

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-03/20SC (60.84.2280), B-04/20SC
(60.84.2281), A-04/20 (60.81.5594), A-
05/20 (60.81.5595) & A-06/20 (60.81.5596)**

**298 & 310 Glenridge Avenue
and 111 Glendale Avenue**

**DATE OF HEARING:
February 5, 2020
(Deferred from January 29, 2020 Hearing)**



CITY OF
ST. CATHARINES

Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: February 3, 2019

Date of Meeting: February 5, 2020

Report Number: B-03/20SC

File: 60.84.2280

B-04/20SC

60.84.2281

A-04/20

60.81.5594 (298 Glenridge Avenue)

A-05/20

60.81.5595 (310 Glenridge Avenue)

A-06/20

60.81.5596 (111 Glendale Avenue)

Subject: 298 Glenridge Avenue (to be come 298 Glenridge Avenue, 310 Glenridge Avenue, and 311 Glendale Avenue)

Recommendation

Consent Application B-03/20SC

That Applications **B-03/20SC** and **B-04/20SC** by 2508919 Ontario Ltd., as outlined in the respective Notices of Hearing be approved, subject to the following conditions:

1. That the Owner submit a servicing scheme, prepared by a qualified professional engineer, to address the provision of individual water services and water meters to each of the three properties to the satisfaction of the City; and that any new services and related private property connections, including any internal plumbing adjustments, be designed and constructed to the satisfaction of the City through a plumbing only permit; and that the Owner pay the City any fee that may be necessary to relocate any portion of an existing water service and/or to provide new water services to the front property line.
2. That the Owner provide municipal address signage for the newly created lots (and units within) to the satisfaction of the Director of Planning and Building Services or her designate.
3. That the Owner provide the Secretary-Treasurer with the Acknowledgement and Direction for conveyance of the subject parcels, together with a copy of the deposited reference plan, for use in the issuance of the Certificates of Consent.
4. That the Owner submit to the Secretary-Treasurer of the Committee of Adjustment a final certification fee of \$214.80 per application payable to the Treasurer, City of St. Catharines.
5. That final approval of the concurrent Minor Variance Applications be approved.
6. That all conditions of consent be fulfilled by February 5, 2021.

Minor Variance

That Applications **A-04/20**, **A-05/20** and **A-06/20** by 2508919 Ontario Ltd. be approved such that the definition of "Lot" for the overall site, being 298 Glenridge Avenue, 310 Glenridge Avenue, and 111 Glendale Avenue, be as follows:

“For the purposes of Zoning compliance and Site Plan Control, Parts 1 thru 9 on the submitted sketch shall be considered as one contiguous parcel of land (i.e. one Lot) notwithstanding the aforementioned Parts comprise three individual parcels of land held in separate ownership.”

Report

The Proposal

There are two existing townhouse blocks located on the subject lands known municipally as 298 Glenridge Avenue; one containing four townhouse units and fronting onto Glendale Avenue; the other containing eight townhouse units and fronting onto Glenridge Avenue. The Applicant proposes to sever lands into three separate parts, with all three parts continuing to function as one lot. The proposal would facilitate a possible sale of each individual parcel of land, each containing four townhouse dwelling units.

To facilitate the proposal, Consent Application **B-03/20SC** is made for consent to a partial discharge of mortgage and for consent to sever 731.9 square metres of land (Parts 1, 2, & 3 on the submitted sketch) creating a new lot to be known as 111 Glendale Avenue for the continued use of the four townhouse dwelling units fronting onto Glendale Avenue. Similarly, Application **B-04/20SC** is made for consent to a partial discharge of mortgage and for consent to sever 849.4 square metres of land (Parts 4, 5, & 6) creating a new lot to be known as 310 Glenridge Avenue for continued use of four existing townhouse dwelling units fronting onto Glenridge Avenue. Ultimately, an 892.2 square metre remnant parcel (Parts 7, 8 and 9) known as 298 Glenridge Avenue will be retained for continued use of the remaining four existing townhouse dwelling units that front onto Glenridge Avenue.

The Applications also propose to create blanket easements in perpetuity over all 9 parts to the mutual benefit of all three parcels for vehicular and pedestrian access, parking, waste collection, and drainage.

Concurrent Applications **A-04/20**, **A-05/20**, and **A-06/20** seek relief from the provisions of the City of St. Catharines Zoning By-law 2013-283 through a variance to the definition of a “Lot” so that all three parcels will function as one. Without the varied definition, the new lot lines would create a myriad of zoning compliance issues.

Location and Site Description

The subject property is located on the northwest corner of two Regional arterial roads, being Glenridge Avenue and Glendale Avenue. The property is surrounded by detached dwellings to the north, east and west, with a church located to the south.

As described above, there are a total of 12 townhouse dwelling units on the subject lands (two buildings). Parking is located behind the buildings, accessed by a one-way drive aisle (entrance on Glendale Avenue, exist on Glenridge Avenue).

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 E8 thereof. Townhouse dwellings are permitted.

Zoning By-law (2013-283)

The subject property is zoned Low Density Residential – Traditional Neighbourhood with Special Provision No. 121 (R2-121). Special Provision 121 sets site specific provisions for the subject lands, including maximum number of attached dwelling units, minimum landscaped open space and buffering requirements, parking requirements, and minimum yards. Townhouse dwellings are permitted.

Planning Analysis

Consent

Section 16.11.3 of the GCP provides that consents to sever will only be given where the size and shape of the parcel is appropriate for the use proposed in terms of optimum development of the surrounding area.

Consent Applications **B-03/20SC** and **B-04/20SC** will allow each of the three blocks of four townhouse dwelling units to be sold individually and held in separate ownership. There is no new development proposed; staff is satisfied that the severance will result in no impacts on adjacent properties or the surrounding neighbourhood. Blanket easements will be established over all of the lands to permit the site to function as one entity. Further, there is an existing site plan agreement registered on title that ensures this functionality. The agreement addresses building elevations, parking, access, landscaping, grading and drainage, waste collection, among other matters.

Staff considers the requested consents administrative in nature; they are proposed to facilitate an ownership strategy, rather than new development. Staff have no objection to the proposal and are recommending approval, accordingly, subject to the conditions outlined in the recommendation.

Minor Variance

Zoning By-law 2013-283 defines Lot as “a contiguous parcel of land under one ownership”. The Applicant is requesting to vary the definition so that the three lots will function as one and so that the provisions of the Zoning By-law will be applied to the overall site. Without the varied definition, the new lot lines that are created through the proposed severance would create a myriad of zoning compliance issues; where is this is not the By-law’s intent.

Staff are of the opinion that the requested variance is minor and administrative in nature, desirable for the appropriate use of the lands as one site, and is in keeping with the general intent of the Official Plan and Zoning By-law. Staff are recommending approval of Applications **A-04/20**, **A-05/20**, and **A-06/20** and the proposed definition of Lot as follows:

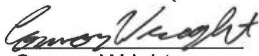
"For the purposes of Zoning compliance and Site Plan Control, Parts 1 thru 9 on the submitted sketch shall be considered as one contiguous parcel of land (i.e. one Lot) notwithstanding the aforementioned Parts comprise three individual parcels of land held in separate ownership."

Conclusion

Having regard for the matters under Section 53 of the *Planning Act*, staff are of the opinion that Consent Applications **B-03/20SC** and **B-04/20SC** are consistent with the provisions of the Zoning By-law and will have no adverse impacts on the surrounding area and 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(1) of the *Planning Act*, staff are of the opinion that Minor Variance Applications **A-04/20**, **A-05/20**, and **A-06/20** 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 and function of the lands as one site. Staff recommend that the Applications be approved.

Prepared by:



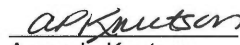
Connor Wright
Student Planner

Submitted by:



Tague Crooks
Planner I

Approved by:



Amanda Knutson
Planner II

Munro, Elaine

Subject: RE: Committee of Adjustment Notices and Applications, City of St. Catharines, for the February 5/20 CofA Hearing - Email 1

298 Glenridge / 111 Glendale

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

Sent: Tuesday, January 14, 2020 7:40 AM

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

Subject: Re: Committee of Adjustment Notices and Applications, City of St. Catharines, for the February 5/20 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.

Good morning 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 February 5/20 CofA Hearing - Email 1 - 905-20-038 - 298 Glenridge Avenue

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

Sent: Tuesday, January 14, 2020 11:20 AM

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

Subject: RE: Committee of Adjustment Notices and Applications, City of St. Catharines, for the February 5/20 CofA Hearing - Email 1 - 905-20-038 - 298 Glenridge Avenue

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 : B-03/20SC

- ☐ Severance Application
- ☐ 298 Glenridge Avenue
- ☐ Lots 2 & 3 and Part Lots 1 & 4, CY-190 designated as Part 2 on 30R11150

Subsequent to review by our Engineering Department, Bell Canada confirms that we have no objections with the proposed Severance.

