordance with the 2019 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.

7. 542 Geneva Street, Consent, B-02/19SC – 60.84.2230
542 Geneva Street, Minor Variance, A-08/19 – 60.81.5442
2 Guy Road, Minor Variance, A-09/19 - 60.81.5443

There are existing boulevard trees located on the Guy Road frontage which will require removal. The applicant will be responsible the removal, replacement, and permit costs associated with these trees and addition to standard boulevard planting requirements.

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 \$457.70 for deposit in the general tree planting reserve fund, in accordance with the 2019 Schedule of Rates and Fees.

That the applicant be responsible for the costs associated with the removal, replacement, and permit costs for the removal of the existing boulevard trees along Guy Road.

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.

Jessica Button
Project and Development Planner

Parks, Recreation and Culture Services



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: January 15, 2019

Subject: Committee of Adjustment
Public Hearings – January 30, 2019
File No. 305-17-01

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

Steve Bittner
Transportation Technologist
SB/



CITY OF ST. CATHARINES

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

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

COMMENTS

B-02/19SC (60.84.2230)

A-08/19 (60.81.5542)

A-09/19 (60.81.5443)

**542 Geneva Street &
2 Guy Street**

**DATE OF HEARING:
January 30, 2019**

Banda, Wilrik

From: Samantha Burke <samantha.burke@alectrautilities.com>
Sent: Friday, January 11, 2019 9:41 AM
To: Banda, Wilrik
Cc: Munro, Elaine
Subject: Response Letters
Attachments: SCH_CLR2019-008.pdf; SCH_CLR2019-004_005_006.pdf; SCH_CLR2019-010.pdf; SCH_CLR2019-009.pdf; SCH_CLR2019-011_012_013.pdf

Good Morning Wil,

Response letters attached for the following files/locations;

60.81.5437 – 27 Wakelin Terrace

60.81.5436 – 600 Scott St

60.81.5440, 60.84.2229 & 60.81.5441 – 58 and 60 Park Ave

60.81.5435 – 68 Russell Ave

60.84.2230, 60.81.5442 & 60.81.5443 – 542 Geneva St and 2 Guy Ave

Email response only, originals will not be mailed.

Have a great weekend,
Samantha



Samantha Burke
Engineering Records Clerk
55 John Street North, Hamilton, ON L8R 3M8
t 905.522.6611 ext:2276
alectrautilities.com



From: Banda, Wilrik <wbanda@stcatharines.ca>
Sent: Friday, January 04, 2019 1:43 PM
To: Samantha Burke <samantha.burke@alectrautilities.com>
Subject: Email 3 of 3 Committee of Adjustment Hearing St. Catharines January 30, 2019

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Samantha:

Email 3

Attached please find the Notices, Applications & Sketches for the January 30, 2019 Committee of Adjustment Hearing for the City of St. Catharines.

It would be greatly appreciated if you could please forward your comments to, Kirstin Jensen, Elaine Munro & myself by **Friday, January 11, 2019**.

1. 68 Russell Avenue, Minor Variance, A-01/19 – 60.81.5435
2. 600 Scott Street, Minor Variance, A-02/19 – 60.81.5436
3. 27 Wakelin Terrace, Minor Variance, A-03/19 – 60.81.5437
4. 33 Merigold Street, Minor Variance, A-04/19 – 60.81.5438
5. 64 Broadway, Minor Variance, A-05/19 – 60.81.5439
6. 58 Park Avenue, Consent, B-01/19SC – 60.84.2229
58 Park Avenue, Minor variance, A-06/19 – 60.81.5440
60 Park Avenue, Minor Variance, A-07/19 – 60.81.5441
7. 542 Geneva Street, Consent, B-02/19SC – 60.84.2230
542 Geneva Street, Minor Variance, A-08/19 – 60.81.5442
2 Guy Road, Minor Variance, A-09/19 - 60.81.5443

Email 3
Email 3
Email 3

Thanks, Wil

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January 9, 2019

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

Attention: Wilrik Banda

File# 60.84.2230, 60.81.5442 & 60.81.5443

Re: 542 Geneva St and 2 Guy Rd

In response to your correspondence dated January 8, 2019, 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.
- 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.

