

Agenda

1. Chair to call the Hearing to Order
2. Amendments/Additions to the Agenda
3. Declarations of Interest
4. Request for Withdrawal or Adjournment
5. Adoption of the Minutes held August 28, 2019
6. Application:
 1. 25 Lanark Crescent, Minor Variance, A-116/19 – 60.81.5533
 2. 31 Victoria Street, Consent, B-33/19SC – 60.84.2260
 - 33 Victoria Street, Consent, B-39/19SC – 60.84.2266
 - 31 Victoria Street, Minor Variance, A-95/19 – 60.81.5529
 - 33 Victoria Street, Minor Variance, A-96/19 – 60.81.5530
 - 31 Ridley Road, Minor Variance, A-121/19 – 60.81.5555
 2. 16 Keele Street, Minor Variance, A-127/19 – 60.81.5561
 3. 15 Turnova Street, Minor Variance, A-118/19 – 60.81.5552
 4. 329 Pelham Road, Minor Variance, A-119/19 – 60.81.5553
 5. 44 Henrietta Street, Minor Variance, A-120/19 – 60.81.5554
 6. 255 Ridley Road West, Minor Variance, A-122/19 – 60.81.5556
 7. 204 Martindale Road, Minor Variance, A-123/19 – 60.81.5557
 8. 1099 Vansickle Road North, Minor Variance, A-124/19 – 60.81.5558
 9. 4 Keswick Street, Minor Variance, A-125/19 – 60.81.5559
 - 10.5 Ann Street, Minor Variance, A-126/19 – 60.81.5560
7. New Business:
8. Date of next Hearing: October 30, 2019
9. Adjournment

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

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

COMMENTS

A-116/19 (60.81.5550)

25 Lanark Crescent

DATE OF HEARING:
September 25, 2019

FILE NO.	
SEP 11 2019	SCAN
P.D.S.	REFUSED TO
INT.	

22 Laramie Ave.
 Dr. Catharine, ON
 L2M 6E9
 September 5th, 2019

Elaine Munro,
 Secretary Treasurer,
 Committee of Adjustment, City Hall

I am contacting you in regards of the renewal application for minor variance from Barbara Flood and Daniel Flood, File no. 60.81.5550, Submission No. A-116/19 25 Laramie Crescent, Lot 153, Plan 696.
 1. a reduction of the minimum rear yard from 7.5 m to 6.41 meters.
 2. Permission to permit the garage to extend 2.15 meters beyond the front of the house
 These changes to the revised application will make a beautiful house and garage
 I am in favor of the revised amended Variance for the proposed construction.

Thank you.

Sincerely,
 [Redacted Signature]

Munro, Elaine

Subject: RE: Committee of Adjustment Notices and Applications, City of St. Catharines, for the August 28/19 CofA Hearing - Email 2

17 East Hampton Road
25 Lanark Crescent

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

Sent: Wednesday, August 07, 2019 2:09 PM

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

Subject: Re: Committee of Adjustment Notices and Applications, City of St. Catharines, for the August 28/19 CofA Hearing - Email 2

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

Hi Elaine

Email 2

Cogeco has no issues or concerns with these applications

Thanks

Doug Crown
Network Planning Department

7170 Mcleod Rd
Niagara Falls Ont Canada

Doug.crown@cogeco.com

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



Memorandum

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

Cc: Judy Pihach, B. Thiessen, Amanda Knutsen, Sydney Ditomasso, Will Banda
Planning and Building Services

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

Date: September 9, 2019

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – September 25, 2019 hearing- File No.: 300-010

NO.	ADDRESS	COMMENTS
A-95/19	31 Victoria Street	- No Comment
A-96/19	33 Victoria Street	- No Comment
A-116/19	25 Lanark Crescent	-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 those yards
A-118/19	15 Turnova Street	- Be advised that a building permit is required for the creation of the proposed accessory dwelling unit.
A-119/19	329 Pelham Road	-No Comment
A-120/19	44 Henrietta Street	- Be advised that a building permit is required for the proposed dwelling with attached garage.
A-121/19	31 Ridley Road	-No Comment
A-122/19	255 Ridley Road	- Be advised that a building permit is required for the adjustment of the suite area.
A-123/19	204 Martindale Road	- Be advised that a demolition permit is required for the removal of the existing dwelling unit.
A-124/19	1099 Vansickle Road	- Be advised that a building permit is required for the construction of the proposed dwelling unit. -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 those yards
A-125/19	4 Keswick Street	- Be advised that a demolition permit is required for the removal of the existing dwelling unit.

NO.	ADDRESS	COMMENTS
A-126/19	5 Ann Street	- Be advised that a building permit is required for the construction of the proposed addition. -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 those yards
A-127/19	16 Keele Street	- Be advised that a building permit is required for the construction of the proposed addition to the existing dwelling unit. -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 those yards



Mark Lepp, Senior Plans Examiner / Building Inspector

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\bldg memo 2019\17 bcoa memo-mv-Sep25, 2019.docx



Memorandum

To: Elaine Munro, Planning and Building Services
CC:
From: Jessica Button, Parks, Recreation and Culture Services
Date: September 10, 2019
Subject: Committee of Adjustment Hearing – September, 2019

PRCS has reviewed the Committee of Adjustment application for the hearing of June 26, 2019 and provides the following comments;

1. **25 Lanark Crescent, Minor Variance, A-116/19 – 60.81.5533**
No comment.
2. **31 Victoria Street, Consent, B-33/19SC – 60.84.2260**
33 Victoria Street, Consent, B-39/19SC – 60.84.2266
31 Victoria Street, Minor Variance, A-95/19 – 60.81.5529
33 Victoria Street, Minor Variance, A-96/19 – 60.81.5530
31 Ridley Road, Minor Variance, A-121/19 – 60.81.5555
No comment.
2. **16 Keele Street, Minor Variance, A-127/19 – 60.81.5561**
No comment.
3. **15 Turnova Street, Minor Variance, A-118/19 – 60.81.5552**
No comment.
4. **329 Pelham Road, Minor Variance, A-119/19 – 60.81.5553**
No comment.
5. **44 Henrietta Street, Minor Variance, A-120/19 – 60.81.5554**
Removal and replacement of the existing boulevard tree will be at the cost of the applicant at the time of construction.
6. **255 Ridley Road West, Minor Variance, A-122/19 – 60.81.5556**
No objection to the change in use. As additional parking and paving area are required to accommodate the change in use, PRCS recommends that the applicant be responsible for the cost of 3 boulevard plantings to provide an appropriate buffer between the parking area and the Ridley Road West right of way. Payments can be made for the City to plant, install and warranty 3

60mm boulevard trees in accordance with the schedule of rates and fees prior to the issuance of a building permit.

7. 204 Martindale Road, Minor Variance, A-123/19 – 60.81.5557

The reduction in landscaping will allow the retention of a mature tree in the north east corner of the site. The applicant will be required to demonstrate enhanced landscaping and tree protection measures through the Site Plan Agreement.

8. 1099 Vansickle Road North, Minor Variance, A-124/19 – 60.81.5558

No comment.

9. 4 Keswick Street, Minor Variance, A-125/19 – 60.81.5559

No comment.

10. 5 Ann Street, Minor Variance, A-126/19 – 60.81.5560

PRCS is not supportive of further reductions or new development within the setback requirements along Ann Street. This setback is intended to provide an appropriate buffer between the public and private realm. Reductions of this setback for further development will not maintain this intent.

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
Wilrik Banda, Planning Technician
Sydney DiTomasso, Planning Co-op Student

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

Date: September 12th, 2019

Hearing Date: September 25th, 2019

Subject: **Development Engineering - Minor Variance Applications**
31 & 33 Victoria Street, A-95 & 96/19SC
25 Lanark Crescent, A-116/19 REV
15 Turnova Street, A-118/19SC
329 Pelham Road, A-119/19SC
44 Henrietta Street, A-120/19SC
31 Ridley Road, A-121/19SC
255 Ridley Road W, A-122/19SC
204 Martindale Road, A-123/19SC
1099 Vansickle Road N, A-124/19SC
4 Keswick Street, A-125/19SC
5 Ann Street, A-126/19SC
16 Keele Street, A-127/19SC

Development Engineering have no objections to the approval of the above noted applications, subject to the following comments;

25 Lanark Crescent, A-116/19SC

A Grading and Drainage Plan must be prepared by a qualified OLS or Professional Engineer. The plan shall be submitted to, and approved by City Staff prior to granting final approval of this minor variance. The plan must show existing topographical information and existing and proposed grades and drainage patterns on the subject lot as well as 3.0m onto adjacent properties with lot lines common to the subject lands. The proposed drainage scheme must not negatively impact adjacent properties. The plan must also show the location and direction of discharge for all roof water leaders (downspouts) and the sump pump discharge pipe.

Condition of Minor Variance:

- Prior to granting approval of the Minor Variance, the

Applicant/Owner be required to submit a Grading and Drainage Plan prepared by an Ontario Land Surveyor or Professional Engineer for review and approval by City Staff;

31 & 33 Victoria Street and 31 Ridley Road, A-95,96 & 121/19SC

See comments in separate report regarding Consent B33 & B39/19SC

44 Henrietta Street, A-120/19SC

A road widening is not required as significant increases in traffic on this roadway are not anticipated in the near future. A Site Grading and Drainage Plan will be required at the Building Permit stage

1099 Vansickle Road, A-124/19SC

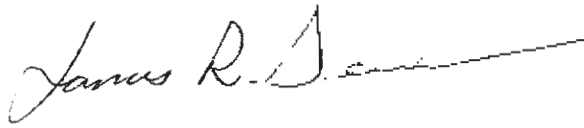
The City has no record of any water service, sanitary lateral, or storm lateral having been installed to this lot. At the Building Permit Application Stage, the Owner will be required to pay the City to install a new water service, a new sanitary lateral, and a new storm lateral for this lot. The sanitary sewer is deep at this point (+/- 5.0m).

4 Keswick Street, A-125/19SC

Due to the unusual lot configuration, a Grading and Drainage Plan must be prepared by a qualified OLS or Professional Engineer. The plan shall be submitted to, and approved by City Staff prior to granting final approval of this minor variance. The plan must show existing topographical information and existing and proposed grades and drainage patterns on the subject lot as well as 3.0m onto adjacent properties with lot lines common to the subject lands. The proposed drainage scheme must not negatively impact adjacent properties. The plan must also show the location and direction of discharge for all roof water leaders (downspouts) and the sump pump discharge pipe.

Condition of Minor Variance:

- Prior to granting approval of the Minor Variance, the Applicant/Owner be required to submit a Grading and Drainage Plan prepared by an Ontario Land Surveyor or Professional Engineer for review and approval by City Staff;

A handwritten signature in black ink, reading "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

To: Elaine Munro
Committee Secretary & Planning Technician

Cc:

From: Steve Bittner
Transportation Technologist

Date: August 30, 2019

Subject: Committee of Adjustment
Public Hearings – September 25, 2019

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

Steve Bittner
Transportation Technologist
SB/

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

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

COMMENTS

**B-33/19SC (60.84.2260), B-39/19SC
(60.84.2266), A-95/19 (60.81.5529), A-
96/19 (A-96/19) & A-121/19 (60.81.5555)**

**31 & 33 Victoria Street
& 31 Ridley Street**

**DATE OF HEARING:
September 25, 2019**

Munro, Elaine

Subject: RE: Committee of Adjustment Notices and Applications, City of St. Catharines, for the September 25/19 CofA Hearing - Email 1

31 & 33 Victoria & 31 Ridley

From: Doug Crown [mailto:doug.crown@cogeco.com]
Sent: Wednesday, September 04, 2019 11:04 AM
To: Munro, Elaine <emunro@stcatharines.ca>
Subject: Re: Committee of Adjustment Notices and Applications, City of St. Catharines, for the September 25/19 CofA Hearing - Email 1

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

Hi Elaine
Email 1
Cogeco has no issues or concerns with these applications
Thanks

Doug Crown
Network Planning Department

7170 Mcleod Rd
Niagara Falls Ont Canada

Doug.crown@cogeco.com

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

Munro, Elaine

Subject: RE: Committee of Adjustment Notices and Applications, City of St. Catharines, for the September 25/19 CofA Hearing - Email 1

31 & 33 Victoria & 31 Ridley

From: Vasko, Dennis

Sent: Tuesday, September 10, 2019 12:54 PM

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

Subject: RE: Committee of Adjustment Notices and Applications, City of St. Catharines, for the September 25/19 CofA Hearing - Email 1

Hi Elaine, no concerns from our end in respect to closed landfills.