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

Best regards,

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

VIA E-MAIL ONLY

January 15, 2020

Elaine Munro
Committee Secretary and Planning Technician
City of St. Catharines
50 Church Street
P.O. Box 3012
St. Catharines, ON L2R 7C2

Application for Consent

Proposal: consent to a partial discharge of severance and for consent to sever land (Parts 1, 2 & 3) for the existing townhouse dwelling currently known as 109-115 Glendale Avenue, subject to an easement, in perpetuity, over Parts 1, 2 & 3, for ingress and egress of vehicles and pedestrians, parking, garbage, and storm sewer drainage. A remnant parcel known as 298 Glenridge Avenue (Parts 4 to 9) will be retained, together with an easement, in perpetuity, over (Parts 4 to 9) for ingress and egress of vehicles and pedestrians, parking, garbage and storm sewer drainage.

Location: 298 Glenridge Avenue
In the City of St. Catharines

Our File: CS-20-0003

Regional Planning and Development Services staff have completed a review of the following materials which were provided as part of an application for a consent application for a severance located at 298 Glenridge Avenue in the City of St. Catharines:

- Notice of Hearing and Application, dated January 7, 2020.

The following comments are provided from a Regional and Provincial perspective to assist in reviewing the Consent Application.

Easement Ingress and Egress

Regional staff have reviewed the application for consent (submission No. B-03/20SC). Due to the fact that the owner has acknowledged and provided ingress and egress easements as part of this application allowing for through traffic for properties 1-9 for vehicles, pedestrians, parking, garbage and storm sewer drainage Regional staff have no objection to this application.

CONCLUSION

Based on the analysis and comments above, Regional staff offers no objection to the application, subject to the Conditions outlined in the Appendix.

If you have any questions or wish to discuss these comments please contact the undersigned at extension 3345, or Susan Dunsmore, Manager Development Engineering, at extension 3661.

Best Regards,



Matteo Ramundo
Development Approvals Technician
Niagara Region

Attention: Appendix- Regional Conditions for Site Plan Approval

cc. Susan Dunsmore, Manager, Development Engineer, Niagara Region

VIA E-MAIL ONLY

January 15, 2020

Elaine Munro
Committee Secretary and Planning Technician
City of St. Catharines
50 Church Street
P.O. Box 3012
St. Catharines, ON L2R 7C2

Application for Consent

Proposal: Consent to a partial discharge of severance and for consent to sever land (Parts 4, 5 & 6) for the existing townhouse dwelling currently known as 306-312 Glenridge Avenue, subject to an easement, in perpetuity, over Parts 4, 5 & 6, for ingress and egress of vehicles and pedestrians, parking, garbage, and storm sewer drainage. A remnant parcel known as 298-304 Glenridge Avenue with the existing townhouse dwelling (Parts 7, 8 & 9) will be retained, together with an easement, in perpetuity, (Parts 7, 8 & 9) for ingress and egress of vehicles and pedestrians, parking, garbage and storm sewer drainage.

Location: 298 Glenridge Avenue
In the City of St. Catharines

Our File: CS-20-0004

Regional Planning and Development Services staff have completed a review of the following materials which were provided as part of an application for a consent application for a severance located at 298 Glenridge Avenue in the City of St. Catharines:

- Notice of Hearing and Application, dated January 7, 2020.

The following comments are provided from a Regional and Provincial perspective to assist in reviewing the Consent Application.

Easement Ingress and Egress

Regional staff have reviewed the application for consent (submission No. B-03/20SC). Due to the fact that the owner has acknowledged and provided ingress and egress easements as part of this application allowing for through traffic for properties 1-9 for vehicles, pedestrians, parking, garbage and storm sewer drainage Regional staff have no objection to this application.

CONCLUSION

Based on the analysis and comments above, Regional staff offers no objection to the application, subject to the Conditions outlined in the Appendix.

If you have any questions or wish to discuss these comments please contact the undersigned at extension 3345, or Susan Dunsmore, Manager Development Engineering, at extension 3661.

Best Regards,

A handwritten signature in blue ink, appearing to read 'Matteo Ramundo', is positioned above the printed name.

Matteo Ramundo
Development Approvals Technician
Niagara Region

Attention: Appendix- Regional Conditions for Site Plan Approval

cc. Susan Dunsmore, Manager, Development Engineer, Niagara Region



Memorandum

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

Cc: Tage Crooks, Wilrik Banda, Amanda Knutson, Conner Wright, Brian
Thiessen
Planning and Building Services

From: Steven Sunderland, Building Inspector
Planning and Building Services

Date: January 30, 2020

Subject: Building Comments on Applications to the Committee of Adjustment
Consents – February 5, 2020 hearing

B-03/20SC – 298 Glenridge Avenue

Comment:

- No Comment

Condition:

- No comment

B-04/20SC – 298 Glenridge Avenue

Comment:

- No Comment

Condition:

- No comment

B-05/20SC – 59 Jarrow Road

Comment:

- Be advised that a building permit is required for the proposed single detached dwelling on Part 2.

Condition:

- No comment

B-07/20SC – 20 Frederick Street

Comment:

- Be advised that a building permit is required for the proposed single detached dwelling on Part 2.

Condition:

- No comment

B-08/20SC – 15 Bloomfield Avenue

Comment:

- No Comment

Condition:

- No comment

B-09/20SC – 19 Michigan Avenue

Comment:

- No Comment

Condition:

- No comment

B-10/20SC – 14 Pawling Street

Comment:

- Be advised that a building permit is required for the proposed single detached dwelling on Part 3.

Condition:

- No comment

A handwritten signature in black ink, appearing to be 'S. Sunderland', with a stylized flourish at the end.

Steven Sunderland, A.Sc.T., CBCO
Building Inspector



Memorandum

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

Cc: Tage Crooks, Wilrik Banda, Amanda Knutson, Conner Wright, Brian Thiessen
Planning and Building Services

From: Brian Thiessen, Building Manager of Plans Examination
Planning and Building Services

Date: January 30, 2020

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – February 5, 2020 hearing

NO.	ADDRESS	COMMENTS
A-04/20	298 Glenridge Ave.	No Comment
A-05/20	310 Glenridge Ave.	No Comment
A-06/20	111 Glendale Ave.	No Comment
A-07/20	59A Jarrow Road	No Comment
A-10/20	59B Jarrow Road	No Comment
A-11/20	20 Frederick Street	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-12/20	47 Roland Street	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-13/20	15A Bloomfield Ave.	No Comment
A-14/20	15B Bloomfield Ave.	No Comment
A-15/20	164 Martindale Road	Be advised that building permits are required for the proposed residential dwelling units.
A-18/20	19 Michigan Avenue	No Comment
A-19/20	23 Michigan Avenue	No Comment

Steven Sunderland, A.Sc.T., CBCO
Building Inspector



Memorandum

To: Elaine Munro, Planning and Building Services
CC:
From: Jessica Button, Community, Recreation and Culture Services
Date: January 14, 2020
Subject: Committee of Adjustment Hearing – February 5, 2020

PRCS has reviewed the Committee of Adjustment application for the hearing of January 27, 2020 and provides the following comments;

1. **298 Glenridge Avenue, Consent, B-03/20SC – 60.84.2280**
298 Glenridge Avenue, Consent, B-04/20SC – 60.84.2281
298 Glenridge Avenue, Minor Variance, A-04/20 – 60.81.5594
310 Glenridge Avenue, Minor Variance, A-05/20 – 60.81.5595
111 Glendale Avenue, Minor Variance, A-06/20 – 60.81.5596

No further comment

2. **59 Jarrow Road, Consent, B-05/20SC – 60.84.2282**
59A Jarrow Road, Minor Variance, A-07/20 – 60.81.5597
59B Jarrow Road, Minor Variance, A-10/20 – 60.81.5600

CRCS request that the following be included as a condition of severance or included within a Development Agreement for the subject lands:

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.

- 3. 20 Frederick Street, Consent, B-07/20SC – 60.84.2284
20 Frederick Street, Minor Variance, A-11/20 – 60.81.5601
47 Roland Street, Minor Variance, A-12/20 – 60.81.5602**

In order to preserve one of the existing boulevard trees, CRCS requests that the driveway be relocated to the far east of the site. The applicant should be advised that they will be responsible for the costs of removal and replacement of the tree at the time of removal. Tree replacement costs are in addition to standard tree planting requirements noted below.

CRCS request that the following be included as a condition of severance or included within a Development Agreement for the subject lands:

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.

That all servicing laterals and site alterations be located outside the dripline of the retained (westerly) boulevard tree.

- 4. 15 Bloomfield Avenue, Consent, B-08/20SC – 60.84.2285
15A Bloomfield Avenue, Minor Variance, A-13/20 – 60.81.5603
15B Bloomfield Avenue, Minor Variance, A-14/20 – 60.81.5604**

CRCS request that the following be included as a condition of severance or included within a Development Agreement for the subject lands:

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.