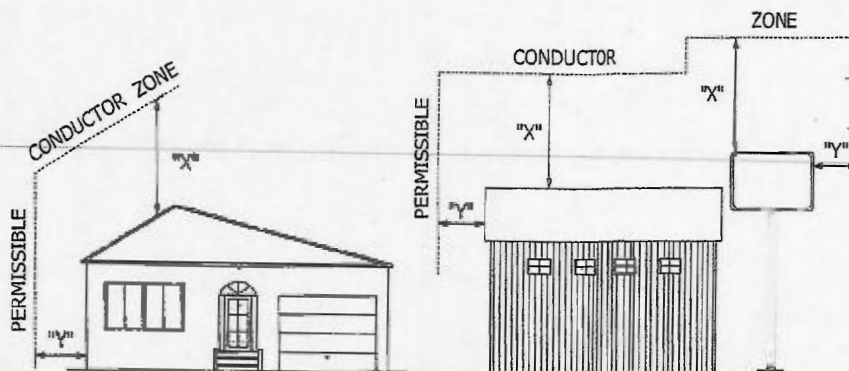
- Excavation within one metre of underground hydro plant is not permitted unless approval is granted by an Alectra Utilities representative and is present to provide direct supervision. Cost associated with this task shall be at the owner's expense.
- Alectra Utilities must be contacted if the removal, 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. 1-15, Overhead System
 - C22.3 No. 7-15 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 Charles Howell at 905-522-6611 ext: 4729 in our Engineering Design Department.

Sincerely,

A handwritten signature in dark ink, appearing to be 'Mark Jakubowski', enclosed within a large, hand-drawn 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.

horizon
UTILITIES Looking beyond...

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

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

REFERENCE DRAWINGS:	DRAWINGS NOT TO SCALE	
DRAWING #	SHEET #	REVISION #
3-105	1	0

Banda, Wilrik

60.84.2236
60.81.5442
60.81.5443

From: Doug Crown <Doug.Crown@cogeco.com>
Sent: Thursday, January 03, 2019 1:03 PM
To: Banda, Wilrik
Subject: RE: Email 3 of 3 Committee of Adjustment Hearing St. Catharines January 30, 2019

Hello Banda
Email-3
Cogeco has no issues or concerns with this adjustments
Thanks
Have a great day

Doug Crown
Network Planning Department
Doug.crown@cogeco.com
T 289-296-6266 | C 905-401-9967

7170 Mcleod Rd
Niagara Falls Ont Canada



From: Banda, Wilrik [<mailto:wbanda@stcatharines.ca>]
Sent: Thursday, January 3, 2019 12:40 PM
To: Doug Crown
Subject: Email 3 of 3 Committee of Adjustment Hearing St. Catharines January 30, 2019

Good Afternoon Doug:

Email 3

Attached please find the Notices, Applications & Sketches for the January 30, 2019 Committee of Adjustment Hearing for the City of St. Catharines.

It would be greatly appreciated if you could please forward your comments to, Kirstin Jensen, Elaine Munro & myself by **Friday, January 11, 2019**.

1. 68 Russell Avenue, Minor Variance, A-01/19 – 60.81.5435
2. 600 Scott Street, Minor Variance, A-02/19 – 60.81.5436
3. 27 Wakelin Terrace, Minor Variance, A-03/19 – 60.81.5437

4. 33 Merigold Street, Minor Variance, A-04/19 – 60.81.5438
5. 64 Broadway, Minor Variance, A-05/19 – 60.81.5439
6. 58 Park Avenue, Consent, B-01/19SC – 60.84.2229
58 Park Avenue, Minor variance, A-06/19 – 60.81.5440
60 Park Avenue, Minor Variance, A-07/19 – 60.81.5441
7. 542 Geneva Street, Consent, B-02/19SC – 60.84.2230
542 Geneva Street, Minor Variance, A-08/19 – 60.81.5442
2 Guy Road, Minor Variance, A-09/19 - 60.81.5443

Email 3
Email 3
Email 3

Thanks, Wil

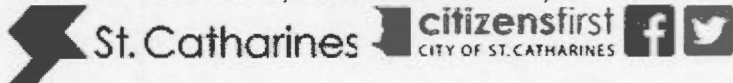
Wilrik Banda

Planning Technician

Email: wbanda@stcatharines.ca

Phone: 905.688.5601 x1717 **TTY:** 905.688.4TTY (4889)

Mail: PO Box 3012, 50 Church Street, St. Catharines, ON L2R 7C2



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Memorandum

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

Cc: Judy Pihach, B. Thiessen, Kirsten Jensen, Wil Banda,
Planning and Building Services

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

Date: January 14, 2019

Subject: Building Comments on Applications to the Committee of Adjustment
Consents – January 30, 2019 hearing - File No.: 300-036

B-01/19SC – 58 Park Avenue

Comment:

- Be advised that a building permit is required for the proposed semi detached dwelling on Parts 1 and 2.

