

Agenda

****Reports Will Be Posted When They Become Available**

1. Chair to call the Hearing to Order
2. At 4:30pm, Discussion with Engineering regarding sidewalks, road widenings drainage
3. Amendments/Additions to the Agenda
4. Declarations of Interest
5. Request for Withdrawal or Adjournment
6. Adoption of the Minutes held on February 27, 2019 will be presented at April 25th Hearing.
7. Application:
 1. 24 Woodmount Drive, Consent, B-06/19SC – 60.84.2234
22A Woodmount Drive, Minor Variance, A-17/19 – 60.81.5451
24 Woodmount Drive, Minor Variance, A-18/19 – 60.81.5452
(To continue from discussion with owner from February 27, 2019 Hearing)
 2. 151 Moffatt Street, Consent, B-04/19SC – 60.84.2232
151 Moffatt Street, Consent, B-05/19SC – 60.81.2233
151 Moffatt Street, Minor Variance, A-13/19 – 60.81.5447
153A Moffatt Street, Minor Variance, A-14/19 – 60.81.5448
153B Moffatt Street, Minor variance, A-15/19 – 60.81.5449
 3. 61 Queenston Street Minor Variance, A-30/19 – 60.81.5445
 4. 206 Niagara Street, Minor Variance, A-31/19 – 60.81.5446
 5. 30½ Division Street, Consent, B-10/19SC – 60.84.2238
 6. 59 Wellington Street, Consent, B-11/19SC – 60.84.2239
59 Wellington Street, Minor Variance, A-32/19 – 60.81.5466
 7. 64 Carlton Street, Minor Variance, A-33/19 – 60.81.5467
 8. 16 Keele Street, Minor Variance, A-34/19 – 60.81.5468
 9. 135 Bunting Road, Minor Variance, A-35/19 – 60.81.5469
 10. 86 Bayview Drive, Minor Variance, A-36/19 – 60.81.5470
 11. 51 Christie Street, Consent, B-12/19SC – 60.84.2240
 12. 192 Rykert Street, Minor Variance, A-37/19 – 60.81.5471
 13. 24 Whitworth Street, Minor Variance, A-39/19 – 60.81.5473
 14. 74 Wiley Street, Minor Variance, A-40/19 – 60.81.5474
 15. 63-65 Newport Street, Minor Variance, A-41/19 – 60.81.5475
 16. 1176 Lakeshore Road West, Minor Variance, A-42/19 – 60.81.5476
 17. 2 Ellis Avenue, Minor Variance, A-43/19 – 60.81.5477
8. New Business:
9. Date of next Hearing: Thursday, April 25, 2019
10. 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

B-04/19SC (60.84.2232)

B-05/19SC (60.84.2233)

A-13/19 (60.81.5547)

A-14/19 (60.81.5448)

A-15/19 (60.81.5449)

151 Moffatt Street

DATE OF HEARING:

March 28, 2019

March 12, 2019

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

Attention: Wilrik Banda

File# 60.81.5449

Re: 153B Moffatt St

In response to your correspondence dated March 5, 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 Subdivision or Townhouse development, the Developer needs to contact our Engineering Design Department @ 905-521-4907.
- Minimum 4m horizontal clearance from existing O/H line(s) must be maintained at all times as per Alectra Utilities Standard 3-105. Please consult with Alectra Utilities if further clarification is required.
- Relocation, modification, or removal of any existing hydro facilities shall be at the owner's expense. Please contact Alectra Utilities to facilitate this.
- Developers shall be responsible for the cost of civil work associated with duct structures, transformer foundations, and all related distribution equipment.
- Developers to acquire an easement, if required.
- In order for Alectra Utilities to prepare design and procure the materials required to service this site in a timely manner, a minimum of 6 months notification is required. It would be advantages for the developer if Alectra Utilities were contacted at the stage where the new site plan becomes available. Please note that it takes approximately 20 weeks to purchase a transformer.

We would also like to stipulate the following:

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

Alectra Utilities Corporation

PO Box 2249 Station LCD 1, Hamilton, ON L8N 3E4
Hamilton 905 522 9200 | St. Catharines 905 984 8961 | tf 1 866 458 1236

alectrautilities.com

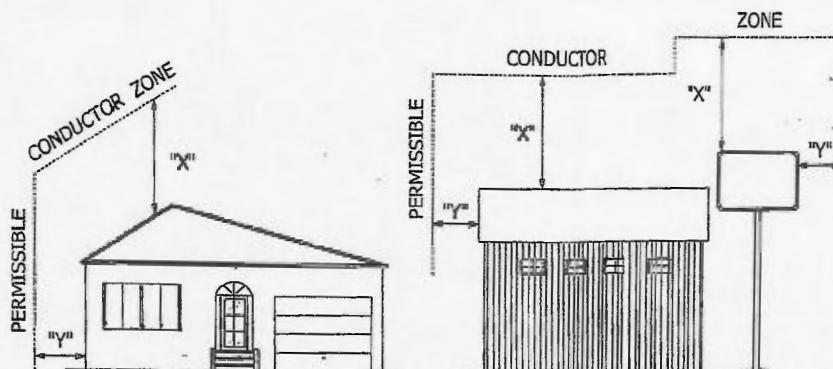
- Excavation within one metre of underground hydro plant is not permitted unless approval is granted by an Alectra Utilities representative and is present to provide direct supervision. Cost associated with this task shall be at the owner's expense.
- Alectra Utilities must be contacted if the removal,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

Munro, Elaine

Subject: RE: Email 1 of 5 Committee of Adjustment Hearing St. Catharines March 28, 2019 - 905-19-122

From: Gordon, Carrie [mailto:carrie.gordon@bell.ca]
Sent: Wednesday, March 06, 2019 3:03 PM
To: Banda, Wilrik <wbanda@stcatharines.ca>; ROWCC <rowcentre@bell.ca>
Cc: Jensen, Kirstin <kjensen@stcatharines.ca>; Wen, Vincent <vwen@stcatharines.ca>; Munro, Elaine <emunro@stcatharines.ca>
Subject: RE: Email 1 of 5 Committee of Adjustment Hearing St. Catharines March 28, 2019 - 905-19-122

Hello,

Re File: B-04/19SC & B-05/19SC

Details

- Severance
- 151 Moffatt Street

Subsequent to review by our local Engineering Department of the above noted lands, it has been determined that Bell Canada has no concerns or objections with the proposed Severance.

Should you have any questions or concerns regarding this response, please do not hesitate to contact me.

Thank you

Carrie Gordon



External Liaison – Right of Way Control Centre
140 Bayfield St, Fl 2
Barrie ON, L4M 3B1
T: 705-722-2244/844-857-7942
F :705-722-2263

Banda, Wilrik

From: Doug Crown <Doug.Crown@cogeco.com>
Sent: Tuesday, March 05, 2019 3:49 PM
To: Banda, Wilrik
Cc: Jensen, Kirstin; Wen, Vincent; Munro, Elaine
Subject: RE: Email 1 of 5 Committee of Adjustment Hearing St. Catharines March 28, 2019

Hello Banda
Email 1
Cogeco has no issues or concerns with these 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

* 60.84.2232
* 60.84.2233
* 60.81.5547
* 60.81.5548
* 60.81.5549



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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

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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, Vincent Wen
Planning and Building Services

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

Date: March 11, 2019

Subject: Building Comments on Applications to the Committee of Adjustment
Consents – March 28, 2019 hearing - File No.: 300-036

• **B-04/19SC – 151 Moffat Street**

Comment:

- Be advised that a building permit is required for the proposed 3 Unit Townhouse on Parts 1 and 2.

Condition:

- No Comment

• **B-05/19SC – 151 Moffat Street**

Comment:

- Be advised that a building permit is required for the proposed 3 Unit Townhouse on Parts 3, 4, and 5.

Condition:

- No Comment

B-10/19SC – 30 ½ Division Street

Comment:

- No Comment

Condition:

- No Comment
-

B11/19SC – 59 Wellington Street

Comment:

- No Comment

Condition:

- The existing vinyl shed on Parts 2 and 3 is to 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.

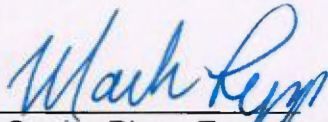
B-12/19SC – 51 Christie Street

Comment:

- No Comment

Condition:

- No Comment



Mark Lepp, Senior Plans Examiner / Building Inspector

Cc: Files, 300-036

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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, Vincent Wen
Planning and Building Services

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

Date: March 11, 2019

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance –March 28, 2019 hearing- File No.: 300-010

NO.	ADDRESS	COMMENTS
A-13/19	151 Moffat Street	-Be advised that a building permit is required for the proposed 3 Unit Townhouse.
A-14/19	153A Moffat Street	-Be advised that a building permit is required for the proposed 3 Unit Townhouse.
A-15/19	153B Moffat Street	-Be advised that a building permit is required for the proposed 3 Unit Townhouse.
A-30/19	61 Queenston Street	-Be advised that a building permit is required for the proposed conversion of the duplex to the triplex.
A-31/19	206 Niagara Street	-No Comment
A-32/19	59 Wellington Street	-No Comment
A-33/19	64 Carlton Street	-Be advised that a building permit is required for the proposed conversion to a duplex.
A-34/19	16 Keele Street	-Be advised that a building permit is required for the proposed single detached dwelling. -Be advised that reductions in the required yards will have spatial separation implications affecting the permitted area of glazed openings facing these yards.
A-35/19	135 Bunting Road	-Be advised that a building permit is required for the proposed detached garage.
A-36/19	86 Bayview Drive	-Be advised that a building permit is required for the proposed attached garage. -Be advised that reductions in the required yards will have spatial separation implications affecting the permitted area of glazed openings and permitted type of construction facing these yards.

NO.	ADDRESS	COMMENTS
A-37/19	192 Rykert Street	-Be advised that a building permit is required for the proposed townhouse building. -Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings and permitted type of construction facing these yards.
A-39/19	24 Whitworth Street	-No Comment
A-40/19	74 Wiley Street	-Be advised that a building permit is required for the proposed conversion to a duplex.
A-41/19	63/65 Newport Street	-Be advised that a building permit is required for the proposed single detached dwelling.
A-42/19	1176 Lakeshore Road west	-Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings facing these yards. - Be advised that a demolition permit is required for the existing single detached dwelling. - be advised that a demolition agreement is required to be obtained to allow the dwelling to remain until the construction of the new dwelling unit is complete and occupied and must be approved before the building permit can be issued.
A-43/19	2 Ellis Avenue	-Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings facing these yards. -Be advised that a building permit is required for the proposed townhomes.

Mark Lepp, Senior Plans Examiner / Building Inspector

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\bldg memo 2019\05 bcoa memo-mv-Mar28, 2019.docx



Memorandum

To: Elaine Munro, Planning and Building Services
CC:
From: Jessica Button, Parks, Recreation and Culture Services
Date: February 9, 2019
Subject: Committee of Adjustment Hearing – February 27, 2019

- 1. **151 Moffatt Street, Consent, B-04/19SC – 60.84.2232**
151 Moffatt Street, Consent, B-05/19SC – 60.81.2233
151 Moffatt Street, Minor Variance, A-13/19 – 60.81.5447
153A Moffatt Street, Minor Variance, A-14/19 – 60.81.5448
153B Moffatt Street, Minor variance, A-15/19 – 60.81.5449

Several smaller scrub trees are located where the access is proposed. The applicant should be aware that they will be responsible for the removal costs of these trees.

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

- 2. **61 Queenston Street Minor Variance, A-30/19 – 60.81.5445**
No comment
- 3. **206 Niagara Street, Minor Variance, A-31/19 – 60.81.5446**
No comment.

4. 30½ Division Street, Consent, B-10/19SC – 60.84.2238

Please be advised that we have reviewed the above-noted application 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 2018 Schedule of Rates and Fees;

That any boulevard not used for vehicular access to the site be re-instated with landscaping, to the satisfaction of PRCS;

5. 59 Wellington Street, Consent, B-11/19SC – 60.84.2239

59 Wellington Street, Minor Variance, A-32/19 – 60.81.5466

No comment.

6. 64 Carlton Street, Minor Variance, A-33/19 – 60.81.5467

No comment.

7. 16 Keele Street, Minor Variance, A-34/19 – 60.81.5468

No comment.

8. 135 Bunting Road, Minor Variance, A-35/19 – 60.81.5469

No comment.

9. 86 Bayview Drive, Minor Variance, A-36/19 – 60.81.5470

No comment.

10. 51 Christie Street, Consent, B-12/19SC – 60.84.2240

No comment.

11. 192 Rykert Street, Minor Variance, A-37/19 – 60.81.5471

No comment.

12. 24 Whitworth Street, Minor Variance, A-39/19 – 60.81.5473

No comment.

13. 74 Wiley Street, Minor Variance, A-40/19 – 60.81.5474

A large boulevard tree is located adjacent to the proposed driveway. Given the 30" DBH and according to our tree protection standards a setback of 4.8 Meters is required to maintain the health of the tree. PRCS staff do not object to the requested variances but requires that all site alterations be located 4.8m from the trunk of the tree.

14. 63-65 Newport Street, Minor Variance, A-41/19 – 60.81.5475

No comment.

15. 1176 Lakeshore Road West, Minor Variance, A-42/19 – 60.81.5476

No comment.

16.2 Ellis Avenue, Minor Variance, A-43/19 – 60.81.5477

No comment.

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

REPORT TO PLANNING DEPARTMENT
Re: CITY LAND DIVISION APPLICATION NUMBER B-04-05/19SC



March 13th, 2019

ENGINEERING FILE 300-36

Hearing Date: March 28th, 2019

Applicant: BPR Development Inc.

Location: 151 Moffatt Street

MUNICIPAL SERVICES

Moffatt Street

Water: 200mm P.V.C.
Sanitary: 200mm P.V.C.
Storm: None
Sidewalks: None
Road Allowance: Varies - +20.0m

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

Comment(s): It is noted that the application B-04-19SC proposes to sever Parts 1 & 2 for the proposed construction of one unit of a 3-unit townhouse to be known as 153B Moffatt Street, subject to an easement in perpetuity over Part 2 for the benefit of the southerly abutting lands known as 153A Moffatt Street (Parts 3, 4 & 5) for eaves, gutters and wall purposes. A remnant parcel (Parts 3, 4, 5, 6 & 7) of the remaining two units would be retained for future residential use.

It is also noted that the application B-05-19SC proposes to sever Parts 3, 4 & 5 for the proposed construction of one unit of a 3-unit townhouse unit to be known as 153A Moffatt Street subject to an easement in perpetuity over Part 4 for the benefit of the northerly abutting lands known as 153B Moffatt Street (Parts 1 & 2) for eaves, gutters and wall purposes, and subject to an easement in perpetuity over Part 5 to benefit the southerly abutting lands known as 151 Moffatt Street (Parts 6 & 7) for eaves, gutters and wall purposes. A remnant parcel (Parts 6 & 7) of the remaining unit would be retained for future residential use, together with an easement in perpetuity over Part 7 for the benefit of the northerly abutting lot known as 153A Moffatt Street for eaves, gutters and wall purposes.

Roads

Moffatt Street along this section is designate a Local road as per the City's Official Plan with a desired right-of-way width of 20.0m. Although this section fronting the property is noted as Moffatt Street, the limits of the Public Highway designation along this section have not been defined by legal survey, and currently remain as 'City Lands'. In order for the subject lands to comply with Zoning requirements, they must front a 'public road', therefore the City shall be responsible to define the limits of Moffatt Street along this section, in order to dedicate the lands in the Land Registry Office as Public Highway known as Moffatt Street.

As per the Garden City Plan, Council has directed we achieve "Complete

Streets and Walkable Communities" to which, in addition to accommodating vehicles, provide "safe, functional and attractive pedestrians and cycling environment". Section 5.2.1 indicates sidewalks shall be provided on both sides of all local streets. Section 5.2.3 states all existing roads shall be brought up to today's standards, recognizing that this may take many years due to the anticipated expense, and that if necessary, land acquisition by way of dedications may be taken. Section 5.2 also directs the City to ensure all roads have secured locations for utilities (bell, hydro, Gas, CCTV etc.).

Sidewalks do not exist along the frontage of the subject property, and therefore require a contribution to future construction provisions, in accordance with the above Council-driven policies in the Official Plan. Since an existing link to Glory Hill Road along the rear of 4 Hiltz Court does not yet exist, the Applicant shall therefore contribute a cash-in-lieu payment for a future sidewalk in accordance with the City's practice, the costs to be determined based on the current construction price index and average City tender document pricing, at the time of payment. The required amounts shall be based on the frontage length of 24.4m.

The topography of Moffatt Street fronting the development is that of a steep slope which increases north beyond the existing driveway, then decreases easterly towards the Welland Canal Valley lands. It makes good engineering sense that the proposed driveway remains in the same location as the existing, however may require further improvements to accommodate access to the proposed townhouse units. Also, in an attempt to save boulevard greenery and bush lines, while also eliminating multiple driveway accesses from Moffatt Street given the steep-sloped topography, it was requested that a single driveway access be maintained from Moffatt Street to provide access/egress to all three of the dwelling units over Part 8, and the Owner enter into a Maintenance / License Agreement registered on title of all future townhouse lots to ensure continued private perpetual maintenance and access/egress is achieved for the driveway for the benefit of all unit Owners.

Engineering Services

The Owner shall be responsible to pay the fee for City crews to locate, trace, inspect and document the existing water and sewer service laterals for the existing dwelling, to confirm they will not conflict with any existing abutting and/or future lot line. If these services are determined to conflict with existing abutting and/or future lot lines, the Owner shall be responsible to relocate the portions of these services on private property through a Plumbing Only permit so as not to continue conflicts of existing services over abutting and/or future lot lines. The Owner shall also pay the City, if determined through the inspections conflicts exist, the fees to provide new water and sewer services to the individual property lines in order for each lot to be serviced individually.

Condition(s):

Prior to the severance finalization the Owner shall;

- Provide the City a draft reference plan indicating the proposed private driveway limits within 'City Lands' of Moffatt Street for review and approval, prior to registration of the plan in the Land Registry Office; and
- Enter into a License/Maintenance Agreement with the City's Property Manager's office in the Financial Management Services department for the continued perpetual maintenance and access/egress of the proposed driveway for the units; and
- Pay the fee for City crews to locate, trace, inspect and document the existing sewer and water laterals servicing the existing property; and

- If determined existing services conflict with abutting and/or future lot lines, the Owner shall be responsible to complete any relocation works on private property through a Plumbing Only permit and pay the City the fees to provide new water and sewer services to the individual property lines in order for each lot to be serviced individually; and
- The Owner pay the cash-in-lieu fee for future sidewalks along the frontage length of Moffatt Street, the costs to be determined based on the current construction price index and average City tender document pricing, at the time of payment

Prepared by:



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



Memorandum

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

Cc: Judy Pihach, Manager of Planning
Kirstin Jensen, Planner I
Wilrik Banda, Planning Technician
Vincent Wen, Planning Co-op Student

From: James Denham P.Eng.
Development Engineering Technologist

Date: March 6th, 2019
Hearing Date: March 28th, 2019

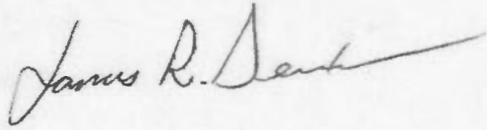
Subject: Development Engineering - Minor Variance Applications

- 151,153A &153B Moffatt, A -13-15/19SC
- 61 Queenston Street, A -30/19SC
- 206 Niagara Street, A -31/19SC
- 59 Wellington Street, A -32/19SC
- 64 Carlton Street, A -33/19SC
- 16 Keele Street, A-34/19SC
- 135 Bunting Road, A-35/19SC
- 86 Bayview Drive, A-36/19SC
- 192 Rykert Street, A-37/19SC
- 24 Whitworth Street, A-39/19SC
- 74 Wiley Street, A-40/19SC
- 63-65 Newport Street, A-41/19SC
- 1176 Lakeshore Road W, A-42/19SC
- 2 Ellis Avenue, A-43/19SC

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 application with the following notations;

- Regarding A-36/19SC (86 Bayview), the City will require a grading and drainage plan prepared by a qualified professional (OLS or Professional Engineer) be submitted at the Building Permit stage.
- Regarding A-41/19SC (63-65 Newport Street), the City will require the decommissioning of one of the two existing water services at the demolition stage. If the other water service requires an upgrade, then that existing water service may also require decommissioning.

