

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 on September 25, 2019
6. Application:
 1. 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. *1429 Gregory Road, Minor Variance, A-122/18 – 60.81.5411
 3. *99 Queen Street, Consent, B-40/19SC – 60.84.2267
 - 97 Queen Street, Minor Variance, A-128/19 – 60.81.5562
 - 99 Queen Street, Minor Variance, A-129/19 – 60.81.5563
 4. 38 Lloyd Street, Minor Variance, A-130/19 – 60.81.5564
 5. 33 Cumming Street, Minor Variance, A-131/19 – 60.81.5565
 6. 3 Highfield Avenue, Minor Variance, A-132/19 – 60.81.5566
 7. *86 Park Avenue, Consent, B-41/19SC – 60.84.2268
 - 86 Park Avenue, Minor Variance, A-133/19 – 60.81.5567
 - 39 Grove Avenue, Minor Variance, A-134/19 – 60.81.5568

*Planning Reports – Will be available on Monday, October 28, 2019

7. New Business:
8. Date of next Hearing: November 27, 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

**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:
October 30, 2019**



Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: October 24, 2019

Date of Meeting: October 30, 2019

Report Number: B-33/19SC
B-39/19SC
A-95/19
A-96/19
A-121/19

File: 60.84.2260
60.84.2266
60.81.5529
60.81.2230
60.81.5555

Subject: 31 & 33 Victoria Street and 31 Ridley Road

Recommendation Consent B-33/19SC

That amended Application **B-33/19SC** by Rodney Reimer and Rowan Reimer, as outlined in the revised Notice of Hearing, be approved, subject to the following conditions:

1. That the Owner dedicate to the City, free and clear of any encumbrances, a road allowance widening of 0.86 metres along the Victoria Street frontage of Parts 1 & 2 (31 & 33 Victoria Street). The Owner shall provide the City a draft reference plan indicating the proposed widening for review and approval, prior to registration of the plan in the Land Registry Office.
2. That the Owner pay to the City the estimated cost to construct a future sidewalk along the Victoria Street frontage of Parts 1 & 2 (31 & 33 Victoria Street), the fee for which shall be in accordance with the City's current construction tender pricing average.
3. That the Owner pay the fee for City crews to locate, trace, inspect and document the location of the sewer and water laterals for the existing dwellings.
4. That the Owner complete, on private property, any relocation of a sanitary lateral and/or water service that might be necessary to ensure no service crosses an existing or future lot line, as identified through the above-noted inspection.
5. That the Owner pay the City to complete, on public property, the relocation of any portion of a sanitary lateral and/or water service that might be necessary to ensure no service crosses an existing or future lot line, as identified through the above-noted inspection.
6. That final approval of the concurrent minor variance applications be received by the Committee of Adjustment.
7. That the Owner provide the Secretary-Treasurer of the Committee of Adjustment with the acknowledgement and direction for conveyance of Part 1, together with a copy of the deposited reference plan, for use in the issuance of the Certificate of Consent.
8. That the Owner submit to the Secretary-Treasurer of the Committee of Adjustment a final certification fee of \$210.80 payable to the Treasurer, City of St. Catharines.

9. That all conditions of consent shall be fulfilled by October 30, 2020.

Consent B-39/19SC

That Application **B-39/19SC** by Rodney Reimer and Rowan Reimer, as outlined in the revised Notice of Hearing, be approved, subject to the following conditions:

1. That the Owner dedicate to the City, free and clear of any encumbrances, a road allowance widening of 0.86 metres along the Ambrose Street frontage of Part 3 (31 Ridley Road). The Owner shall provide the City a draft reference plan indicating the proposed widening for review and approval, prior to registration of the plan in the Land Registry Office.
2. That the Owner pay to the City the estimated cost to construct a future sidewalk along the Ambrose Street frontage of Part 3 (31 Ridley Road), the fee for which shall be in accordance with the City's current construction tender pricing average.
3. That the Owner pay the fee for City crews to locate, trace, inspect and document the location of the sewer and water laterals for the existing dwellings.
4. That the Owner complete, on private property, any relocation of a sanitary lateral and/or water service that might be necessary to ensure no service crosses an existing or future lot line, as identified through the above-noted inspection.
5. That the Owner pay the City to complete, on public property, the relocation of any portion of a sanitary lateral and/or water service that might be necessary to ensure no service crosses an existing or future lot line, as identified through the above-noted inspection.
6. That final approval of the concurrent minor variance applications be received by the Committee of Adjustment.
7. That the Owner provide the Secretary-Treasurer of the Committee of Adjustment with the acknowledgement and direction for conveyance of Part 2, together with a copy of the deposited reference plan, for use in the issuance of the Certificate of Consent.
8. The Owner/Applicant shall submit to the Secretary-Treasurer of the Committee of Adjustment a final certification fee of \$210.80 payable to the Treasurer, City of St. Catharines.
9. All conditions of consent shall be fulfilled by September 25, 2020.

Variances A-95/19

That Application **A-95/19**, by Rodney Reimer and Rowan Reimer, as outlined in the revised Notice of Hearing, be approved.

Variances A-96/19

That Application **A-96/19**, by Rodney Reimer and Rowan Reimer, as outlined in the revised Notice of Hearing, be approved.

Variances A-121/19

That Application **A-121/19**, by Rodney Reimer and Rowan Reimer, as outlined in the Notice of Hearing, be approved.

Report

Background

The dwellings at 31 & 33 Victoria Street and the vacant lot at 31 Ridley Road were previously separate and distinct parcels. They were inadvertently merged in title by a series of transfers which culminated in 1982 when all three parcels were transferred into the common ownership of Ridley College. The property was subsequently transferred by Ridley College to Rodney Reimer and Rowan Reimer in 2002. The Applicants are now seeking to return the property to its previous composition of three lots, two with dwellings and one vacant. As part of the process, the Applicants also need to discharge the mortgage for the property to recognize that it will be three parcels once the severances are complete.

Consent Applications **B-33/19SC** and **B-39/19SC** and Minor Variance Applications **A-95/19**, **A-96/19**, and **A-121/19** were deferred from the September 25, 2019 hearing of the Committee of Adjustment at the request of the Applicants.

The Proposal

The following Applications are made to facilitate the re-creation of three lots to be known as 31 Victoria Street (Part 1), 33 Victoria Street (Part 2), and 31 Ridley Road (Part 3). No change in land use or new development is proposed. Part 3, the vacant lot, will be retained for future residential development.

Application Type	Proposal
Consent	1. Amended Application B-33/19SC is made (alongside concurrent application A-95/19) for consent to: <ol style="list-style-type: none"> partial discharge of mortgage. sever 522 square metres of land re-creating the lot known as 31 Victoria Street (Part 1) with the existing detached dwelling and detached garage. A 1,234.7 square metre remnant parcel (Parts 2 & 3) known as 33 Victoria Street (Part 2) and 31 Ridley Road (Part 3) would be retained.
	2. Application B-39/19SC is made (alongside concurrent applications A-96/19 and A-121/19) for consent to: <ol style="list-style-type: none"> partial discharge of mortgage. sever 642.3 square metres of land re-creating the lot known as 33 Victoria Street (Part 2) with the existing detached dwelling and detached garage. A 592.3 square metre vacant remnant parcel known as 31 Ridley Road (Part 3) is to be retained for future residential use.
Minor Variance	1. Application A-95/19 seeks relief from the Zoning By-law through an increase in the maximum lot area for a detached dwelling for Part 1 (31 Victoria Street) from 465 square metres to 522 square metres.