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, Amanda Knutsen, Sydney Ditomasso, Will Banda
Planning and Building Services

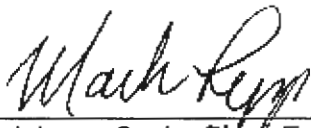
From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: September 9, 2019

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – September 25, 2019 hearing- File No.: 300-010

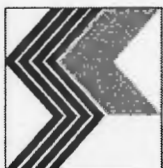
NO.	ADDRESS	COMMENTS
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A-118/19	15 Turnova Street	- Be advised that a building permit is required for the creation of the proposed accessory dwelling unit.
A-119/19	329 Pelham Road	-No Comment
A-120/19	44 Henrietta Street	- Be advised that a building permit is required for the proposed dwelling with attached garage.
A-121/19	31 Ridley Road	-No Comment
A-122/19	255 Ridley Road	- Be advised that a building permit is required for the adjustment of the suite area.
A-123/19	204 Martindale Road	- Be advised that a demolition permit is required for the removal of the existing dwelling unit.
A-124/19	1099 Vansickle Road	- Be advised that a building permit is required for the construction of the proposed dwelling unit. -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 those yards
A-125/19	4 Keswick Street	- Be advised that a demolition permit is required for the removal of the existing dwelling unit.

NO.	ADDRESS	COMMENTS
A-126/19	5 Ann Street	- Be advised that a building permit is required for the construction of the proposed addition. -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 those yards
A-127/19	16 Keele Street	- Be advised that a building permit is required for the construction of the proposed addition to the existing dwelling unit. -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 those yards



Mark Lepp, Senior Plans Examiner / Building Inspector

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\ldg memo 2019\17 bcoa memo-mv-Sep25, 2019.docx



Memorandum

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

Cc: Judy Pihach, B. Thiessen, Amanda Knutsen, Sydney Ditomasso, Will Banda
Planning and Building Services

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

Date: September 9, 2019.

Subject: Building Comments on Applications to the Committee of Adjustment
Consents – September 25, 2019 hearing - File No.: 300-036

B-33/19SC – 31 Victoria Street

Comment:

- No Comment

Condition:

- No Comment

B-39/19SC – 33 Victoria Street

Comment:

- Be advised that a building permit is required for the proposed residential development on Part 3.

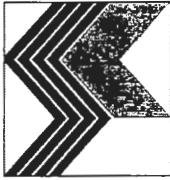
Condition:

- No Comment

Mark Lepp, Senior Plans Examiner / Building Inspector

Cc: Files, 300-036

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Memorandum

To: Elaine Munro, Planning and Building Services

CC:

From: Jessica Button, Parks, Recreation and Culture Services

Date: September 10, 2019

Subject: Committee of Adjustment Hearing – September, 2019

PRCS has reviewed the Committee of Adjustment application for the hearing of June 26, 2019 and provides the following comments;

1. **25 Lanark Crescent, Minor Variance, A-116/19 – 60.81.5533**
No comment.
2. **31 Victoria Street, Consent, B-33/19SC – 60.84.2260**
33 Victoria Street, Consent, B-39/19SC – 60.84.2266
31 Victoria Street, Minor Variance, A-95/19 – 60.81.5529
33 Victoria Street, Minor Variance, A-96/19 – 60.81.5530
31 Ridley Road, Minor Variance, A-121/19 – 60.81.5555
No comment.
2. **16 Keele Street, Minor Variance, A-127/19 – 60.81.5561**
No comment.
3. **15 Turnova Street, Minor Variance, A-118/19 – 60.81.5552**
No comment.
4. **329 Pelham Road, Minor Variance, A-119/19 – 60.81.5553**
No comment.
5. **44 Henrietta Street, Minor Variance, A-120/19 – 60.81.5554**
Removal and replacement of the existing boulevard tree will be at the cost of the applicant at the time of construction.
6. **255 Ridley Road West, Minor Variance, A-122/19 – 60.81.5556**
No objection to the change in use. As additional parking and paving area are required to accommodate the change in use, PRCS recommends that the applicant be responsible for the cost of 3 boulevard plantings to provide an appropriate buffer between the parking area and the Ridley Road West right of way. Payments can be made for the City to plant, install and warranty 3

60mm boulevard trees in accordance with the schedule of rates and fees prior to the issuance of a building permit.

7. 204 Martindale Road, Minor Variance, A-123/19 – 60.81.5557

The reduction in landscaping will allow the retention of a mature tree in the north east corner of the site. The applicant will be required to demonstrate enhanced landscaping and tree protection measures through the Site Plan Agreement.

8. 1099 Vansickle Road North, Minor Variance, A-124/19 – 60.81.5558

No comment.

9. 4 Keswick Street, Minor Variance, A-125/19 – 60.81.5559

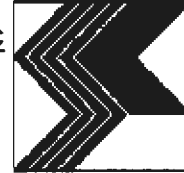
No comment.

10. 5 Ann Street, Minor Variance, A-126/19 – 60.81.5560

PRCS is not supportive of further reductions or new development within the setback requirements along Ann Street. This setback is intended to provide an appropriate buffer between the public and private realm. Reductions of this setback for further development will not maintain this intent.

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

**REPORT TO PLANNING DEPARTMENT
Re: CITY LAND DIVISION APPLICATION NUMBER B-33&39/19SC**



September 12, 2019

ENGINEERING FILE 300-36

Hearing Date: September 25, 2019

Applicant: Rodney and Rowan Reimer

Location: 31 Victoria Street - REVISED

MUNICIPAL SERVICES

	Victoria Street	Ridley Road	Ambrose Street
Water:	150mm C.I.	150mm C.I. 300mm C.I.	150mm C.I.
Sanitary Sewer:	375mm Clay	500mm Clay	250mm
Storm Sewer:	525mm Concrete	600mm Concrete	525mm Concrete
Sidewalks:	No (ends @ #27)	No	No (ends @ #34)
Curbs:	Yes	Yes	Yes
Road Allowance Width:	18.28m±	18.12m±	18.28m±

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

Comment(s): It is noted that the Applicant proposes to sever Part 1 on the submitted sketch, recreating the lot known as 31 Victoria Street with the existing single detached dwelling and detached garage. Remnant parcels, Parts 2&3 known as 33 Victoria Street and 31 Ridley Road, would be retained for continued residential use.

Roads

Victoria Street, Ridley Road and Ambrose Streets are designated Local roads per the City's Official Plan, with desired rights-of-way widths of 20.0m. Victoria Street and Ambrose Street are currently 18.28m wide.

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 pedestrian and cycling environments". 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 road widenings and bring roads up to standards to accommodate future City utilities (storm sewer, upgraded watermain and sanitary sewer extensions), other private utilities (Gas, Hydro, Bell, etc.), boulevard trees and sidewalks, bike lanes and meeting the Garden City Plan initiatives driven by Council, it is therefore required that the City obtain a further 0.86m along the Victoria Street frontage of Parts 1 & 2, to be dedicated as Public Highway Victoria Street, and a further 0.86m along the Ambrose Street frontage of Part 3, to be dedicated as Public Highway Ambrose Street.

Ridley Road, currently designated a Local road as noted above, is scheduled for an Environmental Assessment with respect to a full road reconstruction from Henrietta Street west to Louth Street, as part of the anticipated improvements to the area with respect to the proposed GO Station site, to the south-west. It is unknown at this time as to whether Ridley Road will be re-designated from a Local road to a larger designation, since the Environmental Assessment will be required to consider proposed traffic volumes expected from the GO Station. Considering that Ridley Road is currently deficient at 18.12m±, and the City will be obtaining only a maximum of 1.0m road widening along the Ridley College frontage of the road, it is required that the City obtain a 0.72m road widening along the Ridley Road frontage of Part 2 to be dedicated free and clear of any encumbrances to be known as Public Highway Ridley Road, while any further additional widenings along Ridley Road shall be determined through the results of the City's Environmental Assessment process for the Ridley Road reconstruction.

Sidewalks and curbs exist along the frontage of the Ridley Road parcel, however not sidewalks along Victoria Street nor Ambrose Street. As a condition of Consent, since an existing link at #27 Victoria Street connects to the Rebecca Street sidewalk currently, and an existing link at 34 Ambrose Street also connects to the Rebecca Street sidewalk, the City requires the Owner to make a cash contribution for the construction of a future sidewalk along the frontage of Victoria Street and Ambrose Street frontages of Parts 1, 2 and 3 respectively, completing the block connections to Ridley Road. The cash contribution will be based on the current construction average City tender pricing, at the time of payment. The current rate is \$194.45/m² (2019). The required total amount shall be based on a 1.5m wide sidewalk along the total frontage length along Victoria Street of 61.93m, and Ambrose Street of 34.38m. Therefore, the total estimated cost of the Owner's share if paid in 2019 is **\$18,727.48**. May it be known that both of these streets are currently not on a priority sidewalk list for construction in the near future.

Municipal Services

The Owner shall pay to have City forces confirm that both the locations of the existing water and sewer service laterals to the existing dwellings do not cross any abutting and/or future lot lines. If these services are determined to cross abutting and/or future lot lines, the Owner shall be responsible to relocate the portion of these works on private property through a Plumbing Only Permit, as well as pay to the City the fee for City crews to install any new water and/or sewer lateral service from the City owned main line sewer and watermain to the front property line. Each property must be serviced individually. Fees to complete this work, if determined to be necessary, are to be paid as a condition of the severance application.

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

- Provide the City a draft reference plan indicating the proposed widenings 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, 0.86m along the Victoria Street frontages of Parts 1 & 2, to be known as Public Highway Victoria Street; and
- Dedicate to the City free and clear of any encumbrances, 0.86m along the Ambrose Street frontage of Part 3, to be known as Public Highway Ambrose Street; and
- Pay to the City the estimated cost of a future sidewalk along the

Victoria Street and Ambrose Street frontages, the fee in accordance with the City's current construction tender pricing average; and

- Pay the fee for City crews to locate, trace, inspect and document the location of the existing sewer and water laterals for the existing dwellings; and
- Complete any relocations of the existing sanitary lateral and/or water service on private property deemed through the above inspection to cross existing or future property lines; and
- Pay the City to relocate any portion of the existing water service and/or sanitary sewer lateral on City property to eliminate services crossing existing or future property lines, as deemed necessary through the above inspection



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
Wilrik Banda, Planning Technician
Sydney DiTomaso, Planning Co-op Student

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

Date: September 12th, 2019

Hearing Date: September 25th, 2019

Subject: **Development Engineering - Minor Variance Applications**
31 & 33 Victoria Street, A-95 & 96/19SC
25 Lanark Crescent, A-116/19 REV
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16 Keele Street, A-127/19SC

Development Engineering have no objections to the approval of the above noted applications, subject to the following comments;

25 Lanark Crescent, A-116/19SC

A Grading and Drainage Plan must be prepared by a qualified OLS or Professional Engineer. The plan shall be submitted to, and approved by City Staff prior to granting final approval of this minor variance. The plan must show existing topographical information and existing and proposed grades and drainage patterns on the subject lot as well as 3.0m onto adjacent properties with lot lines common to the subject lands. The proposed drainage scheme must not negatively impact adjacent properties. The plan must also show the location and direction of discharge for all roof water leaders (downspouts) and the sump pump discharge pipe.

Condition of Minor Variance:

- Prior to granting approval of the Minor Variance, the

Applicant/Owner be required to submit a Grading and Drainage Plan prepared by an Ontario Land Surveyor or Professional Engineer for review and approval by City Staff;

31 & 33 Victoria Street and 31 Ridley Road, A-95,96 & 121/19SC

See comments in separate report regarding Consent B33 & B39/19SC

44 Henrietta Street, A-120/19SC

A road widening is not required as significant increases in traffic on this roadway are not anticipated in the near future. A Site Grading and Drainage Plan will be required at the Building Permit stage

1099 Vansickle Road, A-124/19SC

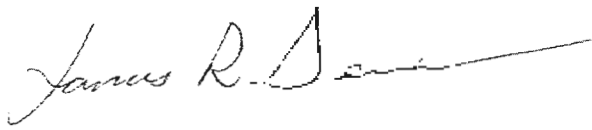
The City has no record of any water service, sanitary lateral, or storm lateral having been installed to this lot. At the Building Permit Application Stage, the Owner will be required to pay the City to install a new water service, a new sanitary lateral, and a new storm lateral for this lot. The sanitary sewer is deep at this point (+/- 5.0m).