- Regarding A-42/19SC (1176 Lakeshore Road), the City will require a grading and drainage plan prepared by a qualified professional (OLS or Professional Engineer) be submitted at the Building Permit stage.



Prepared by: James Denham P.Eng.
Development Engineering Technologist

JD cc. Brian Thiessen, Brad Johnston, PBS (email only)



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: March 12, 2019

Subject: Committee of Adjustment
Public Hearings – March 28, 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-30/19 (60.81.5445)

61 Queenston Street

DATE OF HEARING:
March 28, 2019

Banda, Wilrik

From: Doug Crown <Doug.Crown@cogeco.com>
Sent: Tuesday, March 05, 2019 3:49 PM
To: Banda, Wilrik
Cc: Jensen, Kirstin; Wen, Vincent; Munro, Elaine
Subject: RE: Email 2 of 5 Committee of Adjustment Hearing St. Catharines March 28, 2019

Hello Banda
Email 2
Cogeco has no issues or concerns with these 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

* 60.81.5445
60.81.5446
60.84.2238
60.84.2239
60.81.5466



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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, Vincent Wen
Planning and Building Services

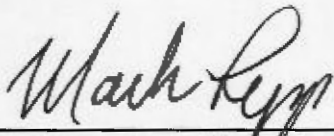
From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: March 11, 2019

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance –March 28, 2019 hearing- File No.: 300-010

NO.	ADDRESS	COMMENTS
A-13/19	151 Moffat Street	-Be advised that a building permit is required for the proposed 3 Unit Townhouse.
A-14/19	153A Moffat Street	-Be advised that a building permit is required for the proposed 3 Unit Townhouse.
A-15/19	153B Moffat Street	-Be advised that a building permit is required for the proposed 3 Unit Townhouse.
A-30/19	61 Queenston Street	-Be advised that a building permit is required for the proposed conversion of the duplex to the triplex.
A-31/19	206 Niagara Street	-No Comment
A-32/19	59 Wellington Street	-No Comment
A-33/19	64 Carlton Street	-Be advised that a building permit is required for the proposed conversion to a duplex.
A-34/19	16 Keele Street	-Be advised that a building permit is required for the proposed single detached dwelling. -Be advised that reductions in the required yards will have spatial separation implications affecting the permitted area of glazed openings facing these yards.
A-35/19	135 Bunting Road	-Be advised that a building permit is required for the proposed detached garage.
A-36/19	86 Bayview Drive	-Be advised that a building permit is required for the proposed attached garage. -Be advised that reductions in the required yards will have spatial separation implications affecting the permitted area of glazed openings and permitted type of construction facing these yards.

NO.	ADDRESS	COMMENTS
A-37/19	192 Rykert Street	-Be advised that a building permit is required for the proposed townhouse building. -Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings and permitted type of construction facing these yards.
A-39/19	24 Whitworth Street	-No Comment
A-40/19	74 Wiley Street	-Be advised that a building permit is required for the proposed conversion to a duplex.
A-41/19	63/65 Newport Street	-Be advised that a building permit is required for the proposed single detached dwelling.
A-42/19	1176 Lakeshore Road west	-Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings facing these yards. - Be advised that a demolition permit is required for the existing single detached dwelling. - be advised that a demolition agreement is required to be obtained to allow the dwelling to remain until the construction of the new dwelling unit is complete and occupied and must be approved before the building permit can be issued.
A-43/19	2 Ellis Avenue	-Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings facing these yards. -Be advised that a building permit is required for the proposed townhomes.



Mark Lepp, Senior Plans Examiner / Building Inspector

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\bldg memo 2019\05 bcoa memo-mv-Mar28, 2019.docx



Memorandum

To: Elaine Munro, Planning and Building Services
CC:
From: Jessica Button, Parks, Recreation and Culture Services
Date: February 9, 2019
Subject: Committee of Adjustment Hearing – February 27, 2019

1. **151 Moffatt Street, Consent, B-04/19SC – 60.84.2232**
151 Moffatt Street, Consent, B-05/19SC – 60.81.2233
151 Moffatt Street, Minor Variance, A-13/19 – 60.81.5447
153A Moffatt Street, Minor Variance, A-14/19 – 60.81.5448
153B Moffatt Street, Minor variance, A-15/19 – 60.81.5449

Several smaller scrub trees are located where the access is proposed. The applicant should be aware that they will be responsible for the removal costs of these trees.

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

2. **61 Queenston Street Minor Variance, A-30/19 – 60.81.5445**
No comment
3. **206 Niagara Street, Minor Variance, A-31/19 – 60.81.5446**
No comment.

4. 30½ Division Street, Consent, B-10/19SC – 60.84.2238

Please be advised that we have reviewed the above-noted application 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 2018 Schedule of Rates and Fees;

That any boulevard not used for vehicular access to the site be re-instated with landscaping, to the satisfaction of PRCS;

5. 59 Wellington Street, Consent, B-11/19SC – 60.84.2239

59 Wellington Street, Minor Variance, A-32/19 – 60.81.5466

No comment.

6. 64 Carlton Street, Minor Variance, A-33/19 – 60.81.5467

No comment.

7. 16 Keele Street, Minor Variance, A-34/19 – 60.81.5468

No comment.

8. 135 Bunting Road, Minor Variance, A-35/19 – 60.81.5469

No comment.

9. 86 Bayview Drive, Minor Variance, A-36/19 – 60.81.5470

No comment.

10. 51 Christie Street, Consent, B-12/19SC – 60.84.2240

No comment.

11. 192 Rykert Street, Minor Variance, A-37/19 – 60.81.5471

No comment.

12. 24 Whitworth Street, Minor Variance, A-39/19 – 60.81.5473

No comment.

13. 74 Wiley Street, Minor Variance, A-40/19 – 60.81.5474

A large boulevard tree is located adjacent to the proposed driveway. Given the 30" DBH and according to our tree protection standards a setback of 4.8 Meters is required to maintain the health of the tree. PRCS staff do not object to the requested variances but requires that all site alterations be located 4.8m from the trunk of the tree.

14. 63-65 Newport Street, Minor Variance, A-41/19 – 60.81.5475

No comment.

15.1176 Lakeshore Road West, Minor Variance, A-42/19 – 60.81.5476

No comment.

16.2 Ellis Avenue, Minor Variance, A-43/19 – 60.81.5477

No comment.

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



Memorandum

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

Cc: Judy Pihach, Manager of Planning
Kirstin Jensen, Planner I
Wilrik Banda, Planning Technician
Vincent Wen, Planning Co-op Student

From: James Denham P.Eng.
Development Engineering Technologist

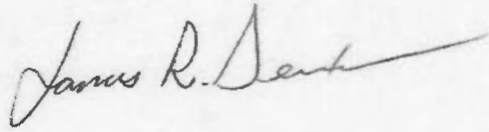
Date: March 6th, 2019
Hearing Date: March 28th, 2019

Subject: Development Engineering - Minor Variance Applications
151,153A &153B Moffatt, A -13-15/19SC
● 61 Queenston Street, A -30/19SC
206 Niagara Street, A -31/19SC
59 Wellington Street, A -32/19SC
64 Carlton Street, A -33/19SC
16 Keele Street, A-34/19SC
135 Bunting Road, A-35/19SC
86 Bayview Drive, A-36/19SC
192 Rykert Street, A-37/19SC
24 Whitworth Street, A-39/19SC
74 Wiley Street, A-40/19SC
63-65 Newport Street, A-41/19SC
1176 Lakeshore Road W, A-42/19SC
2 Ellis Avenue, A-43/19SC

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 application with the following notations;

- Regarding A-36/19SC (86 Bayview), the City will require a grading and drainage plan prepared by a qualified professional (OLS or Professional Engineer) be submitted at the Building Permit stage.
- Regarding A-41/19SC (63-65 Newport Street), the City will require the decommissioning of one of the two existing water services at the demolition stage. If the other water service requires an upgrade, then that existing water service may also require decommissioning.

- Regarding A-42/19SC (1176 Lakeshore Road), the City will require a grading and drainage plan prepared by a qualified professional (OLS or Professional Engineer) be submitted at the Building Permit stage.



Prepared by: James Denham P.Eng.
Development Engineering Technologist

JD cc. Brian Thiessen, Brad Johnston, PBS (email only)



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: March 12, 2019

Subject: Committee of Adjustment
Public Hearings – March 28, 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-31/19 (60.81.5446)

206 Niagara Street

DATE OF HEARING:
March 28, 2019

Banda, Wilrik

From: Doug Crown <Doug.Crown@cogeco.com>
Sent: Tuesday, March 05, 2019 3:49 PM
To: Banda, Wilrik
Cc: Jensen, Kirstin; Wen, Vincent; Munro, Elaine
Subject: RE: Email 2 of 5 Committee of Adjustment Hearing St. Catharines March 28, 2019

Hello Banda
Email 2
Cogeco has no issues or concerns with these 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

60.81.5445
* 60.81.5446
60.84.2238
60.84.2239
60.81.5466



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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, Vincent Wen
Planning and Building Services

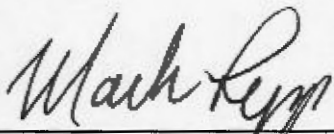
From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: March 11, 2019

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance –March 28, 2019 hearing- File No.: 300-010

NO.	ADDRESS	COMMENTS
A-13/19	151 Moffat Street	-Be advised that a building permit is required for the proposed 3 Unit Townhouse.
A-14/19	153A Moffat Street	-Be advised that a building permit is required for the proposed 3 Unit Townhouse.
A-15/19	153B Moffat Street	-Be advised that a building permit is required for the proposed 3 Unit Townhouse.
A-30/19	61 Queenston Street	-Be advised that a building permit is required for the proposed conversion of the duplex to the triplex.
A-31/19	206 Niagara Street	-No Comment
A-32/19	59 Wellington Street	-No Comment
A-33/19	64 Carlton Street	-Be advised that a building permit is required for the proposed conversion to a duplex.
A-34/19	16 Keele Street	-Be advised that a building permit is required for the proposed single detached dwelling. -Be advised that reductions in the required yards will have spatial separation implications affecting the permitted area of glazed openings facing these yards.
A-35/19	135 Bunting Road	-Be advised that a building permit is required for the proposed detached garage.
A-36/19	86 Bayview Drive	-Be advised that a building permit is required for the proposed attached garage. -Be advised that reductions in the required yards will have spatial separation implications affecting the permitted area of glazed openings and permitted type of construction facing these yards.

NO.	ADDRESS	COMMENTS
A-37/19	192 Rykert Street	-Be advised that a building permit is required for the proposed townhouse building. -Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings and permitted type of construction facing these yards.
A-39/19	24 Whitworth Street	-No Comment
A-40/19	74 Wiley Street	-Be advised that a building permit is required for the proposed conversion to a duplex.
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A-42/19	1176 Lakeshore Road west	-Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings facing these yards. - Be advised that a demolition permit is required for the existing single detached dwelling. - be advised that a demolition agreement is required to be obtained to allow the dwelling to remain until the construction of the new dwelling unit is complete and occupied and must be approved before the building permit can be issued.
A-43/19	2 Ellis Avenue	-Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings facing these yards. -Be advised that a building permit is required for the proposed townhomes.



Mark Lepp, Senior Plans Examiner / Building Inspector

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\ldg memo 2019\05 bcoa memo-mv-Mar28, 2019.docx



Memorandum

To: Elaine Munro, Planning and Building Services
CC:
From: Jessica Button, Parks, Recreation and Culture Services
Date: February 9, 2019
Subject: Committee of Adjustment Hearing – February 27, 2019

1. **151 Moffatt Street, Consent, B-04/19SC – 60.84.2232**
151 Moffatt Street, Consent, B-05/19SC – 60.81.2233
151 Moffatt Street, Minor Variance, A-13/19 – 60.81.5447
153A Moffatt Street, Minor Variance, A-14/19 – 60.81.5448
153B Moffatt Street, Minor variance, A-15/19 – 60.81.5449

Several smaller scrub trees are located where the access is proposed. The applicant should be aware that they will be responsible for the removal costs of these trees.

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

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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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2. **61 Queenston Street Minor Variance, A-30/19 – 60.81.5445**
No comment
3. **206 Niagara Street, Minor Variance, A-31/19 – 60.81.5446**
No comment.

4. 30½ Division Street, Consent, B-10/19SC – 60.84.2238

Please be advised that we have reviewed the above-noted application 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 2018 Schedule of Rates and Fees;

That any boulevard not used for vehicular access to the site be re-instated with landscaping, to the satisfaction of PRCS;

5. 59 Wellington Street, Consent, B-11/19SC – 60.84.2239

59 Wellington Street, Minor Variance, A-32/19 – 60.81.5466

No comment.

6. 64 Carlton Street, Minor Variance, A-33/19 – 60.81.5467

No comment.

7. 16 Keele Street, Minor Variance, A-34/19 – 60.81.5468

No comment.

8. 135 Bunting Road, Minor Variance, A-35/19 – 60.81.5469

No comment.

9. 86 Bayview Drive, Minor Variance, A-36/19 – 60.81.5470

No comment.

10. 51 Christie Street, Consent, B-12/19SC – 60.84.2240

No comment.

11. 192 Rykert Street, Minor Variance, A-37/19 – 60.81.5471

No comment.

12. 24 Whitworth Street, Minor Variance, A-39/19 – 60.81.5473

No comment.

13. 74 Wiley Street, Minor Variance, A-40/19 – 60.81.5474

A large boulevard tree is located adjacent to the proposed driveway. Given the 30" DBH and according to our tree protection standards a setback of 4.8 Meters is required to maintain the health of the tree. PRCS staff do not object to the requested variances but requires that all site alterations be located 4.8m from the trunk of the tree.

14. 63-65 Newport Street, Minor Variance, A-41/19 – 60.81.5475

No comment.

15.1176 Lakeshore Road West, Minor Variance, A-42/19 – 60.81.5476

No comment.

16.2 Ellis Avenue, Minor Variance, A-43/19 – 60.81.5477

No comment.

Jessica Button

Project and Development Planner

Parks, Recreation and Culture Services



Memorandum

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

Cc: Judy Pihach, Manager of Planning
Kirstin Jensen, Planner I
Wilrik Banda, Planning Technician
Vincent Wen, Planning Co-op Student

From: James Denham P.Eng.
Development Engineering Technologist

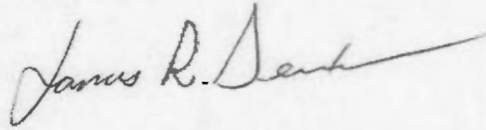
Date: March 6th, 2019
Hearing Date: March 28th, 2019

Subject: Development Engineering - Minor Variance Applications
151,153A &153B Moffatt, A -13-15/19SC
61 Queenston Street, A -30/19SC
● 206 Niagara Street, A -31/19SC
59 Wellington Street, A -32/19SC
64 Carlton Street, A -33/19SC
16 Keele Street, A-34/19SC
135 Bunting Road, A-35/19SC
86 Bayview Drive, A-36/19SC
192 Rykert Street, A-37/19SC
24 Whitworth Street, A-39/19SC
74 Wiley Street, A-40/19SC
63-65 Newport Street, A-41/19SC
1176 Lakeshore Road W, A-42/19SC
2 Ellis Avenue, A-43/19SC

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 application with the following notations;

- Regarding A-36/19SC (86 Bayview), the City will require a grading and drainage plan prepared by a qualified professional (OLS or Professional Engineer) be submitted at the Building Permit stage.
- Regarding A-41/19SC (63-65 Newport Street), the City will require the decommissioning of one of the two existing water services at the demolition stage. If the other water service requires an upgrade, then that existing water service may also require decommissioning.

- Regarding A-42/19SC (1176 Lakeshore Road), the City will require a grading and drainage plan prepared by a qualified professional (OLS or Professional Engineer) be submitted at the Building Permit stage.



Prepared by: James Denham P.Eng.
Development Engineering Technologist

JD cc. Brian Thiessen, Brad Johnston, PBS (email only)



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: March 12, 2019

Subject: Committee of Adjustment
Public Hearings – March 28, 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-10/19SC (60.84.2238)

30 1/2 Division Street

DATE OF HEARING:
March 28, 2019

Banda, Wilrik

From: Munro, Elaine
Sent: Monday, March 11, 2019 9:55 AM
To: Banda, Wilrik
Subject: Comments received for Division Street (March)

Elaine Munro ACST
Committee Secretary and Planning Technician
Email: emunro@stcatharines.ca
Tel: 905.688.5601 x1715

From: Kate Hou
Sent: Sunday, March 10, 2019 12:37 PM
To: Munro, Elaine <emunro@stcatharines.ca>
Subject: Notice of Hearing for Division Street (March)

Hello

I am a resident of Gale Crescent. If there is any construction planned for the Division Street property, I am strongly against the new notice of hearing for 30 ½ Division Street.

I don't want any construction caused by the recreation of the lot to create a disturbance in the neighbourhood.

Thank you very much

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

Munro, Elaine

Subject: RE: Email 2 of 5 Committee of Adjustment Hearing St. Catharines March 28, 2019 - 905-19-123

From: Gordon, Carrie [mailto:carrie.gordon@bell.ca]
Sent: Wednesday, March 06, 2019 3:04 PM
To: Banda, Wilrik <wbanda@stcatharines.ca>; ROWCC <rowcentre@bell.ca>
Cc: Jensen, Kirstin <kjensen@stcatharines.ca>; Wen, Vincent <vwen@stcatharines.ca>; Munro, Elaine <emunro@stcatharines.ca>
Subject: RE: Email 2 of 5 Committee of Adjustment Hearing St. Catharines March 28, 2019 - 905-19-123

Hello,

Re File: B-10/19SC

Details

- ☐ Severance
- ☐ 30½ Division Street

Subsequent to review by our local Engineering Department of the above noted lands, it has been determined that Bell Canada has no concerns or objections with the proposed Severance.

Should you have any questions or concerns regarding this response, please do not hesitate to contact me.

Thank you

Carrie Gordon



External Liaison – Right of Way Control Centre
140 Bayfield St, Fl 2
Barrie ON, L4M 3B1
T: 705-722-2244/844-857-7942
F :705-722-2263

Banda, Wilrik

From: Doug Crown <Doug.Crown@cogeco.com>
Sent: Tuesday, March 05, 2019 3:49 PM
To: Banda, Wilrik
Cc: Jensen, Kirstin; Wen, Vincent; Munro, Elaine
Subject: RE: Email 2 of 5 Committee of Adjustment Hearing St. Catharines March 28, 2019

Hello Banda
Email 2
Cogeco has no issues or concerns with these 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

60.81.5445
60.81.5446
* 60.84.2238
60.84.2239
60.81.5466



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Munro, Elaine

Subject: RE: Notice Committee of Adjustment Hearing St. Catharines March 28, 2019

From: Vasko, Dennis
Sent: Tuesday, March 05, 2019 3:18 PM
To: Banda, Wilrik <wbanda@stcatharines.ca>
Cc: Jensen, Kirstin <kjensen@stcatharines.ca>; Wen, Vincent <vwen@stcatharines.ca>; Munro, Elaine <emunro@stcatharines.ca>
Subject: RE: Notice Committee of Adjustment Hearing St. Catharines March 28, 2019

Hi Wilrik,

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

Regards,
Dennis

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



Memorandum

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

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

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

Date: March 11, 2019

Subject: Building Comments on Applications to the Committee of Adjustment
Consents – March 28, 2019 hearing - File No.: 300-036

B-04/19SC – 151 Moffat Street

Comment:

- Be advised that a building permit is required for the proposed 3 Unit Townhouse on Parts 1 and 2.