	<p>2. Application A-96/19 seeks relief from the Zoning By-law through an increase in the maximum lot area for a detached dwelling for Part 2 (33 Victoria Street) from 465 square metres to 642.3 square metres.</p>
	<p>3. Application A-121/19 seeks relief from the Zoning By-law through an increase in the maximum lot area for a detached dwelling for Part 3 (31 Ridley Road) from 465 square metres to 592.3 square metres.</p>

Location and Site Description

The subject property is located on the south side of Ridley Road between Victoria and Ambrose streets. The property is primarily surrounded by detached dwellings and Ridley College to the north.

Circulation of Application

This Application was circulated to all appropriate departments and agencies: no objections were received.

Planning Policy Context

Official Plan (Garden City Plan)

Part 1 of the subject property (31 Victoria Street) is designated Neighbourhood Residential on Schedule D1 of the Garden City Plan (GCP) and further designated Low Density Residential on Schedule E6/7 thereof. The Low Density Residential designation permits detached, semi-detached, duplex, triplex, quadruplex, fourplex and townhouse dwellings at a density range generally between 20 and 32 units per hectare of land. Height of buildings will generally not exceed 11 meters.

Parts 2 and 3 of the subject property (33 Victoria Street and 31 Ridley Road) are designated Neighbourhood Residential on Schedule D1 of the Garden City Plan (GCP) and further designated Medium Density Residential on Schedule E6/7 thereof. The Medium Density Residential designation permits detached, semi-detached, duplex, triplex, quadruplex, fourplex, townhouse, and apartment dwellings at a density range generally between 25 and 99 units per hectare of land. Height of buildings will generally not exceed 20 meters.

Zoning By-law (2013-283)

All of the subject properties are zoned Low Density Residential – Traditional Neighbourhood (R2) pursuant to Zoning By-law 2013-283. The R2 zone permits detached, semi-detached, duplex, triplex, fourplex, quadruplex and townhouse dwellings, as well as private road developments.

Planning Analysis

Consent

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

optimum development of the surrounding area. Provincial land use plans, as well as the City's Official Plan, promote opportunities for intensification and redevelopment where it can be appropriately accommodated. If done well, infill and intensification can improve existing neighbourhoods by bringing with it new life and vibrancy. The Garden City Plan supports a balanced approach to infill and intensification to ensure appropriate building site and streetscape design.

The proposed lot sizes are in keeping with the general character of the surrounding neighbourhood, which vary in size and shape. Staff is satisfied that the proposed severances are appropriate for the continued use of the existing residential buildings on 31 & 33 Victoria Street. The vacant lot at 31 Ridley Road also represents an opportunity for development in an area that is already substantially developed. The use and function of the lands will not change and there will be no impact on the established neighbourhood. Staff are supportive of the proposed consents, subject to the conditions outlined in the recommendation.

The Planning Act gives the Committee of Adjustment the authority to impose conditions on the approval of a consent, regardless of whether or not development is proposed, provided the conditions can be tied to relevant City policies (such as the Official Plan).

In the case of these Applications, staff believe it is prudent to impose conditions related to road allowance widenings and sidewalks given the subject lands' proximity to the future GO Transit station site and given the City's intent to reconstruct Ridley Road from Louth Street to Henrietta Street. Sidewalks exist along both Ambrose Street and Victoria Street but terminate just south of the subject lands. The requested cash-in-lieu of sidewalk payments would be used to offset the cost of filling the gaps in the Ridley neighbourhood sidewalk network.

Minor Variance

Zoning By-law 2013-283 restricts lot area to a maximum of 465 square metres per detached dwelling in the R2 zone. Since each of the three proposed lots will be greater in size than the permitted maximum, the following variances are requested:

- an increase from 465 square metres to 522 square metres for Part 1 (31 Victoria Street);
- an increase from 465 square metres to 642.3 square metres for Part 2 (33 Victoria Street);
- an increase from 465 square metres to 592.3 square metres for Part 3 (31 Ridley Road)

As demonstrated through the submitted sketch, each of the proposed lots are of appropriate size to support a detached dwelling. Parts 1 and 2 each have an existing detached dwelling, while Part 3 is vacant and intended for future residential development. Although the proposed lots are larger than what is permitted by the Zoning By-law, they allow for the existing dwellings to remain on site with appropriately sized yards to achieve compatibility. Staff note that there are a number of lots in the area that are of similar size. Further, the size of Parts 1, 2 and 3 will further align with the maximum lot area requirements of the Zoning By-law once the necessary road allowance widenings are

taken. Staff are satisfied that creation of the new lots will not result in adverse impacts on surrounding properties. Staff recommend that the requested variances be approved.

Conclusion

Having regard for the matters under Section 53 of *The Planning Act*, Staff are of the opinion that Applications **B-33/19SC** and **B-39/19SC** are compatible with the neighbourhood, consistent with the provisions of the Zoning By-law, and will have no adverse impacts on the surrounding area or environment. It is staff's recommendation that the requested consents to sever be approved, subject to the conditions outlined in the recommendation.

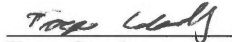
Having regard for the matters under Section 45 of *The Planning Act*, Staff are of the opinion that the variances requested through Applications **A-95/19**, **A-96/19** and **A-121/19** are in keeping with the general intent of the Official Plan and Zoning By-law, are minor in nature, and are desirable for the appropriate use of the land.

Prepared by:



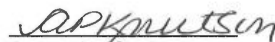
Sydney DiTomasso
Student Planner

Submitted by:



Tage Crooks
Planner I

Approved by:



Amanda Knutson
Planner II



Memorandum

To: Elaine Munro, Planning and Building Services

CC:

From: Jessica Button, Community, Recreation and Culture Services

Date: October 8, 2019

Subject: Committee of Adjustment Hearing – October 30, 2019

PRCS has reviewed the Committee of Adjustment application for the hearing of October 30, 2019 and provides the following comments;

1. **1429 Gregory Road, Minor Variance – A-122/18, 60.81.5411**
No comment
2. **31 & 33 Victoria Street & 31 Ridley Road**
No further comment.
3. **99 Queen Street, Consent, B-40/19SC – 60.84.2267**
97 Queen Street, Minor Variance, A-128/19 – 60.81.5562
99 Queen Street, Minor Variance, A-129/19 – 60.81.5563
No comment.
4. **38 Lloyd Street, Minor Variance, A-130/19 – 60.81.5564**
No comment.
5. **33 Cumming Street, Minor Variance, A-131/19 – 60.81.5565**
No comment.
6. **3 Highfield Avenue, Minor Variance, A-132/19 - 60.81.5566**
No comment.
7. **86 Park Avenue, Consent, B-41/19SC - 60.84.2268**
86 Park Avenue, Minor Variance, A-133/19 – 60.81.5567
39 Grove Avenue, Minor Variance, A-134/19 – 60.81.5568
CRCS in consultation with Municipal Works is not supportive of the removal of the boulevard tree located in front of 39 Grove Avenue. A tree protection zone with a minimum distance of 2.4 m from the trunk is required to be established with proper hoarding set up during the extent of construction. No grading, drainage, or servicing shall be permitted within 2.4m of the tree.

CRCS request that the following be included as a conditions of severance:

That the applicant enter into a Development Agreement with the City in order to ensure that the appropriate Tree Protection Sone is established and maintained thought construction, including servicing.