4 Keswick Street, A-125/19SC

Due to the unusual lot configuration, a Grading and Drainage Plan must be prepared by a qualified OLS or Professional Engineer. The plan shall be submitted to, and approved by City Staff prior to granting final approval of this minor variance. The plan must show existing topographical information and existing and proposed grades and drainage patterns on the subject lot as well as 3.0m onto adjacent properties with lot lines common to the subject lands. The proposed drainage scheme must not negatively impact adjacent properties. The plan must also show the location and direction of discharge for all roof water leaders (downspouts) and the sump pump discharge pipe.

Condition of Minor Variance:

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A handwritten signature in black ink, reading "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

To: Elaine Munro
Committee Secretary & Planning Technician

Cc:

From: Steve Bittner
Transportation Technologist

Date: August 30, 2019

Subject: Committee of Adjustment
Public Hearings – September 25, 2019

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

Steve Bittner
Transportation Technologist
SB/

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

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

COMMENTS

A-127/19 (60.81.5561)

16 Keele Street

DATE OF HEARING:
September 25, 2019

Munro, Elaine

Subject: RE: Committee of Adjustment Notices and Applications, City of St. Catharines, for the September 25/19 CofA Hearing - Email 2

16 Keele, 15 Turnova, 329 Pelham, 44 Henrietta

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

Sent: Wednesday, September 04, 2019 11:05 AM

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

Subject: Re: Committee of Adjustment Notices and Applications, City of St. Catharines, for the September 25/19 CofA Hearing - Email 2

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

Hi Elaine

Email 2

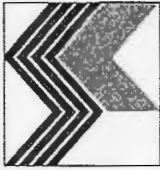
Cogeco has no issues or
concerns with these
applications
Thanks

Doug Crown
Network Planning Department

7170 Mcleod Rd
Niagara Falls Ont Canada

Doug.crown@cogeco.com

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



Memorandum

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

Cc: Judy Pihach, B. Thiessen, Amanda Knutsen, Sydney Ditomasso, Will Banda
Planning and Building Services

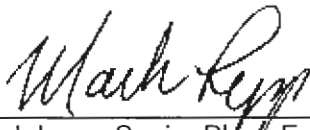
From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: September 9, 2019

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – September 25, 2019 hearing- File No.: 300-010

NO.	ADDRESS	COMMENTS
A-95/19	31 Victoria Street	- No Comment
A-96/19	33 Victoria Street	- No Comment
A-116/19	25 Lanark Crescent	-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 those yards
A-118/19	15 Turnova Street	- Be advised that a building permit is required for the creation of the proposed accessory dwelling unit.
A-119/19	329 Pelham Road	-No Comment
A-120/19	44 Henrietta Street	- Be advised that a building permit is required for the proposed dwelling with attached garage.
A-121/19	31 Ridley Road	-No Comment
A-122/19	255 Ridley Road	- Be advised that a building permit is required for the adjustment of the suite area.
A-123/19	204 Martindale Road	- Be advised that a demolition permit is required for the removal of the existing dwelling unit.
A-124/19	1099 Vansickle Road	- Be advised that a building permit is required for the construction of the proposed dwelling unit. -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 those yards
A-125/19	4 Keswick Street	- Be advised that a demolition permit is required for the removal of the existing dwelling unit.

NO.	ADDRESS	COMMENTS
A-126/19	5 Ann Street	<ul style="list-style-type: none"> - Be advised that a building permit is required for the construction of the proposed addition. -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 those yards
A-127/19	16 Keele Street	<ul style="list-style-type: none"> - Be advised that a building permit is required for the construction of the proposed addition to the existing dwelling unit. -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 those yards



Mark Lepp, Senior Plans Examiner / Building Inspector

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\bldg memo 2019\17 bcoa memo-mv-Sep25, 2019.docx



Memorandum

To: Elaine Munro, Planning and Building Services
CC:
From: Jessica Button, Parks, Recreation and Culture Services
Date: September 10, 2019
Subject: Committee of Adjustment Hearing – September, 2019

PRCS has reviewed the Committee of Adjustment application for the hearing of June 26, 2019 and provides the following comments;

1. **25 Lanark Crescent, Minor Variance, A-116/19 – 60.81.5533**
No comment.
2. **31 Victoria Street, Consent, B-33/19SC – 60.84.2260**
33 Victoria Street, Consent, B-39/19SC – 60.84.2266
31 Victoria Street, Minor Variance, A-95/19 – 60.81.5529
33 Victoria Street, Minor Variance, A-96/19 – 60.81.5530
31 Ridley Road, Minor Variance, A-121/19 – 60.81.5555
No comment.
2. **16 Keele Street, Minor Variance, A-127/19 – 60.81.5561**
No comment.
3. **15 Turnova Street, Minor Variance, A-118/19 – 60.81.5552**
No comment.
4. **329 Pelham Road, Minor Variance, A-119/19 – 60.81.5553**
No comment.
5. **44 Henrietta Street, Minor Variance, A-120/19 – 60.81.5554**
Removal and replacement of the existing boulevard tree will be at the cost of the applicant at the time of construction.
6. **255 Ridley Road West, Minor Variance, A-122/19 – 60.81.5556**
No objection to the change in use. As additional parking and paving area are required to accommodate the change in use, PRCS recommends that the applicant be responsible for the cost of 3 boulevard plantings to provide an appropriate buffer between the parking area and the Ridley Road West right of way. Payments can be made for the City to plant, install and warranty 3

60mm boulevard trees in accordance with the schedule of rates and fees prior to the issuance of a building permit.

7. 204 Martindale Road, Minor Variance, A-123/19 – 60.81.5557

The reduction in landscaping will allow the retention of a mature tree in the north east corner of the site. The applicant will be required to demonstrate enhanced landscaping and tree protection measures through the Site Plan Agreement.

8. 1099 Vansickle Road North, Minor Variance, A-124/19 – 60.81.5558

No comment.

9. 4 Keswick Street, Minor Variance, A-125/19 – 60.81.5559

No comment.

10. 5 Ann Street, Minor Variance, A-126/19 – 60.81.5560

PRCS is not supportive of further reductions or new development within the setback requirements along Ann Street. This setback is intended to provide an appropriate buffer between the public and private realm. Reductions of this setback for further development will not maintain this intent.

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
Wilrik Banda, Planning Technician
Sydney DiTomasso, Planning Co-op Student

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

Date: September 12th, 2019

Hearing Date: September 25th, 2019

Subject: **Development Engineering - Minor Variance Applications**
31 & 33 Victoria Street, A-95 & 96/19SC
25 Lanark Crescent, A-116/19 REV
15 Turnova Street, A-118/19SC
329 Pelham Road, A-119/19SC
44 Henrietta Street, A-120/19SC
31 Ridley Road, A-121/19SC
255 Ridley Road W, A-122/19SC
204 Martindale Road, A-123/19SC
1099 Vansickle Road N, A-124/19SC
4 Keswick Street, A-125/19SC
5 Ann Street, A-126/19SC
16 Keele Street, A-127/19SC

Development Engineering have no objections to the approval of the above noted applications, subject to the following comments;

25 Lanark Crescent, A-116/19SC

A Grading and Drainage Plan must be prepared by a qualified OLS or Professional Engineer. The plan shall be submitted to, and approved by City Staff prior to granting final approval of this minor variance. The plan must show existing topographical information and existing and proposed grades and drainage patterns on the subject lot as well as 3.0m onto adjacent properties with lot lines common to the subject lands. The proposed drainage scheme must not negatively impact adjacent properties. The plan must also show the location and direction of discharge for all roof water leaders (downspouts) and the sump pump discharge pipe.

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See comments in separate report regarding Consent B33 & B39/19SC

44 Henrietta Street, A-120/19SC

A road widening is not required as significant increases in traffic on this roadway are not anticipated in the near future. A Site Grading and Drainage Plan will be required at the Building Permit stage

1099 Vansickle Road, A-124/19SC

The City has no record of any water service, sanitary lateral, or storm lateral having been installed to this lot. At the Building Permit Application Stage, the Owner will be required to pay the City to install a new water service, a new sanitary lateral, and a new storm lateral for this lot. The sanitary sewer is deep at this point (+/- 5.0m).

4 Keswick Street, A-125/19SC

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A handwritten signature in black ink, reading "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

To: Elaine Munro
Committee Secretary & Planning Technician

Cc:

From: Steve Bittner
Transportation Technologist

Date: August 30, 2019

Subject: Committee of Adjustment
Public Hearings – September 25, 2019

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

Steve Bittner
Transportation Technologist
SB/

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

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

COMMENTS

A-118/19 (60.81.5552)

15 Turnova Street

DATE OF HEARING:
September 25, 2019

Munro, Elaine

Subject: RE: Committee of Adjustment Notices and Applications, City of St. Catharines, for the September 25/19 CofA Hearing - Email 2

16 Keele, 15 Turnova, 329 Pelham, 44 Henrietta

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

Sent: Wednesday, September 04, 2019 11:05 AM

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

Subject: Re: Committee of Adjustment Notices and Applications, City of St. Catharines, for the September 25/19 CofA Hearing - Email 2

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

Hi Elaine

Email 2

Cogeco has no issues or concerns with these

applications

Thanks

Doug Crown
Network Planning Department

7170 Mcleod Rd
Niagara Falls Ont Canada

Doug.crown@cogeco.com

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



Memorandum

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

Cc: Judy Pihach, B. Thiessen, Amanda Knutsen, Sydney Ditomasso, Will Banda
Planning and Building Services

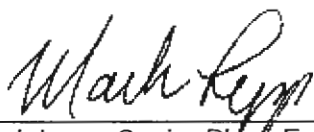
From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: September 9, 2019

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – September 25, 2019 hearing- File No.: 300-010

NO.	ADDRESS	COMMENTS
A-95/19	31 Victoria Street	- No Comment
A-96/19	33 Victoria Street	- No Comment
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A-125/19	4 Keswick Street	- Be advised that a demolition permit is required for the removal of the existing dwelling unit.

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

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\ldg memo 2019\17 bcoa memo-mv-Sep25, 2019.docx



Memorandum

To: Elaine Munro, Planning and Building Services

CC:

From: Jessica Button, Parks, Recreation and Culture Services

Date: September 10, 2019

Subject: Committee of Adjustment Hearing – September, 2019

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1. **25 Lanark Crescent, Minor Variance, A-116/19 – 60.81.5533**
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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
Wilrik Banda, Planning Technician
Sydney DiTomasso, Planning Co-op Student

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

Date: September 12th, 2019

Hearing Date: September 25th, 2019

Subject: **Development Engineering - Minor Variance Applications**
31 & 33 Victoria Street, A-95 & 96/19SC
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329 Pelham Road, A-119/19SC
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Prepared by: James Denham, P.Eng.
Development Engineering Technologist

To: Elaine Munro
Committee Secretary & Planning Technician

Cc:

From: Steve Bittner
Transportation Technologist

Date: August 30, 2019

Subject: Committee of Adjustment
Public Hearings – September 25, 2019

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Steve Bittner
Transportation Technologist
SB/

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

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

COMMENTS

A-119/19 (60.81.5553)

329 Pelham Road

**DATE OF HEARING:
September 25, 2019**

Munro, Elaine

Subject: RE: Committee of Adjustment Notices and Applications, City of St. Catharines, for the September 25/19 CofA Hearing - Email 2

16 Keele, 15 Turnova, 329 Pelham, 44 Henrietta

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

Sent: Wednesday, September 04, 2019 11:05 AM

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

Subject: Re: Committee of Adjustment Notices and Applications, City of St. Catharines, for the September 25/19 CofA Hearing - Email 2

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Hi Elaine

Email 2

Cogeco has no issues or
concerns with these
applications
Thanks

Doug Crown
Network Planning Department

7170 Mcleod Rd
Niagara Falls Ont Canada

Doug.crown@cogeco.com

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



Memorandum

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

Cc: Judy Pihach, B. Thiessen, Amanda Knutsen, Sydney Ditomasso, Will Banda
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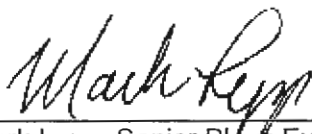
From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: September 9, 2019

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – September 25, 2019 hearing- File No.: 300-010

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

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\bldg memo 2019\17 bcoa memo-mv-Sep25, 2019.docx



Memorandum

To: Elaine Munro, Planning and Building Services
CC:
From: Jessica Button, Parks, Recreation and Culture Services
Date: September 10, 2019
Subject: Committee of Adjustment Hearing – September, 2019

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33 Victoria Street, Consent, B-39/19SC – 60.84.2266
31 Victoria Street, Minor Variance, A-95/19 – 60.81.5529
33 Victoria Street, Minor Variance, A-96/19 – 60.81.5530
31 Ridley Road, Minor Variance, A-121/19 – 60.81.5555
No comment.
2. **16 Keele Street, Minor Variance, A-127/19 – 60.81.5561**
No comment.
3. **15 Turnova Street, Minor Variance, A-118/19 – 60.81.5552**
No comment.
4. **329 Pelham Road, Minor Variance, A-119/19 – 60.81.5553**
No comment.
5. **44 Henrietta Street, Minor Variance, A-120/19 – 60.81.5554**
Removal and replacement of the existing boulevard tree will be at the cost of the applicant at the time of construction.
6. **255 Ridley Road West, Minor Variance, A-122/19 – 60.81.5556**
No objection to the change in use. As additional parking and paving area are required to accommodate the change in use, PRCS recommends that the applicant be responsible for the cost of 3 boulevard plantings to provide an appropriate buffer between the parking area and the Ridley Road West right of way. Payments can be made for the City to plant, install and warranty 3

60mm boulevard trees in accordance with the schedule of rates and fees prior to the issuance of a building permit.