Condition:

- The existing dwelling on Parts 1 and 2 shall be removed. A demolition permit is required and shall be completed to the satisfaction of the Chief Building Official of the City of St. Catharines.

B-02/19SC – 542 Geneva Street

Comment:

- Be advised that a building permit is required for the proposed dwelling on Part 1 and the proposed dwelling unit on Part 2.

Condition:

- The existing dwelling on Part 2 shall be removed. A demolition permit is required and shall be completed to the satisfaction of the Chief Building Official of the City of St. Catharines.

Mark Lepp, Senior Plans Examiner / Building Inspector

Cc: Files, 300-036

g:\pbs-building & development\committee of adjustment\bldg memo 2019\02bcoa memo-sev-January 30,2019.docx



Memorandum

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

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

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

Date: January 14, 2019

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – January 30, 2019 hearing- File No.: 300-010

NO.	ADDRESS	COMMENTS
A-01/19	68 Russell Ave	-Be advised that a building permit is required for the proposed alterations to the existing dwelling unit. -Be advised that reductions in the required yards will have spatial separation implications affecting the permitted area of glazed openings and the permitted type of construction facing the these yards.
A-02/19	600 Scott Street	-No Comment
A-03/19	27 Wakelin Terrace	-Be advised that reductions in the required yards will have spatial separation implications affecting the permitted area of glazed openings facing these yards.
A-04/19	33 Merigold Street	-Be advised that reductions in the required yards will have spatial separation implications affecting the permitted area of glazed openings and the permitted type of construction facing the these yards.
A-05/19	64 Broadway	-Be advised that a building permit is required for the proposed detached garage with loft.
A-06/19	58 Park Avenue	-No Comment
A-07/19	60 Park Avenue	-Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings facing these yards.
A-08/19	542 Geneva Street	-Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings facing these yards.
A-09/19	2 Guy Road	-Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings facing these yards.

Mark Lepp, Senior Plans Examiner / Building Inspector

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\blgd memo 2019\01 bcoa memo-mv-Jan30, 2019.docx

REPORT TO PLANNING DEPARTMENT
Re: CITY LAND DIVISION APPLICATION NUMBER B-02/19SC



January 15th, 2019

ENGINEERING FILE 300-36

Hearing Date: January 30th, 2018

Applicant: 2556067 Ontario Inc.

Location: 542 Geneva Street

MUNICIPAL SERVICES

	<u>Geneva Street</u>	<u>Guy Road</u>
Water:	200mm P.V.C.	150mm P.V.C.
Sanitary Sewer:	525mm +/-4.5m deep	525mm +/-5m deep
Storm Sewer:	1800mm	1800mm
Sidewalks:	Yes – currently encroach onto private property	
Road Allowance Width:	20m+(Varies)	26m/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 creating a new lot to be known as 542 Geneva Street. Part 2 will be retained for residential use and be known as 2 Guy Road. Both Parts will have new housing units constructed on them. The existing house on Part 2 is being demolished.

Roads

Geneva Street is designated an Arterial Road in the City's Official Plan with a desired right-of-way width of 26.12m. Its current width along the Geneva Street frontage is for the most part 20m ±. However, the portion of the right-of-way that is deficient is on the opposite side of Geneva Street. Therefore, a widening is not required from the subject property 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 will be required for review and approval at the building permit stage and shall be submitted at that time to ensure that the drainage scheme conveys drainage flows to suitable outlets, and does not adversely affect abutting properties.

Sump pump flows are permitted to be discharged to grade, when no opportunity exists to connect to a municipal storm sewer. Since a storm sewer does exist on Geneva Street and on Guy Road, sump pump flows shall be discharged directly to a storm lateral. Therefore, the Owner will be required to pay to have the City install one new storm lateral for each lot (Part 1 and Part 2). Payment will be made at the time of application for

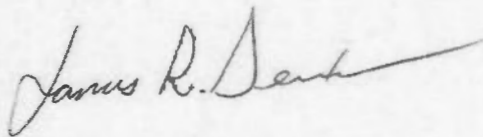
a building permit and the amounts shall be in accordance with the City's approved Schedule of Rates and Fees in effect at that time.