That all servicing laterals and site alterations be located outside the dripline of the existing boulevard tree.

5. **19 Michigan Avenue, Consent, B-09/20SC – 60.84.2286**
19 Michigan Avenue, Minor Variance, A-18/20 – 60.81.5608
23 Michigan Avenue, Minor Variance, A-19/20 – 60.81.5609

No requirements. A tree inventory and protection plan is required prior to establishing development setbacks.

6. **164 Martindale Road, Minor Variance, A-15/20 – 60.81.5605**
No comment.

7. **14 Pawling Street, Consent, B-10/20SC – 60.81.2287**
No comment.

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

REPORT TO PLANNING DEPARTMENT
Re: CITY LAND DIVISION APPLICATION NUMBER B-03&04/20SC



Date: January 17th, 2020

Hearing Date: February 5th, 2020

Applicant: 2508919 ONTARIO LTD.

Location: 298 Glenridge Avenue

Development Engineering File: 300-36

MUNICIPAL SERVICES

	<u>Glenridge Avenue</u>	<u>Glendale Avenue</u>
Water:	200mm P.V.C.	300mm C.I.
Sanitary:	200mm Conc. (2)	300mm Conc.
Storm:	300 Conc. (Near Glenridge)	600mm
Sidewalks & Curbs:	Yes	Yes
Road Allowance:	33.5m±	30.5m+/-

Comment(s): It is noted that the Applicant proposes to sever the subject lands creating 2 new lots and a remnant parcel.

Roads

Both Glendale Avenue and Glenridge Avenue are designated as Regional Roads in the City's Official Plan with a desired right-of-way width of 26m. Any ROW widening requirements would fall under the Region's jurisdiction.

Sidewalks and curbs exist across the frontage of Glenridge Avenue and Glendale Avenue.

Municipal Services

There is currently one water connection to the City watermain on Glenridge Avenue servicing the buildings on this property. Prior to the severances being finalized the owner shall have a qualified engineer design a servicing scheme that will provide separate individual water services and water meters to each of the three properties. The design must be submitted and approved by the City. The new services and related private property connections including any internal plumbing adjustments must be constructed to the satisfaction of the City prior to the severances being finalized. It should be noted that the works on private property will require a Plumbing Only Permit.

The Owner shall also pay the City, if deemed necessary by City staff, the applicable fees to relocate the portion of the existing service(s) and/or provide new water services to the front property line.

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

- Have a qualified engineer design a servicing scheme that will provide separate individual water services and water meters to

each of the three properties. The design must be submitted and approved by the City. The new services and related private property connections including any internal plumbing adjustments must be constructed to the satisfaction of the City prior to the severances being finalized. It should be noted that the works on private property will require a Plumbing Only Permit.

- Pay the City, if deemed necessary by City staff, the applicable fees to relocate the portion of the existing service(s) and/or provide new water services to the front property line.



Prepared by:

James R Denham, P.Eng.
Development Engineering Technologist



Memorandum

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

Cc: Judy Pihach, Manager of Planning
Amanda Knutson, Planner II
Wilrik Banda, Planning Technician
Tage Crooks, Planner I

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

Date: January 20, 2020

Hearing Date: February 5, 2020

Subject: **Committee of Adjustment - Minor Variance Applications**
15A&B Bloomfield Avenue, A-13-14/20SC
20 Frederick Street, A-11/20SC
111, 298 & 310 Glenridge Avenue, A-04-05-06/20SC
59A&B Jarrow Road, A-07&10/20SC
164A Martindale Road, A-09/20SC
19&23 Michigan Avenue, A-18-19/20SC
47 Roland Street, A-12/20SC

Development Engineering have reviewed the abovenoted minor variance applications and have further or objection to the minor variances requested.

Regards,

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



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: January 14, 2020

Subject: Committee of Adjustment
Public Hearings – February 5, 2020
File No. 305-17-01

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

Steve Bittner
Transportation Technologist
SB/

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

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

COMMENTS

**B-05/20SC (60.84.2282), A-07/20
(60.81.5597) & A-10/20 (60.81.5600)**

59 Jarrow Road

**DATE OF HEARING:
February 5, 2020**



CITY OF
ST. CATHARINES

Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: January 31, 2020

Date of Meeting: February 5, 2020

Report Number: B-05/20SC
A-07/20
A-10/20

File: 60.84.2282
60.81.5597 (59A Jarrow Road)
60.81.5600 (59B Jarrow Road)

Subject: 59 Jarrow Road (to become 59A Jarrow Road and 59B Jarrow Road)

Recommendation Consent

That Application **B-05/20SC** by Danblo Holdings Inc., as outlined in the Notice of Hearing, be approved subject to the following conditions:

1. That the Owner submit a revised severance sketch which includes the elevation information to confirm the location of the physical top of slope was taken at the 81.25 metre contour, to the satisfaction of the Niagara Peninsula Conservation Authority.
2. That the Owner enter into a Development Agreement with the City of St. Catharines, to be registered on title to the lands (Part 2), addressing the following conditions:
 - a. That building permit plans, including a site plan and elevations for Part 2 be submitted to the Director of Planning and Building Services, or her designate, demonstrating general compliance with the 'Urban Design Guidelines for Single Dwellings on Small Infill Lots in Traditional Neighbourhoods'.
 - b. That the Owner submit a payment for the placement of a 60mm boulevard tree in front of Part 2 in accordance with the City's current Schedule of Rates and Fees.
 - c. That the Owner arrange to have an individual lot grading and drainage plan prepared by a qualified Engineer or Ontario Land Surveyor.
3. That the Owner submit payment of 5% of the appraised value of Part 2 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'. The appraisal shall be completed by a qualified appraiser.
4. That the Owner provide the Secretary-Treasurer of the Committee of Adjustment with the acknowledgement and direction for conveyance of the subject parcel, together with a copy of the deposited reference plan, for use in the issuance of the Certificate of Consent.

5. That the Owner submit to the Secretary-Treasurer of the Committee of Adjustment a final certification fee of \$214.80 per application payable to the Treasurer, City of St. Catharines.
6. That final approval of the concurrent Minor Variance Applications be approved.
7. That all conditions of consent be fulfilled by February 5, 2021.

Minor Variance

That Application **A-07/20** by Danblo Holdings Inc., as outlined in the Notice of Hearing, be approved; and

That Variance 1 of Application **A-10/20** by Danblo Holdings Inc., as outlined in the Notice of Hearing, be denied, and that a reduction of the minimum front yard setback to the dwelling from 7.46 metres to 6 metres be approved instead; and

That Variances 2 and 3 of Application **A-10/20** by Danblo Holdings Inc., as outlined in the Notice of Hearing, be approved.

Report Background

The subject property known municipally as 59 Jarrow Road previously comprised three whole lots (Lots 594, 595, 596) in a plan of subdivision (Township Plan 111, dated July 18, 1913). The existing dwelling is located on the westerly two lots. During preliminary discussions with the Applicant, comments provided were based on the understanding that the three whole lots were still recognized as being within a registered plan of subdivision and, accordingly, a detached dwelling could be located on the easterly lot (Lot 594).

Based on that understanding, the Applicant proceeded with an Application for servicing connections to Lot 594. The servicing was approved and installed and a new driveway was added for the existing dwelling to have access to Jarrow Road without crossing Lot 594. During subsequent discussions with the Applicant and upon further review of the City's property records, staff determined that a deeming by-law had been passed in 1987 (By-law 87-338), resulting in the merger of the three lots into one. It is the discovery of this deeming by-law and lot merger that has led to the Applicant submitting the Consent and Minor Variance Applications that are the subject of this report.

The Proposal

The Applicant proposes to create a new lot in order to construct a detached dwelling. To facilitate the proposal, Application **B-05/20SC** is made for consent to a partial discharge of mortgage and consent to sever 300 square metres of land for the proposed construction of a detached dwelling to be known as 59B Jarrow Road (Part 2). A 784.35 square metre remnant parcel with the existing detached dwelling would be retained, to be known as 59A Jarrow Road (Part 1).

Concurrent Minor Variance Applications **A-07/20** and **A-10/20** seek relief from the provisions of the City of St. Catharines Zoning By-law 2013-283 through the variances outlined in the table below.

Application	Variance #	Zoning Provision	Required	Proposed
A-07/20 (59A Jarrow Road)	1	Maximum Lot Area for a Detached Dwelling	465 m ²	784.35 m ²
A-10/20 (59B Jarrow Road)	1	Minimum Front Yard to Dwelling	6.4 m (average)	6 m
	2	Minimum Rear Yard	6 m	2.6 m
	3	Minimum Setback from Rear Lot Line for a Platform Structure at a height above grade 1.2 m or greater	4.5 m	2.6 m

Location and Site Description

The subject property is located on the north side of Jarrow Road, west of Arthur Street. The property is surrounded by detached dwellings to the east and west; Club La Salle and associated privately owned Natural Area to the north; and detached dwellings and City owned Natural Area to the south.