7. 204 Martindale Road, Minor Variance, A-123/19 – 60.81.5557

The reduction in landscaping will allow the retention of a mature tree in the north east corner of the site. The applicant will be required to demonstrate enhanced landscaping and tree protection measures through the Site Plan Agreement.

8. 1099 Vansickle Road North, Minor Variance, A-124/19 – 60.81.5558

No comment.

9. 4 Keswick Street, Minor Variance, A-125/19 – 60.81.5559

No comment.

10. 5 Ann Street, Minor Variance, A-126/19 – 60.81.5560

PRCS is not supportive of further reductions or new development within the setback requirements along Ann Street. This setback is intended to provide an appropriate buffer between the public and private realm. Reductions of this setback for further development will not maintain this intent.

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
Wilrik Banda, Planning Technician
Sydney DiTomaso, Planning Co-op Student

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

Date: September 12th, 2019

Hearing Date: September 25th, 2019

Subject: **Development Engineering - Minor Variance Applications**
31 & 33 Victoria Street, A-95 & 96/19SC
25 Lanark Crescent, A-116/19 REV
15 Turnova Street, A-118/19SC
329 Pelham Road, A-119/19SC
44 Henrietta Street, A-120/19SC
31 Ridley Road, A-121/19SC
255 Ridley Road W, A-122/19SC
204 Martindale Road, A-123/19SC
1099 Vansickle Road N, A-124/19SC
4 Keswick Street, A-125/19SC
5 Ann Street, A-126/19SC
16 Keele Street, A-127/19SC

Development Engineering have no objections to the approval of the above noted applications, subject to the following comments;

25 Lanark Crescent, A-116/19SC

A Grading and Drainage Plan must be prepared by a qualified OLS or Professional Engineer. The plan shall be submitted to, and approved by City Staff prior to granting final approval of this minor variance. The plan must show existing topographical information and existing and proposed grades and drainage patterns on the subject lot as well as 3.0m onto adjacent properties with lot lines common to the subject lands. The proposed drainage scheme must not negatively impact adjacent properties. The plan must also show the location and direction of discharge for all roof water leaders (downspouts) and the sump pump discharge pipe.

Condition of Minor Variance:

- Prior to granting approval of the Minor Variance, the

Applicant/Owner be required to submit a Grading and Drainage Plan prepared by an Ontario Land Surveyor or Professional Engineer for review and approval by City Staff;

31 & 33 Victoria Street and 31 Ridley Road, A-95,96 & 121/19SC

See comments in separate report regarding Consent B33 & B39/19SC

44 Henrietta Street, A-120/19SC

A road widening is not required as significant increases in traffic on this roadway are not anticipated in the near future. A Site Grading and Drainage Plan will be required at the Building Permit stage

1099 Vansickle Road, A-124/19SC

The City has no record of any water service, sanitary lateral, or storm lateral having been installed to this lot. At the Building Permit Application Stage, the Owner will be required to pay the City to install a new water service, a new sanitary lateral, and a new storm lateral for this lot. The sanitary sewer is deep at this point (+/- 5.0m).

4 Keswick Street, A-125/19SC

Due to the unusual lot configuration, a Grading and Drainage Plan must be prepared by a qualified OLS or Professional Engineer. The plan shall be submitted to, and approved by City Staff prior to granting final approval of this minor variance. The plan must show existing topographical information and existing and proposed grades and drainage patterns on the subject lot as well as 3.0m onto adjacent properties with lot lines common to the subject lands. The proposed drainage scheme must not negatively impact adjacent properties. The plan must also show the location and direction of discharge for all roof water leaders (downspouts) and the sump pump discharge pipe.

Condition of Minor Variance:

- Prior to granting approval of the Minor Variance, the Applicant/Owner be required to submit a Grading and Drainage Plan prepared by an Ontario Land Surveyor or Professional Engineer for review and approval by City Staff;

A handwritten signature in black ink, reading "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

To: Elaine Munro
Committee Secretary & Planning Technician

Cc:

From: Steve Bittner
Transportation Technologist

Date: August 30, 2019

Subject: Committee of Adjustment
Public Hearings – September 25, 2019

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

Steve Bittner
Transportation Technologist
SB/

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

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

COMMENTS

A-120/19 (60.81.5554)

44 Henrietta Street

DATE OF HEARING:
September 25, 2019

Munro, Elaine

Subject: RE: Committee of Adjustment Notices and Applications, City of St. Catharines, for the September 25/19 CofA Hearing - Email 2

16 Keele, 15 Turnova, 329 Pelham, 44 Henrietta

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

Sent: Wednesday, September 04, 2019 11:05 AM

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

Subject: Re: Committee of Adjustment Notices and Applications, City of St. Catharines, for the September 25/19 CofA Hearing - Email 2

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

Hi Elaine

Email 2

Cogeco has no issues or concerns with these

applications

Thanks

Doug Crown
Network Planning Department

7170 Mcleod Rd
Niagara Falls Ont Canada

Doug.crown@cogeco.com

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

September 12, 2019

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

Attention: Elaine Munro

File# 60.81.5554

Re: 44 Henrietta St

In response to your correspondence dated September 3, 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 ICI and Layouts Department at 1-877-963-6900 ext: 25713 or visit our web site @ www.alectrautilities.com.
- Relocation, modification, or removal of any existing hydro facilities shall be at the owner's expense. Please contact Alectra Utilities to facilitate this.
- Developers shall be responsible for the cost of civil work associated with duct structures, transformer foundations, and all related distribution equipment.

We would also like to stipulate the following:

- Do not excavate within two metres of hydro poles and anchors.
- Excavation within one metre of underground hydro plant is not permitted unless approval is granted by an Alectra Utilities representative and is present to provide direct supervision. Cost associated with this task shall be at the owner's expense.
- Alectra Utilities must be contacted if the removal, isolation or relocation of existing plant is required, all cost associated with this work will be at the owners expense.
- CALL BEFORE YOU DIG, arrange for underground hydro cable locate(s) before beginning construction by contacting Ontario One Call @ 1-800-400-2255.

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

- 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', enclosed within a large, horizontal oval shape.

Mark Jakubowski
Supervisor, Design, Customer Capital

Munro, Elaine

Subject: RE: Committee of Adjustment Notices and Applications, City of St. Catharines, for the September 25/19 CofA Hearing - Email 2

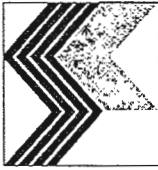
44 Henrietta

From: Vasko, Dennis
Sent: Tuesday, September 10, 2019 12:53 PM
To: Munro, Elaine <emunro@stcatharines.ca>
Subject: RE: Committee of Adjustment Notices and Applications, City of St. Catharines, for the September 25/19 CofA Hearing - Email 2

Hi Elaine, no concerns from our end in respect to closed landfills.

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, Amanda Knutsen, Sydney Ditomasso, Will Banda
Planning and Building Services

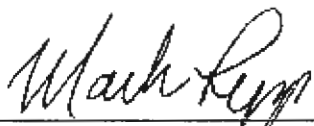
From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: September 9, 2019

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – September 25, 2019 hearing- File No.: 300-010

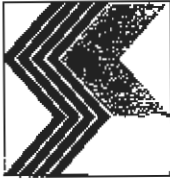
NO.	ADDRESS	COMMENTS
A-95/19	31 Victoria Street	- No Comment
A-96/19	33 Victoria Street	- No Comment
A-116/19	25 Lanark Crescent	-Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings and permitted type of construction facing those yards
A-118/19	15 Turnova Street	- Be advised that a building permit is required for the creation of the proposed accessory dwelling unit.
A-119/19	329 Pelham Road	-No Comment
A-120/19	44 Henrietta Street	- Be advised that a building permit is required for the proposed dwelling with attached garage.
A-121/19	31 Ridley Road	-No Comment
A-122/19	255 Ridley Road	- Be advised that a building permit is required for the adjustment of the suite area.
A-123/19	204 Martindale Road	- Be advised that a demolition permit is required for the removal of the existing dwelling unit.
A-124/19	1099 Vansickle Road	- Be advised that a building permit is required for the construction of the proposed dwelling unit. -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 those yards
A-125/19	4 Keswick Street	- Be advised that a demolition permit is required for the removal of the existing dwelling unit.

NO.	ADDRESS	COMMENTS
A-126/19	5 Ann Street	- Be advised that a building permit is required for the construction of the proposed addition. -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 those yards
A-127/19	16 Keele Street	- Be advised that a building permit is required for the construction of the proposed addition to the existing dwelling unit. -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 those yards



Mark Lepp, Senior Plans Examiner / Building Inspector

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\bldg memo 2019\17 bcoa memo-mv-Sep25, 2019.docx



Memorandum

To: Elaine Munro, Planning and Building Services

CC:

From: Jessica Button, Parks, Recreation and Culture Services

Date: September 10, 2019

Subject: Committee of Adjustment Hearing – September, 2019

PRCS has reviewed the Committee of Adjustment application for the hearing of June 26, 2019 and provides the following comments;

1. **25 Lanark Crescent, Minor Variance, A-116/19 – 60.81.5533**
No comment.
2. **31 Victoria Street, Consent, B-33/19SC – 60.84.2260**
33 Victoria Street, Consent, B-39/19SC – 60.84.2266
31 Victoria Street, Minor Variance, A-95/19 – 60.81.5529
33 Victoria Street, Minor Variance, A-96/19 – 60.81.5530
31 Ridley Road, Minor Variance, A-121/19 – 60.81.5555
No comment.
2. **16 Keele Street, Minor Variance, A-127/19 – 60.81.5561**
No comment.
3. **15 Turnova Street, Minor Variance, A-118/19 – 60.81.5552**
No comment.
4. **329 Pelham Road, Minor Variance, A-119/19 – 60.81.5553**
No comment.
5. **44 Henrietta Street, Minor Variance, A-120/19 – 60.81.5554**
Removal and replacement of the existing boulevard tree will be at the cost of the applicant at the time of construction.
6. **255 Ridley Road West, Minor Variance, A-122/19 – 60.81.5556**
No objection to the change in use. As additional parking and paving area are required to accommodate the change in use, PRCS recommends that the applicant be responsible for the cost of 3 boulevard plantings to provide an appropriate buffer between the parking area and the Ridley Road West right of way. Payments can be made for the City to plant, install and warranty 3

60mm boulevard trees in accordance with the schedule of rates and fees prior to the issuance of a building permit.

7. 204 Martindale Road, Minor Variance, A-123/19 – 60.81.5557

The reduction in landscaping will allow the retention of a mature tree in the north east corner of the site. The applicant will be required to demonstrate enhanced landscaping and tree protection measures through the Site Plan Agreement.