The Owner shall be responsible to pay the City a fee to locate, trace, inspect and record the location of the existing water service and sanitary sewer laterals for the existing home to ensure they are in a suitable condition and size for re-use and will not cross any existing or proposed future side lot lines. If these services are determined to be suitable for re-use however, they do cross existing or future potential lot lines, the Owner shall be responsible to complete any relocation works on private property prior to finalization of the severance. These works must be done through a Plumbing Only permit. If these relocation works also result in the necessity to install a new service(s) within the City road allowance, the Owner shall pay the City the fees to provide such services prior to the finalization of the severance. These fees shall also be in accordance with the City's approved Schedule of Rates and Fees.

Condition(s):

Prior to finalization of the severance the Owner shall;

- Pay the fee for City crews to locate, trace, inspect and record the existing sewer and water laterals servicing the existing building.
- If the existing services are suitable for reuse but cross existing or future side lot lines, the Owner shall be responsible to complete any relocation works on private property and pay the City to install any new water service and/or sanitary sewer lateral required to accommodate the relocation works.



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



Memorandum

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

Cc: Kirstin Jensen, Planner I
Brad Johnston, Development Engineering Technologist
Vincent Wen, Planning Student

From: James R. Denham, P.Eng., Development Engineering Technologist

Date: January 17th, 2019

Hearing Date: January 30th, 2019

Subject: Engineering Comments Regarding Minor Variance applications for;
68 Russell Avenue, A-01/19SC
600 Scott Street, A-02/19SC
27 Wakelin Terrace, A-03/19SC
33 Merrigold Street, A-04/19SC
64 Broadway Street, A05/19SC
58 & 60 Park Avenue, A-06/19SC & 07/19SC
542 Geneva Street & 2 Guy Road, A-08/19SC & 09/19SC

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

Prepared by:

James R. Denham, P.Eng., Development Engineering Technologist

JD



Memorandum

To: Elaine Munro, Planning and Building Services
CC:
From: Jessica Button, Parks, Recreation and Culture Services
Date: January 11, 2019
Subject: Committee of Adjustment Hearing – Jan 30, 2019

1. 68 Russell Avenue, Minor Variance, A-01/19 – 60.81.5435
No comment.
2. 600 Scott Street, Minor Variance, A-02/19 – 60.81.5436
No comment.
3. 27 Wakelin Terrace, Minor Variance, A-03/19 – 60.81.5437
No comment.
4. 33 Merigold Street, Minor Variance, A-04/19 – 60.81.5438
No objection to the requested variance. Boulevard not used for access purposes should be re-instated with landscaping.
5. 64 Broadway, Minor Variance, A-05/19 – 60.81.5439
No comment.
6. 58 Park Avenue, Consent, B-01/19SC – 60.84.2229
58 Park Avenue, Minor variance, A-06/19 – 60.81.5440
60 Park Avenue, Minor Variance, A-07/19 – 60.81.5441

The exiting boulevard tree has some significant co-dominant stems, presenting cause for future concern. Staff are supportive of the removal of this boulevard tree.

Staff request the following be included as a conditions of severance:

That the applicant submit a payment of \$457.70 for deposit in the general tree planting reserve fund, in accordance with the 2019 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.

7. 542 Geneva Street, Consent, B-02/19SC – 60.84.2230
542 Geneva Street, Minor Variance, A-08/19 – 60.81.5442
2 Guy Road, Minor Variance, A-09/19 - 60.81.5443

There are existing boulevard trees located on the Guy Road frontage which will require removal. The applicant will be responsible the removal, replacement, and permit costs associated with these trees and addition to standard boulevard planting requirements.

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 \$457.70 for deposit in the general tree planting reserve fund, in accordance with the 2019 Schedule of Rates and Fees.

That the applicant be responsible for the costs associated with the removal, replacement, and permit costs for the removal of the existing boulevard trees along Guy Road.

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.

Jessica Button
Project and Development Planner

Parks, Recreation and Culture Services



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: January 15, 2019

Subject: Committee of Adjustment
Public Hearings – January 30, 2019
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/