Condition:

- No Comment

B-05/19SC – 151 Moffat Street

Comment:

- Be advised that a building permit is required for the proposed 3 Unit Townhouse on Parts 3, 4, and 5.

Condition:

- No Comment

• **B-10/19SC – 30 ½ Division Street**

Comment:

- No Comment

Condition:

- No Comment

-

B11/19SC – 59 Wellington Street

Comment:

- No Comment

Condition:

- The existing vinyl shed on Parts 2 and 3 is to 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.

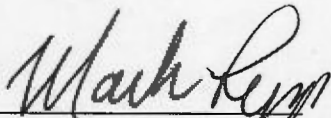
B-12/19SC – 51 Christie Street

Comment:

- No Comment

Condition:

- No Comment



Mark Lepp, Senior Plans Examiner / Building Inspector

Cc: Files, 300-036

g:\pbs-building & development\committee of adjustment\bldg memo 2019\06bcoa memo-sev-March 28,2019.docx



Memorandum

To: Elaine Munro, Planning and Building Services
CC:
From: Jessica Button, Parks, Recreation and Culture Services
Date: February 9, 2019
Subject: Committee of Adjustment Hearing – February 27, 2019

1. **151 Moffatt Street, Consent, B-04/19SC – 60.84.2232**
151 Moffatt Street, Consent, B-05/19SC – 60.81.2233
151 Moffatt Street, Minor Variance, A-13/19 – 60.81.5447
153A Moffatt Street, Minor Variance, A-14/19 – 60.81.5448
153B Moffatt Street, Minor variance, A-15/19 – 60.81.5449

Several smaller scrub trees are located where the access is proposed. The applicant should be aware that they will be responsible for the removal costs of these trees.

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

2. **61 Queenston Street Minor Variance, A-30/19 – 60.81.5445**
No comment
3. **206 Niagara Street, Minor Variance, A-31/19 – 60.81.5446**
No comment.

4. **30½ Division Street, Consent, B-10/19SC – 60.84.2238**
Please be advised that we have reviewed the above-noted application 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 2018 Schedule of Rates and Fees;

That any boulevard not used for vehicular access to the site be re-instated with landscaping, to the satisfaction of PRCS;

5. **59 Wellington Street, Consent, B-11/19SC – 60.84.2239**
59 Wellington Street, Minor Variance, A-32/19 – 60.81.5466
No comment.

6. **64 Carlton Street, Minor Variance, A-33/19 – 60.81.5467**
No comment.

7. **16 Keele Street, Minor Variance, A-34/19 – 60.81.5468**
No comment.

8. **135 Bunting Road, Minor Variance, A-35/19 – 60.81.5469**
No comment.

9. **86 Bayview Drive, Minor Variance, A-36/19 – 60.81.5470**
No comment.

10. **51 Christie Street, Consent, B-12/19SC – 60.84.2240**
No comment.

11. **192 Rykert Street, Minor Variance, A-37/19 – 60.81.5471**
No comment.

12. **24 Whitworth Street, Minor Variance, A-39/19 – 60.81.5473**
No comment.

13. **74 Wiley Street, Minor Variance, A-40/19 – 60.81.5474**
A large boulevard tree is located adjacent to the proposed driveway. Given the 30" DBH and according to our tree protection standards a setback of 4.8 Meters is required to maintain the health of the tree. PRCS staff do not object to the requested variances but requires that all site alterations be located 4.8m from the trunk of the tree.

14. **63-65 Newport Street, Minor Variance, A-41/19 – 60.81.5475**
No comment.

15.1176 Lakeshore Road West, Minor Variance, A-42/19 – 60.81.5476

No comment.

16.2 Ellis Avenue, Minor Variance, A-43/19 – 60.81.5477

No comment.

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

REPORT TO PLANNING DEPARTMENT
Re: CITY LAND DIVISION APPLICATION NUMBER B-10/19SC



March 13th, 2019

ENGINEERING FILE 300-36

Hearing Date: March 28th, 2019

Applicant: Frank Lu and You Shi

Location: 30 ½ Division Street

MUNICIPAL SERVICES

Division Street

Water:	100mm C.I.
Sanitary:	250mm Clay
Storm:	None
Sidewalks:	Yes
Road Allowance:	11.0m±

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

Comment(s): It is noted that the Applicant proposes to sever Part 1 recreating the lot known as 30 Division Street with the existing duplex dwelling. A remnant parcel, Part 2 the existing duplex dwelling would also be retained for continued residential use.

Roads

Division Street is designated a Local Road in the City's Official Plan with a desired right-of-way width of 20.0m (66'). Its current width along the Applicant frontage varies at 11.0m± (36'). The City had previously obtained a widening of 2.13m (7') along the frontages of 23 – 25 Division Street through a previous severance application in the past to obtain an ultimate right-of-way width of 15.24m (50').

As per the Garden City Plan, Council has directed we achieve "Complete Streets and Walkable Communities" to which, in addition to accommodating vehicles, provide "safe, functional and attractive pedestrians and cycling environment". Section 5.2.1 indicates sidewalks shall be provided on both sides of all local streets. Section 5.2.3 states all existing roads shall be brought up to today's standards, recognizing that this may take many years due to the anticipated expense, and that if necessary, land acquisition by way of dedications may be taken. Section 5.2 also directs the City to ensure all roads have secured locations for utilities (bell, hydro, Gas, CCTV etc.).

Given the City would like to remain consistent with past requirements for Division Street and bring roads up to standards to accommodate future City utilities (storm sewer, upgraded watermain and sanitary sewer extension to Bayview Drive), other private utilities (Gas, Hydro, Bell, etc.), boulevard trees and sidewalks, meeting the Garden City Plan initiatives driven by Council, it is therefore required that the City obtain a further 2.13m (7') along the frontage of the Applicant property, to be dedicated as Public Highway Division Street.

Sidewalks exist along the frontage of the subject property, and no further comments with respect to this shall be provided.

Engineering Services

Given the age and history of this area of town, and previous experiences with respect to the existing configurations of private services, the Owner shall be responsible to pay the fee for City crews to locate, trace, inspect and document the existing water and sewer service laterals for each dwelling, to confirm they do not conflict with any existing abutting and/or future lot line. If these services are determined to conflict with existing abutting and/or future lot lines, the Owner shall be responsible to relocate the portions of these services on private property through a Plumbing Only permit, so as not to continue conflicts of existing services over abutting and/or future lot lines. The Owner shall also pay the City, if determined through the inspections that conflicts exist, the fees to provide new water and sewer services to the individual property lines in order for each lot to be serviced individually.

Condition(s):

Prior to the severance finalization the Owner shall;

- Provide the City a draft reference plan indicating the proposed widening for review and approval, prior to registration of the plan in the Land Registry Office; and
- Dedicate to the City free and clear of any encumbrances, 2.13m (7') along the frontage of the subject property, to be known as Public Highway Division Street; and
- Pay the fee for City crews to locate, trace, inspect and document the existing sewer and water laterals servicing the existing property; and
- If determined existing services conflict with abutting and/or future lot lines, the Owner shall be responsible to complete any relocation works on private property through a Plumbing Only permit and pay the City the fees to provide new water and sewer services to the individual property lines in order for each lot to be serviced individually

Prepared by:



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



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: March 12, 2019

Subject: Committee of Adjustment
Public Hearings – March 28, 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-11/19SC (60.84.2239)
A-32/19 (60.81.5466)

59 Wellington Street

DATE OF HEARING:
March 28, 2019

Munro, Elaine

Subject: RE: Email 2 of 5 Committee of Adjustment Hearing St. Catharines March 28, 2019 - 905-19-124

From: Gordon, Carrie [mailto:carrie.gordon@bell.ca]
Sent: Wednesday, March 06, 2019 3:06 PM
To: Banda, Wilrik <wbanda@stcatharines.ca>; ROWCC <rowcentre@bell.ca>
Cc: Jensen, Kirstin <kjensen@stcatharines.ca>; Wen, Vincent <vwen@stcatharines.ca>; Munro, Elaine <emunro@stcatharines.ca>
Subject: RE: Email 2 of 5 Committee of Adjustment Hearing St. Catharines March 28, 2019 - 905-19-124

Hello,

Re File: B-11/19SC

Details

- ☐. Severance
- ☐. 59 Wellington Street

Subsequent to review by our local Engineering Department of the above noted lands, it has been determined that Bell Canada has no concerns or objections with the proposed Severance.

Should you have any questions or concerns regarding this response, please do not hesitate to contact me.

Thank you

Carrie Gordon



External Liaison – Right of Way Control Centre
140 Bayfield St, Fl 2
Barrie ON, L4M 3B1
T: 705-722-2244/844-857-7942
F :705-722-2263

Banda, Wilrik

From: Doug Crown <Doug.Crown@cogeco.com>
Sent: Tuesday, March 05, 2019 3:49 PM
To: Banda, Wilrik
Cc: Jensen, Kirstin; Wen, Vincent; Munro, Elaine
Subject: RE: Email 2 of 5 Committee of Adjustment Hearing St. Catharines March 28, 2019

Hello Banda
Email 2
Cogeco has no issues or concerns with these 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

60.81.5445
60.81.5446
60.84.2238
* 60.84.2239
* 60.81.5466



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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, Vincent Wen
Planning and Building Services

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

Date: March 11, 2019

Subject: Building Comments on Applications to the Committee of Adjustment
Consents – March 28, 2019 hearing - File No.: 300-036

B-04/19SC – 151 Moffat Street

Comment:

- Be advised that a building permit is required for the proposed 3 Unit Townhouse on Parts 1 and 2.

Condition:

- No Comment

B-05/19SC – 151 Moffat Street

Comment:

- Be advised that a building permit is required for the proposed 3 Unit Townhouse on Parts 3, 4, and 5.

Condition:

- No Comment

B-10/19SC – 30 ½ Division Street

Comment:

- No Comment

Condition:

- No Comment

-

- **B11/19SC – 59 Wellington Street**

Comment:

- No Comment

Condition:

- The existing vinyl shed on Parts 2 and 3 is to 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.

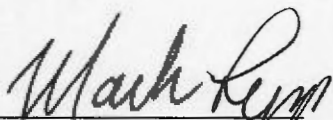
B-12/19SC – 51 Christie Street

Comment:

- No Comment

Condition:

- No Comment



Mark Lepp, Senior Plans Examiner / Building Inspector

Cc: Files, 300-036

g:\pbs-building & development\committee of adjustment\ldg memo 2019\06bcoa memo-sev-March 28,2019.docx



Memorandum

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

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

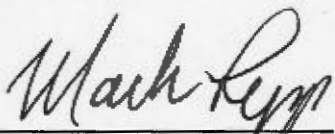
From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: March 11, 2019

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance –March 28, 2019 hearing- File No.: 300-010

NO.	ADDRESS	COMMENTS
A-13/19	151 Moffat Street	-Be advised that a building permit is required for the proposed 3 Unit Townhouse.
A-14/19	153A Moffat Street	-Be advised that a building permit is required for the proposed 3 Unit Townhouse.
A-15/19	153B Moffat Street	-Be advised that a building permit is required for the proposed 3 Unit Townhouse.
A-30/19	61 Queenston Street	-Be advised that a building permit is required for the proposed conversion of the duplex to the triplex.
A-31/19	206 Niagara Street	-No Comment
A-32/19	59 Wellington Street	-No Comment
A-33/19	64 Carlton Street	-Be advised that a building permit is required for the proposed conversion to a duplex.
A-34/19	16 Keele Street	-Be advised that a building permit is required for the proposed single detached dwelling. -Be advised that reductions in the required yards will have spatial separation implications affecting the permitted area of glazed openings facing these yards.
A-35/19	135 Bunting Road	-Be advised that a building permit is required for the proposed detached garage.
A-36/19	86 Bayview Drive	-Be advised that a building permit is required for the proposed attached garage. -Be advised that reductions in the required yards will have spatial separation implications affecting the permitted area of glazed openings and permitted type of construction facing these yards.

NO.	ADDRESS	COMMENTS
A-37/19	192 Rykert Street	-Be advised that a building permit is required for the proposed townhouse building. -Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings and permitted type of construction facing these yards.
A-39/19	24 Whitworth Street	-No Comment
A-40/19	74 Wiley Street	-Be advised that a building permit is required for the proposed conversion to a duplex.
A-41/19	63/65 Newport Street	-Be advised that a building permit is required for the proposed single detached dwelling.
A-42/19	1176 Lakeshore Road west	-Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings facing these yards. - Be advised that a demolition permit is required for the existing single detached dwelling. - be advised that a demolition agreement is required to be obtained to allow the dwelling to remain until the construction of the new dwelling unit is complete and occupied and must be approved before the building permit can be issued.
A-43/19	2 Ellis Avenue	-Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings facing these yards. -Be advised that a building permit is required for the proposed townhomes.



Mark Lepp, Senior Plans Examiner / Building Inspector

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\bdg memo 2019\05 bcoa memo-mv-Mar28, 2019.docx



Memorandum

To: Elaine Munro, Planning and Building Services
CC:
From: Jessica Button, Parks, Recreation and Culture Services
Date: February 9, 2019
Subject: Committee of Adjustment Hearing – February 27, 2019

1. **151 Moffatt Street, Consent, B-04/19SC – 60.84.2232**
151 Moffatt Street, Consent, B-05/19SC – 60.81.2233
151 Moffatt Street, Minor Variance, A-13/19 – 60.81.5447
153A Moffatt Street, Minor Variance, A-14/19 – 60.81.5448
153B Moffatt Street, Minor variance, A-15/19 – 60.81.5449

Several smaller scrub trees are located where the access is proposed. The applicant should be aware that they will be responsible for the removal costs of these trees.

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

2. **61 Queenston Street Minor Variance, A-30/19 – 60.81.5445**
No comment
3. **206 Niagara Street, Minor Variance, A-31/19 – 60.81.5446**
No comment.

4. 30½ Division Street, Consent, B-10/19SC – 60.84.2238

Please be advised that we have reviewed the above-noted application 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 2018 Schedule of Rates and Fees;

That any boulevard not used for vehicular access to the site be re-instated with landscaping, to the satisfaction of PRCS;

5. 59 Wellington Street, Consent, B-11/19SC – 60.84.2239

59 Wellington Street, Minor Variance, A-32/19 – 60.81.5466

No comment.

6. 64 Carlton Street, Minor Variance, A-33/19 – 60.81.5467

No comment.

7. 16 Keele Street, Minor Variance, A-34/19 – 60.81.5468

No comment.

8. 135 Bunting Road, Minor Variance, A-35/19 – 60.81.5469

No comment.

9. 86 Bayview Drive, Minor Variance, A-36/19 – 60.81.5470

No comment.

10. 51 Christie Street, Consent, B-12/19SC – 60.84.2240

No comment.

11. 192 Rykert Street, Minor Variance, A-37/19 – 60.81.5471

No comment.

12. 24 Whitworth Street, Minor Variance, A-39/19 – 60.81.5473

No comment.

13. 74 Wiley Street, Minor Variance, A-40/19 – 60.81.5474

A large boulevard tree is located adjacent to the proposed driveway. Given the 30" DBH and according to our tree protection standards a setback of 4.8 Meters is required to maintain the health of the tree. PRCS staff do not object to the requested variances but requires that all site alterations be located 4.8m from the trunk of the tree.

14. 63-65 Newport Street, Minor Variance, A-41/19 – 60.81.5475

No comment.

15.1176 Lakeshore Road West, Minor Variance, A-42/19 – 60.81.5476
No comment.

16.2 Ellis Avenue, Minor Variance, A-43/19 – 60.81.5477
No comment.

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



REPORT TO PLANNING DEPARTMENT
Re: CITY LAND DIVISION APPLICATION NUMBER B-11/19SC



March 13th, 2019

ENGINEERING FILE 300-36

Hearing Date: March 28th, 2019

Applicant: John Evans

Location: 59 Wellington Street

MUNICIPAL SERVICES

	<u>Wellington Street</u>	<u>Welland Avenue (Regional)</u>
Water:	150mm P.V.C.	300mm P.V.C. 600mm P.V.C. Regional Trunk
Sanitary:	600mm Clay 300mm Clay	900mm Clay 600mm Clay
Storm:	675mm Conc.	1200mm Conc.
Sidewalks:	Yes	Yes
Road Allowance:	15.24m±	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 recreating the lot known as 30 Division Street with the existing duplex dwelling. A remnant parcel, Part 2 the existing duplex dwelling would also be retained for continued residential use.

Roads

Wellington Street is designated a Local road in the City's Official Plan with a desired right-of-way width of 20.0m (66'). Its current width along the Applicant frontage is 15.24m (50').

Welland Avenue is designated a Regional Arterial road in the City's Official Plan with a desired right-of-way

As per the Garden City Plan, Council has directed we achieve "Complete Streets and Walkable Communities" to which, in addition to accommodating vehicles, provide "a safe, functional and attractive pedestrians and cycling environment". Section 5.2.1 indicates sidewalks shall be provided on both sides of all local streets. Section 5.2.3 states all existing roads shall be brought up to today's standards, recognizing that this may take many years due to the anticipated expense, and that if necessary, land acquisition by way of dedications may be taken. Section 5.2 also directs the City to ensure all roads have secured locations for utilities (bell, hydro, Gas, CCTV etc.).

Given the City would like to remain consistent and bring roads up to standards to accommodate future City utilities (storm sewer, upgraded watermain and sanitary sewer extension to Bayview Drive), other private utilities (Gas, Hydro, Bell, etc.), boulevard trees and sidewalks, meeting the Garden City Plan initiatives driven by Council, it is therefore required that the City obtain a further 2.38m (8') along the frontage of the Applicant property, to be dedicated as Public Highway Wellington Street.

Sidewalks exist along the frontages of the subject property, and no further comments with respect to this shall be provided.

Engineering Services

Given the age and history of this area of town, and previous experiences with respect to existing configurations of private services, the Owner shall be responsible to pay the fee for City crews to locate, trace, inspect and document the existing water and sewer service laterals for each dwelling, to confirm they do not conflict with any existing abutting and/or future lot line. If these services are determined to conflict with existing abutting and/or future lot lines, the Owner shall be responsible to relocate the portions of these services on private property through a Plumbing Only permit, so as not to continue conflicts of existing services over abutting and/or future lot lines. The Owner shall also pay the City, if determined through the inspections that conflicts exist, the fees to provide new water and sewer services to the individual property lines in order for each lot to be serviced individually.