8. 1099 Vansickle Road North, Minor Variance, A-124/19 – 60.81.5558

No comment.

9. 4 Keswick Street, Minor Variance, A-125/19 – 60.81.5559

No comment.

10. 5 Ann Street, Minor Variance, A-126/19 – 60.81.5560

PRCS is not supportive of further reductions or new development within the setback requirements along Ann Street. This setback is intended to provide an appropriate buffer between the public and private realm. Reductions of this setback for further development will not maintain this intent.

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
Wilrik Banda, Planning Technician
Sydney DiTomasso, Planning Co-op Student

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

Date: September 12th, 2019

Hearing Date: September 25th, 2019

Subject: **Development Engineering - Minor Variance Applications**
31 & 33 Victoria Street, A-95 & 96/19SC
25 Lanark Crescent, A-116/19 REV
15 Turnova Street, A-118/19SC
329 Pelham Road, A-119/19SC
44 Henrietta Street, A-120/19SC
31 Ridley Road, A-121/19SC
255 Ridley Road W, A-122/19SC
204 Martindale Road, A-123/19SC
1099 Vansickle Road N, A-124/19SC
4 Keswick Street, A-125/19SC
5 Ann Street, A-126/19SC
16 Keele Street, A-127/19SC

Development Engineering have no objections to the approval of the above noted applications, subject to the following comments;

25 Lanark Crescent, A-116/19SC

A Grading and Drainage Plan must be prepared by a qualified OLS or Professional Engineer. The plan shall be submitted to, and approved by City Staff prior to granting final approval of this minor variance. The plan must show existing topographical information and existing and proposed grades and drainage patterns on the subject lot as well as 3.0m onto adjacent properties with lot lines common to the subject lands. The proposed drainage scheme must not negatively impact adjacent properties. The plan must also show the location and direction of discharge for all roof water leaders (downspouts) and the sump pump discharge pipe.

Condition of Minor Variance:

- Prior to granting approval of the Minor Variance, the

Applicant/Owner be required to submit a Grading and Drainage Plan prepared by an Ontario Land Surveyor or Professional Engineer for review and approval by City Staff;

31 & 33 Victoria Street and 31 Ridley Road, A-95,96 & 121/19SC

See comments in separate report regarding Consent B33 & B39/19SC

44 Henrietta Street, A-120/19SC

A road widening is not required as significant increases in traffic on this roadway are not anticipated in the near future. A Site Grading and Drainage Plan will be required at the Building Permit stage

1099 Vansickle Road, A-124/19SC

The City has no record of any water service, sanitary lateral, or storm lateral having been installed to this lot. At the Building Permit Application Stage, the Owner will be required to pay the City to install a new water service, a new sanitary lateral, and a new storm lateral for this lot. The sanitary sewer is deep at this point (+/- 5.0m).

4 Keswick Street, A-125/19SC

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Condition of Minor Variance:

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A handwritten signature in black ink, reading "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

To: Elaine Munro
Committee Secretary & Planning Technician

Cc:

From: Steve Bittner
Transportation Technologist

Date: August 30, 2019

Subject: Committee of Adjustment
Public Hearings – September 25, 2019

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

Steve Bittner
Transportation Technologist
SB/

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

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

COMMENTS

A-122/19 (60.81.5556)

255 Ridley Road West

DATE OF HEARING:
September 25, 2019

Munro, Elaine

Subject: RE: Committee of Adjustment Notices and Applications, City of St. Catharines, for the September 25/19 CofA Hearing - Email 3

255 Ridley, 204 Martindale, 1099 Vansickle Rd N

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

Sent: Wednesday, September 04, 2019 12:44 PM

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

Subject: Re: Committee of Adjustment Notices and Applications, City of St. Catharines, for the September 25/19 CofA Hearing - Email 3

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

Hi Elaine

Email 2

Cogeco has no issues or
concerns with these
applications
Thanks

Have a great day

Doug Crown
Network Planning Department

7170 Mcleod Rd
Niagara Falls Ont Canada

Doug.crown@cogeco.com

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



Memorandum

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

Cc: Judy Pihach, B. Thiessen, Amanda Knutsen, Sydney Ditomasso, Will Banda
Planning and Building Services

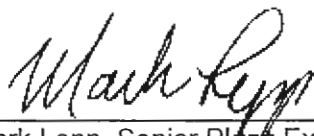
From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: September 9, 2019

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – September 25, 2019 hearing- File No.: 300-010

NO.	ADDRESS	COMMENTS
A-95/19	31 Victoria Street	- No Comment
A-96/19	33 Victoria Street	- No Comment
A-116/19	25 Lanark Crescent	-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 those yards
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A-124/19	1099 Vansickle Road	- Be advised that a building permit is required for the construction of the proposed dwelling unit. -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 those yards
A-125/19	4 Keswick Street	- Be advised that a demolition permit is required for the removal of the existing dwelling unit.

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

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\bdg memo 2019\17 bcoa memo-mv-Sep25, 2019.docx



Memorandum

To: Elaine Munro, Planning and Building Services
CC:
From: Jessica Button, Parks, Recreation and Culture Services
Date: September 10, 2019
Subject: Committee of Adjustment Hearing – September, 2019

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8. 1099 Vansickle Road North, Minor Variance, A-124/19 – 60.81.5558

No comment.

9. 4 Keswick Street, Minor Variance, A-125/19 – 60.81.5559

No comment.

10. 5 Ann Street, Minor Variance, A-126/19 – 60.81.5560

PRCS is not supportive of further reductions or new development within the setback requirements along Ann Street. This setback is intended to provide an appropriate buffer between the public and private realm. Reductions of this setback for further development will not maintain this intent.

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
Wilrik Banda, Planning Technician
Sydney DiTomaso, Planning Co-op Student

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

Date: September 12th, 2019

Hearing Date: September 25th, 2019

Subject: **Development Engineering - Minor Variance Applications**
31 & 33 Victoria Street, A-95 & 96/19SC
25 Lanark Crescent, A-116/19 REV
15 Turnova Street, A-118/19SC
329 Pelham Road, A-119/19SC
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See comments in separate report regarding Consent B33 & B39/19SC

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A road widening is not required as significant increases in traffic on this roadway are not anticipated in the near future. A Site Grading and Drainage Plan will be required at the Building Permit stage

1099 Vansickle Road, A-124/19SC

The City has no record of any water service, sanitary lateral, or storm lateral having been installed to this lot. At the Building Permit Application Stage, the Owner will be required to pay the City to install a new water service, a new sanitary lateral, and a new storm lateral for this lot. The sanitary sewer is deep at this point (+/- 5.0m).

4 Keswick Street, A-125/19SC

Due to the unusual lot configuration, a Grading and Drainage Plan must be prepared by a qualified OLS or Professional Engineer. The plan shall be submitted to, and approved by City Staff prior to granting final approval of this minor variance. The plan must show existing topographical information and existing and proposed grades and drainage patterns on the subject lot as well as 3.0m onto adjacent properties with lot lines common to the subject lands. The proposed drainage scheme must not negatively impact adjacent properties. The plan must also show the location and direction of discharge for all roof water leaders (downspouts) and the sump pump discharge pipe.

Condition of Minor Variance:

- Prior to granting approval of the Minor Variance, the Applicant/Owner be required to submit a Grading and Drainage Plan prepared by an Ontario Land Surveyor or Professional Engineer for review and approval by City Staff;

A handwritten signature in black ink, reading "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

To: Elaine Munro
Committee Secretary & Planning Technician

Cc:

From: Steve Bittner
Transportation Technologist

Date: August 30, 2019

Subject: Committee of Adjustment
Public Hearings – September 25, 2019

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

Steve Bittner
Transportation Technologist
SB/

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

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

COMMENTS

A-124/19 (60.81.5557)

204 Martindale Road

DATE OF HEARING:
September 25, 2019

Munro, Elaine

Subject: RE: Committee of Adjustment Notices and Applications, City of St. Catharines, for the September 25/19 CofA Hearing - Email 3

255 Ridley, 204 Martindale, 1099 Vansickle Rd N

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

Sent: Wednesday, September 04, 2019 12:44 PM

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

Subject: Re: Committee of Adjustment Notices and Applications, City of St. Catharines, for the September 25/19 CofA Hearing - Email 3

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

Hi Elaine

Email 2

Cogeco has no issues or
concerns with these
applications
Thanks

Have a great day

Doug Crown
Network Planning Department

7170 Mcleod Rd
Niagara Falls Ont Canada

Doug.crown@cogeco.com

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



Memorandum

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

Cc: Judy Pihach, B. Thiessen, Amanda Knutsen, Sydney Ditomasso, Will Banda
Planning and Building Services

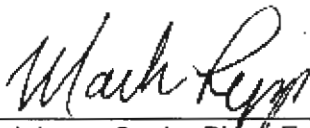
From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: September 9, 2019

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – September 25, 2019 hearing- File No.: 300-010

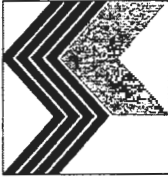
NO.	ADDRESS	COMMENTS
A-95/19	31 Victoria Street	- No Comment
A-96/19	33 Victoria Street	- No Comment
A-116/19	25 Lanark Crescent	-Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings and permitted type of construction facing those yards
A-118/19	15 Turnova Street	- Be advised that a building permit is required for the creation of the proposed accessory dwelling unit.
A-119/19	329 Pelham Road	-No Comment
A-120/19	44 Henrietta Street	- Be advised that a building permit is required for the proposed dwelling with attached garage.
A-121/19	31 Ridley Road	-No Comment
A-122/19	255 Ridley Road	- Be advised that a building permit is required for the adjustment of the suite area.
A-123/19	204 Martindale Road	- Be advised that a demolition permit is required for the removal of the existing dwelling unit.
A-124/19	1099 Vansickle Road	- Be advised that a building permit is required for the construction of the proposed dwelling unit. -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 those yards
A-125/19	4 Keswick Street	- Be advised that a demolition permit is required for the removal of the existing dwelling unit.

NO.	ADDRESS	COMMENTS
A-126/19	5 Ann Street	- Be advised that a building permit is required for the construction of the proposed addition. -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 those yards
A-127/19	16 Keele Street	- Be advised that a building permit is required for the construction of the proposed addition to the existing dwelling unit. -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 those yards



Mark Lepp, Senior Plans Examiner / Building Inspector

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\bdg memo 2019\17 bcoa memo-mv-Sep25, 2019.docx



Memorandum

To: Elaine Munro, Planning and Building Services
CC:
From: Jessica Button, Parks, Recreation and Culture Services
Date: September 10, 2019
Subject: Committee of Adjustment Hearing – September, 2019

PRCS has reviewed the Committee of Adjustment application for the hearing of June 26, 2019 and provides the following comments;

1. **25 Lanark Crescent, Minor Variance, A-116/19 – 60.81.5533**
No comment.
2. **31 Victoria Street, Consent, B-33/19SC – 60.84.2260**
33 Victoria Street, Consent, B-39/19SC – 60.84.2266
31 Victoria Street, Minor Variance, A-95/19 – 60.81.5529
33 Victoria Street, Minor Variance, A-96/19 – 60.81.5530
31 Ridley Road, Minor Variance, A-121/19 – 60.81.5555
No comment.
2. **16 Keele Street, Minor Variance, A-127/19 – 60.81.5561**
No comment.
3. **15 Turnova Street, Minor Variance, A-118/19 – 60.81.5552**
No comment.
4. **329 Pelham Road, Minor Variance, A-119/19 – 60.81.5553**
No comment.
5. **44 Henrietta Street, Minor Variance, A-120/19 – 60.81.5554**
Removal and replacement of the existing boulevard tree will be at the cost of the applicant at the time of construction.
6. **255 Ridley Road West, Minor Variance, A-122/19 – 60.81.5556**
No objection to the change in use. As additional parking and paving area are required to accommodate the change in use, PRCS recommends that the applicant be responsible for the cost of 3 boulevard plantings to provide an appropriate buffer between the parking area and the Ridley Road West right of way. Payments can be made for the City to plant, install and warranty 3

60mm boulevard trees in accordance with the schedule of rates and fees prior to the issuance of a building permit.

7. **204 Martindale Road, Minor Variance, A-123/19 – 60.81.5557**

The reduction in landscaping will allow the retention of a mature tree in the north east corner of the site. The applicant will be required to demonstrate enhanced landscaping and tree protection measures through the Site Plan Agreement.