That the applicant submit a payment for the placement of a 60mm boulevard tree, in accordance with the City's current Schedule of Rates and Fees.

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

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

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

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

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

COMMENTS

A-122/18 (60.81.5411)

1429 Gregory Road

DATE OF HEARING:
October 30, 2019

Munro, Elaine

From: Killins, Tanya <tanya.killins@niagararegion.ca>
Sent: Monday, September 16, 2019 2:20 PM
To: Munro, Elaine
Subject: RE: Revising Letter re Washroom in Dog Training Facility

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,

Please use my email message to include with the letter for clarification.

Tanya Killins

Private Sewage System Inspector
Planning & Development Services
Niagara Region
Phone: 905-980-6000 ext. 3358 Toll-free: 1-800-263-7215
www.niagararegion.ca



Please consider the environment before printing this e-mail.

From: Munro, Elaine <emunro@stcatharines.ca>
Sent: Monday, September 16, 2019 9:58 AM
To: Killins, Tanya <tanya.killins@niagararegion.ca>
Cc: 'Lidia L' <yakvitka@hotmail.ca>; Banda, Wilrik <wbanda@stcatharines.ca>
Subject: Revising Letter re Washroom in Dog Training Facility

CAUTION: This email originated from outside of the Niagara Region email system. Use caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

Hi Tanya:

Based on your comments below, will you be revising the attached letter to include no objections to the dog training and daycare?

If not, then I will include your email along with the letter for our information.

Thanks, Elaine

Elaine Munro ACST

Committee Secretary and Planning Technician

Email: emunro@stcatharines.ca

Phone: 905.688.5601 x1715 **TTY:** 905.688.4TTY (4889)

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



St. Catharines



citizensfirst
CITY OF ST. CATHARINES



Munro, Elaine

Subject: RE: Committee of Adjustment Notices and Applications, City of St. Catharines, for the October 30/19 CofA Hearing - Email 1

1429 Gregory
99 Queen St.

From: Doug Crown <doug.crown@cogeco.com>

Sent: Wednesday, October 2, 2019 3:53 PM

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

Subject: Re: Committee of Adjustment Notices and Applications, City of St. Catharines, for the October 30/19 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.

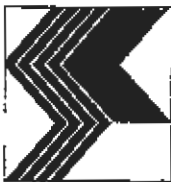
Thanks

Doug Crown
Network Planning Department

7170 Mcleod Rd
Niagara Falls Ont Canada

Doug.crown@cogeco.com

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



Memorandum

To: Elaine Munro, Planning and Building Services
CC:
From: Jessica Button, Community, Recreation and Culture Services
Date: October 8, 2019
Subject: Committee of Adjustment Hearing – October 30, 2019

PRCS has reviewed the Committee of Adjustment application for the hearing of October 30, 2019 and provides the following comments;

1. **1429 Gregory Road, Minor Variance – A-122/18, 60.81.5411**
No comment
2. **31 & 33 Victoria Street & 31 Ridley Road**
No further comment.
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97 Queen Street, Minor Variance, A-128/19 – 60.81.5562
99 Queen Street, Minor Variance, A-129/19 – 60.81.5563
No comment.
4. **38 Lloyd Street, Minor Variance, A-130/19 – 60.81.5564**
No comment.
5. **33 Cumming Street, Minor Variance, A-131/19 – 60.81.5565**
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6. **3 Highfield Avenue, Minor Variance, A-132/19 - 60.81.5566**
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CRCS in consultation with Municipal Works is not supportive of the removal of the boulevard tree located in front of 39 Grove Avenue. A tree protection zone with a minimum distance of 2.4 m from the trunk is required to be established with proper hoarding set up during the extent of construction. No grading, drainage, or servicing shall be permitted within 2.4m of the tree.

CRCS request that the following be included as a conditions of severance:

That the applicant enter into a Development Agreement with the City in order to ensure that the appropriate Tree Protection Sone is established and maintained thought construction, including servicing.

That the applicant submit a payment for the placement of a 60mm boulevard tree, in accordance with the City's current Schedule of Rates and Fees.

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

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

Jessica Button
Project and Development Planner
Community, 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: October 11, 2019

Hearing Date: October 30, 2019

Subject: **Development Engineering - Minor Variance Applications**
31 & 33 Victoria Street & 31 Ridley Road, A-95-96 & 121/19SC
1429 Gregory Road, A-122/18SC
97 & 99 Queen Street, A-128-129/19SC
38 Lloyd Street, A-130/19SC
33 Cumming Street, A-131/19SC
3 Highfield Avenue, A-132/19SC
86 Park Avenue & 39 Grove Avenue, A-133-134/19SC

We have no objection to the above noted applications, subject to the following conditions;

33 Cumming Street, A-131/19SC

Due to the proposed increase in impervious parking area, a Grading and Drainage Plan must be prepared by a qualified 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 grading and drainage scheme must show how the proposal will avoid negatively impacting adjacent properties.

- Prior to granting final approval of this Minor Variance, the Applicant/Owner be required to submit a Grading & Drainage Plan prepared by a qualified Professional Engineer for review and approval by City Staff;

Regards,

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

To: Elaine Munro
Committee Secretary & Planning Technician
Cc:
From: Steve Bittner
Transportation Technologist
Date: October 4, 2019
Subject: Committee of Adjustment
Public Hearings – October 30, 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-40/19SC (60.84.2267), A-128/19
(60.81.5562) & A-129/19 (60.81.5563)**

99 Queen Street

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

REPORT TO PLANNING DEPARTMENT
Re: CITY LAND DIVISION APPLICATION NUMBER B-40/19SC



October 11, 2019

ENGINEERING FILE 300-36

Hearing Date: October 30, 2019

Applicant: James & Kim Brown

Location: 99 Queen Street

MUNICIPAL SERVICES

Queen Street

Water: 150mm C.I.

Sanitary: 375mm
525mm

Storm: None

Sidewalks: Yes

Road Allowance: 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 2 which will be added to the southerly abutting lot (Part 1) known as Queen Street, subject to an easement in perpetuity over Part 4 for ingress and egress access purposes to benefit the southerly abutting lot (Part 1). A remnant parcel (Parts 3 & 4) with the existing detached dwelling and detached garage are to be retained for continued residential use. The application is for the purposes of a boundary adjustment between the two parcels.

Roads

Queen Street is designated a Local road in the City's Official Plan with a desired right-of-way width of 20.0m (66'). Although its current width along the Applicant frontage is deficient at 18.28m (60'), considering the application is with respect to a boundary adjustment only, the City shall not be requesting a road widening be dedicated with the application at this time.

Condition(s): Development Engineering have no further comments or conditions to impose, and have no objection to the approval of this application.

Regards,

A handwritten signature in black ink, appearing to be 'Brad Johnston', written over a horizontal line.

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

Munro, Elaine

Subject: RE: Committee of Adjustment Notices and Applications, City of St. Catharines, for the October 30/19 CofA Hearing - Email 1

1429 Gregory
99 Queen St.

From: Doug Crown <doug.crown@cogeco.com>
Sent: Wednesday, October 2, 2019 3:53 PM
To: Munro, Elaine <emunro@stcatharines.ca>
Subject: Re: Committee of Adjustment Notices and Applications, City of St. Catharines, for the October 30/19 CofA Hearing - Email 1

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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



Memorandum

To: Elaine Munro, Planning and Building Services
CC:
From: Jessica Button, Community, Recreation and Culture Services
Date: October 8, 2019
Subject: Committee of Adjustment Hearing – October 30, 2019

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No comment.
7. **86 Park Avenue, Consent, B-41/19SC - 60.84.2268**
86 Park Avenue, Minor Variance, A-133/19 – 60.81.5567
39 Grove Avenue, Minor Variance, A-134/19 – 60.81.5568
CRCS in consultation with Municipal Works is not supportive of the removal of the boulevard tree located in front of 39 Grove Avenue. A tree protection zone with a minimum distance of 2.4 m from the trunk is required to be established with proper hoarding set up during the extent of construction. No grading, drainage, or servicing shall be permitted within 2.4m of the tree.