Condition(s):

Prior to the severance finalization the Owner shall;

- Provide the City a draft reference plan indicating the proposed widening for review and approval, prior to registration of the plan in the Land Registry Office; and
- Dedicate to the City free and clear of any encumbrances, 2.38m (8') along the frontage of the subject property, to be known as Public Highway Wellington Street; and
- Pay the fee for City crews to locate, trace, inspect and document the existing sewer and water laterals servicing the existing property; and
- If determined existing services conflict with abutting and/or future lot lines, the Owner shall be responsible to complete any relocation works on private property through a Plumbing Only permit and pay the City the fees to provide new water and sewer services to the individual property lines in order for each lot to be serviced individually

Prepared by:



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



Memorandum

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

Cc: Judy Pihach, Manager of Planning
Kirstin Jensen, Planner I
Wilrik Banda, Planning Technician
Vincent Wen, Planning Co-op Student

From: James Denham P.Eng.
Development Engineering Technologist

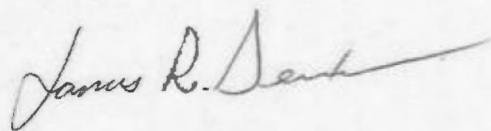
Date: March 6th, 2019
Hearing Date: March 28th, 2019

Subject: Development Engineering - Minor Variance Applications
151,153A &153B Moffatt, A -13-15/19SC
61 Queenston Street, A -30/19SC
206 Niagara Street, A -31/19SC
● 59 Wellington Street, A -32/19SC
64 Carlton Street, A -33/19SC
16 Keele Street, A-34/19SC
135 Bunting Road, A-35/19SC
86 Bayview Drive, A-36/19SC
192 Rykert Street, A-37/19SC
24 Whitworth Street, A-39/19SC
74 Wiley Street, A-40/19SC
63-65 Newport Street, A-41/19SC
1176 Lakeshore Road W, A-42/19SC
2 Ellis Avenue, A-43/19SC

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 application with the following notations;

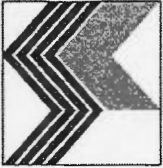
- Regarding A-36/19SC (86 Bayview), the City will require a grading and drainage plan prepared by a qualified professional (OLS or Professional Engineer) be submitted at the Building Permit stage.
- Regarding A-41/19SC (63-65 Newport Street), the City will require the decommissioning of one of the two existing water services at the demolition stage. If the other water service requires an upgrade, then that existing water service may also require decommissioning.

- Regarding A-42/19SC (1176 Lakeshore Road), the City will require a grading and drainage plan prepared by a qualified professional (OLS or Professional Engineer) be submitted at the Building Permit stage.



Prepared by: James Denham P.Eng.
Development Engineering Technologist

JD cc. Brian Thiessen, Brad Johnston, PBS (email only)



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: March 12, 2019

Subject: Committee of Adjustment
Public Hearings – March 28, 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-33/19 (60.81.5467)

64 Carlton Street

DATE OF HEARING:
March 28, 2019

Banda, Wilrik

From: Doug Crown <Doug.Crown@cogeco.com>
Sent: Tuesday, March 05, 2019 3:50 PM
To: Banda, Wilrik
Cc: Jensen, Kirstin; Wen, Vincent; Munro, Elaine
Subject: RE: Email 3 of 5 Committee of Adjustment Hearing St. Catharines March 28, 2019

Hello Banda
Email 3
Cogeco has no issues or concerns with these 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

* 60.81.5467
60.81.5468
60.81.5469
60.81.5470
60.84.2240



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

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Memorandum

To: Elaine Munro, Planning and Building Services
CC:
From: Jessica Button, Parks, Recreation and Culture Services
Date: February 9, 2019
Subject: Committee of Adjustment Hearing – February 27, 2019

1. **151 Moffatt Street, Consent, B-04/19SC – 60.84.2232**
151 Moffatt Street, Consent, B-05/19SC – 60.81.2233
151 Moffatt Street, Minor Variance, A-13/19 – 60.81.5447
153A Moffatt Street, Minor Variance, A-14/19 – 60.81.5448
153B Moffatt Street, Minor variance, A-15/19 – 60.81.5449

Several smaller scrub trees are located where the access is proposed. The applicant should be aware that they will be responsible for the removal costs of these trees.

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

2. **61 Queenston Street Minor Variance, A-30/19 – 60.81.5445**
No comment
3. **206 Niagara Street, Minor Variance, A-31/19 – 60.81.5446**
No comment.

4. 30½ Division Street, Consent, B-10/19SC – 60.84.2238

Please be advised that we have reviewed the above-noted application 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 2018 Schedule of Rates and Fees;

That any boulevard not used for vehicular access to the site be re-instated with landscaping, to the satisfaction of PRCS;

5. 59 Wellington Street, Consent, B-11/19SC – 60.84.2239

59 Wellington Street, Minor Variance, A-32/19 – 60.81.5466

No comment.

6. 64 Carlton Street, Minor Variance, A-33/19 – 60.81.5467

No comment.

7. 16 Keele Street, Minor Variance, A-34/19 – 60.81.5468

No comment.

8. 135 Bunting Road, Minor Variance, A-35/19 – 60.81.5469

No comment.

9. 86 Bayview Drive, Minor Variance, A-36/19 – 60.81.5470

No comment.

10. 51 Christie Street, Consent, B-12/19SC – 60.84.2240

No comment.

11. 192 Rykert Street, Minor Variance, A-37/19 – 60.81.5471

No comment.

12. 24 Whitworth Street, Minor Variance, A-39/19 – 60.81.5473

No comment.

13. 74 Wiley Street, Minor Variance, A-40/19 – 60.81.5474

A large boulevard tree is located adjacent to the proposed driveway. Given the 30" DBH and according to our tree protection standards a setback of 4.8 Meters is required to maintain the health of the tree. PRCS staff do not object to the requested variances but requires that all site alterations be located 4.8m from the trunk of the tree.

14. 63-65 Newport Street, Minor Variance, A-41/19 – 60.81.5475

No comment.

15.1176 Lakeshore Road West, Minor Variance, A-42/19 – 60.81.5476
No comment.

16.2 Ellis Avenue, Minor Variance, A-43/19 – 60.81.5477
No comment.

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



Memorandum

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

Cc: Judy Pihach, Manager of Planning
Kirstin Jensen, Planner I
Wilrik Banda, Planning Technician
Vincent Wen, Planning Co-op Student

From: James Denham P.Eng.
Development Engineering Technologist

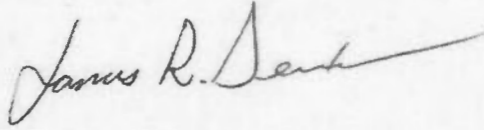
Date: March 6th, 2019
Hearing Date: March 28th, 2019

Subject: Development Engineering - Minor Variance Applications
151,153A &153B Moffatt, A -13-15/19SC
61 Queenston Street, A -30/19SC
206 Niagara Street, A -31/19SC
59 Wellington Street, A -32/19SC
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192 Rykert Street, A-37/19SC
24 Whitworth Street, A-39/19SC
74 Wiley Street, A-40/19SC
63-65 Newport Street, A-41/19SC
1176 Lakeshore Road W, A-42/19SC
2 Ellis Avenue, A-43/19SC

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 application with the following notations;

- Regarding A-36/19SC (86 Bayview), the City will require a grading and drainage plan prepared by a qualified professional (OLS or Professional Engineer) be submitted at the Building Permit stage.
- Regarding A-41/19SC (63-65 Newport Street), the City will require the decommissioning of one of the two existing water services at the demolition stage. If the other water service requires an upgrade, then that existing water service may also require decommissioning.

- Regarding A-42/19SC (1176 Lakeshore Road), the City will require a grading and drainage plan prepared by a qualified professional (OLS or Professional Engineer) be submitted at the Building Permit stage.

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

Prepared by: James Denham P.Eng.
Development Engineering Technologist

JD cc. Brian Thiessen, Brad Johnston, PBS (email only)



Memorandum

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

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

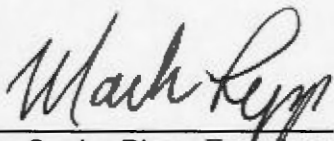
From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: March 11, 2019

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance –March 28, 2019 hearing- File No.: 300-010

NO.	ADDRESS	COMMENTS
A-13/19	151 Moffat Street	-Be advised that a building permit is required for the proposed 3 Unit Townhouse.
A-14/19	153A Moffat Street	-Be advised that a building permit is required for the proposed 3 Unit Townhouse.
A-15/19	153B Moffat Street	-Be advised that a building permit is required for the proposed 3 Unit Townhouse.
A-30/19	61 Queenston Street	-Be advised that a building permit is required for the proposed conversion of the duplex to the triplex.
A-31/19	206 Niagara Street	-No Comment
A-32/19	59 Wellington Street	-No Comment
A-33/19	64 Carlton Street	-Be advised that a building permit is required for the proposed conversion to a duplex.
A-34/19	16 Keele Street	-Be advised that a building permit is required for the proposed single detached dwelling. -Be advised that reductions in the required yards will have spatial separation implications affecting the permitted area of glazed openings facing these yards.
A-35/19	135 Bunting Road	-Be advised that a building permit is required for the proposed detached garage.
A-36/19	86 Bayview Drive	-Be advised that a building permit is required for the proposed attached garage. -Be advised that reductions in the required yards will have spatial separation implications affecting the permitted area of glazed openings and permitted type of construction facing these yards.

NO.	ADDRESS	COMMENTS
A-37/19	192 Rykert Street	-Be advised that a building permit is required for the proposed townhouse building. -Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings and permitted type of construction facing these yards.
A-39/19	24 Whitworth Street	-No Comment
A-40/19	74 Wiley Street	-Be advised that a building permit is required for the proposed conversion to a duplex.
A-41/19	63/65 Newport Street	-Be advised that a building permit is required for the proposed single detached dwelling.
A-42/19	1176 Lakeshore Road west	-Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings facing these yards. - Be advised that a demolition permit is required for the existing single detached dwelling. - be advised that a demolition agreement is required to be obtained to allow the dwelling to remain until the construction of the new dwelling unit is complete and occupied and must be approved before the building permit can be issued.
A-43/19	2 Ellis Avenue	-Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings facing these yards. -Be advised that a building permit is required for the proposed townhomes.



Mark Lepp, Senior Plans Examiner / Building Inspector

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\bdg memo 2019\05 bcoa memo-mv-Mar28, 2019.docx



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: March 12, 2019

Subject: Committee of Adjustment
Public Hearings – March 28, 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-34/19 (60.81.5468)

16 Keele Street

DATE OF HEARING:
March 28, 2019

March 12, 2019

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

Attention: Wilrik Banda

File# 60.81.5468

Re: 16 Keele St

In response to your correspondence dated March 5, 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:

- 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.

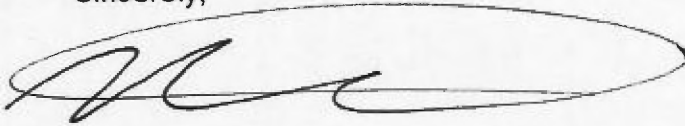
We would also like to stipulate the following:

- 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

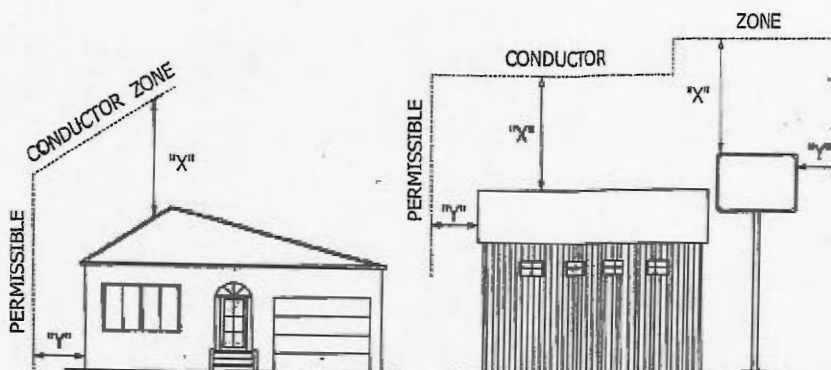
- Occupational Health and Safety Act (OH&SA) – Construction Projects (Electrical Hazards)
- CAN/CSA-C22.3 No. 1-15, Overhead System
- C22.3 No. 7-15 Underground Systems

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 a stylized 'M' followed by a horizontal line and a small flourish at the end.

Mark Jakubowski
Supervisor, Design, Customer Capital



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

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

* - INCLUDES MULTI-GROUNDED NEUTRALS

NOTES:

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

horizon
UTILITIES Looking beyond...

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

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

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

Banda, Wilrik

From: Proximity <proximity@cn.ca>
Sent: Tuesday, March 12, 2019 1:30 PM
To: Banda, Wilrik
Subject: FW: Notice of Hearing 16 Keele street, St Catharines
Attachments: 2019 Keele St 16_A_34_19.pdf

Good afternoon Wilrik

Thank you for contacting CN about the variance.

I have reviewed the information circulated and the site location

CN Rail has no comments.

Regards

Susanne

Susanne Glenn-Rigny, MCIP, RPP, OUQ

Agente principale/Senior Officer
Planification et développement communautaires/
Community Planning and Development
 Affaires juridiques/Law Department
935, rue de La Gauchetière Ouest
15e étage
Montréal (Québec) H3B 2M9
Téléphone: (514) 399-7844
Télécopieur: (514) 399-4296
Cell (514) 919-7844
Email: susanne.glenn-rigny@cn.ca

Precision Railroading: Doing it well and always improving

From: Banda, Wilrik <wbanda@stcatharines.ca>
Sent: Wednesday, March 06, 2019 9:20 AM
To: Proximity <proximity@cn.ca>
Cc: Jensen, Kirstin <kjensen@stcatharines.ca>; Wen, Vincent <vwen@stcatharines.ca>; Munro, Elaine <emunro@stcatharines.ca>
Subject: Notice of Hearing 16 Keele street, St Catharines

Good morning,

I have attached the minor variance application for 16 Keele Street.
Would you kindly review and provide comments to Kirstin Jensen, Vincent Wen, Elaine Munro and myself by **March 18, 2019**.

1. 16 Keele Street, Minor Variance A-34/19 – 60.81.5468

Thanks, Wil

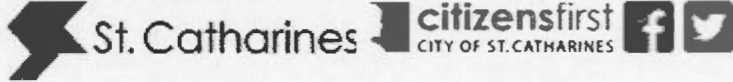
Wilrik Banda

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: Doug Crown <Doug.Crown@cogeco.com>
Sent: Tuesday, March 05, 2019 3:50 PM
To: Banda, Wilrik
Cc: Jensen, Kirstin; Wen, Vincent; Munro, Elaine
Subject: RE: Email 3 of 5 Committee of Adjustment Hearing St. Catharines March 28, 2019

Hello Banda

Email 3

Cogeco has no issues or concerns with these 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

60.81.5467
* 60.81.5468
60.81.5469
60.81.5470
60.84.2240



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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, Vincent Wen
Planning and Building Services

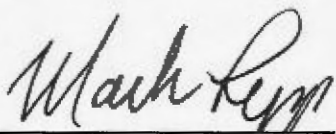
From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: March 11, 2019

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance –March 28, 2019 hearing- File No.: 300-010

NO.	ADDRESS	COMMENTS
A-13/19	151 Moffat Street	-Be advised that a building permit is required for the proposed 3 Unit Townhouse.
A-14/19	153A Moffat Street	-Be advised that a building permit is required for the proposed 3 Unit Townhouse.
A-15/19	153B Moffat Street	-Be advised that a building permit is required for the proposed 3 Unit Townhouse.
A-30/19	61 Queenston Street	-Be advised that a building permit is required for the proposed conversion of the duplex to the triplex.
A-31/19	206 Niagara Street	-No Comment
A-32/19	59 Wellington Street	-No Comment
A-33/19	64 Carlton Street	-Be advised that a building permit is required for the proposed conversion to a duplex.
A-34/19	16 Keele Street	-Be advised that a building permit is required for the proposed single detached dwelling. -Be advised that reductions in the required yards will have spatial separation implications affecting the permitted area of glazed openings facing these yards.
A-35/19	135 Bunting Road	-Be advised that a building permit is required for the proposed detached garage.
A-36/19	86 Bayview Drive	-Be advised that a building permit is required for the proposed attached garage. -Be advised that reductions in the required yards will have spatial separation implications affecting the permitted area of glazed openings and permitted type of construction facing these yards.

NO.	ADDRESS	COMMENTS
A-37/19	192 Rykert Street	-Be advised that a building permit is required for the proposed townhouse building. -Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings and permitted type of construction facing these yards.
A-39/19	24 Whitworth Street	-No Comment
A-40/19	74 Wiley Street	-Be advised that a building permit is required for the proposed conversion to a duplex.
A-41/19	63/65 Newport Street	-Be advised that a building permit is required for the proposed single detached dwelling.
A-42/19	1176 Lakeshore Road west	-Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings facing these yards. - Be advised that a demolition permit is required for the existing single detached dwelling. - be advised that a demolition agreement is required to be obtained to allow the dwelling to remain until the construction of the new dwelling unit is complete and occupied and must be approved before the building permit can be issued.
A-43/19	2 Ellis Avenue	-Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings facing these yards. -Be advised that a building permit is required for the proposed townhomes.



Mark Lepp, Senior Plans Examiner / Building Inspector

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\ldg memo 2019\05 bcoa memo-mv-Mar28, 2019.docx



Memorandum

To: Elaine Munro, Planning and Building Services
CC:
From: Jessica Button, Parks, Recreation and Culture Services
Date: February 9, 2019
Subject: Committee of Adjustment Hearing – February 27, 2019

1. **151 Moffatt Street, Consent, B-04/19SC – 60.84.2232**
151 Moffatt Street, Consent, B-05/19SC – 60.81.2233
151 Moffatt Street, Minor Variance, A-13/19 – 60.81.5447
153A Moffatt Street, Minor Variance, A-14/19 – 60.81.5448
153B Moffatt Street, Minor variance, A-15/19 – 60.81.5449

Several smaller scrub trees are located where the access is proposed. The applicant should be aware that they will be responsible for the removal costs of these trees.

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

2. **61 Queenston Street Minor Variance, A-30/19 – 60.81.5445**
No comment
3. **206 Niagara Street, Minor Variance, A-31/19 – 60.81.5446**
No comment.

4. 30½ Division Street, Consent, B-10/19SC – 60.84.2238

Please be advised that we have reviewed the above-noted application 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 2018 Schedule of Rates and Fees;

That any boulevard not used for vehicular access to the site be re-instated with landscaping, to the satisfaction of PRCS;

5. 59 Wellington Street, Consent, B-11/19SC – 60.84.2239

59 Wellington Street, Minor Variance, A-32/19 – 60.81.5466

No comment.

6. 64 Carlton Street, Minor Variance, A-33/19 – 60.81.5467

No comment.

7. 16 Keele Street, Minor Variance, A-34/19 – 60.81.5468

No comment.

8. 135 Bunting Road, Minor Variance, A-35/19 – 60.81.5469

No comment.

9. 86 Bayview Drive, Minor Variance, A-36/19 – 60.81.5470

No comment.

10. 51 Christie Street, Consent, B-12/19SC – 60.84.2240

No comment.

11. 192 Rykert Street, Minor Variance, A-37/19 – 60.81.5471

No comment.

12. 24 Whitworth Street, Minor Variance, A-39/19 – 60.81.5473

No comment.

13. 74 Wiley Street, Minor Variance, A-40/19 – 60.81.5474

A large boulevard tree is located adjacent to the proposed driveway. Given the 30" DBH and according to our tree protection standards a setback of 4.8 Meters is required to maintain the health of the tree. PRCS staff do not object to the requested variances but requires that all site alterations be located 4.8m from the trunk of the tree.

14. 63-65 Newport Street, Minor Variance, A-41/19 – 60.81.5475

No comment.

15.1176 Lakeshore Road West, Minor Variance, A-42/19 – 60.81.5476

No comment.

16.2 Ellis Avenue, Minor Variance, A-43/19 – 60.81.5477

No comment.