8. **1099 Vansickle Road North, Minor Variance, A-124/19 – 60.81.5558**

No comment.

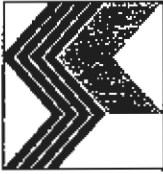
9. **4 Keswick Street, Minor Variance, A-125/19 – 60.81.5559**

No comment.

10. **5 Ann Street, Minor Variance, A-126/19 – 60.81.5560**

PRCS is not supportive of further reductions or new development within the setback requirements along Ann Street. This setback is intended to provide an appropriate buffer between the public and private realm. Reductions of this setback for further development will not maintain this intent.

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
Wilrik Banda, Planning Technician
Sydney DiTomasso, Planning Co-op Student

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

Date: September 12th, 2019

Hearing Date: September 25th, 2019

Subject: **Development Engineering - Minor Variance Applications**
31 & 33 Victoria Street, A-95 & 96/19SC
25 Lanark Crescent, A-116/19 REV
15 Turnova Street, A-118/19SC
329 Pelham Road, A-119/19SC
44 Henrietta Street, A-120/19SC
31 Ridley Road, A-121/19SC
255 Ridley Road W, A-122/19SC
204 Martindale Road, A-123/19SC
1099 Vansickle Road N, A-124/19SC
4 Keswick Street, A-125/19SC
5 Ann Street, A-126/19SC
16 Keele Street, A-127/19SC

Development Engineering have no objections to the approval of the above noted applications, subject to the following comments;

25 Lanark Crescent, A-116/19SC

A Grading and Drainage Plan must be prepared by a qualified OLS or Professional Engineer. The plan shall be submitted to, and approved by City Staff prior to granting final approval of this minor variance. The plan must show existing topographical information and existing and proposed grades and drainage patterns on the subject lot as well as 3.0m onto adjacent properties with lot lines common to the subject lands. The proposed drainage scheme must not negatively impact adjacent properties. The plan must also show the location and direction of discharge for all roof water leaders (downspouts) and the sump pump discharge pipe.

Condition of Minor Variance:

- Prior to granting approval of the Minor Variance, the

Applicant/Owner be required to submit a Grading and Drainage Plan prepared by an Ontario Land Surveyor or Professional Engineer for review and approval by City Staff;

31 & 33 Victoria Street and 31 Ridley Road, A-95,96 & 121/19SC

See comments in separate report regarding Consent B33 & B39/19SC

44 Henrietta Street, A-120/19SC

A road widening is not required as significant increases in traffic on this roadway are not anticipated in the near future. A Site Grading and Drainage Plan will be required at the Building Permit stage

1099 Vansickle Road, A-124/19SC

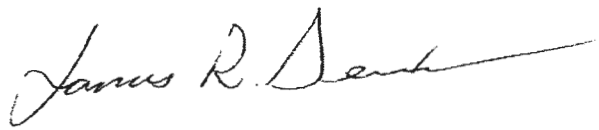
The City has no record of any water service, sanitary lateral, or storm lateral having been installed to this lot. At the Building Permit Application Stage, the Owner will be required to pay the City to install a new water service, a new sanitary lateral, and a new storm lateral for this lot. The sanitary sewer is deep at this point (+/- 5.0m).

4 Keswick Street, A-125/19SC

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Condition of Minor Variance:

- Prior to granting approval of the Minor Variance, the Applicant/Owner be required to submit a Grading and Drainage Plan prepared by an Ontario Land Surveyor or Professional Engineer for review and approval by City Staff;

A handwritten signature in black ink, reading "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

To: Elaine Munro
Committee Secretary & Planning Technician

Cc:

From: Steve Bittner
Transportation Technologist

Date: August 30, 2019

Subject: Committee of Adjustment
Public Hearings – September 25, 2019

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

Steve Bittner
Transportation Technologist
SB/

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

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

COMMENTS

A-124/19 (60.81.5558)

1099 Vansickle Road North

**DATE OF HEARING:
September 25, 2019**

Munro, Elaine

Subject: RE: Committee of Adjustment Notices and Applications, City of St. Catharines, for the September 25/19 CofA Hearing - Email 3

255 Ridley, 204 Martindale, 1099 Vansickle Rd N

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

Sent: Wednesday, September 04, 2019 12:44 PM

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

Subject: Re: Committee of Adjustment Notices and Applications, City of St. Catharines, for the September 25/19 CofA Hearing - Email 3

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

Hi Elaine

Email 2

Cogeco has no issues or
concerns with these
applications
Thanks

Have a great day

Doug Crown
Network Planning Department

7170 Mcleod Rd
Niagara Falls Ont Canada

Doug.crown@cogeco.com

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

September 12, 2019

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

Attention: Elaine Munro

File# 60.81.5558

Re: 1099 Vansickle Rd N

In response to your correspondence dated September 3, 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 ICI and Layouts Department at 1-877-963-6900 ext: 25713 or visit our web site @ www.alectrautilities.com.
- Minimum 4m horizontal clearance from existing O/H line(s) must be maintained at all times as per Alectra Utilities Standard 3-105. Please consult with Alectra Utilities if further clarification is required.
- Relocation, modification, or removal of any existing hydro facilities shall be at the owner's expense. Please contact Alectra Utilities to facilitate this.
- Developers shall be responsible for the cost of civil work associated with duct structures, transformer foundations, and all related distribution equipment.

We would also like to stipulate the following:

- Do not excavate within two metres of hydro poles and anchors.
- Excavation within one metre of underground hydro plant is not permitted unless approval is granted by an Alectra Utilities representative and is present to provide direct supervision. Cost associated with this task shall be at the owner's expense.
- Alectra Utilities must be contacted if the removal, isolation or relocation of existing plant is required, all cost associated with this work will be at the owners expense.

Alectra Utilities Corporation

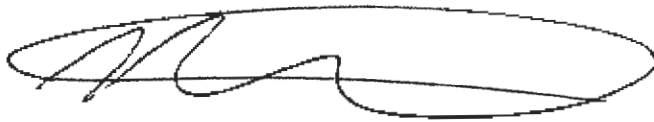
PO Box 2249 Station LCD 1, Hamilton, ON L8N 3E4
Hamilton 905 522 9200 | St. Catharines 905 984 8961 | tf 1 866 458 1236

alectrautilities.com

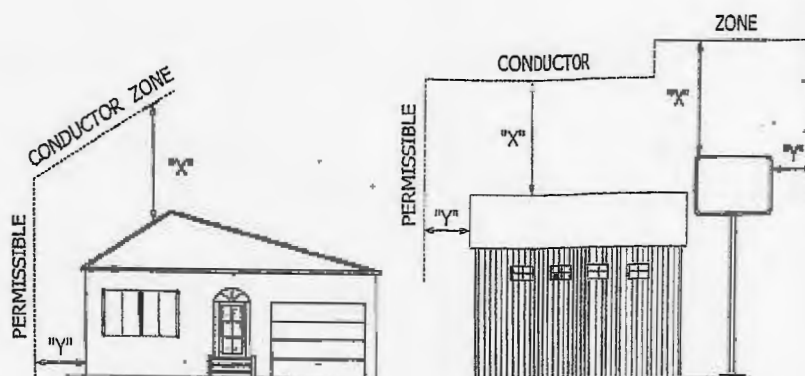
- CALL BEFORE YOU DIG, arrange for underground hydro cable locate(s) before beginning construction by contacting Ontario One Call @ 1-800-400-2255.
- Clearances from Overhead and Underground existing electrical distribution system must be maintained in according to:
 - Ontario Building Code (1997) Section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

SHEETS	REVISION #
1	0



Memorandum

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

Cc: Judy Pihach, B. Thiessen, Amanda Knutsen, Sydney Ditomasso, Will Banda
Planning and Building Services

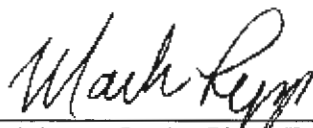
From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: September 9, 2019

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – September 25, 2019 hearing- File No.: 300-010

NO.	ADDRESS	COMMENTS
A-95/19	31 Victoria Street	- No Comment
A-96/19	33 Victoria Street	- No Comment
A-116/19	25 Lanark Crescent	-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 those yards
A-118/19	15 Turnova Street	- Be advised that a building permit is required for the creation of the proposed accessory dwelling unit.
A-119/19	329 Pelham Road	-No Comment
A-120/19	44 Henrietta Street	- Be advised that a building permit is required for the proposed dwelling with attached garage.
A-121/19	31 Ridley Road	-No Comment
A-122/19	255 Ridley Road	- Be advised that a building permit is required for the adjustment of the suite area.
A-123/19	204 Martindale Road	- Be advised that a demolition permit is required for the removal of the existing dwelling unit.
A-124/19	1099 Vansickle Road	- Be advised that a building permit is required for the construction of the proposed dwelling unit. -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 those yards
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NO.	ADDRESS	COMMENTS
A-126/19	5 Ann Street	- Be advised that a building permit is required for the construction of the proposed addition. -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 those yards
A-127/19	16 Keele Street	- Be advised that a building permit is required for the construction of the proposed addition to the existing dwelling unit. -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 those yards



Mark Lepp, Senior Plans Examiner / Building Inspector

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\ldg memo 2019\17 bcoa memo-mv-Sep25, 2019.docx



Memorandum

To: Elaine Munro, Planning and Building Services

CC:

From: Jessica Button, Parks, Recreation and Culture Services

Date: September 10, 2019

Subject: Committee of Adjustment Hearing – September, 2019

PRCS has reviewed the Committee of Adjustment application for the hearing of June 26, 2019 and provides the following comments;

1. **25 Lanark Crescent, Minor Variance, A-116/19 – 60.81.5533**
No comment.
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No comment.
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No comment.
4. **329 Pelham Road, Minor Variance, A-119/19 – 60.81.5553**
No comment.
5. **44 Henrietta Street, Minor Variance, A-120/19 – 60.81.5554**
Removal and replacement of the existing boulevard tree will be at the cost of the applicant at the time of construction.
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No objection to the change in use. As additional parking and paving area are required to accommodate the change in use, PRCS recommends that the applicant be responsible for the cost of 3 boulevard plantings to provide an appropriate buffer between the parking area and the Ridley Road West right of way. Payments can be made for the City to plant, install and warranty 3

60mm boulevard trees in accordance with the schedule of rates and fees prior to the issuance of a building permit.

7. **204 Martindale Road, Minor Variance, A-123/19 – 60.81.5557**

The reduction in landscaping will allow the retention of a mature tree in the north east corner of the site. The applicant will be required to demonstrate enhanced landscaping and tree protection measures through the Site Plan Agreement.

8. **1099 Vansickle Road North, Minor Variance, A-124/19 – 60.81.5558**

No comment.

9. **4 Keswick Street, Minor Variance, A-125/19 – 60.81.5559**

No comment.

10. **5 Ann Street, Minor Variance, A-126/19 – 60.81.5560**

PRCS is not supportive of further reductions or new development within the setback requirements along Ann Street. This setback is intended to provide an appropriate buffer between the public and private realm. Reductions of this setback for further development will not maintain this intent.

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
Wilrik Banda, Planning Technician
Sydney DiTomaso, Planning Co-op Student

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

Date: September 12th, 2019

Hearing Date: September 25th, 2019

Subject: **Development Engineering - Minor Variance Applications**
31 & 33 Victoria Street, A-95 & 96/19SC
25 Lanark Crescent, A-116/19 REV
15 Turnova Street, A-118/19SC
329 Pelham Road, A-119/19SC
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255 Ridley Road W, A-122/19SC
204 Martindale Road, A-123/19SC
1099 Vansickle Road N, A-124/19SC
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5 Ann Street, A-126/19SC
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Development Engineering have no objections to the approval of the above noted applications, subject to the following comments;

25 Lanark Crescent, A-116/19SC

A Grading and Drainage Plan must be prepared by a qualified OLS or Professional Engineer. The plan shall be submitted to, and approved by City Staff prior to granting final approval of this minor variance. The plan must show existing topographical information and existing and proposed grades and drainage patterns on the subject lot as well as 3.0m onto adjacent properties with lot lines common to the subject lands. The proposed drainage scheme must not negatively impact adjacent properties. The plan must also show the location and direction of discharge for all roof water leaders (downspouts) and the sump pump discharge pipe.