CRCS request that the following be included as a conditions of severance:

That the applicant enter into a Development Agreement with the City in order to ensure that the appropriate Tree Protection Sone is established and maintained thought construction, including servicing.

That the applicant submit a payment for the placement of a 60mm boulevard tree, in accordance with the City's current Schedule of Rates and Fees.

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

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

Jessica Button
Project and Development Planner
Community, 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: October 11, 2019

Hearing Date: October 30, 2019

Subject: **Development Engineering - Minor Variance Applications**
31 & 33 Victoria Street & 31 Ridley Road, A-95-96 & 121/19SC
1429 Gregory Road, A-122/18SC
97 & 99 Queen Street, A-128-129/19SC
38 Lloyd Street, A-130/19SC
33 Cumming Street, A-131/19SC
3 Highfield Avenue, A-132/19SC
86 Park Avenue & 39 Grove Avenue, A-133-134/19SC

We have no objection to the above noted applications, subject to the following conditions;

33 Cumming Street, A-131/19SC

Due to the proposed increase in impervious parking area, a Grading and Drainage Plan must be prepared by a qualified 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 grading and drainage scheme must show how the proposal will avoid negatively impacting adjacent properties.

- Prior to granting final approval of this Minor Variance, the Applicant/Owner be required to submit a Grading & Drainage Plan prepared by a qualified Professional Engineer for review and approval by City Staff;

Regards,

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

Munro, Elaine

From: Richer, Chloe
Sent: Thursday, October 3, 2019 10:56 AM
To: Munro, Elaine
Subject: RE: 99 Queen Street - FW: Committee of Adjustment Notices and Applications, City of St. Catharines, for the October 30/19 CofA Hearing

Hi Elaine,

Thank you for sending the Notices, Applications and Sketches for the consent and minor variance applications below. I do not have any heritage concerns regarding this application as no new development is occurring.

Regards,
Chloe

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

From: Munro, Elaine
Sent: Wednesday, October 2, 2019 3:45 PM
To: Richer, Chloe <cricher@stcatharines.ca>
Subject: 99 Queen Street - FW: Committee of Adjustment Notices and Applications, City of St. Catharines, for the October 30/19 CofA Hearing

Good Afternoon Chloe:

Attached please find the Notices, Applications and Sketches for the following consent and minor variance applications for 99 Queen Street. that will be heard at the October 30, 2019 Committee of Adjustment Hearing.

This application is for a boundary adjustment and for an easement for access. No new development is occurring.

If you have any comments following your review, we would kindly appreciate getting your comments by

Friday, October 1, 2019.

1. 99 Queen Street, Consent, B-40/19SC – 60.84.2267
97 Queen Street, Minor Variance, A-128/19 – 60.81.5562
99 Queen Street, Minor Variance, A-129/19 – 60.81.5563

To: Elaine Munro
Committee Secretary & Planning Technician

Cc:

From: Steve Bittner
Transportation Technologist

Date: October 4, 2019

Subject: Committee of Adjustment
Public Hearings – October 30, 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-130/19 (60.81.5564)

38 Lloyd Street

DATE OF HEARING:
October 30, 2019

Munro, Elaine

From: george hoad <[REDACTED]>
Sent: Thursday, October 10, 2019 5:00 PM
To: Munro, Elaine
Subject: Variance application file No. 60.81.5564 - 38 Lloyd St.

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.

I am not able to attend hearing @ City Hall scheduled for 30 October. 2019.

In lieu of attendance, I wish to submit my concerns with regards to this application, in writing at this time.

If I understand the application correctly, this is necessary because applicant wishes to alter / reduce the existing on site parking space.

The floor plan shows applicant altering interior of the dwelling to accommodate an apartment.

With reduced parking on site, and addition of an apartment - it will invariably result in the tenant parking on street. (As will any guests).

Lloyd Street has an existing current congestive parking issue. Adding additional vehicles will serve to further complicate matters.

Please consider the following:

During warm summer months, Lincoln Park wading pool (corner of Chetwood & Lloyd) draws many vehicles from the general area. Parking becomes non-existent on some days.

Parking is only permitted on the East side of Lloyd street.

Snow removal during winter months will be further hampered.

With the re-juvenation of the area, we find a population "density" forming. (Consider new high density residential additions north of Chetwood, west side of Lloyd St.) See file #'s: 60.81.5547 & 60.81.5547.

With the recent sale of 15 - 17 Lloyd, speculation is application to develop multi level residences to be filed soon. (Indeed, construction of same has already begun behind 17 Lloyd St on Merigold.)

A "corner store" was renovated to house three apartments. (Corner Chetwood & Lloyd) - directly across street from my residence. Past experience has seen Niagara Regional Police attend this location - multiple times. Previous tenants here, have created parking issues in the past, with physically escalating situations. (Not with me, but with others).

I do not take issue with the applicant altering the dwelling to accommodate said apartment. My concern is solely with the on street parking issue.

Going forward, if application is approved, problem will continue with new owners.

I ask this application be denied.

Thank you

George J Hoad (Jr.)
80 Chetwood St.,
St. Catharines, Ontario.
L2S 2A4

Munro, Elaine

From: george hoad [REDACTED] >
Sent: Tuesday, October 22, 2019 11:05 AM
To: Munro, Elaine
Subject: File No. 60.81.5564 - additional

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.

I wish to add some additional information to my previous submission on this file.

Regarding the congestion / parking issues currently developing in this area.

: 82 Chetwood was recently converted to house three separate apartments. Tenants do use Chetwood for some of their parking. (This is also the site where previous tenants have had "issues" over parking. (among other things)

Current tenant has what appears to be a derelict vehicle, and has had "issues" with neighbours in #26 Lloyd St.

: 26 Lloyd (rental property) has one small parking space. The residents here have 1 car, 1 truck & a motorcycle.

: 28 Lloyd (owner occupied) has one small parking space. (added this summer) Residents here have two cars, and during the summer also have a truck.

: 30 Lloyd (owner occupied) has one small parking space with one car and one truck.

: 78 Chetwood. (owner occupied) has multiple vehicles, and frequently uses Chetwood for additional parking.

Parking is only permitted on the east side of Lloyd St. Moving along Lloyd St. one finds this scenario continually.

In my opinion, this parking situation poses a problem for city crews during snow removal, for trash collection crews, and is unsightly.

Further parking congestion will make the situation worse.

In the past, I have experienced tenants from rental units parking across my driveway. (Students). Its not an easy feeling coming home to find this scenario.

Thank you

George Hoad (Jr.)
80 Chetwood St.,

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



Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: October 25, 2019

Date of Meeting: October 30, 2019

Report Number: A-130/19

File: 60.81.5564

Subject: 38 Lloyd Street

Recommendation

That Application **A-130/19** by Keith Buckingham, as outlined in the Notice of Hearing be approved.