The site is bisected by a wooden fence and there is an existing detached dwelling located on the western side of the site. The eastern portion of the subject property is vacant.

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 E2 thereof. Detached dwellings are permitted at a density range generally between 20 and 32 units per hectare.

The GCP also identifies the property as being within the Natural Area Extent Line, which reflects natural hazard lands and natural heritage features mapped by upper tier government. The northern extent of the subject lands are impacted by a valley slope identified and regulated by the Niagara Peninsula Conservation Authority (NPCA).

Zoning By-law (2013-283)

The subject property is zoned Low Density Residential – Traditional Neighbourhood (R2). Detached dwellings are permitted.

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 where 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. The Garden City Plan supports a balanced approach to infill and intensification to ensure appropriate building site and streetscape design.

Consent Application **B-05/20SC** requests to sever 300 square metres of the easterly portion of the subject property for the purpose of constructing a detached dwelling on a newly created lot to be known as 59B Jarrow Road (Part 2). The existing detached dwelling will be retained with the remnant lot, to be known as 59A Jarrow Road (Part 1).

In accordance with Policy 13.2.2 of the GCP, new lots shall not extend into the area to be retained in a natural state. The sketch indicates the proposed lot is to be located entirely outside the extent of the valley slope. The valley slope lands will remain with the retained lot. The proposed lot sizing is in keeping with the character of the surrounding neighbourhood, where lots are generally deep with narrow widths, with some variance in size and shape. Both lots meet the zoning requirements for lot frontage and the new lot meets the requirement for lot area. The severance brings the remnant parcel closer into conformity with the maximum lot area requirement of the Zoning By-law. Staff find that the proposed severance meets all relevant lot creation policies set out in Section 16.11.3 of the GCP and are supportive of the proposed consent, subject to the conditions outlined in the recommendation.

At its meeting of November 26, 2019, the Design Review Panel (DRP) considered this proposal for severance and associated plans showing a three-storey detached dwelling to be constructed on the proposed lot. DRP members expressed support for the proposed severance but noted that the character of the neighbourhood is predominantly one and one and a half storey cottages. The proposed three-storey dwelling is too tall and does not fit appropriately within the surrounding fabric. The DRP advised that the design of the home should better respond to the surrounding fabric and deferred their recommendation to the meeting of December 17, 2019 when the Applicant could provide a revised set of plans.

At the meeting of December 17, 2019, the Applicant provided revised plans showing a two-storey detached dwelling for the proposed lot. While the DRP recognized the height of the proposed building had been lowered, the elevation plans provided showed minimal detail. The DRP recommended that the building height and design be an appropriate fit with the surrounding neighbourhood. As a condition of the severance, the Owner will be required to enter into a Development Agreement, which will include review of a site plan and building elevations. Staff will review the plans to ensure general compliance with the Urban Design Guidelines to address the DRP's comments.

Minor Variance

Variance 1 of Application A-07/20

Zoning By-law 2013-283 establishes a maximum lot area of 465 square metres for a detached dwelling in the R2 zone. This requirement is intended to: implement the City's residential intensification and density targets; respect the character of the established neighbourhood; and to ensure sufficient space is maintained for a building footprint, parking, and landscaping.

The Applicant is requesting an increase of the maximum lot area from 465 square metres to 784.35 square metres to recognize the lot area of the remnant parcel (Part 1). Although larger than what is permitted in the Zoning By-law, the proposed lot size represents a reduction from the existing lot area. Further, the lot area is necessary to ensure the significant valleylands remain with the remnant parcel.

The existing dwelling located on the existing lot represents a density of 9.22 units per hectare. The GCP sets out a density target generally between 20 and 32 units per hectare for these lands. The proposed 784.35 square metre lot area for 59A Jarrow will result in a density of 12.74 units per hectare. A detached dwelling on each of 59A Jarrow Road and 59B Jarrow Road will result in an average overall density of 18.44 units per hectare. Staff are satisfied the proposed increase in maximum lot area brings the lands into closer conformity with the Official Plan and Zoning By-Law in terms of lot area and density, while also ensuring the significant valleylands remain with the retained lot. Staff recommend that the Variance 1 be approved.

Variance 1 of Application A-10/20

Zoning By-law 2013-283 establishes an 8.21 metre front yard setback to the front wall of a detached dwelling on these lands, which is determined by averaging the front yard setbacks of the adjacent existing dwellings. The averaging provision allows for flexibility in the form of a 0.75 metre +/- deviation from the average. This would result in a minimum 7.46 metre front yard setback for 59B Jarrow Road. The provision is intended to prevent built form from overwhelming the streetscape; to maintain the character of the neighbourhood and streetscape; and to ensure that adequate front yard amenity and parking areas can be accommodated.

Upon submission of the Application, the average front yard setback was calculated incorrectly; the error was reflected in the Notice of Hearing, which stated that a reduction of the required front yard setback from 6.4 metres to 6 metres was required. Based on the accurate calculation, the requested reduction of the required front yard setback should have been noted as from 7.46 metres to 6 metres.

Although deficient from what is permitted by the Zoning By-Law, staff are satisfied that the proposed front yard setback is consistent with the setback of a number of adjacent homes on Jarrow Road, given the variable characteristic in front yard setbacks along the street. The 6 metre setback will allow for sufficient space for amenity and parking areas. No adverse impacts are anticipated. Staff recommend that Variance 1, as outlined in the Notice of Hearing, be denied, and that a reduction of the minimum front yard setback to the dwelling from 7.46 metres to 6 metres be approved instead.

Variances 2 and 3 of Application A-10/20

Zoning By-law 2013-283 establishes rear yard setbacks of 6 metres to a detached dwelling and 4.5 metres to a platform structure (raised deck) that greater in height than 1.2 metres above grade. The intent of these provisions is to: ensure adequate amenity space is provided on a property; maintain adequate separation distance and buffering between neighbouring properties; minimize overlook and privacy impacts; and provide sufficient space for property maintenance and stormwater management.

The Applicant is requesting a reduction of the minimum rear yard setback for a detached dwelling from 6 metres to 2.6 metres and a reduction of the rear yard setback to a platform structure from 4.5 metres to 2.6 metres. The reductions are requested to facilitate the proposed detached dwelling on 59B Jarrow Road. They are necessary due to the irregular lot shape required to respect the location of the top of slope, associated with the identified significant valleylands. Staff have no concerns that these reductions will cause an impact on any of the aforementioned factors, as the lands to the rear (north) are comprised of valley slope; there are no residential dwellings located to the rear of the subject lands. Staff are of the opinion that the requested variances are minor in nature, are desirable for the appropriate use of the lands, and are in keeping with the intent of the Official Plan and Zoning By-law. Staff are recommending approval, accordingly.

Conclusion

Having regard for the matters under Section 53 of the *Planning Act*, staff are of the opinion that Application **B-05/20SC** is compatible with the neighbourhood, consistent with the provisions of the Zoning By-law, and will have no adverse impacts on the surrounding area and environment. It is staff's recommendation that the requested consent to sever be approved, subject to the conditions outlined in the recommendation.

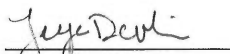
Having regard for the matters under Section 45(1) of the *Planning Act*, staff are of the opinion that Minor Variance Applications **A-07/20** and **A-10/20**, including Variance 1 of Application A-10/20, as corrected herein by staff, are in keeping with the general intent of the Official Plan and Zoning By-law, are minor in nature, and desirable for the appropriate use of the land. Staff recommend that the Applications be approved as outlined in the recommendation and subject to the conditions therein.

Prepared by:



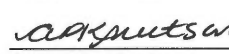
Connor Wright
Student Planner

Submitted by:



Taya Devlin
Planner I

Approved by:



Amanda Knutson
Planner II

Munro, Elaine

Subject:

RE: 59 Jarrow Rd new driveway abutting 57 Jarrow Rd easement

From: Dana & Pam (Gormley) Michaud < >

Sent: Sunday, January 19, 2020 7:17 AM

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

Subject: Fw: 59 Jarrow Rd new driveway abutting 57 Jarrow Rd easement

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.

Hello Elaine

My name is Dana Michaud and live at 57 Jarrow Rd. which is located at the "dead end" of Jarrow Rd.

a) May I point out that the Notice of Hearing placards placed at 59 Jarrow Rd. are not clearly visible to any of the residents

One is placed in a dirty fogged up side window of the existing house (lot 594 \$ 595), which makes it hard to read and is also obscured from the road by a side yard boarded fence.