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



Memorandum

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

Cc: Judy Pihach, Manager of Planning
Kirstin Jensen, Planner I
Wilrik Banda, Planning Technician
Vincent Wen, Planning Co-op Student

From: James Denham P.Eng.
Development Engineering Technologist

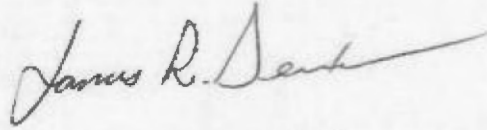
Date: March 6th, 2019
Hearing Date: March 28th, 2019

Subject: Development Engineering - Minor Variance Applications
151,153A &153B Moffatt, A -13-15/19SC
61 Queenston Street, A -30/19SC
206 Niagara Street, A -31/19SC
59 Wellington Street, A -32/19SC
64 Carlton Street, A -33/19SC
● 16 Keele Street, A-34/19SC
135 Bunting Road, A-35/19SC
86 Bayview Drive, A-36/19SC
192 Rykert Street, A-37/19SC
24 Whitworth Street, A-39/19SC
74 Wiley Street, A-40/19SC
63-65 Newport Street, A-41/19SC
1176 Lakeshore Road W, A-42/19SC
2 Ellis Avenue, A-43/19SC

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 application with the following notations;

- Regarding A-36/19SC (86 Bayview), the City will require a grading and drainage plan prepared by a qualified professional (OLS or Professional Engineer) be submitted at the Building Permit stage.
- Regarding A-41/19SC (63-65 Newport Street), the City will require the decommissioning of one of the two existing water services at the demolition stage. If the other water service requires an upgrade, then that existing water service may also require decommissioning.

- Regarding A-42/19SC (1176 Lakeshore Road), the City will require a grading and drainage plan prepared by a qualified professional (OLS or Professional Engineer) be submitted at the Building Permit stage.



Prepared by: James Denham P.Eng.
Development Engineering Technologist

JD cc. Brian Thiessen, Brad Johnston, PBS (email only)



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: March 12, 2019

Subject: Committee of Adjustment
Public Hearings – March 28, 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-35/19 (60.81.5469)

135 Bunting Road

DATE OF HEARING:
March 28, 2019

March 12, 2019

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

Attention: Wilrik Banda

File# 60.81.5469

Re: 135 Bunting Rd

In response to your correspondence dated March 5, 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.
- Existing Alectra Utilities rear lot overhead primary and secondary conductor adjacent to proposed garage addition. Contact Customer Connections Department to discuss required clearances from existing primary conductor.

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.

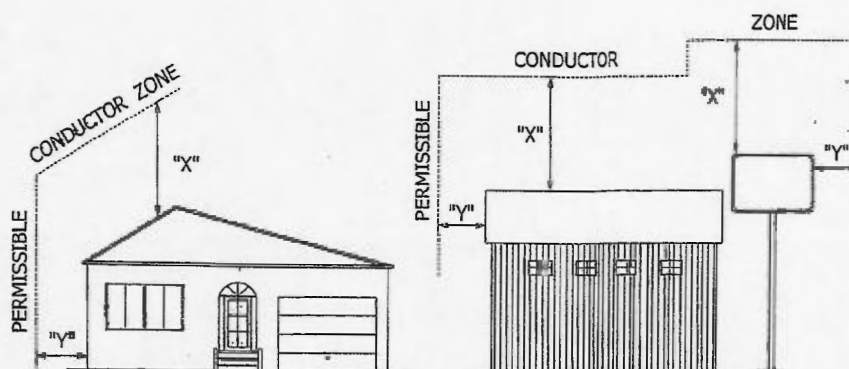
- Alectra Utilities must be contacted if the removal, isolation or relocation of existing plant is required, all cost associated with this work will be at the owners expense.
- CALL BEFORE YOU DIG, arrange for underground hydro cable locate(s) before beginning construction by contacting Ontario One Call @ 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 DD/MM/YY
REDRAWN:	JM	12/06/07
CHECKED:	ND	26/04/05
APPROVED:	CR	26/04/05

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

REFERENCE DRAWINGS:

DRAWING #

3-105

DRAWINGS NOT TO SCALE

SHEET #

1

REVISION #

0

Banda, Wilrik

From: Doug Crown <Doug.Crown@cogeco.com>
Sent: Tuesday, March 05, 2019 3:50 PM
To: Banda, Wilrik
Cc: Jensen, Kirstin; Wen, Vincent; Munro, Elaine
Subject: RE: Email 3 of 5 Committee of Adjustment Hearing St. Catharines March 28, 2019

Hello Banda

Email 3

Cogeco has no issues or concerns with these 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

60.81.5467
60.81.5468
* 60.81.5469
60.81.5470
60.84.2240



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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, Vincent Wen
Planning and Building Services

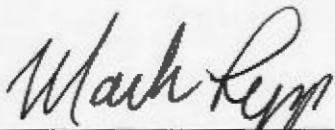
From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: March 11, 2019

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance –March 28, 2019 hearing- File No.: 300-010

NO.	ADDRESS	COMMENTS
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A-36/19	86 Bayview Drive	-Be advised that a building permit is required for the proposed attached garage. -Be advised that reductions in the required yards will have spatial separation implications affecting the permitted area of glazed openings and permitted type of construction facing these yards.

NO.	ADDRESS	COMMENTS
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A-39/19	24 Whitworth Street	-No Comment
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Mark Lepp, Senior Plans Examiner / Building Inspector

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\ldg memo 2019\05 bcoa memo-mv-Mar28, 2019.docx



Memorandum

To: Elaine Munro, Planning and Building Services
CC:
From: Jessica Button, Parks, Recreation and Culture Services
Date: February 9, 2019
Subject: Committee of Adjustment Hearing – February 27, 2019

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151 Moffatt Street, Consent, B-05/19SC – 60.81.2233
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Several smaller scrub trees are located where the access is proposed. The applicant should be aware that they will be responsible for the removal costs of these trees.

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No comment
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Please be advised that we have reviewed the above-noted application 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 2018 Schedule of Rates and Fees;

That any boulevard not used for vehicular access to the site be re-instated with landscaping, to the satisfaction of PRCS;

5. 59 Wellington Street, Consent, B-11/19SC – 60.84.2239

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No comment.

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No comment.

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No comment.

9. 86 Bayview Drive, Minor Variance, A-36/19 – 60.81.5470

No comment.

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No comment.

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No comment.

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16.2 Ellis Avenue, Minor Variance, A-43/19 – 60.81.5477

No comment.

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



Memorandum

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

Cc: Judy Pihach, Manager of Planning
Kirstin Jensen, Planner I
Wilrik Banda, Planning Technician
Vincent Wen, Planning Co-op Student

From: James Denham P.Eng.
Development Engineering Technologist

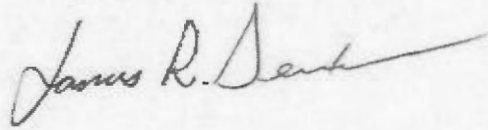
Date: March 6th, 2019
Hearing Date: March 28th, 2019

Subject: Development Engineering - Minor Variance Applications
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61 Queenston Street, A -30/19SC
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● 135 Bunting Road, A-35/19SC
86 Bayview Drive, A-36/19SC
192 Rykert Street, A-37/19SC
24 Whitworth Street, A-39/19SC
74 Wiley Street, A-40/19SC
63-65 Newport Street, A-41/19SC
1176 Lakeshore Road W, A-42/19SC
2 Ellis Avenue, A-43/19SC

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 application with the following notations;

- Regarding A-36/19SC (86 Bayview), the City will require a grading and drainage plan prepared by a qualified professional (OLS or Professional Engineer) be submitted at the Building Permit stage.
- Regarding A-41/19SC (63-65 Newport Street), the City will require the decommissioning of one of the two existing water services at the demolition stage. If the other water service requires an upgrade, then that existing water service may also require decommissioning.

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Prepared by: James Denham P.Eng.
Development Engineering Technologist

JD cc. Brian Thiessen, Brad Johnston, PBS (email only)



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: March 12, 2019

Subject: Committee of Adjustment
Public Hearings – March 28, 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-36/19 (60.81.5470)

86 Bayview Drive

DATE OF HEARING:
March 28, 2019

Banda, Wilrik

From: Doug Crown <Doug.Crown@cogeco.com>
Sent: Tuesday, March 05, 2019 3:50 PM
To: Banda, Wilrik
Cc: Jensen, Kirstin; Wen, Vincent; Munro, Elaine
Subject: RE: Email 3 of 5 Committee of Adjustment Hearing St. Catharines March 28, 2019

Hello Banda
Email 3
Cogeco has no issues or concerns with these 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

60.81.5467
60.81.5468
60.81.5469
* 60.81.5470
60.84.2240



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

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Munro, Elaine

To: Richer, Chloe
Cc: Banda, Wilrik; Wen, Vincent; Jensen, Kirstin
Subject: RE: Committee of Adjustment Application for March 28, 2019 Hearing - 86 Bayview

From: Richer, Chloe
Sent: Tuesday, March 12, 2019 3:38 PM
To: Munro, Elaine <emunro@stcatharines.ca>
Cc: Banda, Wilrik <wbanda@stcatharines.ca>; Wen, Vincent <vwen@stcatharines.ca>; Jensen, Kirstin <kjensen@stcatharines.ca>
Subject: RE: Committee of Adjustment Application for March 28, 2019 Hearing - 86 Bayview

Hi Elaine,

Thank you for your email. The St. Catharines Heritage Permit Advisory Committee supported this heritage permit application, which was brought forward to a Committee meeting on Thursday, February 28th, 2019. As the Committee supported the application, and as the size and scale of the proposed addition of a single car garage is appropriate, I do not have any heritage concerns. Approval of the heritage permit was granted by Tami Kitay on March 1, 2019.

If you'd like any additional information, please let me know!

Thanks,
Chloe

Chloe Richer BA, MScPI
Heritage Planner
Email: cricher@stcatharines.ca
Tel: 905.688.5601 x1710



Memorandum

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

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

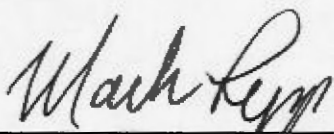
From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: March 11, 2019

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance –March 28, 2019 hearing- File No.: 300-010

NO.	ADDRESS	COMMENTS
A-13/19	151 Moffat Street	-Be advised that a building permit is required for the proposed 3 Unit Townhouse.
A-14/19	153A Moffat Street	-Be advised that a building permit is required for the proposed 3 Unit Townhouse.
A-15/19	153B Moffat Street	-Be advised that a building permit is required for the proposed 3 Unit Townhouse.
A-30/19	61 Queenston Street	-Be advised that a building permit is required for the proposed conversion of the duplex to the triplex.
A-31/19	206 Niagara Street	-No Comment
A-32/19	59 Wellington Street	-No Comment
A-33/19	64 Carlton Street	-Be advised that a building permit is required for the proposed conversion to a duplex.
A-34/19	16 Keele Street	-Be advised that a building permit is required for the proposed single detached dwelling. -Be advised that reductions in the required yards will have spatial separation implications affecting the permitted area of glazed openings facing these yards.
A-35/19	135 Bunting Road	-Be advised that a building permit is required for the proposed detached garage.
A-36/19	86 Bayview Drive	-Be advised that a building permit is required for the proposed attached garage. -Be advised that reductions in the required yards will have spatial separation implications affecting the permitted area of glazed openings and permitted type of construction facing these yards.

NO.	ADDRESS	COMMENTS
A-37/19	192 Rykert Street	-Be advised that a building permit is required for the proposed townhouse building. -Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings and permitted type of construction facing these yards.
A-39/19	24 Whitworth Street	-No Comment
A-40/19	74 Wiley Street	-Be advised that a building permit is required for the proposed conversion to a duplex.
A-41/19	63/65 Newport Street	-Be advised that a building permit is required for the proposed single detached dwelling.
A-42/19	1176 Lakeshore Road west	-Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings facing these yards. - Be advised that a demolition permit is required for the existing single detached dwelling. - be advised that a demolition agreement is required to be obtained to allow the dwelling to remain until the construction of the new dwelling unit is complete and occupied and must be approved before the building permit can be issued.
A-43/19	2 Ellis Avenue	-Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings facing these yards. -Be advised that a building permit is required for the proposed townhomes.



Mark Lepp, Senior Plans Examiner / Building Inspector

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\bdg memo 2019\05 bcoa memo-mv-Mar28, 2019.docx



Memorandum

To: Elaine Munro, Planning and Building Services
CC:
From: Jessica Button, Parks, Recreation and Culture Services
Date: February 9, 2019
Subject: Committee of Adjustment Hearing – February 27, 2019

1. **151 Moffatt Street, Consent, B-04/19SC – 60.84.2232**
151 Moffatt Street, Consent, B-05/19SC – 60.81.2233
151 Moffatt Street, Minor Variance, A-13/19 – 60.81.5447
153A Moffatt Street, Minor Variance, A-14/19 – 60.81.5448
153B Moffatt Street, Minor variance, A-15/19 – 60.81.5449

Several smaller scrub trees are located where the access is proposed. The applicant should be aware that they will be responsible for the removal costs of these trees.

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

2. **61 Queenston Street Minor Variance, A-30/19 – 60.81.5445**
No comment
3. **206 Niagara Street, Minor Variance, A-31/19 – 60.81.5446**
No comment.

4. 30½ Division Street, Consent, B-10/19SC – 60.84.2238

Please be advised that we have reviewed the above-noted application 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 2018 Schedule of Rates and Fees;

That any boulevard not used for vehicular access to the site be re-instated with landscaping, to the satisfaction of PRCS;

5. 59 Wellington Street, Consent, B-11/19SC – 60.84.2239

59 Wellington Street, Minor Variance, A-32/19 – 60.81.5466

No comment.

6. 64 Carlton Street, Minor Variance, A-33/19 – 60.81.5467

No comment.

7. 16 Keele Street, Minor Variance, A-34/19 – 60.81.5468

No comment.

8. 135 Bunting Road, Minor Variance, A-35/19 – 60.81.5469

No comment.

9. 86 Bayview Drive, Minor Variance, A-36/19 – 60.81.5470

No comment.

10. 51 Christie Street, Consent, B-12/19SC – 60.84.2240

No comment.

11. 192 Rykert Street, Minor Variance, A-37/19 – 60.81.5471

No comment.

12. 24 Whitworth Street, Minor Variance, A-39/19 – 60.81.5473

No comment.

13. 74 Wiley Street, Minor Variance, A-40/19 – 60.81.5474

A large boulevard tree is located adjacent to the proposed driveway. Given the 30" DBH and according to our tree protection standards a setback of 4.8 Meters is required to maintain the health of the tree. PRCS staff do not object to the requested variances but requires that all site alterations be located 4.8m from the trunk of the tree.

14. 63-65 Newport Street, Minor Variance, A-41/19 – 60.81.5475

No comment.

15.1176 Lakeshore Road West, Minor Variance, A-42/19 – 60.81.5476

No comment.

16.2 Ellis Avenue, Minor Variance, A-43/19 – 60.81.5477

No comment.

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



Memorandum

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

Cc: Judy Pihach, Manager of Planning
Kirstin Jensen, Planner I
Wilrik Banda, Planning Technician
Vincent Wen, Planning Co-op Student

From: James Denham P.Eng.
Development Engineering Technologist

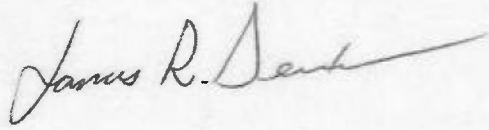
Date: March 6th, 2019
Hearing Date: March 28th, 2019

Subject: Development Engineering - Minor Variance Applications
151,153A &153B Moffatt, A -13-15/19SC
61 Queenston Street, A -30/19SC
206 Niagara Street, A -31/19SC
59 Wellington Street, A -32/19SC
64 Carlton Street, A -33/19SC
16 Keele Street, A-34/19SC
135 Bunting Road, A-35/19SC
● 86 Bayview Drive, A-36/19SC
192 Rykert Street, A-37/19SC
24 Whitworth Street, A-39/19SC
74 Wiley Street, A-40/19SC
63-65 Newport Street, A-41/19SC
1176 Lakeshore Road W, A-42/19SC
2 Ellis Avenue, A-43/19SC

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 application with the following notations;

- • Regarding A-36/19SC (86 Bayview), the City will require a grading and drainage plan prepared by a qualified professional (OLS or Professional Engineer) be submitted at the Building Permit stage.
- Regarding A-41/19SC (63-65 Newport Street), the City will require the decommissioning of one of the two existing water services at the demolition stage. If the other water service requires an upgrade, then that existing water service may also require decommissioning.

- Regarding A-42/19SC (1176 Lakeshore Road), the City will require a grading and drainage plan prepared by a qualified professional (OLS or Professional Engineer) be submitted at the Building Permit stage.

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

Prepared by: James Denham P.Eng.
Development Engineering Technologist

JD cc. Brian Thiessen, Brad Johnston, PBS (email only)



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: March 12, 2019

Subject: Committee of Adjustment
Public Hearings – March 28, 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-12/19SC (60.84.2240)

51 Christie Street

DATE OF HEARING:
March 28, 2019

Munro, Elaine

Subject: RE: Email 3 of 5 Committee of Adjustment Hearing St. Catharines March 28, 2019 - 905-19-125

From: Gordon, Carrie [mailto:carrie.gordon@bell.ca]
Sent: Wednesday, March 06, 2019 2:51 PM
To: Banda, Wilrik <wbanda@stcatharines.ca>
Cc: Jensen, Kirstin <kjensen@stcatharines.ca>; Wen, Vincent <vwen@stcatharines.ca>; Munro, Elaine <emunro@stcatharines.ca>
Subject: RE: Email 3 of 5 Committee of Adjustment Hearing St. Catharines March 28, 2019 - 905-19-125

Hello,

Re File: B-12/19SC

Details

- Severance
- 51 Christie Street

Subsequent to review by our local Engineering Department of the above noted lands, it has been determined that Bell Canada has no concerns or objections with the proposed Severance.

Should you have any questions or concerns regarding this response, please do not hesitate to contact me.

Thank you

Carrie Gordon



External Liaison – Right of Way Control Centre
140 Bayfield St, Fl 2
Barrie ON, L4M 3B1
T: 705-722-2244/844-857-7942
F :705-722-2263

Banda, Wilrik

From: Doug Crown <Doug.Crown@cogeco.com>
Sent: Tuesday, March 05, 2019 3:50 PM
To: Banda, Wilrik
Cc: Jensen, Kirstin; Wen, Vincent; Munro, Elaine
Subject: RE: Email 3 of 5 Committee of Adjustment Hearing St. Catharines March 28, 2019

Hello Banda
Email 3
Cogeco has no issues or concerns with these 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

60.81.5467
60.81.5468
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* 60.84.2240



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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, Vincent Wen
Planning and Building Services

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

Date: March 11, 2019

Subject: Building Comments on Applications to the Committee of Adjustment
Consents – March 28, 2019 hearing - File No.: 300-036

B-04/19SC – 151 Moffat Street

Comment:

- Be advised that a building permit is required for the proposed 3 Unit Townhouse on Parts 1 and 2.

Condition:

- No Comment

B-05/19SC – 151 Moffat Street

Comment:

- Be advised that a building permit is required for the proposed 3 Unit Townhouse on Parts 3, 4, and 5.

Condition:

- No Comment

B-10/19SC – 30 ½ Division Street

Comment:

- No Comment

Condition:

- No Comment

-

B11/19SC – 59 Wellington Street

Comment:

- No Comment

Condition:

- The existing vinyl shed on Parts 2 and 3 is to 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.