Report

The Proposal

The Applicant proposes to convert the basement of the existing detached dwelling to an interior accessory dwelling unit. To facilitate the proposal, Application **A-130/19** seeks relief from the Zoning By-Law to allow for a reduction in the required parking for the proposed interior accessory dwelling unit from one parking space to zero parking spaces.

Location and Site Description

The subject property is located on the west side of Lloyd Street, south of Chetwood Street. The property is primarily surrounded by detached dwellings.

Circulation of Application

This Application was circulated to all appropriate departments and agencies: no objections were received.

Planning Policy Context

Official Plan (Garden City Plan)

The subject property is designated Neighbourhood Residential on Schedule D1 of the Garden City Plan (GCP) and further designated Low Density Residential on Schedule E6/7 thereof. The Low Density Residential designation permits detached, semi-detached, duplex, triplex, quadruplex, fourplex and townhouse dwellings.

Zoning By-law (2013-283)

The subject property is zoned Low Density Residential – Traditional Neighbourhood (R2). The R2 zone permits detached, semi-detached, duplex, triplex, fourplex, quadruplex and townhouse dwellings as well as private road developments. Accessory dwelling units are permitted in single, semi-detached and townhouse dwellings, subject to certain conditions.

Planning Analysis

Zoning By-law 2013-283 permits one interior accessory dwelling unit in any detached, semi-detached, or townhouse dwelling unit, provided that one parking space per unit is provided. The Applicant is requesting a reduction in the required parking for an interior accessory dwelling unit from one parking space to zero parking spaces.

The Applicant is able to provide one additional parking space on the property in tandem with the required parking space for the existing principal dwelling unit. While the width of the driveway is deficient in terms of the parking space size requirements of the Zoning By-law, the Applicant has demonstrated that vehicles have been parking in the driveway on this property since prior to 1979 – this is when the City first began regulating the size of parking spaces. Staff is satisfied that two tandem parking spaces can be accommodated in this existing scenario.

In any event, Part C, Section 5.4.2 of the GCP states that the City may consider the reduction or elimination of vehicular parking requirements where transit is readily available or where transit facilities are provided, where bicycle parking facilities are provided, among other matters. On-street parking is permitted along the eastern side of Lloyd street, and there are a number of transit stops within a five-minute walk (i.e. within 400 metres). Given the availability of transit and other amenities within walking and cycling distance of the subject lands, and the availability of a tandem parking space for the accessory dwelling unit (albeit undersized), staff are recommending approval of the Application.

Conclusion

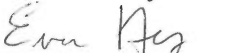
Having regard for the matters under Section 45(1) of the Planning Act, staff are of the opinion that Application **A-130/19** is in keeping with the general intent of the official plan and zoning by-law, is minor in nature, and is desirable for the appropriate use of the land. Staff recommend that the Application be approved.

Prepared by:



Sydney DiTomaso
Student Planner

Submitted by:



Evan Acs
Planner I

Approved by:



Amanda Knutson
Planner II

Munro, Elaine

Subject: RE: Committee of Adjustment Notices and Applications, City of St. Catharines, for the October 30/19 CofA Hearing - Email 2

38 Lloyd
33 Cumming
3 Highfield

From: Doug Crown <doug.crown@cogeco.com>
Sent: Wednesday, October 2, 2019 3:58 PM
To: Munro, Elaine <emunro@stcatharines.ca>
Subject: Re: Committee of Adjustment Notices and Applications, City of St. Catharines, for the October 30/19 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](mailto:doug.crown@cogeco.com)

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



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: October 11, 2019

Hearing Date: October 30, 2019

Subject: **Development Engineering - Minor Variance Applications**
31 & 33 Victoria Street & 31 Ridley Road, A-95-96 & 121/19SC
1429 Gregory Road, A-122/18SC
97 & 99 Queen Street, A-128-129/19SC
38 Lloyd Street, A-130/19SC
33 Cumming Street, A-131/19SC
3 Highfield Avenue, A-132/19SC
86 Park Avenue & 39 Grove Avenue, A-133-134/19SC

We have no objection to the above noted applications, subject to the following conditions;

33 Cumming Street, A-131/19SC

Due to the proposed increase in impervious parking area, a Grading and Drainage Plan must be prepared by a qualified 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 grading and drainage scheme must show how the proposal will avoid negatively impacting adjacent properties.

- Prior to granting final approval of this Minor Variance, the Applicant/Owner be required to submit a Grading & Drainage Plan prepared by a qualified Professional Engineer for review and approval by City Staff;

Regards,

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



Memorandum

To: Elaine Munro, Planning and Building Services
CC:
From: Jessica Button, Community, Recreation and Culture Services
Date: October 8, 2019
Subject: Committee of Adjustment Hearing – October 30, 2019

PRCS has reviewed the Committee of Adjustment application for the hearing of October 30, 2019 and provides the following comments;

1. **1429 Gregory Road, Minor Variance – A-122/18, 60.81.5411**
No comment
2. **31 & 33 Victoria Street & 31 Ridley Road**
No further comment.
3. **99 Queen Street, Consent, B-40/19SC – 60.84.2267**
97 Queen Street, Minor Variance, A-128/19 – 60.81.5562
99 Queen Street, Minor Variance, A-129/19 – 60.81.5563
No comment.
4. **38 Lloyd Street, Minor Variance, A-130/19 – 60.81.5564**
No comment.
5. **33 Cumming Street, Minor Variance, A-131/19 – 60.81.5565**
No comment.
6. **3 Highfield Avenue, Minor Variance, A-132/19 - 60.81.5566**
No comment.
7. **86 Park Avenue, Consent, B-41/19SC - 60.84.2268**
86 Park Avenue, Minor Variance, A-133/19 – 60.81.5567
39 Grove Avenue, Minor Variance, A-134/19 – 60.81.5568
CRCS in consultation with Municipal Works is not supportive of the removal of the boulevard tree located in front of 39 Grove Avenue. A tree protection zone with a minimum distance of 2.4 m from the trunk is required to be established with proper hoarding set up during the extent of construction. No grading, drainage, or servicing shall be permitted within 2.4m of the tree.

CRCS request that the following be included as a conditions of severance:

That the applicant enter into a Development Agreement with the City in order to ensure that the appropriate Tree Protection Sone is established and maintained thought construction, including servicing.

That the applicant submit a payment for the placement of a 60mm boulevard tree, in accordance with the City's current Schedule of Rates and Fees.

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

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

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

To: Elaine Munro
Committee Secretary & Planning Technician

Cc:

From: Steve Bittner
Transportation Technologist

Date: October 4, 2019

Subject: Committee of Adjustment
Public Hearings – October 30, 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-131/19 (60.81.5565)

33 Cumming Street

DATE OF HEARING:
October 30, 2019



Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: October 25, 2019

Date of Meeting: October 30, 2019

Report Number: A-131/19

File: 60.81.5565

Subject: 33 Cumming Street

Recommendation

That Application **A-131/19** by Narinder Boparai and Nirmal Boparai, as outlined in the Notice of Hearing, be denied.

Report

The Proposal

The Applicant proposes to convert an existing detached dwelling located on the lands known as 33 Cumming Street to a triplex dwelling. Application **A-131/19** seeks relief from the City of St. Catharines Zoning By-Law 2013-283 through the following variances:

Variance No.	Zoning Provision	Required	Proposed
1.	Minimum Lot Area for a Triplex Dwelling	840 square metres	512 square metres
2.	Maximum Parking Area	20%	37.78%

Location and Site Description

The subject property is located on the south side of Cumming Street, east of Pelham Road. The property is primarily surrounded by detached dwellings. There is a semi-detached dwelling immediately to the east of the subject lands and a three-storey apartment building to the northwest, on the opposite side of Cumming Street.