The other is placed low to the ground near a shed which is set back approx. 39ft (11.9m). This sign is obscured by a side yard boarded fence and by the house at 61 Jarrow Rd.

b) Please find attached my concerns and disagreements with the planning department in regards to the new placement of a driveway at 59 Jarrow Rd (proposed 59a). Everyone in the City's planning department, in their imaginary minds, thinks that Jarrow Rd continues through to Melody Trail as per registered plan 111. Reality check. Jarrow Rd ends midway of lot 594. According to the conservation authority, they would most likely not give permission due to the creek that runs below and that lands around the creek are in a one hundred year flood plain. I respectfully ask that the city revise plan 111.

c) Lot 594 (proposed 59b) indicates a new driveway for the new proposed house on said lot to be placed next to the new driveway at 59a. This further adds to the congestion of three driveways into one.

Where are all extra vehicles going to park? At the guard rail, along the south edge of Jarrow Rd. The garbage/recycling trucks have enough troubles turning around at the dead end of Jarrow Rd.. In the winter the ploughs push the snow to the guard rail which makes this end tighter and narrower.

The city of St. Catharines has totally disrespected and disregarded my rights to an uninterrupted access to Jarrow Rd.

I have reattached my drawings JRL-01 & JRL-02 and a copy of the letter from the NPCA (4 pages).

I recommend, that yourself or someone from your department come down and have first hand look at the area

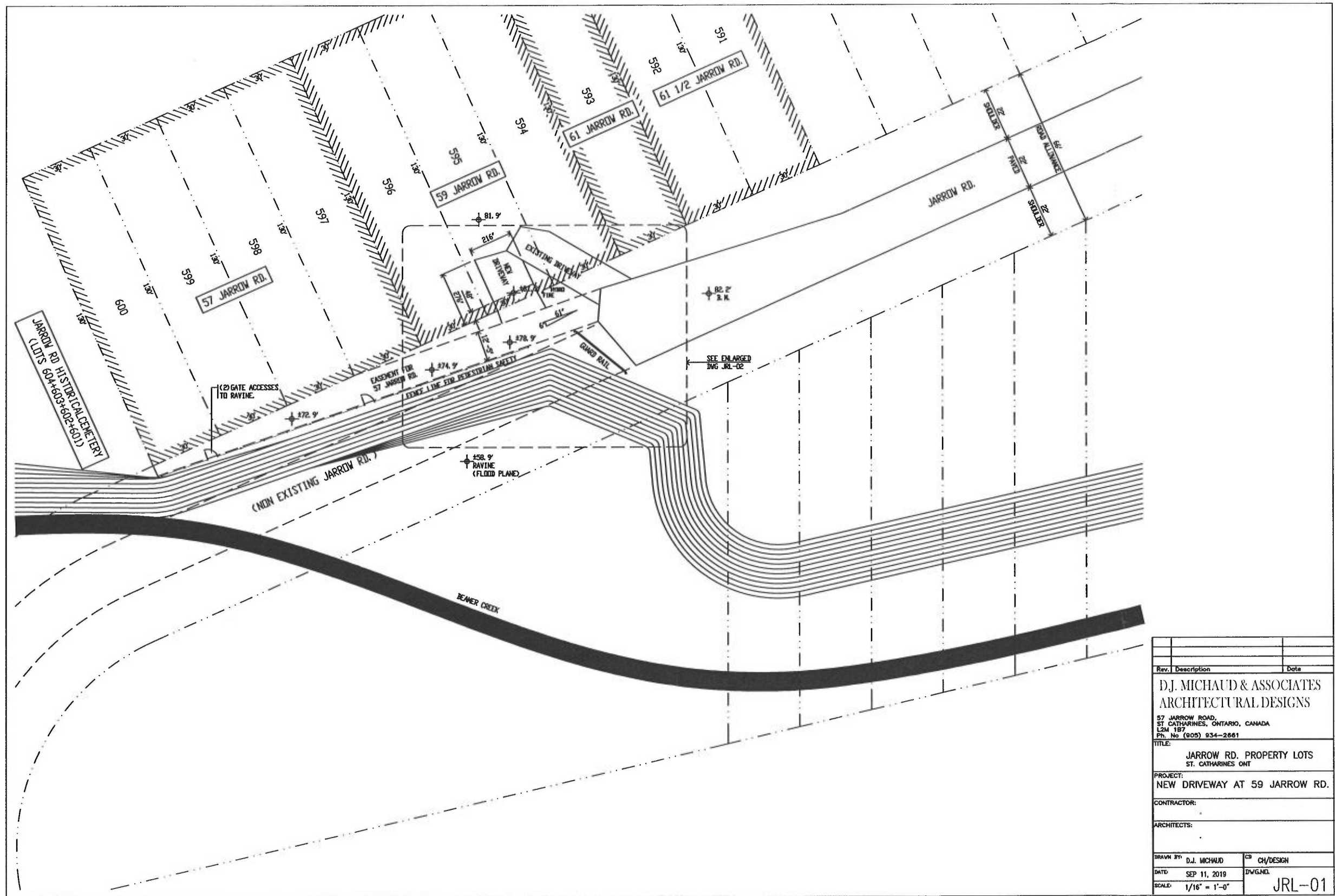
Regards

Dana J. Michaud

Architectural Technologist

c

----- Forwarded Message -----



Rev.	Description	Date
D.J. MICHAUD & ASSOCIATES ARCHITECTURAL DESIGNS 57 JARROW ROAD, ST. CATHARINES, ONTARIO, CANADA L2M 1B7 Ph. No (905) 934-2661		
TITLE: JARROW RD. PROPERTY LOTS ST. CATHARINES ONT		
PROJECT: NEW DRIVEWAY AT 59 JARROW RD.		
CONTRACTOR:		
ARCHITECTS:		
DRAWN BY:	D.J. MICHAUD	CD CH/DESIGN
DATE:	SEP 11, 2019	DWG.NO.
SCALE:	1/16" = 1'-0"	JRL-01

From: Dana & Pam (Gormley) Michaud <>
To: Devlin, Taya <tdevlin@stcatharines.ca>
Cc: Knutson, Amanda <aknutson@stcatharines.ca>; Applebee, Brian <bapplebee@stcatharines.ca>
Sent: Monday, September 30, 2019, 3:49:24 p.m. EDT
Subject: Re: 59 Jarrow Rd new driveway abutting 57 Jarrow Rd easement

Hi Taya

I disagree with the portion in front of 59 Jarrow Rd. as being an open road allowance for there was nothing there prior to 1960.

Prior to 1960, 59 Jarrow Rd consisted of lots 594 thru 600 and of a permanent home (lot 595 & 596) & a cottage (lot 597 & 598) belonging to the Barrett family of the U.S.A.. The only access to the lower cottage (now 57 Jarrow Rd.) was to cut across the front yard of the home at 59 Jarrow.

In 1960, Tom Davis who resided at 70 Jarrow Rd., purchased lots 597 thru 600 from the Barrett family. With expressed permission from Grantham Township (GT) & the Niagara Peninsula Conservation Authority (NPCA), he was permitted to place an easement to the new addressed 57 Jarrow Rd. with a restriction of 16' wide driveway to minimize infringement onto the flood plain & creek. This access, as you refer it as, was at his expense.

You say, the City has no record of an agreement of easement with 57 Jarrow Rd.. May I suggest you look in the Grantham Township archives. If they cannot be found, there is physical and verbal evidence of such an agreement.

In 1961, Tom Davis asked the city for a new water line, for this cottage shared it's water with 59 Jarrow Rd.. GT which is now amalgamated with the city of St. Catharines as Grantham Ward placed a new water main and placed the shut off at the upper end of the easement. The city's utility plans should confirm this, thus physical acknowledgement of easement. In the early 70's, Tom Davis purchased 59 Jarrow from the Barrett family and even he acknowledged the easement by placing a new driveway at 59 Jarrow on an angle giving him access to Jarrow Rd. and yet he owned both properties.

In 1984, my wife, who has lived on Jarrow since 1955 (whole life) and I who has lived on Jarrow since 1973 (married Pam) purchased 57 Jarrow from Tom. The city has never maintained this alleged open road allowance (snow removal, grading nor graveled) . Our garbage and recyclables are not picked up at our property line but picked up at the top of the easement. Tom Davis has faithfully maintained it when he owned it and I have faithfully maintained it without prejudice since. My wife is testimony to making several calls to the city to re-grade & gravel this alleged open road allowance, do to rain erosion from down pour runoff from the road and the city's reply was "this is your easement and it is not the city's job to beautify your property" thus further verbal acknowledgement of an easement.

In 1989, Doug Emirck purchased 59 Jarrow from Tom Davis. In the mid 90's, Doug went to the city's planning department to get permission to add a new driveway to the alleged open road allowance as you call it, for he wanted to divide the property. The city informed him that he could not abut his new driveway onto my easement which you refer to open road allowance, thus again city's reference to an easement. The city told him that the hydro pole would haft to be moved and his driveway be placed on an angle between my water shut off and his lot line intersections 594/595 making for a 12' wide driveway. Obviously he declined, which I'm assuming the cost would have been bestowed on him. You may reach out to Doug Emrick at 905-935-3810 to confirm or discuss further.