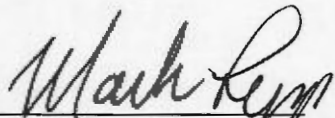
● **B-12/19SC – 51 Christie Street**

Comment:

- No Comment

Condition:

- No Comment



Mark Lepp, Senior Plans Examiner / Building Inspector

Cc: Files, 300-036

g:\pbs-building & development\committee of adjustment\bldg memo 2019\06bcoa memo-sev-March 28,2019.docx



Memorandum

To: Elaine Munro, Planning and Building Services
CC:
From: Jessica Button, Parks, Recreation and Culture Services
Date: February 9, 2019
Subject: Committee of Adjustment Hearing – February 27, 2019

1. **151 Moffatt Street, Consent, B-04/19SC – 60.84.2232**
151 Moffatt Street, Consent, B-05/19SC – 60.81.2233
151 Moffatt Street, Minor Variance, A-13/19 – 60.81.5447
153A Moffatt Street, Minor Variance, A-14/19 – 60.81.5448
153B Moffatt Street, Minor variance, A-15/19 – 60.81.5449

Several smaller scrub trees are located where the access is proposed. The applicant should be aware that they will be responsible for the removal costs of these trees.

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

2. **61 Queenston Street Minor Variance, A-30/19 – 60.81.5445**
No comment
3. **206 Niagara Street, Minor Variance, A-31/19 – 60.81.5446**
No comment.

4. 30½ Division Street, Consent, B-10/19SC – 60.84.2238

Please be advised that we have reviewed the above-noted application 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 2018 Schedule of Rates and Fees;

That any boulevard not used for vehicular access to the site be re-instated with landscaping, to the satisfaction of PRCS;

5. 59 Wellington Street, Consent, B-11/19SC – 60.84.2239

59 Wellington Street, Minor Variance, A-32/19 – 60.81.5466

No comment.

6. 64 Carlton Street, Minor Variance, A-33/19 – 60.81.5467

No comment.

7. 16 Keele Street, Minor Variance, A-34/19 – 60.81.5468

No comment.

8. 135 Bunting Road, Minor Variance, A-35/19 – 60.81.5469

No comment.

9. 86 Bayview Drive, Minor Variance, A-36/19 – 60.81.5470

No comment.

10. 51 Christie Street, Consent, B-12/19SC – 60.84.2240

No comment.

11. 192 Rykert Street, Minor Variance, A-37/19 – 60.81.5471

No comment.

12. 24 Whitworth Street, Minor Variance, A-39/19 – 60.81.5473

No comment.

13. 74 Wiley Street, Minor Variance, A-40/19 – 60.81.5474

A large boulevard tree is located adjacent to the proposed driveway. Given the 30" DBH and according to our tree protection standards a setback of 4.8 Meters is required to maintain the health of the tree. PRCS staff do not object to the requested variances but requires that all site alterations be located 4.8m from the trunk of the tree.

14. 63-65 Newport Street, Minor Variance, A-41/19 – 60.81.5475

No comment.

15.1176 Lakeshore Road West, Minor Variance, A-42/19 – 60.81.5476
No comment.

16.2 Ellis Avenue, Minor Variance, A-43/19 – 60.81.5477
No comment.

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

REPORT TO PLANNING DEPARTMENT
Re: CITY LAND DIVISION APPLICATION NUMBER B-12/19SC



March 13th, 2019

ENGINEERING FILE 300-36

Hearing Date: March 28th, 2019

Applicant: Kevin McKinnon

Location: 51 Christie Street

MUNICIPAL SERVICES

	<u>Christie Street</u>	<u>Bayview Drive</u>	<u>Paxton Avenue</u>
Water:	200mm P.V.C.	150mm C.I.	150mm D.I.
Sanitary:	250mm Conc.	300mm Clay	None
Storm:	None.	250mm	None
Sidewalks:	None	None	None
Road Allowance:	20m±	20m+/-	5.63m±

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

Comment(s): It is noted that the Applicant proposes to sever Part 1 recreating the lot known as 51 Christie Street with the existing single detached dwelling. A remnant parcel, Part 2 known as 72 Bayview Drive with the existing duplex dwelling would also be retained for continued use.

Roads

Christie Street, Bayview Drive and Paxton Avenue are all designated as Local Roads in the City's Official Plan with desired rights-of-way widths of 20m. Christie Street and Bayview Drive's current widths along the Applicant frontages are already 20.0m and sufficient, however Paxton Avenue is severely deficient at approximately 5.60m±. The City had previously obtained a widened portion along Paxton Avenue by Part 2 Plan 30R-1870 from its previous irregular 'lane-way' width of approximately 4.87m (16'). Although deficient, the City will not be requiring any further widenings along the Paxton Street frontage, nor Christie Street and Bayview Avenue.

As per the Garden City Plan, Council has directed we achieve "Complete Streets and Walkable Communities" to which, in addition to accommodating vehicles, provide "safe, functional and attractive pedestrians and cycling environment". Section 5.2.1 indicates sidewalks shall be provided on both sides of all local streets. Section 5.2.3 states all existing roads shall be brought up to today's standards, recognizing that this may take many years due to the anticipated expense, and that if necessary, land acquisition by way of dedications may be taken. Section 5.2 also directs the City to ensure all roads have secured locations for utilities (bell, hydro, Gas, CCTV etc.).

Sidewalks do not exist along all frontages of the subject properties, and since existing links to other sections of sidewalk do not yet exist on the flanking sections of Christie Street, Bayview Avenue and Paxton Avenue, the City requires contributions to future sidewalk construction provisions be made, in accordance with the above Council-driven policies in the

Official Plan. The Applicant shall therefore contribute a cash-in-lieu payment for future sidewalks in accordance with the City's practice, the costs to be determined based on the current construction price index and average City tender document pricing, at the time of payment. The required amounts shall be based on frontage lengths of 12.4m (Christie Street), 16.0m (Bayview Drive) and 25.8m (Paxton Avenue) for a total required length of 54.2m.

Engineering Services

Given the age and history of Port Dalhousie, and previous experiences in this area with respect to the existing configurations of private services, the Owner shall be responsible to pay the fee for City crews to locate, trace, inspect and document the existing water and sewer service laterals for each dwelling, to confirm they do not conflict with any existing abutting and/or future lot line. If these services are determined to conflict with existing abutting and/or future lot lines, the Owner shall be responsible to relocate the portions of these services on private property through a Plumbing Only permit so as not to continue conflicts of existing services over abutting and/or future lot lines. The Owner shall also pay the City, if determined through the inspections that conflicts exist, the fees to provide new water and sewer services to the individual property lines in order for each lot to be serviced individually.

Condition(s):

Prior to the severance finalization the Owner shall;

- Pay the fee for City crews to locate, trace, inspect and document the existing sewer and water laterals servicing the existing property; and
- If determined existing services conflict with abutting and/or future lot lines, the Owner shall be responsible to complete any relocation works on private property through a Plumbing Only permit and pay the City the fees to provide new water and sewer services to the individual property lines in order for each lot to be serviced individually; and
- The Owner pay the cash-in-lieu fee for future sidewalks along the frontage lengths of Christie Street, Bayview Drive and Paxton Avenue, the costs to be determined based on the current construction price index and average City tender document pricing, at the time of payment

Prepared by:



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



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: March 12, 2019

Subject: Committee of Adjustment
Public Hearings – March 28, 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-37/19 (60.81.5471)

192 Rykert Street

DATE OF HEARING:
March 28, 2019

Banda, Wilrik

From: Barbara Krapec ·
Sent: Thursday, March 07, 2019 9:05 PM
To: Banda, Wilrik
Subject: Re: Hearing Thursday March 28 -- 192 Rykert St. --

Good afternoon;

Thank you for including us in the "Notice of Hearing".

This looks like an interesting project and an asset to the neighbourhood; however, I am really concerned (and have been since 2014) about the drainage impact on my property.

In 2014 I wrote to the city with concerns about storm water management on this property and was assured that a storm water management report must be prepared by a qualified engineer, submitted and approved by the City Engineer, and must demonstrate that no abutting lands are negatively impacted by the storm water during or after construction.

"The storm water management report provides a strategy so that your property will not be flooded, despite the increase in hard surfaces (buildings, paved driveways, sidewalks etc.) on the lands intended for development. The condominium corporation will ultimately be responsible for maintaining the storm water management plan, after construction is complete and the townhouses occupied."

The information letter regarding the Hearing Thursday March 28 indicates that almost 50% of the land will be covered with pavement or building. **There is no reference to drainage.** There is grading plan on their website, showing swales, but only one catch basin (not near my property nor in my direction!).

The swales cannot handle the current drainage, let alone the amount of water that will not be absorbed when hard surfaces are developed as per this proposal.

It would be important for interested parties to inspect the site **now** when problems are very evident, with water from the melting snow ponding on frozen ground, rather than traveling via swales to distant catch basins... I invite anyone concerned to come and see the drainage issues I have at 95 Strada Blvd (across the street) and the potential ones here at 90 Strata if this development goes as proposed. Currently, there are ponds of ice/snow/water on the property that abuts the subject property and abuts our property, which demonstrate our concerns.

I would appreciate these concerns raised at the meeting as I will be unavailable to attend. I really hope the developers address this issue, rather than adding to the flooding that this area is noted for.

Thank you.

Sincerely,

Barbara Krapec & Jerry Curtis @90 Strada Blvd.

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

Banda, Wilrik

From: Doug Crown <Doug.Crown@cogeco.com>
Sent: Tuesday, March 05, 2019 3:50 PM
To: Banda, Wilrik
Cc: Jensen, Kirstin; Wen, Vincent; Munro, Elaine
Subject: RE: Email 4 of 5 Committee of Adjustment Hearing St. Catharines March 28, 2019

Hello Banda

Email 4

Cogeco has no issues or concerns with these 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

* 60.81.5471

60.81.5473

60.81.5474

60.81.5475



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

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



Memorandum

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

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

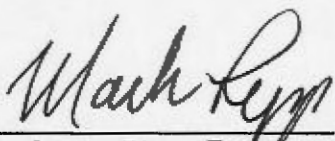
From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: March 11, 2019

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance –March 28, 2019 hearing- File No.: 300-010

NO.	ADDRESS	COMMENTS
A-13/19	151 Moffat Street	-Be advised that a building permit is required for the proposed 3 Unit Townhouse.
A-14/19	153A Moffat Street	-Be advised that a building permit is required for the proposed 3 Unit Townhouse.
A-15/19	153B Moffat Street	-Be advised that a building permit is required for the proposed 3 Unit Townhouse.
A-30/19	61 Queenston Street	-Be advised that a building permit is required for the proposed conversion of the duplex to the triplex.
A-31/19	206 Niagara Street	-No Comment
A-32/19	59 Wellington Street	-No Comment
A-33/19	64 Carlton Street	-Be advised that a building permit is required for the proposed conversion to a duplex.
A-34/19	16 Keele Street	-Be advised that a building permit is required for the proposed single detached dwelling. -Be advised that reductions in the required yards will have spatial separation implications affecting the permitted area of glazed openings facing these yards.
A-35/19	135 Bunting Road	-Be advised that a building permit is required for the proposed detached garage.
A-36/19	86 Bayview Drive	-Be advised that a building permit is required for the proposed attached garage. -Be advised that reductions in the required yards will have spatial separation implications affecting the permitted area of glazed openings and permitted type of construction facing these yards.

NO.	ADDRESS	COMMENTS
A-37/19	192 Rykert Street	-Be advised that a building permit is required for the proposed townhouse building. -Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings and permitted type of construction facing these yards.
A-39/19	24 Whitworth Street	-No Comment
A-40/19	74 Wiley Street	-Be advised that a building permit is required for the proposed conversion to a duplex.
A-41/19	63/65 Newport Street	-Be advised that a building permit is required for the proposed single detached dwelling.
A-42/19	1176 Lakeshore Road west	-Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings facing these yards. - Be advised that a demolition permit is required for the existing single detached dwelling. - be advised that a demolition agreement is required to be obtained to allow the dwelling to remain until the construction of the new dwelling unit is complete and occupied and must be approved before the building permit can be issued.
A-43/19	2 Ellis Avenue	-Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings facing these yards. -Be advised that a building permit is required for the proposed townhomes.



Mark Lepp, Senior Plans Examiner / Building Inspector

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\bldg memo 2019\05 bcoa memo-mv-Mar28, 2019.docx



Memorandum

To: Elaine Munro, Planning and Building Services
CC:
From: Jessica Button, Parks, Recreation and Culture Services
Date: February 9, 2019
Subject: Committee of Adjustment Hearing – February 27, 2019

1. **151 Moffatt Street, Consent, B-04/19SC – 60.84.2232**
151 Moffatt Street, Consent, B-05/19SC – 60.81.2233
151 Moffatt Street, Minor Variance, A-13/19 – 60.81.5447
153A Moffatt Street, Minor Variance, A-14/19 – 60.81.5448
153B Moffatt Street, Minor variance, A-15/19 – 60.81.5449

Several smaller scrub trees are located where the access is proposed. The applicant should be aware that they will be responsible for the removal costs of these trees.

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

2. **61 Queenston Street Minor Variance, A-30/19 – 60.81.5445**
No comment
3. **206 Niagara Street, Minor Variance, A-31/19 – 60.81.5446**
No comment.

4. 30½ Division Street, Consent, B-10/19SC – 60.84.2238

Please be advised that we have reviewed the above-noted application 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 2018 Schedule of Rates and Fees;

That any boulevard not used for vehicular access to the site be re-instated with landscaping, to the satisfaction of PRCS;

5. 59 Wellington Street, Consent, B-11/19SC – 60.84.2239

59 Wellington Street, Minor Variance, A-32/19 – 60.81.5466

No comment.

6. 64 Carlton Street, Minor Variance, A-33/19 – 60.81.5467

No comment.

7. 16 Keele Street, Minor Variance, A-34/19 – 60.81.5468

No comment.

8. 135 Bunting Road, Minor Variance, A-35/19 – 60.81.5469

No comment.

9. 86 Bayview Drive, Minor Variance, A-36/19 – 60.81.5470

No comment.

10. 51 Christie Street, Consent, B-12/19SC – 60.84.2240

No comment.

11. 192 Rykert Street, Minor Variance, A-37/19 – 60.81.5471

No comment.

12. 24 Whitworth Street, Minor Variance, A-39/19 – 60.81.5473

No comment.

13. 74 Wiley Street, Minor Variance, A-40/19 – 60.81.5474

A large boulevard tree is located adjacent to the proposed driveway. Given the 30" DBH and according to our tree protection standards a setback of 4.8 Meters is required to maintain the health of the tree. PRCS staff do not object to the requested variances but requires that all site alterations be located 4.8m from the trunk of the tree.

14. 63-65 Newport Street, Minor Variance, A-41/19 – 60.81.5475

No comment.

15.1176 Lakeshore Road West, Minor Variance, A-42/19 – 60.81.5476

No comment.

16.2 Ellis Avenue, Minor Variance, A-43/19 – 60.81.5477

No comment.

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



Memorandum

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

Cc: Judy Pihach, Manager of Planning
Kirstin Jensen, Planner I
Wilrik Banda, Planning Technician
Vincent Wen, Planning Co-op Student

From: James Denham P.Eng.
Development Engineering Technologist

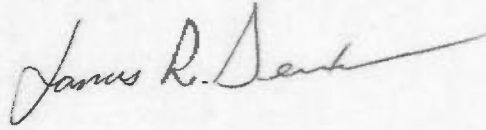
Date: March 6th, 2019
Hearing Date: March 28th, 2019

Subject: Development Engineering - Minor Variance Applications
151,153A &153B Moffatt, A -13-15/19SC
61 Queenston Street, A -30/19SC
206 Niagara Street, A -31/19SC
59 Wellington Street, A -32/19SC
64 Carlton Street, A -33/19SC
16 Keele Street, A-34/19SC
135 Bunting Road, A-35/19SC
86 Bayview Drive, A-36/19SC
192 Rykert Street, A-37/19SC
24 Whitworth Street, A-39/19SC
74 Wiley Street, A-40/19SC
63-65 Newport Street, A-41/19SC
1176 Lakeshore Road W, A-42/19SC
2 Ellis Avenue, A-43/19SC

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 application with the following notations;

- Regarding A-36/19SC (86 Bayview), the City will require a grading and drainage plan prepared by a qualified professional (OLS or Professional Engineer) be submitted at the Building Permit stage.
- Regarding A-41/19SC (63-65 Newport Street), the City will require the decommissioning of one of the two existing water services at the demolition stage. If the other water service requires an upgrade, then that existing water service may also require decommissioning.

- Regarding A-42/19SC (1176 Lakeshore Road), the City will require a grading and drainage plan prepared by a qualified professional (OLS or Professional Engineer) be submitted at the Building Permit stage.



Prepared by: James Denham P.Eng.
Development Engineering Technologist

JD cc. Brian Thiessen, Brad Johnston, PBS (email only)



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: March 12, 2019

Subject: Committee of Adjustment
Public Hearings – March 28, 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-39/19 (60.81.5473)

24 Whitworth Street

DATE OF HEARING:
March 28, 2019

Banda, Wilrik

From: Doug Crown <Doug.Crown@cogeco.com>
Sent: Tuesday, March 05, 2019 3:50 PM
To: Banda, Wilrik
Cc: Jensen, Kirstin; Wen, Vincent; Munro, Elaine
Subject: RE: Email 4 of 5 Committee of Adjustment Hearing St. Catharines March 28, 2019

Hello Banda

Email 4

Cogeco has no issues or concerns with these 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

60.81.5471
* 60.81.5473
60.81.5474
60.81.5475



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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



Memorandum

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

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

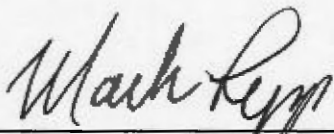
From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: March 11, 2019

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance –March 28, 2019 hearing- File No.: 300-010

NO.	ADDRESS	COMMENTS
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A-14/19	153A Moffat Street	-Be advised that a building permit is required for the proposed 3 Unit Townhouse.
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A-40/19	74 Wiley Street	-Be advised that a building permit is required for the proposed conversion to a duplex.
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Mark Lepp, Senior Plans Examiner / Building Inspector

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\bdg memo 2019\05 bcoa memo-mv-Mar28, 2019.docx



Memorandum

To: Elaine Munro, Planning and Building Services
CC:
From: Jessica Button, Parks, Recreation and Culture Services
Date: February 9, 2019
Subject: Committee of Adjustment Hearing – February 27, 2019

1. **151 Moffatt Street, Consent, B-04/19SC – 60.84.2232**
151 Moffatt Street, Consent, B-05/19SC – 60.81.2233
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Several smaller scrub trees are located where the access is proposed. The applicant should be aware that they will be responsible for the removal costs of these trees.

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59 Wellington Street, Minor Variance, A-32/19 – 60.81.5466

No comment.

6. 64 Carlton Street, Minor Variance, A-33/19 – 60.81.5467

No comment.

7. 16 Keele Street, Minor Variance, A-34/19 – 60.81.5468

No comment.

8. 135 Bunting Road, Minor Variance, A-35/19 – 60.81.5469

No comment.

9. 86 Bayview Drive, Minor Variance, A-36/19 – 60.81.5470

No comment.

10. 51 Christie Street, Consent, B-12/19SC – 60.84.2240

No comment.

11. 192 Rykert Street, Minor Variance, A-37/19 – 60.81.5471

No comment.

12. 24 Whitworth Street, Minor Variance, A-39/19 – 60.81.5473

No comment.