Circulation of Application

This Application was circulated to all appropriate departments and agencies: no objections were received.

Planning Policy Context

Official Plan (Garden City Plan)

The subject property is designated Neighbourhood Residential on Schedule D1 of the Garden City Plan (GCP) and further designated Low Density Residential on Schedule E7 thereof. The Low Density Residential designation permits detached, semi-detached,

duplex, triplex, quadruplex, fourplex and townhouse dwellings at a density range generally between 20 and 32 units per hectare of land.

Zoning By-law (2013-283)

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

Planning Analysis

Variance 1

Zoning By-law 2013-283 prescribes a minimum lot area of 840 square metres for a triplex dwelling in the R2 zone. The provision is intended to ensure that a lot has adequate space to accommodate a building footprint, outdoor amenity areas, vehicular access and parking, and to ensure appropriate drainage on the lot. The minimum lot area for certain dwelling types is also the method through which density is regulated.

The Applicant requests a reduction in the minimum lot area to 512.1 square metres in order to accommodate a triplex dwelling. A triplex on these lands would result in a density of 58.5 units per hectare, while the Official Plan sets out a density range of 20 to 32 units per hectare for this property. The proposal would necessitate additional parking coverage than what is permitted by the Zoning By-law, thereby reducing the amount of amenity and open space areas that can be provided. Staff finds that Variance 1 is not minor in nature, is not desirable for the appropriate use of land, nor is it in keeping with the general intent and purpose of the Official Plan and Zoning By-law. Staff are not supportive of the requested variance for a reduction in lot area to accommodate a triplex dwelling.

Variance 2

Zoning By-law 2013-283 restricts the size of parking areas in any residential zone to ensure adequate amenity space is provided; a desirable streetscape is preserved; asphalt areas do not overwhelm the lot; drainage is accommodated by minimizing impermeable areas; among other matters.

The Applicant is requesting an increase in the maximum parking area coverage from 20% to 37.78% in order to be able to provide the three parking spaces required for a triplex. It is staff's opinion that the proposed amount of paved surface area will overwhelm the lot and will minimize desirable amenity and permeable areas. Staff finds that Variance 2, when combined with Variance 1 described above, is not minor in nature, is not desirable for the appropriate use of land, nor is it in keeping with the general intent and purpose of the Official Plan and Zoning By-law. Staff are not supportive of the requested variance for an increase in parking area coverage.

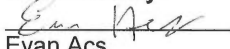
Conclusion

Staff is of the opinion that Application **A-131/19**, as outlined in the Notice of Hearing, is not minor in nature, is not desirable for the appropriate use of the land, and does not meet the general intent of the Official Plan and Zoning By-law. It is staff's recommendation that the Application be denied.

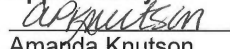
Prepared by:


Sydney DiTomasso
Student Planner

Submitted by:


Evan Acs
Planner I

Approved by:


Amanda Knutson
Planner II

Munro, Elaine

Subject:

RE: Committee of Adjustment Notices and Applications, City of St. Catharines, for the October 30/19 CofA Hearing - Email 2

38 Lloyd
33 Cumming
3 Highfield

From: Doug Crown <doug.crown@cogeco.com>

Sent: Wednesday, October 2, 2019 3:58 PM

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

Subject: Re: Committee of Adjustment Notices and Applications, City of St. Catharines, for the October 30/19 CofA Hearing - Email 2

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Hi Elaine

Email 2

Cogeco has no issues or concerns with these applications.

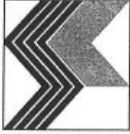
Thanks

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, Planning and Building Services
CC:
From: Jessica Button, Community, Recreation and Culture Services
Date: October 8, 2019
Subject: Committee of Adjustment Hearing – October 30, 2019

PRCS has reviewed the Committee of Adjustment application for the hearing of October 30, 2019 and provides the following comments;

1. **1429 Gregory Road, Minor Variance – A-122/18, 60.81.5411**
No comment
2. **31 & 33 Victoria Street & 31 Ridley Road**
No further comment.
3. **99 Queen Street, Consent, B-40/19SC – 60.84.2267**
97 Queen Street, Minor Variance, A-128/19 – 60.81.5562
99 Queen Street, Minor Variance, A-129/19 – 60.81.5563
No comment.
4. **38 Lloyd Street, Minor Variance, A-130/19 – 60.81.5564**
No comment.
5. **33 Cumming Street, Minor Variance, A-131/19 – 60.81.5565**
No comment.
6. **3 Highfield Avenue, Minor Variance, A-132/19 - 60.81.5566**
No comment.
7. **86 Park Avenue, Consent, B-41/19SC - 60.84.2268**
86 Park Avenue, Minor Variance, A-133/19 – 60.81.5567
39 Grove Avenue, Minor Variance, A-134/19 – 60.81.5568
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That the applicant submit a payment for the placement of a 60mm boulevard tree, in accordance with the City's current Schedule of Rates and Fees.

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

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

Jessica Button
Project and Development Planner
Community, 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: October 11, 2019

Hearing Date: October 30, 2019

Subject: **Development Engineering - Minor Variance Applications**
31 & 33 Victoria Street & 31 Ridley Road, A-95-96 & 121/19SC
1429 Gregory Road, A-122/18SC
97 & 99 Queen Street, A-128-129/19SC
38 Lloyd Street, A-130/19SC
33 Cumming Street, A-131/19SC
3 Highfield Avenue, A-132/19SC
86 Park Avenue & 39 Grove Avenue, A-133-134/19SC

We have no objection to the above noted applications, subject to the following conditions;

33 Cumming Street, A-131/19SC

Due to the proposed increase in impervious parking area, a Grading and Drainage Plan must be prepared by a qualified 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 grading and drainage scheme must show how the proposal will avoid negatively impacting adjacent properties.

- Prior to granting final approval of this Minor Variance, the Applicant/Owner be required to submit a Grading & Drainage Plan prepared by a qualified Professional Engineer for review and approval by City Staff;

Regards,

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

To: Elaine Munro
Committee Secretary & Planning Technician

Cc:

From: Steve Bittner
Transportation Technologist

Date: October 4, 2019

Subject: Committee of Adjustment
Public Hearings – October 30, 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-132/19 (60.81.5566)

3 Highfield Avenue

DATE OF HEARING:
October 30, 2019



Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: October 25, 2019

Date of Meeting: October 30, 2019

Report Number: A-132/19

File: 60.81.5566

Subject: 3 Highfield Avenue

Recommendation

That Application **A-132/19** by Pamela Arnot, as outlined in the Notice of Hearing, be approved.

Report

The Proposal

The Applicant proposes to convert the basement of an existing detached dwelling to an interior accessory dwelling unit. To facilitate the proposal, Application **A-132/19** seeks relief from the Zoning By-Law to allow for an increase in the maximum floor area for an interior accessory dwelling unit from 60 square metres (or 40% of the floor area of the dwelling unit, whichever is less) to 71 square metres.

Location and Site Description

The subject property is located on the north side of Highfield Avenue, east of Grantham Avenue. The property is primarily surrounded by detached dwellings.

Circulation of Application

This Application was circulated to all appropriate departments and agencies: no objections were received.