In 2010 or 2011, the city reconstructed Jarrow Rd. updating waterline, sewers, road elevations and added a new fire hydrant at dead end. The city informed me that the road would be elevated at the dead end to prevent any further erosion of our driveway do to down pour runoff from road. I assume that the city kept a record of my wife's past reported water damage to our driveway, thus again acknowledging an easement. The city

replaced the guard rail and widened the western dead end of Jarrow to enable vehicles to turn around. I had asked the city, why they terminated the new sewer line at the dead end of Jarrow and did not continue it down to my property line. The reply from the city was that going down my "easement" was my responsibility, again acknowledgement of a known easement.

Doug Emrick sold 59 Jarrow in July of 2017. The new owner never moved in. He split the property into two, one as a 30' wide property (lot 594) and the other as a 60' wide property (lots 595 & 596). He requested two new water/sewer lines put in. The city obliged. For the 60' wide property, they informed me that they would be crossing thru a small portion of my easement to connect to the main water/sewage lines. They politely asked for me to move my vehicle onto the road for this would take a couple of hours. At this time I had asked where the new driveway would be placed for the access to 59 Jarrow (double lot). The city replied that the hydro pole would have to be moved as well as the fire hydrant. The new driveway would be placed at an angle and run between my water shut off and 594/595 lot line intersection giving it an approx. 12' wide driveway. They informed me that it would encroach at the upper end of my easement and would allow both of us uninterrupted access to Jarrow Rd. They said this was the best scenario to appease both of us as property owners.

All of the above should be enough proof that this swath of land is in fact my easement. For anything more than for safety reasons alone, this new driveway at 59 Jarrow Rd. should be allowed and placed where the city has implied and as mentioned above, not once but twice.

Regards
Dana J. Michaud

On Friday, September 20, 2019, 3:32:25 p.m. EDT, Devlin, Taya <tdevlin@stcatharines.ca> wrote:

Good Afternoon Dana,

Thank you for your email earlier this week. I apologize for the delay in replying, however I understand there have been a number of City staff involved, and I wanted to ensure I had the complete picture prior to responding.

The City's Zoning By-law sets a maximum permitted width for a driveway at 7.5 m or 50% of the lot frontage, whichever is less. At 59 Jarrow Road, the newly constructed driveway is approximately 17 feet wide (5.18 m), which is less than 50% of the property frontage and less than 7.5 m wide. The proposed driveway size is permitted by the City's Zoning By-law 2013-283, section 3.9, and no Minor Variance was required. Where a private driveway complies with the zoning provisions, there is no requirement for public notice.

To my knowledge, while the western extent of Jarrow Road serves as an access to 57 Jarrow Road, the portion in front of 59 Jarrow Road is an open road allowance and the City has no record of an agreement or easement with 57 Jarrow Road over this portion. As such, 59 Jarrow Road is permitted to establish an entrance to their property at this location.

With regards to drainage, the City does not currently have a by-law to enforce grading and drainage on private property, as such it is a civil matter and subject to the Ontario Drainage Act.

Please let me know if you have any questions.

Thank you,

Taya

Taya Devlin

Planner I

Email: tdevlin@stcatharines.ca

Phone: 905.688.5601 x1727 TTY: 905.688.4TTY (4889)

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



From: Dana & Pam (Gormley) Michaud <>

Sent: Sunday, September 15, 2019 7:40 AM

To: Knutson, Amanda <aknutson@stcatharines.ca>; Devlin, Taya <tdevlin@stcatharines.ca>

Subject: Fw: 59 Jarrow Rd new driveway abutting 57 Jarrow Rd easement

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From: Dana & Pam (Gormley) Michaud <>

To: Brian Applebee <bapplebee@stcatharines.ca>

Cc: Taya Devlin <tdevlin@stcatharines.ca>; Amanda Knudson <aknudson@stcatharines.ca>

Sent: Saturday, September 14, 2019, 12:35:06 p.m. EDT

Subject: 59 Jarrow Rd new driveway abutting 57 Jarrow Rd easement

Brian, Taya & Amanda

As per instructed by Steve Stec, I am informing you of my concerns on the placement of new driveway at 59 Jarrow Rd .

On Friday (Aug 30, 2019) at 7:00 am, my wife and I were awakened by machinery at the top of our driveway. We had not received any notice from the city nor the owner in regards to this new driveway.

I asked the new owner to show me the variance permit, for it was not posted for view. He replied that he did not have to show it to me and that he could do whatever he wanted to his property.

On Tuesday Sept 03, 2019, a by-law enforcement officer told my wife that we had to remove our address post from #59 Jarrow Rd driveway. My wife explained to the officer , that we did not place the address post in his driveway and that he poured his asphalt driveway around our address post and water shut off. My wife told the officer that we have been in touch with the city's planning department on this manner and the address post was to stay put till we heard back from the planning department.

On Wednesday Sept 04, 2019 the by-law enforcement officer returned with a hand written courtesy notice giving us until Sept 06, 2019 by 1300 hrs to remove said post.

I have attached drawings JRL-01 & JRL-02 in regards to the unsafe location of 59 Jarrow Rd's new driveway.

In accordance with the Architectural Graphic Standards, a vehicle requires a 17 ft radius to safely enter and exit a driveway. As per attached drawing JRL-02, this can not be accomplished.

To enter, the car would have to brush up against the guard rail. To exit, the car would have to crash through the fence thus rolling down the embankment.

For safety reasons

- a) This driveway sits higher than the easement and when two cars are parked parallel, the furthest one has an obstructive view of something coming up the driveway (car, person and or animals).
- b) During winter months, with both driveways iced up, do to freezing rains, the car would not be able to stop thus injuring or killing a resident of 57 Jarrow Rd., mail person or any other living thing using the sloped driveway).
- c) Rainwater runoff from this new driveway will cause erosion to the sloped driveway thus endangering the use.
- d) Flash flooding will cause more water coming down the sloped driveway, possibly entering my front door which is located at the base of the sloped driveway.
- e) For visitors or other users of 59 Jarrow Rd's new driveway, who are not familiar with the area during inclement weather, could overshoot across the easement and traverse down into the ravine causing bodily harm or death.

We also enclosed a letter addressed to my wife Pamela from the Niagara Peninsula Conservation Authority in regards to the continuation of Jarrow Rd. as per an outdated city plan (attached drawing JRL-01).

I would suggest that the city revise Jarrow Rd. as a no exit as noted on the back of the stop sign at Arthur St.. Jarrow Rd was widened at the guard rail end to create a sort off cul-de-sac in anticipation of no future plans of extending Jarrow Rd.

Please find attached Drawings JRL-01, JRL-02 and letter from NPCA (4 Pages)

Regards

Dana J. Michaud

Architectural Technologist

57 Jarrow Rd., St Catharines, Ont. L2M 1B7

City of St. Catharines Confidentiality Notice

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March 6, 1996

Our File No. REG 11.21.D.

Mrs. Pam Michaud
57 Jarrow Road
St. Catharines, Ontario
L2M 1B7

Dear Mrs. Michaud:

Subject: Development Potential
57 Jarrow Road
City of St. Catharines



**Niagara
Peninsula
Conservation
Authority**

2358 Centre Street
Allanburg, Ontario
L0S 1A0
905-227-1013
1-800-263-4760
Fax 905-227-2998

Further to our recent discussions regarding the development potential of two landlocked parcels on your property, we offer the following comments for your consideration.

As discussed, your property consists of three parcels of land, two of which are presently vacant, located at the end of Jarrow Road. It has been also noted that a portion of these two parcels lie below the 100 Year Flood elevation of 78.63 metres G.S.C. of Beamer Creek where it meets Walkers Creek, and as such, would be subject to the current Floodplain Management Policies of the Authority. These policies do not allow for the placement of new structural development, including the placement of earthen fill material, within riverine floodplain areas. Structural development in flood risk areas is limited to reconstruction or minor additions to existing buildings or additions to primary agricultural operations only. A work permit from our agency would be required for these types of development activities. The enclosed "Fact Sheet" and information brochure entitled "Protecting our Watercourses and Valleylands" will further explain the Authority's policies regarding flood risk areas.

Attached is a map which delineates the general location of the 100 Year floodplain limits based on an interpolation of the contour information contained on that mapping. The location of this floodplain should be field verified by a topographical survey, prior to any new structural development being proposed on the site.

As also discussed, Jarrow Road would be required to be extended to the vacant parcels to allow them to be deemed as viable building lots prior to any development taking place. Such a road extension would, however, necessitate the placement of large quantities of earthen fill material within the flood risk area and possibly the channel of Beamer Creek. Under current Authority policies, such fill placement is discouraged due to the potential negative natural and hydraulic impacts on creek systems, and would require the submission of detailed engineering analyses prior to the consideration of any permit approvals from this agency. It should be noted that the submission of such analyses does not guarantee permit approval from the Conservation Authority. Accordingly, given the high costs associated with the necessary engineering analyses, and the potential for approvals not being issued by this agency, Authority staff strongly recommend that the overall economics of such an undertaking be seriously considered prior to development.