13. 74 Wiley Street, Minor Variance, A-40/19 – 60.81.5474

A large boulevard tree is located adjacent to the proposed driveway. Given the 30" DBH and according to our tree protection standards a setback of 4.8 Meters is required to maintain the health of the tree. PRCS staff do not object to the requested variances but requires that all site alterations be located 4.8m from the trunk of the tree.

14. 63-65 Newport Street, Minor Variance, A-41/19 – 60.81.5475

No comment.

15. 1176 Lakeshore Road West, Minor Variance, A-42/19 – 60.81.5476
No comment.

16.2 Ellis Avenue, Minor Variance, A-43/19 – 60.81.5477
No comment.

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



Memorandum

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

Cc: Judy Pihach, Manager of Planning
Kirstin Jensen, Planner I
Wilrik Banda, Planning Technician
Vincent Wen, Planning Co-op Student

From: James Denham P.Eng.
Development Engineering Technologist

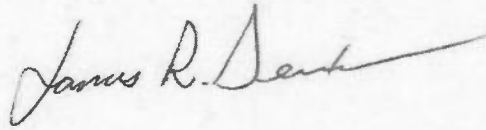
Date: March 6th, 2019
Hearing Date: March 28th, 2019

Subject: Development Engineering - Minor Variance Applications
151,153A &153B Moffatt, A -13-15/19SC
61 Queenston Street, A -30/19SC
206 Niagara Street, A -31/19SC
59 Wellington Street, A -32/19SC
64 Carlton Street, A -33/19SC
16 Keele Street, A-34/19SC
135 Bunting Road, A-35/19SC
86 Bayview Drive, A-36/19SC
192 Rykert Street, A-37/19SC
● 24 Whitworth Street, A-39/19SC
74 Wiley Street, A-40/19SC
63-65 Newport Street, A-41/19SC
1176 Lakeshore Road W, A-42/19SC
2 Ellis Avenue, A-43/19SC

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- Regarding A-41/19SC (63-65 Newport Street), the City will require the decommissioning of one of the two existing water services at the demolition stage. If the other water service requires an upgrade, then that existing water service may also require decommissioning.

- Regarding A-42/19SC (1176 Lakeshore Road), the City will require a grading and drainage plan prepared by a qualified professional (OLS or Professional Engineer) be submitted at the Building Permit stage.



Prepared by: James Denham P.Eng.
Development Engineering Technologist

JD cc. Brian Thiessen, Brad Johnston, PBS (email only)



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: March 12, 2019

Subject: Committee of Adjustment
Public Hearings – March 28, 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-40/19 (60.81.5474)

74 Wiley Street

DATE OF HEARING:
March 28, 2019

66 Wiley Street
St. Catharines, ON L2R 4G6

March 19, 2019

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

ATTENTION: WILRIK BANDA, ACTING SECRETARY-TREASURER

Dear Sir:

RE: FILE NO. 60.81.5474
: SUBMISSION NO. A-40/19

Reference is made to the subject letter that was received regarding the property at 74 Wiley Street, St. Catharines, Ontario.

I do not favour the proposed application that the City has received from **1687587 Ontario Ltd.** to convert this single detached dwelling to a duplex dwelling.

This is a beautiful residential area of St. Catharines. The house is older and unique and it has character. Should the City amend the conversion of the current single detached dwelling to a duplex dwelling, it opens up the possibility of other beautiful homes in that area being converted in the same manner. Also, vehicle parking is very limited now.

Please keep this home as a single detached dwelling only.

I would appreciate it, if you could send me a copy of the Notice of Decision

Yours Truly,

Donald Hogan

Banda, Wilrik

From: Doug Crown <Doug.Crown@cogeco.com>
Sent: Tuesday, March 05, 2019 3:50 PM
To: Banda, Wilrik
Cc: Jensen, Kirstin; Wen, Vincent; Munro, Elaine
Subject: RE: Email 4 of 5 Committee of Adjustment Hearing St. Catharines March 28, 2019

Hello Banda

Email 4

Cogeco has no issues or concerns with these adjustments

Thanks

Doug Crown
Network Planning Department

Doug.crown@cogeco.com

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Niagara Falls Ont Canada

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60.81.5473
* 60.81.5474
60.81.5475



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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



Memorandum

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

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

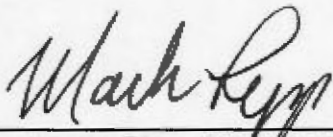
From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: March 11, 2019

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance –March 28, 2019 hearing- File No.: 300-010

NO.	ADDRESS	COMMENTS
A-13/19	151 Moffat Street	-Be advised that a building permit is required for the proposed 3 Unit Townhouse.
A-14/19	153A Moffat Street	-Be advised that a building permit is required for the proposed 3 Unit Townhouse.
A-15/19	153B Moffat Street	-Be advised that a building permit is required for the proposed 3 Unit Townhouse.
A-30/19	61 Queenston Street	-Be advised that a building permit is required for the proposed conversion of the duplex to the triplex.
A-31/19	206 Niagara Street	-No Comment
A-32/19	59 Wellington Street	-No Comment
A-33/19	64 Carlton Street	-Be advised that a building permit is required for the proposed conversion to a duplex.
A-34/19	16 Keele Street	-Be advised that a building permit is required for the proposed single detached dwelling. -Be advised that reductions in the required yards will have spatial separation implications affecting the permitted area of glazed openings facing these yards.
A-35/19	135 Bunting Road	-Be advised that a building permit is required for the proposed detached garage.
A-36/19	86 Bayview Drive	-Be advised that a building permit is required for the proposed attached garage. -Be advised that reductions in the required yards will have spatial separation implications affecting the permitted area of glazed openings and permitted type of construction facing these yards.

NO.	ADDRESS	COMMENTS
A-37/19	192 Rykert Street	-Be advised that a building permit is required for the proposed townhouse building. -Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings and permitted type of construction facing these yards.
A-39/19	24 Whitworth Street	-No Comment
A-40/19	74 Wiley Street	-Be advised that a building permit is required for the proposed conversion to a duplex.
A-41/19	63/65 Newport Street	-Be advised that a building permit is required for the proposed single detached dwelling.
A-42/19	1176 Lakeshore Road west	-Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings facing these yards. - Be advised that a demolition permit is required for the existing single detached dwelling. - be advised that a demolition agreement is required to be obtained to allow the dwelling to remain until the construction of the new dwelling unit is complete and occupied and must be approved before the building permit can be issued.
A-43/19	2 Ellis Avenue	-Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings facing these yards. -Be advised that a building permit is required for the proposed townhomes.



Mark Lepp, Senior Plans Examiner / Building Inspector

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\ldg memo 2019\05 bcoa memo-mv-Mar28, 2019.docx



Memorandum

To: Elaine Munro, Planning and Building Services
CC:
From: Jessica Button, Parks, Recreation and Culture Services
Date: February 9, 2019
Subject: Committee of Adjustment Hearing – February 27, 2019

1. **151 Moffatt Street, Consent, B-04/19SC – 60.84.2232**
151 Moffatt Street, Consent, B-05/19SC – 60.81.2233
151 Moffatt Street, Minor Variance, A-13/19 – 60.81.5447
153A Moffatt Street, Minor Variance, A-14/19 – 60.81.5448
153B Moffatt Street, Minor variance, A-15/19 – 60.81.5449

Several smaller scrub trees are located where the access is proposed. The applicant should be aware that they will be responsible for the removal costs of these trees.

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

2. **61 Queenston Street Minor Variance, A-30/19 – 60.81.5445**
No comment
3. **206 Niagara Street, Minor Variance, A-31/19 – 60.81.5446**
No comment.

4. 30½ Division Street, Consent, B-10/19SC – 60.84.2238

Please be advised that we have reviewed the above-noted application 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 2018 Schedule of Rates and Fees;

That any boulevard not used for vehicular access to the site be re-instated with landscaping, to the satisfaction of PRCS;

5. 59 Wellington Street, Consent, B-11/19SC – 60.84.2239

59 Wellington Street, Minor Variance, A-32/19 – 60.81.5466

No comment.

6. 64 Carlton Street, Minor Variance, A-33/19 – 60.81.5467

No comment.

7. 16 Keele Street, Minor Variance, A-34/19 – 60.81.5468

No comment.

8. 135 Bunting Road, Minor Variance, A-35/19 – 60.81.5469

No comment.

9. 86 Bayview Drive, Minor Variance, A-36/19 – 60.81.5470

No comment.

10. 51 Christie Street, Consent, B-12/19SC – 60.84.2240

No comment.

11. 192 Rykert Street, Minor Variance, A-37/19 – 60.81.5471

No comment.

12. 24 Whitworth Street, Minor Variance, A-39/19 – 60.81.5473

No comment.

13. 74 Wiley Street, Minor Variance, A-40/19 – 60.81.5474

A large boulevard tree is located adjacent to the proposed driveway. Given the 30" DBH and according to our tree protection standards a setback of 4.8 Meters is required to maintain the health of the tree. PRCS staff do not object to the requested variances but requires that all site alterations be located 4.8m from the trunk of the tree.

14. 63-65 Newport Street, Minor Variance, A-41/19 – 60.81.5475

No comment.

15.1176 Lakeshore Road West, Minor Variance, A-42/19 – 60.81.5476
No comment.

16.2 Ellis Avenue, Minor Variance, A-43/19 – 60.81.5477
No comment.

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



Memorandum

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

Cc: Judy Pihach, Manager of Planning
Kirstin Jensen, Planner I
Wilrik Banda, Planning Technician
Vincent Wen, Planning Co-op Student

From: James Denham P.Eng.
Development Engineering Technologist

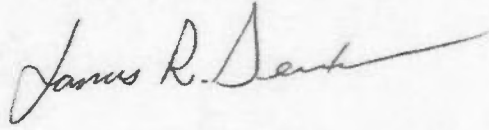
Date: March 6th, 2019
Hearing Date: March 28th, 2019

Subject: Development Engineering - Minor Variance Applications
151,153A &153B Moffatt, A -13-15/19SC
61 Queenston Street, A -30/19SC
206 Niagara Street, A -31/19SC
59 Wellington Street, A -32/19SC
64 Carlton Street, A -33/19SC
16 Keele Street, A-34/19SC
135 Bunting Road, A-35/19SC
86 Bayview Drive, A-36/19SC
192 Rykert Street, A-37/19SC
24 Whitworth Street, A-39/19SC
● 74 Wiley Street, A-40/19SC
63-65 Newport Street, A-41/19SC
1176 Lakeshore Road W, A-42/19SC
2 Ellis Avenue, A-43/19SC

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 application with the following notations;

- Regarding A-36/19SC (86 Bayview), the City will require a grading and drainage plan prepared by a qualified professional (OLS or Professional Engineer) be submitted at the Building Permit stage.
- Regarding A-41/19SC (63-65 Newport Street), the City will require the decommissioning of one of the two existing water services at the demolition stage. If the other water service requires an upgrade, then that existing water service may also require decommissioning.

- Regarding A-42/19SC (1176 Lakeshore Road), the City will require a grading and drainage plan prepared by a qualified professional (OLS or Professional Engineer) be submitted at the Building Permit stage.



Prepared by: James Denham P.Eng.
Development Engineering Technologist

JD cc. Brian Thiessen, Brad Johnston, PBS (email only)



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: March 12, 2019

Subject: Committee of Adjustment
Public Hearings – March 28, 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-41/19 (60.81.5475)

63-65 Newport Street

DATE OF HEARING:
March 28, 2019

March 12, 2019

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

Attention: Wilrik Banda

File# 60.81.5475

Re: 63 & 65 Newport St

In response to your correspondence dated March 5, 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.
- Developers shall be responsible for the cost of civil work associated with duct structures, transformer foundations, and all related distribution equipment.
- In order for Alectra Utilities to prepare design and procure the materials required to service this site in a timely manner, a minimum of 6 months notification is required. It would be advantages for the developer if Alectra Utilities were contacted at the stage where the new site plan becomes available. Please note that it takes approximately 20 weeks to purchase a transformer.

We would also like to stipulate the following:

- Do not excavate within two metres of hydro poles and anchors.
- Excavation within one metre of underground hydro plant is not permitted unless approval is granted by an Alectra Utilities representative and is present to provide direct supervision. Cost associated with this task shall be at the owner's expense.

Alectra Utilities Corporation

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

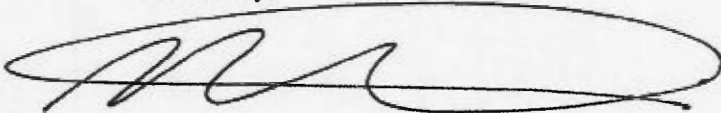
Hamilton 905 522 9200 | St. Catharines 905 984 8961 | tf 1 866 458 1236

alectrautilities.com

- 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', written over a horizontal line.

Mark Jakubowski
Supervisor, Design, Customer Capital



NIAGARA PENINSULA
CONSERVATION
AUTHORITY

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

March 15, 2019

Our File No.: PLMV201900193

BY E-MAIL ONLY

City of St. Catharines
Planning Services, 50 Church Street Box 3012
St. Catharines, ON L2R 7C2

Attention: Wilrik Banda, Acting Secretary-Treasurer

Subject: Application for Minor Variance, (A-41/19)
63- 65 Newport Street St. Catharines ON L2M1M6

Further to our review of this file, the following is offered for your information.

This minor variance application has been made to permit the increase of the maximum lot coverage per dwelling unit for the purpose of constructing a single detached dwelling when the two undersized lots merge in title.

The subject property backs onto the Lake Ontario Shoreline which may be prone to property damage due to erosion processes and slope stability concerns. As such, development of these properties will be subject to the NPCA's current regulations and policies. These policies do not permit development or site alterations within the identified shoreline hazards unless appropriately mitigated to the satisfaction of the NPCA.

Based on the sketch provided with this application, it appears that a dwelling could be located on the properties (once merged) while meeting NPCA setbacks. All future development of these lands will require a Work Permit from this office prior to the commencement of the works on site. Any concerns or mitigation measures required to ensure long term protection will be dealt with through that process.

The NPCA offers no objection to the approval of this application. Work Permits from this office will be required prior to commencement of any works (including demolition) on these lots.

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

Yours truly,

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

Sarah Mastroianni,
Watershed Planner

Banda, Wilrik

From: Doug Crown <Doug.Crown@cogeco.com>
Sent: Tuesday, March 05, 2019 3:50 PM
To: Banda, Wilrik
Cc: Jensen, Kirstin; Wen, Vincent; Munro, Elaine
Subject: RE: Email 4 of 5 Committee of Adjustment Hearing St. Catharines March 28, 2019

Hello Banda

Email 4

Cogeco has no issues or concerns with these 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

60.81.5471
60.81.5473
60.81.5474
* 60.81.5475



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- Contact us

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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, Vincent Wen
Planning and Building Services

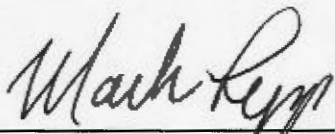
From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: March 11, 2019

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance –March 28, 2019 hearing- File No.: 300-010

NO.	ADDRESS	COMMENTS
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A-15/19	153B Moffat Street	-Be advised that a building permit is required for the proposed 3 Unit Townhouse.
A-30/19	61 Queenston Street	-Be advised that a building permit is required for the proposed conversion of the duplex to the triplex.
A-31/19	206 Niagara Street	-No Comment
A-32/19	59 Wellington Street	-No Comment
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A-34/19	16 Keele Street	-Be advised that a building permit is required for the proposed single detached dwelling. -Be advised that reductions in the required yards will have spatial separation implications affecting the permitted area of glazed openings facing these yards.
A-35/19	135 Bunting Road	-Be advised that a building permit is required for the proposed detached garage.
A-36/19	86 Bayview Drive	-Be advised that a building permit is required for the proposed attached garage. -Be advised that reductions in the required yards will have spatial separation implications affecting the permitted area of glazed openings and permitted type of construction facing these yards.

NO.	ADDRESS	COMMENTS
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A-39/19	24 Whitworth Street	-No Comment
A-40/19	74 Wiley Street	-Be advised that a building permit is required for the proposed conversion to a duplex.
A-41/19	63/65 Newport Street	-Be advised that a building permit is required for the proposed single detached dwelling.
A-42/19	1176 Lakeshore Road west	-Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings facing these yards. - Be advised that a demolition permit is required for the existing single detached dwelling. - be advised that a demolition agreement is required to be obtained to allow the dwelling to remain until the construction of the new dwelling unit is complete and occupied and must be approved before the building permit can be issued.
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Mark Lepp, Senior Plans Examiner / Building Inspector

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\bdg memo 2019\05 bcoa memo-mv-Mar28, 2019.docx



Memorandum

To: Elaine Munro, Planning and Building Services
CC:
From: Jessica Button, Parks, Recreation and Culture Services
Date: February 9, 2019
Subject: Committee of Adjustment Hearing – February 27, 2019

1. **151 Moffatt Street, Consent, B-04/19SC – 60.84.2232**
151 Moffatt Street, Consent, B-05/19SC – 60.81.2233
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Several smaller scrub trees are located where the access is proposed. The applicant should be aware that they will be responsible for the removal costs of these trees.

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

2. **61 Queenston Street Minor Variance, A-30/19 – 60.81.5445**
No comment
3. **206 Niagara Street, Minor Variance, A-31/19 – 60.81.5446**
No comment.

4. 30½ Division Street, Consent, B-10/19SC – 60.84.2238

Please be advised that we have reviewed the above-noted application 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 2018 Schedule of Rates and Fees;

That any boulevard not used for vehicular access to the site be re-instated with landscaping, to the satisfaction of PRCS;

5. 59 Wellington Street, Consent, B-11/19SC – 60.84.2239

59 Wellington Street, Minor Variance, A-32/19 – 60.81.5466

No comment.

6. 64 Carlton Street, Minor Variance, A-33/19 – 60.81.5467

No comment.

7. 16 Keele Street, Minor Variance, A-34/19 – 60.81.5468

No comment.

8. 135 Bunting Road, Minor Variance, A-35/19 – 60.81.5469

No comment.

9. 86 Bayview Drive, Minor Variance, A-36/19 – 60.81.5470

No comment.

10. 51 Christie Street, Consent, B-12/19SC – 60.84.2240

No comment.

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No comment.

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No comment.

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No comment.

15.1176 Lakeshore Road West, Minor Variance, A-42/19 – 60.81.5476
No comment.

16.2 Ellis Avenue, Minor Variance, A-43/19 – 60.81.5477
No comment.

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



Memorandum

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

Cc: Judy Pihach, Manager of Planning
Kirstin Jensen, Planner I
Wilrik Banda, Planning Technician
Vincent Wen, Planning Co-op Student

From: James Denham P.Eng.
Development Engineering Technologist

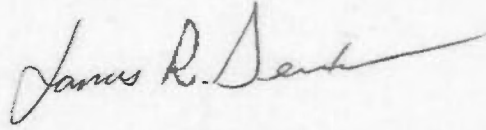
Date: March 6th, 2019
Hearing Date: March 28th, 2019

Subject: Development Engineering - Minor Variance Applications
151,153A &153B Moffatt, A -13-15/19SC
61 Queenston Street, A -30/19SC
206 Niagara Street, A -31/19SC
59 Wellington Street, A -32/19SC
64 Carlton Street, A -33/19SC
16 Keele Street, A-34/19SC
135 Bunting Road, A-35/19SC
86 Bayview Drive, A-36/19SC
192 Rykert Street, A-37/19SC
24 Whitworth Street, A-39/19SC
74 Wiley Street, A-40/19SC
● 63-65 Newport Street, A-41/19SC
1176 Lakeshore Road W, A-42/19SC
2 Ellis Avenue, A-43/19SC

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 application with the following notations;

- Regarding A-36/19SC (86 Bayview), the City will require a grading and drainage plan prepared by a qualified professional (OLS or Professional Engineer) be submitted at the Building Permit stage.
- Regarding A-41/19SC (63-65 Newport Street), the City will require the decommissioning of one of the two existing water services at the demolition stage. If the other water service requires an upgrade, then that existing water service may also require decommissioning.