Planning Policy Context

Official Plan (Garden City Plan)

The subject property is designated Neighbourhood Residential on Schedule D1 of the Garden City Plan (GCP) and further designated Low Density Residential on Schedule E3 thereof. The Low Density Residential designation permits detached, semi-detached, duplex, triplex, quadruplex, fourplex and townhouse dwellings.

Zoning By-law (2013-283)

The subject property is zoned Low Density Residential – Suburban Neighbourhood (R1). The R1 zone permits detached, semi-detached, quadruplex, townhouse dwellings and private road developments. Accessory dwelling units are permitted in single, semi-detached and townhouse dwellings, subject to certain conditions.

Planning Analysis

Zoning By-law 2013-283 permits one interior accessory dwelling unit in any detached, semi-detached, or townhouse dwelling unit, provided that it is no greater than 60 square metres in size or 40% of the floor area of the dwelling unit, whichever is less. The 11 square metre increase in floor area that the Applicant has requested will have no measurable impact on the subject property nor the surrounding neighbourhood. The proposed alterations to the detached dwelling are entirely internal; there is no addition proposed nor an increase in building mass. The interior accessory unit, although marginally larger than what the Zoning By-law permits, will be smaller than the principal ground floor unit, maintaining the intent and purpose of the accessory dwelling unit provisions of the Zoning By-law. The lot is of sufficient size to accommodate the required two parking spaces in tandem. Staff are recommending approval of the Application.

Conclusion

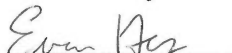
Having regard for the matters under Section 45(1) of the Planning Act, staff are of the opinion that Application A-132/19 is in keeping with the general intent of the official plan and zoning by-law, is minor in nature, and is desirable for the appropriate use of the land. Staff recommend that the Application be approved.

Prepared by:



Sydney DiTomaso
Student Planner

Submitted by:



Evan Acs
Planner I

Approved by:



Amanda Knutson
Planner II

Munro, Elaine

Subject: RE: Committee of Adjustment Notices and Applications, City of St. Catharines, for the October 30/19 CofA Hearing - Email 2

38 Lloyd
33 Cumming
3 Highfield

From: Doug Crown <doug.crown@cogeco.com>
Sent: Wednesday, October 2, 2019 3:58 PM
To: Munro, Elaine <emunro@stcatharines.ca>
Subject: Re: Committee of Adjustment Notices and Applications, City of St. Catharines, for the October 30/19 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, Planning and Building Services
CC:
From: Jessica Button, Community, Recreation and Culture Services
Date: October 8, 2019
Subject: Committee of Adjustment Hearing – October 30, 2019

PRCS has reviewed the Committee of Adjustment application for the hearing of October 30, 2019 and provides the following comments;

1. **1429 Gregory Road, Minor Variance – A-122/18, 60.81.5411**
No comment
2. **31 & 33 Victoria Street & 31 Ridley Road**
No further comment.
3. **99 Queen Street, Consent, B-40/19SC – 60.84.2267**
97 Queen Street, Minor Variance, A-128/19 – 60.81.5562
99 Queen Street, Minor Variance, A-129/19 – 60.81.5563
No comment.
4. **38 Lloyd Street, Minor Variance, A-130/19 – 60.81.5564**
No comment.
5. **33 Cumming Street, Minor Variance, A-131/19 – 60.81.5565**
No comment.
6. **3 Highfield Avenue, Minor Variance, A-132/19 - 60.81.5566**
No comment.
7. **86 Park Avenue, Consent, B-41/19SC - 60.84.2268**
86 Park Avenue, Minor Variance, A-133/19 – 60.81.5567
39 Grove Avenue, Minor Variance, A-134/19 – 60.81.5568
CRCS in consultation with Municipal Works is not supportive of the removal of the boulevard tree located in front of 39 Grove Avenue. A tree protection zone with a minimum distance of 2.4 m from the trunk is required to be established with proper hoarding set up doing the extent of construction. No grading, drainage, or servicing shall be permitted within 2.4m of the tree.

CRCS request that the following be included as a conditions of severance:

That the applicant enter into a Development Agreement with the City in order to ensure that the appropriate Tree Protection Sone is established and maintained thought construction, including servicing.

That the applicant submit a payment for the placement of a 60mm boulevard tree, in accordance with the City's current Schedule of Rates and Fees.

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

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

Jessica Button
Project and Development Planner
Community, 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: October 11, 2019

Hearing Date: October 30, 2019

Subject: **Development Engineering - Minor Variance Applications**
31 & 33 Victoria Street & 31 Ridley Road, A-95-96 & 121/19SC
1429 Gregory Road, A-122/18SC
97 & 99 Queen Street, A-128-129/19SC
38 Lloyd Street, A-130/19SC
33 Cumming Street, A-131/19SC
3 Highfield Avenue, A-132/19SC
86 Park Avenue & 39 Grove Avenue, A-133-134/19SC

We have no objection to the above noted applications, subject to the following conditions;

33 Cumming Street, A-131/19SC

Due to the proposed increase in impervious parking area, a Grading and Drainage Plan must be prepared by a qualified 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 grading and drainage scheme must show how the proposal will avoid negatively impacting adjacent properties.

- Prior to granting final approval of this Minor Variance, the Applicant/Owner be required to submit a Grading & Drainage Plan prepared by a qualified Professional Engineer for review and approval by City Staff;

Regards,

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

To: Elaine Munro
Committee Secretary & Planning Technician

Cc:

From: Steve Bittner
Transportation Technologist

Date: October 4, 2019

Subject: Committee of Adjustment
Public Hearings – October 30, 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-41/19SC (60.84.2268), A-133/19
(60.81.5567) & A-134/19 (60.81.5568)**

86 Park Avenue

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

October 17, 2019

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

Attention: Elaine Munro

File# 60.81.5568, 60.84.2268 & 60.81.5567

Re: 86 Park Ave and 39 Grove Ave

In response to your correspondence dated October 8, 2019, please be advised that our Engineering Design Department has reviewed the information concerning the above noted Consent Application and our comments are as follows:

- For Residential/Commercial electrical service requirements, the Developer needs to contact our 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.

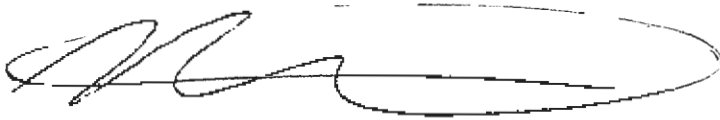
We would also like to stipulate the following:

- 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.

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

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

Sincerely,

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

Mark Jakubowski
Supervisor, Design, Customer Capital

Munro, Elaine

From: Samantha Burke <samantha.burke@alectrautilities.com>
Sent: Friday, October 18, 2019 9:46 AM
To: Munro, Elaine
Subject: Response Letter
Attachments: SCH_CLR2019-611_612_613.pdf

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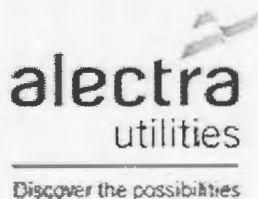
Good Morning Elaine,

Response letter attached for the following file(s).

60.81.5567, 60.84.2268 & 60.81.5568 – 86 Park Ave and 39 Grove Ave

Please note, originals will not be mailed.

Have a great weekend,
Samantha



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

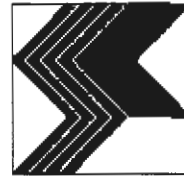
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REPORT TO PLANNING DEPARTMENT
Re: CITY LAND DIVISION APPLICATION NUMBER B-41/19SC



October 10th, 2019

ENGINEERING FILE 300-36

Hearing Date: October 30th, 2019

Applicant: ABCD Properties Inc.