...2/

We trust the above will be of assistance. Should you have any questions regarding this matter, please do not hesitate to contact me.

Yours sincerely,



Michael G. Benner
Resources Planner (ext.233)

MGB;db
encl.

cc: City of St. Catharines, Engineering Department

Niagara Peninsula Conservation Authority

Flood Plain Policies

FACT SHEET



**Niagara
Peninsula
Conservation
Authority**

2358 Centre Street
Allanburg, Ontario
L0S 1A0
905-227-1013
1-800-263-4760
Fax 905-227-2998

- The flood standards in the jurisdictional area of the Niagara Peninsula Conservation Authority are categorized as follows:
 - * Shriner's Creek, Beaverdams Creek,
Ten Mile Creek and Tributary W-6-5 Regional Flood
 - All other watercourses 100 Year Flood
 - * as formally requested by the City of Niagara Falls
- These flood standards were approved by the Minister of Natural Resources in February of 1989, to reflect a formal reduction in our regulatory standards which was made at the request of the Regional Municipality of Niagara.
- A summary of our policies is as follows:
 - The Authority regulates development activities in areas which have been identified as floodplains, lands defined by Fill Schedules, and watercourse channels.
 - The Authority is undertaking a 100 year floodplain mapping program. However, where the 100 year flood information is not currently available (and Regional Flood information is available), the Regional Flood is used for regulation purposes. This policy does, however, allow for the generation of 100 year flood levels by the applicant/landowner, at his own expense.
 - Permitted development in floodplain areas can include reconstruction or additions to existing structures (with restrictions), as well as additions or extensions to existing primary agricultural operations. Other uses such as open space uses, alterations to waterways, crossings, or uses not likely to incur or create damage to other properties from floodwaters, or cause a threat to public safety, may be allowed. The Authority has established permit application procedures to assess these development activities.
 - Where Fill Schedules are in place, fill is not permitted in floodplain areas unless it is necessary to stabilize an eroding slope or to assist in the floodproofing of structures. The Authority implements fill regulations only at the formal request of our municipalities, and after extensive public consultation.
 - N.P.C.A. staff work closely with our area municipalities to incorporate these policies and protection standards into their Official Plans and Comprehensive Zoning By-laws at their normal update periods, to redflag these resource issues to ratepayers.

• • •

Copies of our detailed Policies and Procedures document are available from the N.P.C.A. office, located at 2358 Centre Street, Allanburg, Ontario, L0S 1A0. For further information, contact the Director, Water Management at (905) 227-1013 or 1-800-263-4760.



**NIAGARA PENINSULA
CONSERVATION**
AUTHORITY

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

January 17, 2020

Our File No.: PLCON202000057

BY E-MAIL ONLY

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

Attention: Elaine Munro, Secretary-Treasurer

Subject: Applications for Consent and Minor Variances (B-05/20, A-07/20 and A-10/20)
PLAN 111 BLK 7 LOT 594 TO; LOT 596
59 Jarrow Road St. Catharines ON L2M1B7

The Niagara Peninsula Conservation Authority (NPCA) has reviewed the above noted applications and offers the following for your information.

These applications have been made to facilitate the creation and development of a future residential lot at the above noted address.

NPCA mapping indicates the subject lands back onto a steep slope. Authority objectives when reviewing proposals on lots adjacent to slopes or valleys pertain to minimizing soil erosion and sedimentation, protecting life and property from the potential for slope stability problems and ensuring that the natural integrity of the valley slope is maintained over the long term. These matters must be addressed prior to supporting any new development adjacent to a steep valley.

NPCA staff have reviewed a 'Slope Stability Assessment - 59 Jarrow Street' (dated July 20, 2017) by Soil-Mat in support of the lot creation proposed. This report concluded that the stable top of slope was located 2.6m and 3.4m landward from the location of the approved physical top of slope (which was taken as the 81.25m contour). NPCA staff are satisfied with the location of the of the calculated Stable Top of Slope and conducted a site visit to confirm the location of physical top of slope as the 81.25m contour.

The severance sketch submitted with these applications appear to show the correct location of physical and stable top of slope, however, no contour information was noted. As such, it cannot be verified that the physical top of slope was taken at the 81.25m contour interval. This will need to be confirmed prior to final approval of this application. The sketch does show that there is a sufficiently sized building envelope outside of the stable and physical top of slopes. It should be noted that the rear lot line for Part 2 extends to the physical top of slope. NPCA staff can support this provided the lot line does not extend beyond the physical top of slope, onto the slope face.

Lastly, as the proposed works will be located within an area regulated by the NPCA, a Permit from this office will be required prior to the commencement of the works on site. Through the Work Permit process, the Geotechnical Report will need to be amended to speak to the detailed design drawings of the dwelling and

any accessory structures (versus the general building envelope which already has been supported), to confirm that the actual proposed development and site alterations will not adversely impact the stability of the slope over the long term.

Conclusion:

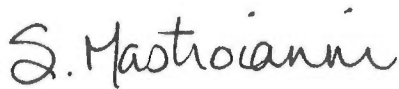
As the applications meet the intent of NPCA policies as well as the recommendations of the Slope Stability Report, the NPCA offers no objections to the approval of the applications provided the following:

As a condition of consent approval, the severance sketch shall be revised to include elevation information to confirm the location of the physical top of slope was taken at the 81.25m contour.

The landowner should be made aware of the above and note that NPCA permits will be required prior to the commencement of any works on site.

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

Yours truly,

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

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

January 24, 2020

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

Attention: Elaine Munro

File# 60.84.2282, 60.81.5597 & 60.81.5600

Re: 59, 59A & 59B Jarrow Rd

In response to your correspondence dated January 14, 2020, 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.
- In order for Alectra Utilities to prepare design and procure the materials required to service this site in a timely manner, a minimum of 6 months notification is required. It would be advantages for the developer if Alectra Utilities were contacted at the stage where the new site plan becomes available. Please note that it takes approximately 20 weeks to purchase a transformer.

We would also like to stipulate the following:

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

- Alectra Utilities must be contacted if the removal, isolation or relocation of existing plant is required, all cost associated with this work will be at the owners expense.
- CALL BEFORE YOU DIG, arrange for underground hydro cable locate(s) before beginning construction by contacting Ontario One Call @ 1-800-400-2255.
- Clearances from Overhead and Underground existing electrical distribution system must be maintained in according to:
 - Ontario Building Code (1997) Section 3.1 (3.1.18.1)
 - Electrical Safety Code Rule 75-312
 - Occupational Health and Safety Act (OH&SA) – Construction Projects (Electrical Hazards)
 - CAN/CSA-C22.3 No. 1-15, Overhead System
 - C22.3 No. 7-15 Underground Systems

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Jakubowski', with a large, sweeping loop at the end.

Mark Jakubowski
Supervisor, Design, Customer Capital

Munro, Elaine

Subject: RE: Committee of Adjustment Notices and Applications, City of St. Catharines, for the February 5/20 CofA Hearing - Email 2

59 Jarrow Road
164 Martindale Road

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

Sent: Tuesday, January 14, 2020 7:42 AM

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

Subject: Re: Committee of Adjustment Notices and Applications, City of St. Catharines, for the February 5/20 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.

Good morning 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: Tage Crooks, Wilrik Banda, Amanda Knutson, Conner Wright, Brian
Thiessen
Planning and Building Services

From: Steven Sunderland, Building Inspector
Planning and Building Services

Date: January 30, 2020

Subject: Building Comments on Applications to the Committee of Adjustment
Consents – February 5, 2020 hearing

B-03/20SC – 298 Glenridge Avenue

Comment:

- No Comment

Condition:

- No comment

B-04/20SC – 298 Glenridge Avenue

Comment:

- No Comment

Condition:

- No comment

B-05/20SC – 59 Jarrow Road

Comment:

- Be advised that a building permit is required for the proposed single detached dwelling on Part 2.

Condition:

- No comment

B-07/20SC – 20 Frederick Street

Comment:

- Be advised that a building permit is required for the proposed single detached dwelling on Part 2.

Condition:

- No comment

B-08/20SC – 15 Bloomfield Avenue

Comment:

- No Comment

Condition:

- No comment

B-09/20SC – 19 Michigan Avenue

Comment:

- No Comment

Condition:

- No comment

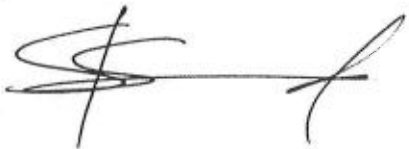
B-10/20SC – 14 Pawling Street

Comment:

- Be advised that a building permit is required for the proposed single detached dwelling on Part 3.

Condition:

- No comment

A handwritten signature in black ink, appearing to read 'S. Sunderland', with a stylized flourish at the end.