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Prepared by: James Denham P.Eng.
Development Engineering Technologist

JD cc. Brian Thiessen, Brad Johnston, PBS (email only)



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: March 12, 2019

Subject: Committee of Adjustment
Public Hearings – March 28, 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-42/19 (60.81.5476)

1176 Lakeshore Road West

DATE OF HEARING:
March 28, 2019

March 18, 2019

Secretary Treasurer, Committee of Adjustment for the City of St. Catharines

Re: Application for minor variance submitted by Nicola and Ann Armilio

File # 60.81.5476; Submission No. A-42/19

My husband and I reside at 1174 Lakeshore Road West, St. Catharines, L2R6P9, east of the parcel of land in question. This application for variance affects us directly. We still have a number of concerns:

- An application for a minor variance for this property's side yard setback was submitted in 2017-2018. At that time, the request was denied.
- We cannot see how changing the setback from the bylaw distance of 3m to 1.89m should change that decision. All the concerns we had at that time would still be valid.
- These properties are long and narrow, and the houses built should fit the size of the property.
- The locations of the existing houses in this area are staggered. This house would be 1.89m from the property line, and would be directly beside us. Digging and the required fencing around the site would extend right up to the property line, with the subsequent destruction of the only trees that separate the properties now, thus providing us with no privacy.
- Replanting of trees would not be an option due to the closeness of the foundation.
- There are also concerns with relocation of the hydro pole and underground wires causing considerable disruption and possible damage to our property.

Thank you for your attention to our concerns.

Jayne and Allan Brian Douglas

RPT	RECD	WFO	P.D.S	
			REFERRED TO	INT.
DATE RECD →		MAR 19 2019		SCAN <input type="checkbox"/>
FILE NO				

March 12, 2019

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

Attention: Wilrik Banda

File# 60.81.5476

Re: 1176 Lakeshore Rd W

In response to your correspondence dated March 5, 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.
- Developers shall be responsible for the cost of civil work associated with duct structures, transformer foundations, and all related distribution equipment.
- Developers to acquire an easement, if required.
- In order for Alectra Utilities to prepare design and procure the materials required to service this site in a timely manner, a minimum of 6 months notification is required. It would be advantages for the developer if Alectra Utilities were contacted at the stage where the new site plan becomes available. Please note that it takes approximately 20 weeks to purchase a transformer.

We would also like to stipulate the following:

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

Alectra Utilities Corporation

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

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

alectrautilities.com

- 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, horizontal oval shape.

Mark Jakubowski
Supervisor, Design, Customer Capital

Via Email Only

March 13, 2019

Our File: MV-09-008

Wilrik Banda

Acting Secretary-Treasurer, City of St. Catharines

50 Church Street, PO Box 3012

St. Catharines, ON L2R 7C2

Dear Mr. Banda:

Re: Application for Minor Variance

Applicant: Nicola & Ann Armilio

Location: 1176 Lakeshore Road, City of St. Catharines

Town File: A-42/19

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

Private Sewage System Review

According to the information submitted for this revised minor variance application, the existing dwelling is to be demolished and a new 2 storey dwelling (277 sq meters) is to be constructed further to the north. The existing sewage system currently located on the property was installed in 1994 with approvals done by the Regional Niagara Health Department. According to the Ontario Building Code, the proposed changes would require a new sewage system to be installed to service the new dwelling. However, due to the size of the proposed dwelling and the narrow width of the lot, the amount of usable land is restricted for the sewage system installation. Although the new sewage system location is indicated on the submitted plan, in order to ensure the proposed dwelling can be supported by private servicing on the property, a sewage system design will need to be submitted to our department for review. Please note, the house size and location of the driveway may need to be revised in order to adequately fit a sewage system on this lot which meets with current Building Code requirements.

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

Sincerely,



Caitlin Goodale

Private Sewage System Inspector

Planning and Development Services

c: Alexandria Pasquini, Development Planner, Niagara Region

Taylor Boyle, Development Approvals Technician, Niagara Region

Phill Lambert, P. Eng., Director, Infrastructure Planning & Development Engineering, Niagara Region

March 15, 2019

Our File No.: PLMV201900195

BY E-MAIL ONLY

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

Attention: Wilrik Banda, Acting Secretary-Treasurer

Subject: Application for Minor Variance, (A-42/19)
1176 West Lakeshore Road St. Catharines ON L2R6P9

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

This application has been made to permit the reduction of the interior side yard setbacks for the proposed construction of a new single detached dwelling. Based on our review and understanding of this application, we offer the following information.

The subject property backs onto the Lake Ontario Shoreline which may be prone to property damage due to erosion processes and slope stability concerns. The regulatory flood level for this section of the shoreline is 76.15m. The proposed works will be located outside of the Flood Hazard.

The proposed dwelling will fall within the Erosion Hazard Limit. Development and site alterations are permitted within the Erosion Hazard provided the hazard has been appropriately mitigated (through shoreline protection).

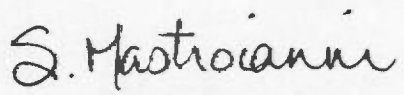
The proposed works will fall within the Stable Slope Allowance. Development within this limit is permitted provided the slope stability concerns are addressed to the satisfaction of the NPCA.

As the proposed dwelling will fall within the NPCA's regulated area along the shoreline, a Work Permit from this office is required prior to the issuance of a building permit from the City. Through the Work Permit process, NPCA staff will review this proposal to ensure long term slope stability and protection of the property from the shoreline hazards. Further studies or requirements may be required at that time.

The NPCA offers no objections to this application. The works proposed under this application will require a Permit from this office prior to the commencement of any works on site.

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

Yours truly,

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

Sarah Mastroianni,
Watershed Planner
(905) 788-3135, ext. 249

cc:



Memorandum

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

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

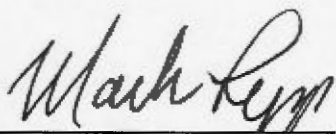
From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: March 11, 2019

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance –March 28, 2019 hearing- File No.: 300-010

NO.	ADDRESS	COMMENTS
A-13/19	151 Moffat Street	-Be advised that a building permit is required for the proposed 3 Unit Townhouse.
A-14/19	153A Moffat Street	-Be advised that a building permit is required for the proposed 3 Unit Townhouse.
A-15/19	153B Moffat Street	-Be advised that a building permit is required for the proposed 3 Unit Townhouse.
A-30/19	61 Queenston Street	-Be advised that a building permit is required for the proposed conversion of the duplex to the triplex.
A-31/19	206 Niagara Street	-No Comment
A-32/19	59 Wellington Street	-No Comment
A-33/19	64 Carlton Street	-Be advised that a building permit is required for the proposed conversion to a duplex.
A-34/19	16 Keele Street	-Be advised that a building permit is required for the proposed single detached dwelling. -Be advised that reductions in the required yards will have spatial separation implications affecting the permitted area of glazed openings facing these yards.
A-35/19	135 Bunting Road	-Be advised that a building permit is required for the proposed detached garage.
A-36/19	86 Bayview Drive	-Be advised that a building permit is required for the proposed attached garage. -Be advised that reductions in the required yards will have spatial separation implications affecting the permitted area of glazed openings and permitted type of construction facing these yards.

NO.	ADDRESS	COMMENTS
A-37/19	192 Rykert Street	-Be advised that a building permit is required for the proposed townhouse building. -Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings and permitted type of construction facing these yards.
A-39/19	24 Whitworth Street	-No Comment
A-40/19	74 Wiley Street	-Be advised that a building permit is required for the proposed conversion to a duplex.
A-41/19	63/65 Newport Street	-Be advised that a building permit is required for the proposed single detached dwelling.
A-42/19	1176 Lakeshore Road west	-Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings facing these yards. - Be advised that a demolition permit is required for the existing single detached dwelling. - be advised that a demolition agreement is required to be obtained to allow the dwelling to remain until the construction of the new dwelling unit is complete and occupied and must be approved before the building permit can be issued.
A-43/19	2 Ellis Avenue	-Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings facing these yards. -Be advised that a building permit is required for the proposed townhomes.



Mark Lepp, Senior Plans Examiner / Building Inspector

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\bdg memo 2019\05 bcoa memo-mv-Mar28, 2019.docx

Banda, Wilrik

From: Doug Crown <Doug.Crown@cogeco.com>
Sent: Tuesday, March 05, 2019 3:50 PM
To: Banda, Wilrik
Cc: Jensen, Kirstin; Wen, Vincent; Munro, Elaine
Subject: RE: Email 5 of 5 Committee of Adjustment Hearing St. Catharines March 28, 2019

Hello Banda
Email 5
Cogeco has no issues or concerns with these 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

* 60.81.5476
66.81.5477



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Memorandum

To: Elaine Munro, Planning and Building Services
CC:
From: Jessica Button, Parks, Recreation and Culture Services
Date: February 9, 2019
Subject: Committee of Adjustment Hearing – February 27, 2019

1. **151 Moffatt Street, Consent, B-04/19SC – 60.84.2232**
151 Moffatt Street, Consent, B-05/19SC – 60.81.2233
151 Moffatt Street, Minor Variance, A-13/19 – 60.81.5447
153A Moffatt Street, Minor Variance, A-14/19 – 60.81.5448
153B Moffatt Street, Minor variance, A-15/19 – 60.81.5449

Several smaller scrub trees are located where the access is proposed. The applicant should be aware that they will be responsible for the removal costs of these trees.

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

2. **61 Queenston Street Minor Variance, A-30/19 – 60.81.5445**
No comment
3. **206 Niagara Street, Minor Variance, A-31/19 – 60.81.5446**
No comment.

4. 30½ Division Street, Consent, B-10/19SC – 60.84.2238

Please be advised that we have reviewed the above-noted application 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 2018 Schedule of Rates and Fees;

That any boulevard not used for vehicular access to the site be re-instated with landscaping, to the satisfaction of PRCS;

5. 59 Wellington Street, Consent, B-11/19SC – 60.84.2239

59 Wellington Street, Minor Variance, A-32/19 – 60.81.5466

No comment.

6. 64 Carlton Street, Minor Variance, A-33/19 – 60.81.5467

No comment.

7. 16 Keele Street, Minor Variance, A-34/19 – 60.81.5468

No comment.

8. 135 Bunting Road, Minor Variance, A-35/19 – 60.81.5469

No comment.

9. 86 Bayview Drive, Minor Variance, A-36/19 – 60.81.5470

No comment.

10. 51 Christie Street, Consent, B-12/19SC – 60.84.2240

No comment.

11. 192 Rykert Street, Minor Variance, A-37/19 – 60.81.5471

No comment.

12. 24 Whitworth Street, Minor Variance, A-39/19 – 60.81.5473

No comment.

13. 74 Wiley Street, Minor Variance, A-40/19 – 60.81.5474

A large boulevard tree is located adjacent to the proposed driveway. Given the 30" DBH and according to our tree protection standards a setback of 4.8 Meters is required to maintain the health of the tree. PRCS staff do not object to the requested variances but requires that all site alterations be located 4.8m from the trunk of the tree.

14. 63-65 Newport Street, Minor Variance, A-41/19 – 60.81.5475

No comment.

● **15.1176 Lakeshore Road West, Minor Variance, A-42/19 – 60.81.5476**
No comment.

16.2 Ellis Avenue, Minor Variance, A-43/19 – 60.81.5477
No comment.

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



Memorandum

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

Cc: Judy Pihach, Manager of Planning
Kirstin Jensen, Planner I
Wilrik Banda, Planning Technician
Vincent Wen, Planning Co-op Student

From: James Denham P.Eng.
Development Engineering Technologist

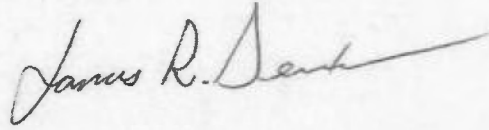
Date: March 6th, 2019
Hearing Date: March 28th, 2019

Subject: Development Engineering - Minor Variance Applications
151,153A &153B Moffatt, A -13-15/19SC
61 Queenston Street, A -30/19SC
206 Niagara Street, A -31/19SC
59 Wellington Street, A -32/19SC
64 Carlton Street, A -33/19SC
16 Keele Street, A-34/19SC
135 Bunting Road, A-35/19SC
86 Bayview Drive, A-36/19SC
192 Rykert Street, A-37/19SC
24 Whitworth Street, A-39/19SC
74 Wiley Street, A-40/19SC
63-65 Newport Street, A-41/19SC
● 1176 Lakeshore Road W, A-42/19SC
2 Ellis Avenue, A-43/19SC

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 application with the following notations;

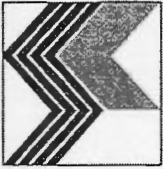
- Regarding A-36/19SC (86 Bayview), the City will require a grading and drainage plan prepared by a qualified professional (OLS or Professional Engineer) be submitted at the Building Permit stage.
- Regarding A-41/19SC (63-65 Newport Street), the City will require the decommissioning of one of the two existing water services at the demolition stage. If the other water service requires an upgrade, then that existing water service may also require decommissioning.

- Regarding A-42/19SC (1176 Lakeshore Road), the City will require a grading and drainage plan prepared by a qualified professional (OLS or Professional Engineer) be submitted at the Building Permit stage.



Prepared by: James Denham P.Eng.
Development Engineering Technologist

JD cc. Brian Thiessen, Brad Johnston, PBS (email only)



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

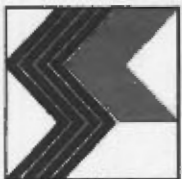
From: Steve Bittner
Transportation Technologist

Date: March 12, 2019

Subject: Committee of Adjustment
Public Hearings – March 28, 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-43/19 (60.81.5477)

2 Ellis Avenue

DATE OF HEARING:
March 28, 2019

Banda, Wilrik

From: Doug Crown <Doug.Crown@cogeco.com>
Sent: Tuesday, March 05, 2019 3:50 PM
To: Banda, Wilrik
Cc: Jensen, Kirstin; Wen, Vincent; Munro, Elaine
Subject: RE: Email 5 of 5 Committee of Adjustment Hearing St. Catharines March 28, 2019

Hello Banda

Email 5

Cogeco has no issues or concerns with these 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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Memorandum

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

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

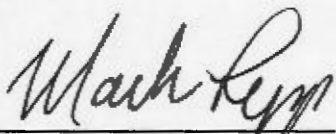
From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: March 11, 2019

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance –March 28, 2019 hearing- File No.: 300-010

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A-39/19	24 Whitworth Street	-No Comment
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A-42/19	1176 Lakeshore Road west	-Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings facing these yards. - Be advised that a demolition permit is required for the existing single detached dwelling. - be advised that a demolition agreement is required to be obtained to allow the dwelling to remain until the construction of the new dwelling unit is complete and occupied and must be approved before the building permit can be issued.
A-43/19	2 Ellis Avenue	-Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings facing these yards. -Be advised that a building permit is required for the proposed townhomes.



Mark Lepp, Senior Plans Examiner / Building Inspector

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\bdg memo 2019\05 bcoa memo-mv-Mar28, 2019.docx



Memorandum

To: Elaine Munro, Planning and Building Services
CC:
From: Jessica Button, Parks, Recreation and Culture Services
Date: February 9, 2019
Subject: Committee of Adjustment Hearing – February 27, 2019

1. **151 Moffatt Street, Consent, B-04/19SC – 60.84.2232**
151 Moffatt Street, Consent, B-05/19SC – 60.81.2233
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153B Moffatt Street, Minor variance, A-15/19 – 60.81.5449

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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.

2. **61 Queenston Street Minor Variance, A-30/19 – 60.81.5445**
No comment
3. **206 Niagara Street, Minor Variance, A-31/19 – 60.81.5446**
No comment.

4. 30½ Division Street, Consent, B-10/19SC – 60.84.2238

Please be advised that we have reviewed the above-noted application 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 2018 Schedule of Rates and Fees;

That any boulevard not used for vehicular access to the site be re-instated with landscaping, to the satisfaction of PRCS;

5. 59 Wellington Street, Consent, B-11/19SC – 60.84.2239

59 Wellington Street, Minor Variance, A-32/19 – 60.81.5466

No comment.

6. 64 Carlton Street, Minor Variance, A-33/19 – 60.81.5467

No comment.

7. 16 Keele Street, Minor Variance, A-34/19 – 60.81.5468

No comment.

8. 135 Bunting Road, Minor Variance, A-35/19 – 60.81.5469

No comment.

9. 86 Bayview Drive, Minor Variance, A-36/19 – 60.81.5470

No comment.

10. 51 Christie Street, Consent, B-12/19SC – 60.84.2240

No comment.

11. 192 Rykert Street, Minor Variance, A-37/19 – 60.81.5471

No comment.

12. 24 Whitworth Street, Minor Variance, A-39/19 – 60.81.5473

No comment.

13. 74 Wiley Street, Minor Variance, A-40/19 – 60.81.5474

A large boulevard tree is located adjacent to the proposed driveway. Given the 30" DBH and according to our tree protection standards a setback of 4.8 Meters is required to maintain the health of the tree. PRCS staff do not object to the requested variances but requires that all site alterations be located 4.8m from the trunk of the tree.

14. 63-65 Newport Street, Minor Variance, A-41/19 – 60.81.5475

No comment.

15.1176 Lakeshore Road West, Minor Variance, A-42/19 – 60.81.5476

No comment.

● **16.2 Ellis Avenue, Minor Variance, A-43/19 – 60.81.5477**

No comment.

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



Memorandum

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

Cc: Judy Pihach, Manager of Planning
Kirstin Jensen, Planner I
Wilrik Banda, Planning Technician
Vincent Wen, Planning Co-op Student

From: James Denham P.Eng.
Development Engineering Technologist

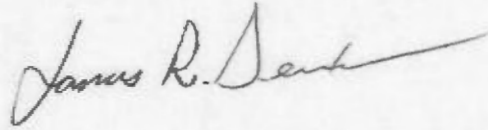
Date: March 6th, 2019
Hearing Date: March 28th, 2019

Subject: Development Engineering - Minor Variance Applications
151,153A &153B Moffatt, A -13-15/19SC
61 Queenston Street, A -30/19SC
206 Niagara Street, A -31/19SC
59 Wellington Street, A -32/19SC
64 Carlton Street, A -33/19SC
16 Keele Street, A-34/19SC
135 Bunting Road, A-35/19SC
86 Bayview Drive, A-36/19SC
192 Rykert Street, A-37/19SC
24 Whitworth Street, A-39/19SC
74 Wiley Street, A-40/19SC
63-65 Newport Street, A-41/19SC
1176 Lakeshore Road W, A-42/19SC
● 2 Ellis Avenue, A-43/19SC

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 application with the following notations;

- Regarding A-36/19SC (86 Bayview), the City will require a grading and drainage plan prepared by a qualified professional (OLS or Professional Engineer) be submitted at the Building Permit stage.
- Regarding A-41/19SC (63-65 Newport Street), the City will require the decommissioning of one of the two existing water services at the demolition stage. If the other water service requires an upgrade, then that existing water service may also require decommissioning.

- Regarding A-42/19SC (1176 Lakeshore Road), the City will require a grading and drainage plan prepared by a qualified professional (OLS or Professional Engineer) be submitted at the Building Permit stage.



Prepared by: James Denham P.Eng.
Development Engineering Technologist

JD cc. Brian Thiessen, Brad Johnston, PBS (email only)



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: March 12, 2019

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