Location: 86 Park Avenue

MUNICIPAL SERVICES

	<u>Park Avenue</u>	<u>Grove Avenue</u>
Water:	200mm D.I.	150mm A.C.
Sanitary Sewer:	250mm Conc. 300mm Conc.	1200mm Conc. 200mm A.C. (Further East)
Storm Sewer:	None	300mm
Sidewalks:	Yes	Yes
Road Allowance Width:	20m±	20m+/-

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

Comment(s): The Owner plans to sever Part 2 from Part 1 creating a lot for a new single detached dwelling. The existing dwelling will remain on Part 1.

Roads

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

Sidewalks and curbs exist on along Grove Avenue adjacent to the subject property. Sidewalks also exist along Park Avenue. However, Park Avenue has a semi-urban cross-section so curbs do not exist.

It appears the driveway for the dwelling on Part 1 will continue to exist. There is an existing secondary driveway off Grove Avenue near the east end of the subject lands. It appears this will become the driving access for the new dwelling to be constructed on Part 2. If the width and/or location requires an adjustment the Owner shall be required to pay City Crews to do the work. The required exact configuration and fee will be determined and paid for by the Owner at the building permit stage.

Engineering Services

Increased drainage challenges occur in these types of in-fill lot developments, where existing lots within established plans of subdivision sometimes do not have suitable drainage outlets in place. Individual lot drainage plans are normally a requirement for review and approval at the building permit stage. However, since the side yard and rear yard setbacks are minimal, a grading plan shall be submitted and approved by

the City prior to the final approval of the severance being granted. The grading plan shall be prepared by a qualified engineer or OLS. The plan is to demonstrate how runoff from both Part 1 and Part 2 can be conveyed to a suitable outlet while at the same time not adversely impacting abutting properties.

Sump pump flows are typically discharged to grade when there is no opportunity to connect to a storm sewer. Since a storm sewer does exist on Grove Avenue the Owner shall pay the City to have a new storm lateral installed from the existing City storm sewer on Grove Avenue to the front property line of Part 2. The Owner shall, through a Plumbing Only Permit, extend this lateral to the proposed new dwelling and connect the sump pump for this dwelling to this lateral. Fee for the City to provide their portion of the storm lateral are to be paid at the Building Permit stage.

The Owner shall pay to have the City confirm that the location of the existing water service and sanitary sewer lateral to confirm whether or not they can continue to service the existing dwelling on Part 1 without crossing any abutting or future lot lines. If it is determined that an existing service does or will cross any abutting and/or future lot line, the Owner shall at his own cost relocate the portion of that service on private property and obtain the necessary Plumbing Only permit. The Owner shall also pay the City to do any related relocation works within the City ROW.

The Owner shall also pay the City to provide one new water service and one new sanitary sewer lateral from the existing City mains to the front property line in order for each property to be serviced individually. Fees to complete this work are to be paid prior to the issuance of the building permit.

Condition(s):

Prior to the severance finalization the Owner shall;

- Pay the fee for City crews to trace, inspect and record the location of the existing sewer lateral and water service for the subject property.
- Complete any sanitary lateral or water service relocation works on private property.
- Pay the City to install any new water service and/or sanitary sewer lateral required from the City main to the front property line if it is determined that the existing services are suitable for reuse but cross existing or future side lot lines.
- Submit to the City, for review and approval, a grading plan prepared by a qualified engineer or OLS. The grading plan shall demonstrate how runoff from both Part 1 and Part 2 can be conveyed to a suitable outlet while at the same time not adversely affecting abutting properties.



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

Munro, Elaine

Subject: RE: Committee of Adjustment Notices and Applications, City of St. Catharines, for the October 30/19 CofA Hearing - Email 3 - Last Email - 905-19-385

From: Gordon, Carrie <carrie.gordon@bell.ca>

Sent: Thursday, October 3, 2019 11:25 AM

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

Subject: RE: Committee of Adjustment Notices and Applications, City of St. Catharines, for the October 30/19 CofA Hearing - Email 3 - Last Email - 905-19-385

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.

Dear Elaine,

Re File:

- ☐ Severance
- ☐ B-41/19SC
- ☐ 86 Park Avenue
- ☐ Lot 196 Plan 177

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

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

Thank you,

Carrie Gordon



External Liaison – Right of Way Control Centre
140 Bayfield St, Fl 2
Barrie ON, L4M 3B1
T: 705-722-2244/844-857-7942
F :705-726-4600



Memorandum

To: Elaine Munro, Planning and Building Services
CC:
From: Jessica Button, Community, Recreation and Culture Services
Date: October 8, 2019
Subject: Committee of Adjustment Hearing – October 30, 2019

PRCS has reviewed the Committee of Adjustment application for the hearing of October 30, 2019 and provides the following comments;

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No comment
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No further comment.
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97 Queen Street, Minor Variance, A-128/19 – 60.81.5562
99 Queen Street, Minor Variance, A-129/19 – 60.81.5563
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5. **33 Cumming Street, Minor Variance, A-131/19 – 60.81.5565**
No comment.
6. **3 Highfield Avenue, Minor Variance, A-132/19 - 60.81.5566**
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7. **86 Park Avenue, Consent, B-41/19SC - 60.84.2268**
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CRCS request that the following be included as a conditions of severance:

That the applicant enter into a Development Agreement with the City in order to ensure that the appropriate Tree Protection Sone is established and maintained thought construction, including servicing.

That the applicant submit a payment for the placement of a 60mm boulevard tree, in accordance with the City's current Schedule of Rates and Fees.

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

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

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

Munro, Elaine

Subject:

RE: Committee of Adjustment Notices and Applications, City of St. Catharines, for the October 30/19 CofA Hearing - Email 3 - Last Email

86 Park Ave

From: Doug Crown <doug.crown@cogeco.com>

Sent: Wednesday, October 2, 2019 4:00 PM

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

Subject: Re: Committee of Adjustment Notices and Applications, City of St. Catharines, for the October 30/19 CofA Hearing - Email 3 - Last Email

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Hi Elaine

Email 3

Cogeco has no issues or concerns with these applications.

Thanks

Have a great week what's left of it.

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, 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: October 11, 2019

Hearing Date: October 30, 2019

Subject: **Development Engineering - Minor Variance Applications**
31 & 33 Victoria Street & 31 Ridley Road, A-95-96 & 121/19SC
1429 Gregory Road, A-122/18SC
97 & 99 Queen Street, A-128-129/19SC
38 Lloyd Street, A-130/19SC
33 Cumming Street, A-131/19SC
3 Highfield Avenue, A-132/19SC
86 Park Avenue & 39 Grove Avenue, A-133-134/19SC

We have no objection to the above noted applications, subject to the following conditions;

33 Cumming Street, A-131/19SC

Due to the proposed increase in impervious parking area, a Grading and Drainage Plan must be prepared by a qualified 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 grading and drainage scheme must show how the proposal will avoid negatively impacting adjacent properties.

- Prior to granting final approval of this Minor Variance, the Applicant/Owner be required to submit a Grading & Drainage Plan prepared by a qualified Professional Engineer for review and approval by City Staff;

Regards,

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

To: Elaine Munro
Committee Secretary & Planning Technician

Cc:

From: Steve Bittner
Transportation Technologist

Date: October 4, 2019

Subject: Committee of Adjustment
Public Hearings – October 30, 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/