Condition of Minor Variance:

- Prior to granting approval of the Minor Variance, the

Applicant/Owner be required to submit a Grading and Drainage Plan prepared by an Ontario Land Surveyor or Professional Engineer for review and approval by City Staff;

31 & 33 Victoria Street and 31 Ridley Road, A-95,96 & 121/19SC

See comments in separate report regarding Consent B33 & B39/19SC

44 Henrietta Street, A-120/19SC

A road widening is not required as significant increases in traffic on this roadway are not anticipated in the near future. A Site Grading and Drainage Plan will be required at the Building Permit stage

1099 Vansickle Road, A-124/19SC

The City has no record of any water service, sanitary lateral, or storm lateral having been installed to this lot. At the Building Permit Application Stage, the Owner will be required to pay the City to install a new water service, a new sanitary lateral, and a new storm lateral for this lot. The sanitary sewer is deep at this point (+/- 5.0m).

4 Keswick Street, A-125/19SC

Due to the unusual lot configuration, a Grading and Drainage Plan must be prepared by a qualified OLS or Professional Engineer. The plan shall be submitted to, and approved by City Staff prior to granting final approval of this minor variance. The plan must show existing topographical information and existing and proposed grades and drainage patterns on the subject lot as well as 3.0m onto adjacent properties with lot lines common to the subject lands. The proposed drainage scheme must not negatively impact adjacent properties. The plan must also show the location and direction of discharge for all roof water leaders (downspouts) and the sump pump discharge pipe.

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- Prior to granting approval of the Minor Variance, the Applicant/Owner be required to submit a Grading and Drainage Plan prepared by an Ontario Land Surveyor or Professional Engineer for review and approval by City Staff;

A handwritten signature in black ink, reading "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

To: Elaine Munro
Committee Secretary & Planning Technician

Cc:

From: Steve Bittner
Transportation Technologist

Date: August 30, 2019

Subject: Committee of Adjustment
Public Hearings – September 25, 2019

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

Steve Bittner
Transportation Technologist
SB/

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

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

COMMENTS

A-125/19 (60.81.5559)

4 Keswick Street

DATE OF HEARING:
September 25, 2019

Munro, Elaine

Subject: RE: Committee of Adjustment Notices and Applications, City of St. Catharines, for the September 25/19 CofA Hearing - Email 4 - Last Email

4 Keswick, 5 Ann

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

Sent: Wednesday, September 04, 2019 11:07 AM

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

Subject: Re: Committee of Adjustment Notices and Applications, City of St. Catharines, for the September 25/19 CofA Hearing - Email 4 - Last Email

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

Hi Elaine

Email 4

Cogeco has no issues or
concerns with these
applications
Thanks

Doug Crown
Network Planning Department

7170 Mcleod Rd
Niagara Falls Ont Canada

Doug.crown@cogeco.com

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

September 12, 2019

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

Attention: Elaine Munro

File# 60.81.5559

Re: 4 Keswick St

In response to your correspondence dated September 3, 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 ICI and Layouts Department at 1-877-963-6900 ext: 25713 or visit our web site @ www.alectrautilities.com.
- Relocation, modification, or removal of any existing hydro facilities shall be at the owner's expense. Please contact Alectra Utilities to facilitate this.
- Developers shall be responsible for the cost of civil work associated with duct structures, transformer foundations, and all related distribution equipment.

We would also like to stipulate the following:

- Do not excavate within two metres of hydro poles and anchors.
- Excavation within one metre of underground hydro plant is not permitted unless approval is granted by an Alectra Utilities representative and is present to provide direct supervision. Cost associated with this task shall be at the owner's expense.
- Alectra Utilities must be contacted if the removal, isolation or relocation of existing plant is required, all cost associated with this work will be at the owners expense.
- CALL BEFORE YOU DIG, arrange for underground hydro cable locate(s) before beginning construction by contacting Ontario One Call @ 1-800-400-2255.

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

- Clearances from Overhead and Underground existing electrical distribution system must be maintained in according to:
 - Ontario Building Code (1997) Section 3.1 (3.1.18.1)
 - Electrical Safety Code Rule 75-312
 - Occupational Health and Safety Act (OH&SA) – Construction Projects (Electrical Hazards)
 - CAN/CSA-C22.3 No. 1-15, Overhead System
 - C22.3 No. 7-15 Underground Systems

We trust that you will find this information satisfactory and that the information contained within will be provided to the owner of this project. Should you have any questions regarding this response, please contact Charles Howell at 905-522-6611 ext: 4729 in our Engineering Design Department.

Sincerely,

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

Mark Jakubowski
Supervisor, Design, Customer Capital



Memorandum

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

Cc: Judy Pihach, B. Thiessen, Amanda Knutsen, Sydney Ditomasso, Will Banda
Planning and Building Services

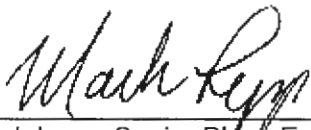
From: Mark Lepp, Senior Plans Examiner / Building Inspector
Planning and Building Services

Date: September 9, 2019

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – September 25, 2019 hearing- File No.: 300-010

NO.	ADDRESS	COMMENTS
A-95/19	31 Victoria Street	- No Comment
A-96/19	33 Victoria Street	- No Comment
A-116/19	25 Lanark Crescent	-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 those yards
A-118/19	15 Turnova Street	- Be advised that a building permit is required for the creation of the proposed accessory dwelling unit.
A-119/19	329 Pelham Road	-No Comment
A-120/19	44 Henrietta Street	- Be advised that a building permit is required for the proposed dwelling with attached garage.
A-121/19	31 Ridley Road	-No Comment
A-122/19	255 Ridley Road	- Be advised that a building permit is required for the adjustment of the suite area.
A-123/19	204 Martindale Road	- Be advised that a demolition permit is required for the removal of the existing dwelling unit.
A-124/19	1099 Vansickle Road	- Be advised that a building permit is required for the construction of the proposed dwelling unit. -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 those yards
A-125/19	4 Keswick Street	- Be advised that a demolition permit is required for the removal of the existing dwelling unit.

NO.	ADDRESS	COMMENTS
A-126/19	5 Ann Street	- Be advised that a building permit is required for the construction of the proposed addition. -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 those yards
A-127/19	16 Keele Street	- Be advised that a building permit is required for the construction of the proposed addition to the existing dwelling unit. -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 those yards



Mark Lepp, Senior Plans Examiner / Building Inspector

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\bldg memo 2019\17 bcoa memo-mv-Sep25, 2019.docx



Memorandum

To: Elaine Munro, Planning and Building Services
CC:
From: Jessica Button, Parks, Recreation and Culture Services
Date: September 10, 2019
Subject: Committee of Adjustment Hearing – September, 2019

PRCS has reviewed the Committee of Adjustment application for the hearing of June 26, 2019 and provides the following comments;

1. **25 Lanark Crescent, Minor Variance, A-116/19 – 60.81.5533**
No comment.
2. **31 Victoria Street, Consent, B-33/19SC – 60.84.2260**
33 Victoria Street, Consent, B-39/19SC – 60.84.2266
31 Victoria Street, Minor Variance, A-95/19 – 60.81.5529
33 Victoria Street, Minor Variance, A-96/19 – 60.81.5530
31 Ridley Road, Minor Variance, A-121/19 – 60.81.5555
No comment.
2. **16 Keele Street, Minor Variance, A-127/19 – 60.81.5561**
No comment.
3. **15 Turnova Street, Minor Variance, A-118/19 – 60.81.5552**
No comment.
4. **329 Pelham Road, Minor Variance, A-119/19 – 60.81.5553**
No comment.
5. **44 Henrietta Street, Minor Variance, A-120/19 – 60.81.5554**
Removal and replacement of the existing boulevard tree will be at the cost of the applicant at the time of construction.
6. **255 Ridley Road West, Minor Variance, A-122/19 – 60.81.5556**
No objection to the change in use. As additional parking and paving area are required to accommodate the change in use, PRCS recommends that the applicant be responsible for the cost of 3 boulevard plantings to provide an appropriate buffer between the parking area and the Ridley Road West right of way. Payments can be made for the City to plant, install and warranty 3

60mm boulevard trees in accordance with the schedule of rates and fees prior to the issuance of a building permit.

7. 204 Martindale Road, Minor Variance, A-123/19 – 60.81.5557

The reduction in landscaping will allow the retention of a mature tree in the north east corner of the site. The applicant will be required to demonstrate enhanced landscaping and tree protection measures through the Site Plan Agreement.

8. 1099 Vansickle Road North, Minor Variance, A-124/19 – 60.81.5558

No comment.

9. 4 Keswick Street, Minor Variance, A-125/19 – 60.81.5559

No comment.

10. 5 Ann Street, Minor Variance, A-126/19 – 60.81.5560

PRCS is not supportive of further reductions or new development within the setback requirements along Ann Street. This setback is intended to provide an appropriate buffer between the public and private realm. Reductions of this setback for further development will not maintain this intent.

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
Wilrik Banda, Planning Technician
Sydney DiTomaso, Planning Co-op Student

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

Date: September 12th, 2019

Hearing Date: September 25th, 2019

Subject: **Development Engineering - Minor Variance Applications**
31 & 33 Victoria Street, A-95 & 96/19SC
25 Lanark Crescent, A-116/19 REV
15 Turnova Street, A-118/19SC
329 Pelham Road, A-119/19SC
44 Henrietta Street, A-120/19SC
31 Ridley Road, A-121/19SC
255 Ridley Road W, A-122/19SC
204 Martindale Road, A-123/19SC
1099 Vansickle Road N, A-124/19SC
4 Keswick Street, A-125/19SC
5 Ann Street, A-126/19SC
16 Keele Street, A-127/19SC

Development Engineering have no objections to the approval of the above noted applications, subject to the following comments;

25 Lanark Crescent, A-116/19SC

A Grading and Drainage Plan must be prepared by a qualified OLS or Professional Engineer. The plan shall be submitted to, and approved by City Staff prior to granting final approval of this minor variance. The plan must show existing topographical information and existing and proposed grades and drainage patterns on the subject lot as well as 3.0m onto adjacent properties with lot lines common to the subject lands. The proposed drainage scheme must not negatively impact adjacent properties. The plan must also show the location and direction of discharge for all roof water leaders (downspouts) and the sump pump discharge pipe.

Condition of Minor Variance:

- Prior to granting approval of the Minor Variance, the

Applicant/Owner be required to submit a Grading and Drainage Plan prepared by an Ontario Land Surveyor or Professional Engineer for review and approval by City Staff;

31 & 33 Victoria Street and 31 Ridley Road, A-95,96 & 121/19SC

See comments in separate report regarding Consent B33 & B39/19SC

44 Henrietta Street, A-120/19SC

A road widening is not required as significant increases in traffic on this roadway are not anticipated in the near future. A Site Grading and Drainage Plan will be required at the Building Permit stage

1099 Vansickle Road, A-124/19SC

The City has no record of any water service, sanitary lateral, or storm lateral having been installed to this lot. At the Building Permit Application Stage, the Owner will be required to pay the City to install a new water service, a new sanitary lateral, and a new storm lateral for this lot. The sanitary sewer is deep at this point (+/- 5.0m).

4 Keswick Street, A-125/19SC

Due to the unusual lot configuration, a Grading and Drainage Plan must be prepared by a qualified OLS or Professional Engineer. The plan shall be submitted to, and approved by City Staff prior to granting final approval of this minor variance. The plan must show existing topographical information and existing and proposed grades and drainage patterns on the subject lot as well as 3.0m onto adjacent properties with lot lines common to the subject lands. The proposed drainage scheme must not negatively impact adjacent properties. The plan must also show the location and direction of discharge for all roof water leaders (downspouts) and the sump pump discharge pipe.

Condition of Minor Variance:

- Prior to granting approval of the Minor Variance, the Applicant/Owner be required to submit a Grading and Drainage Plan prepared by an Ontario Land Surveyor or Professional Engineer for review and approval by City Staff;

A handwritten signature in black ink, reading "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

To: Elaine Munro
Committee Secretary & Planning Technician

Cc:

From: Steve Bittner
Transportation Technologist

Date: August 30, 2019

Subject: Committee of Adjustment
Public Hearings – September 25, 2019

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

Steve Bittner
Transportation Technologist
SB/

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

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

COMMENTS

A-126/19 (60.81.5560)

5 Ann Street

DATE OF HEARING:
September 25, 2019

Munro, Elaine

Subject: RE: 5 Ann Street (A-126/19)

From: Sarah Mastroianni [mailto:smastroianni@npca.ca]
Sent: Tuesday, September 10, 2019 11:16 AM
To: Munro, Elaine <emunro@stcatharines.ca>
Cc: Banda, Wilrik <wbanda@stcatharines.ca>
Subject: 5 Ann Street (A-126/19)

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

Good Morning Elaine,

NPCA mapping indicates that the subject property falls within the 30m buffer zone of a Provincially Significant Wetland that is present along the banks of Martindale Pond. The proposed works will fall within the 30m buffer zone.

Given that there is existing development in between the proposed works and wetland/valley areas, the NPCA has no objections to the approval of the variances. The proposed works will require a Permit from the NPCA prior to the issuance of any building permits from the Municipality.

Thank you.

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

NPCA is conducting a Housekeeping Amendment on our Policy Document. Please visit to review and provide comments by October 7, 2019 at <https://getinvolved.npca.ca/Policy-Document-Housekeeping-Amendment>

Munro, Elaine

Subject: RE: Committee of Adjustment Notices and Applications, City of St. Catharines, for the September 25/19 CofA Hearing - Email 4 - Last Email

4 Keswick, 5 Ann

From: Doug Crown [mailto:doug.crown@cogeco.com]
Sent: Wednesday, September 04, 2019 11:07 AM
To: Munro, Elaine <emunro@stcatharines.ca>
Subject: Re: Committee of Adjustment Notices and Applications, City of St. Catharines, for the September 25/19 CofA Hearing - Email 4 - Last Email

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

Hi Elaine

Email 4
Cogeco has no issues or
concerns with these
applications
Thanks

Doug Crown
Network Planning Department

7170 Mcleod Rd
Niagara Falls Ont Canada

Doug.crown@cogeco.com

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

September 12, 2019

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

Attention: Elaine Munro

File# 60.81.5560

Re: 5 Ann St

In response to your correspondence dated September 3, 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 ICI and Layouts Department at 1-877-963-6900 ext: 25713 or visit our web site @ www.alectrautilities.com.
- Minimum 4m horizontal clearance from existing O/H line(s) must be maintained at all times as per Alectra Utilities Standard 3-105. Please consult with Alectra Utilities if further clarification is required.
- Relocation, modification, or removal of any existing hydro facilities shall be at the owner's expense. Please contact Alectra Utilities to facilitate this.
- Developers shall be responsible for the cost of civil work associated with duct structures, transformer foundations, and all related distribution equipment.
- Existing overhead service is in conflict with proposed additions. Contact Alectra ICI and Layouts Department for options review.

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

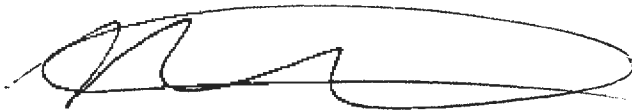
Hamilton 905 522 9200 | St. Catharines 905 984 8961 | tf 1 866 458 1236

alectrautilities.com

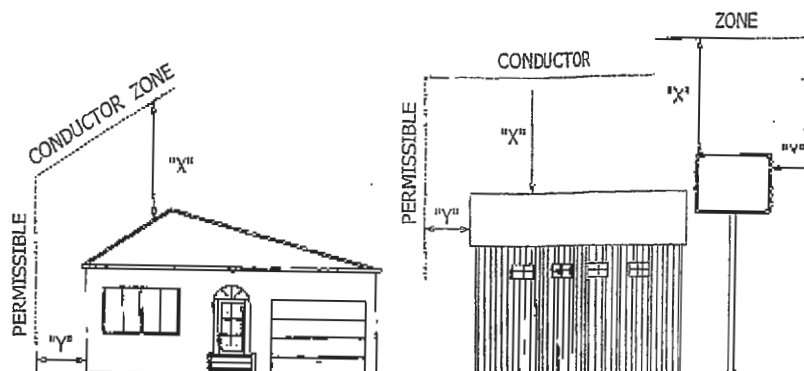
- Alectra Utilities must be contacted if the removal, isolation or relocation of existing plant is required, all cost associated with this work will be at the owners expense.
- CALL BEFORE YOU DIG, arrange for underground hydro cable locate(s) before beginning construction by contacting Ontario One Call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

Mark Jakubowski
Supervisor, Design, Customer Capital



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

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

* - INCLUDES MULTI-GROUNDED NEUTRALS

NOTES:

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

horizon
UTILITIES Looking beyond...

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

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

REFERENCE DRAWINGS:

DRAWINGS NOT TO SCALE

DRAWING #
3-105

SHEET #
1
REVISION #
0



Memorandum

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

Cc: Judy Pihach, B. Thiessen, Amanda Knutsen, Sydney Ditomasso, Will Banda
Planning and Building Services

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

Date: September 9, 2019

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – September 25, 2019 hearing- File No.: 300-010

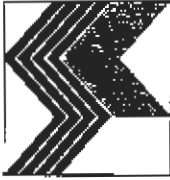
NO.	ADDRESS	COMMENTS
A-95/19	31 Victoria Street	- No Comment
A-96/19	33 Victoria Street	- No Comment
A-116/19	25 Lanark Crescent	-Be advised that reductions in the required yards may have spatial separation implications affecting the permitted area of glazed openings and permitted type of construction facing those yards
A-118/19	15 Turnova Street	- Be advised that a building permit is required for the creation of the proposed accessory dwelling unit.
A-119/19	329 Pelham Road	-No Comment
A-120/19	44 Henrietta Street	- Be advised that a building permit is required for the proposed dwelling with attached garage.
A-121/19	31 Ridley Road	-No Comment
A-122/19	255 Ridley Road	- Be advised that a building permit is required for the adjustment of the suite area.
A-123/19	204 Martindale Road	- Be advised that a demolition permit is required for the removal of the existing dwelling unit.
A-124/19	1099 Vansickle Road	- Be advised that a building permit is required for the construction of the proposed dwelling unit. -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 those yards
A-125/19	4 Keswick Street	- Be advised that a demolition permit is required for the removal of the existing dwelling unit.

NO.	ADDRESS	COMMENTS
A-126/19	5 Ann Street	<ul style="list-style-type: none"> - Be advised that a building permit is required for the construction of the proposed addition. -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 those yards
A-127/19	16 Keele Street	<ul style="list-style-type: none"> - Be advised that a building permit is required for the construction of the proposed addition to the existing dwelling unit. -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 those yards



Mark Lepp, Senior Plans Examiner / Building Inspector

Cc: Files, 300-010 g:\pbs-building & development\committee of adjustment\bdg memo 2019\17 bcoa memo-mv-Sep25, 2019.docx



Memorandum

To: Elaine Munro, Planning and Building Services
CC:
From: Jessica Button, Parks, Recreation and Culture Services
Date: September 10, 2019
Subject: Committee of Adjustment Hearing – September, 2019

PRCS has reviewed the Committee of Adjustment application for the hearing of June 26, 2019 and provides the following comments;

1. **25 Lanark Crescent, Minor Variance, A-116/19 – 60.81.5533**
No comment.
2. **31 Victoria Street, Consent, B-33/19SC – 60.84.2260**
33 Victoria Street, Consent, B-39/19SC – 60.84.2266
31 Victoria Street, Minor Variance, A-95/19 – 60.81.5529
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No comment.
2. **16 Keele Street, Minor Variance, A-127/19 – 60.81.5561**
No comment.
3. **15 Turnova Street, Minor Variance, A-118/19 – 60.81.5552**
No comment.
4. **329 Pelham Road, Minor Variance, A-119/19 – 60.81.5553**
No comment.
5. **44 Henrietta Street, Minor Variance, A-120/19 – 60.81.5554**
Removal and replacement of the existing boulevard tree will be at the cost of the applicant at the time of construction.
6. **255 Ridley Road West, Minor Variance, A-122/19 – 60.81.5556**
No objection to the change in use. As additional parking and paving area are required to accommodate the change in use, PRCS recommends that the applicant be responsible for the cost of 3 boulevard plantings to provide an appropriate buffer between the parking area and the Ridley Road West right of way. Payments can be made for the City to plant, install and warranty 3

60mm boulevard trees in accordance with the schedule of rates and fees prior to the issuance of a building permit.

7. 204 Martindale Road, Minor Variance, A-123/19 – 60.81.5557

The reduction in landscaping will allow the retention of a mature tree in the north east corner of the site. The applicant will be required to demonstrate enhanced landscaping and tree protection measures through the Site Plan Agreement.

8. 1099 Vansickle Road North, Minor Variance, A-124/19 – 60.81.5558

No comment.

9. 4 Keswick Street, Minor Variance, A-125/19 – 60.81.5559

No comment.

10. 5 Ann Street, Minor Variance, A-126/19 – 60.81.5560

PRCS is not supportive of further reductions or new development within the setback requirements along Ann Street. This setback is intended to provide an appropriate buffer between the public and private realm. Reductions of this setback for further development will not maintain this intent.

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
Wilrik Banda, Planning Technician
Sydney DiTomasso, Planning Co-op Student

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

Date: September 12th, 2019

Hearing Date: September 25th, 2019

Subject: **Development Engineering - Minor Variance Applications**
31 & 33 Victoria Street, A-95 & 96/19SC
25 Lanark Crescent, A-116/19 REV
15 Turnova Street, A-118/19SC
329 Pelham Road, A-119/19SC
44 Henrietta Street, A-120/19SC
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255 Ridley Road W, A-122/19SC
204 Martindale Road, A-123/19SC
1099 Vansickle Road N, A-124/19SC
4 Keswick Street, A-125/19SC
5 Ann Street, A-126/19SC
16 Keele Street, A-127/19SC

Development Engineering have no objections to the approval of the above noted applications, subject to the following comments;

25 Lanark Crescent, A-116/19SC

A Grading and Drainage Plan must be prepared by a qualified OLS or Professional Engineer. The plan shall be submitted to, and approved by City Staff prior to granting final approval of this minor variance. The plan must show existing topographical information and existing and proposed grades and drainage patterns on the subject lot as well as 3.0m onto adjacent properties with lot lines common to the subject lands. The proposed drainage scheme must not negatively impact adjacent properties. The plan must also show the location and direction of discharge for all roof water leaders (downspouts) and the sump pump discharge pipe.

Condition of Minor Variance:

- Prior to granting approval of the Minor Variance, the

Applicant/Owner be required to submit a Grading and Drainage Plan prepared by an Ontario Land Surveyor or Professional Engineer for review and approval by City Staff;

31 & 33 Victoria Street and 31 Ridley Road, A-95,96 & 121/19SC

See comments in separate report regarding Consent B33 & B39/19SC

44 Henrietta Street, A-120/19SC

A road widening is not required as significant increases in traffic on this roadway are not anticipated in the near future. A Site Grading and Drainage Plan will be required at the Building Permit stage

1099 Vansickle Road, A-124/19SC

The City has no record of any water service, sanitary lateral, or storm lateral having been installed to this lot. At the Building Permit Application Stage, the Owner will be required to pay the City to install a new water service, a new sanitary lateral, and a new storm lateral for this lot. The sanitary sewer is deep at this point (+/- 5.0m).

4 Keswick Street, A-125/19SC

Due to the unusual lot configuration, a Grading and Drainage Plan must be prepared by a qualified OLS or Professional Engineer. The plan shall be submitted to, and approved by City Staff prior to granting final approval of this minor variance. The plan must show existing topographical information and existing and proposed grades and drainage patterns on the subject lot as well as 3.0m onto adjacent properties with lot lines common to the subject lands. The proposed drainage scheme must not negatively impact adjacent properties. The plan must also show the location and direction of discharge for all roof water leaders (downspouts) and the sump pump discharge pipe.

Condition of Minor Variance:

- Prior to granting approval of the Minor Variance, the Applicant/Owner be required to submit a Grading and Drainage Plan prepared by an Ontario Land Surveyor or Professional Engineer for review and approval by City Staff;

A handwritten signature in black ink, reading "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

To: Elaine Munro
Committee Secretary & Planning Technician

Cc:

From: Steve Bittner
Transportation Technologist

Date: August 30, 2019

Subject: Committee of Adjustment
Public Hearings – September 25, 2019

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/