Steven Sunderland, A.Sc.T., CBCO
Building Inspector



Memorandum

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

Cc: Tage Crooks, Wilrik Banda, Amanda Knutson, Conner Wright, Brian Thiessen
Planning and Building Services

From: Brian Thiessen, Building Manager of Plans Examination
Planning and Building Services

Date: January 30, 2020

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – February 5, 2020 hearing

NO.	ADDRESS	COMMENTS
A-04/20	298 Glenridge Ave.	No Comment
A-05/20	310 Glenridge Ave.	No Comment
A-06/20	111 Glendale Ave.	No Comment
A-07/20	59A Jarrow Road	No Comment
A-10/20	59B Jarrow Road	No Comment
A-11/20	20 Frederick Street	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-12/20	47 Roland Street	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-13/20	15A Bloomfield Ave.	No Comment
A-14/20	15B Bloomfield Ave.	No Comment
A-15/20	164 Martindale Road	Be advised that building permits are required for the proposed residential dwelling units.
A-18/20	19 Michigan Avenue	No Comment
A-19/20	23 Michigan Avenue	No Comment

Steven Sunderland, A.Sc.T., CBCO
Building Inspector



Memorandum

To: Elaine Munro, Planning and Building Services
CC:
From: Jessica Button, Community, Recreation and Culture Services
Date: January 14, 2020
Subject: Committee of Adjustment Hearing – February 5, 2020

PRCS has reviewed the Committee of Adjustment application for the hearing of January 27, 2020 and provides the following comments;

1. **298 Glenridge Avenue, Consent, B-03/20SC – 60.84.2280**
298 Glenridge Avenue, Consent, B-04/20SC – 60.84.2281
298 Glenridge Avenue, Minor Variance, A-04/20 – 60.81.5594
310 Glenridge Avenue, Minor Variance, A-05/20 – 60.81.5595
111 Glendale Avenue, Minor Variance, A-06/20 – 60.81.5596

No further comment

2. **59 Jarrow Road, Consent, B-05/20SC – 60.84.2282**
59A Jarrow Road, Minor Variance, A-07/20 – 60.81.5597
59B Jarrow Road, Minor Variance, A-10/20 – 60.81.5600

CRCS request that the following be included as a condition of severance or included within a Development Agreement for the subject lands:

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.

- 3. 20 Frederick Street, Consent, B-07/20SC – 60.84.2284**
20 Frederick Street, Minor Variance, A-11/20 – 60.81.5601
47 Roland Street, Minor Variance, A-12/20 – 60.81.5602

In order to preserve one of the existing boulevard trees, CRCS requests that the driveway be relocated to the far east of the site. The applicant should be advised that they will be responsible for the costs of removal and replacement of the tree at the time of removal. Tree replacement costs are in addition to standard tree planting requirements noted below.

CRCS request that the following be included as a condition of severance or included within a Development Agreement for the subject lands:

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.

That all servicing laterals and site alterations be located outside the dripline of the retained (westerly) boulevard tree.

- 4. 15 Bloomfield Avenue, Consent, B-08/20SC – 60.84.2285**
15A Bloomfield Avenue, Minor Variance, A-13/20 – 60.81.5603
15B Bloomfield Avenue, Minor Variance, A-14/20 – 60.81.5604

CRCS request that the following be included as a condition of severance or included within a Development Agreement for the subject lands:

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.

That all servicing laterals and site alterations be located outside the dripline of the existing boulevard tree.

5. **19 Michigan Avenue, Consent, B-09/20SC – 60.84.2286**
19 Michigan Avenue, Minor Variance, A-18/20 – 60.81.5608
23 Michigan Avenue, Minor Variance, A-19/20 – 60.81.5609

No requirements. A tree inventory and protection plan is required prior to establishing development setbacks.

6. **164 Martindale Road, Minor Variance, A-15/20 – 60.81.5605**

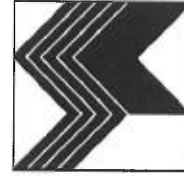
No comment.

7. **14 Pawling Street, Consent, B-10/20SC – 60.81.2287**

No comment.

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

REPORT TO PLANNING DEPARTMENT
Re: CITY LAND DIVISION APPLICATION NUMBER B-05/20SC



January 17, 2020

ENGINEERING FILE 300-36

Hearing Date: February 5, 2020

Applicant: Danblo Holdings Inc.

Location: 59 Jarrow Road

MUNICIPAL SERVICES

Water:	150mm P.V.C.
Sanitary Sewer:	200mm P.V.C.
Storm Sewer:	300mm corrugated steel outlet (south side)
Sidewalks:	No
Curbs:	No
Road Allowance Width:	20.12m±

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

Comment(s): It is noted that the Applicant proposes to sever Part 2 on the submitted sketch for the proposed construction of a detached dwelling to be known as 59B Jarrow Road. A remnant parcel (Part 1) shall be retained with the existing detached dwelling known as 59A Jarrow Road.

Roads

Jarrow Road is designated a Local road in the City's Official Plan with a desired right-of-way width of 20.0m. Its current width is sufficient at approximately 20.12m±, therefore the City shall not require a road widening to be dedicated as a condition of this severance application.

Sidewalks and Curbs

Sidewalks and curbs do not exist along Jarrow Road, as it is in a semi-urban cross-section state, with road side ditches for road drainage. The City would like to remain consistent with past requirements to 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, bikelanes and meeting the Garden City Plan initiatives driven by Council, it is normally required that the Owner make a cash contribution for the construction of future sidewalks along the frontage Jarrow Road. Understanding that Jarrow Road is not currently on a priority sidewalk list for construction in the near future, the City will not require a cash-in-lieu payment for sidewalks.

Engineering Services

The lot was previously provided independent separate services in the past by City crews, with water and sanitary laterals. IT was also

confirmed previously that the existing home has separate services similar, and do not cause conflicts. Given the City has the information with respect to the existing service locations and they do not conflict, the Applicant will **not** be required to pay to have City forces confirm the locations of these to the existing dwelling.

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. Although an individual lot drainage plan is a requirement for review and approval at the building permit stage, it shall be required as a condition of severance and prior to the lot being created, to ensure that the proposed lot can convey drainage flows to a suitable outlet and will not adversely affect abutting properties, nor the City boulevard.

Sump pump flows are typically discharged to grade, when no opportunities to connect to a storm sewer in the road allowance exist. Since a storm sewer does not exist on Jarrow Street in the typical fashion, sump pump flows and roof leaders shall be required to discharge to grade from the front / back of the lot, and shall be identified as to how on the proposed lot drainage plan and building plans, in accordance with the Property Standards By-law (2014-248).

Condition(s):

Prior to final certification of the severance application, the Applicant shall;

- Prepare by an Ontario Land Surveyor or Professional Engineer, a Lot Drainage plan for review and approval prior to a Final Certificate being issued; and

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
Amanda Knutson, Planner II
Wilrik Banda, Planning Technician
Tage Crooks, Planner I

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

Date: January 20, 2020

Hearing Date: February 5, 2020

Subject: **Committee of Adjustment - Minor Variance Applications**
15A&B Bloomfield Avenue, A-13-14/20SC
20 Frederick Street, A-11/20SC
111, 298 & 310 Glenridge Avenue, A-04-05-06/20SC
59A&B Jarrow Road, A-07&10/20SC
164A Martindale Road, A-09/20SC
19&23 Michigan Avenue, A-18-19/20SC
47 Roland Street, A-12/20SC

Development Engineering have reviewed the abovenoted minor variance applications and have further or objection to the minor variances requested.

Regards,

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



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: January 14, 2020

Subject: Committee of Adjustment
Public Hearings – February 5, 2020
File No. 305-17-01

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

Steve Bittner
Transportation Technologist
SB/

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

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

COMMENTS

**B-07/20SC (60.84.2284), A-11/20
(60.81.5601) & A-12/20 (60.81.5602)**

20 Frederick Street

**DATE OF HEARING:
February 5, 2020**



Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: February 4, 2020

Date of Meeting: February 5, 2020

Report Number: B-07/20SC
A-11/20
A-12/20

File: 60.84.2284
60.81.5601 (20 Frederick Street)
60.81.5602 (47 Roland Street)

Subject: 20 Frederick Street (47 Roland Street)

Recommendation Consent

That Application **B-07/20SC** by 2706703 Ontario Inc., as outlined in the Notice of Hearing be approved, subject to the following conditions:

1. That the Owner enter into a Development Agreement with the City of St. Catharines, to be registered on title to the lands, addressing the following conditions to the satisfaction of the Director of Planning and Building Services:
 - a. That building permit plans, including a site plan and elevations for Part 2 be submitted for review and approval, which demonstrate the following:
 - i. Provision of a 2.0 metre-high wood board fence along the rear lot line of 20 Frederick Street (Part 2) abutting the side yard of the new lot to be known as 47 Roland Street (Part 1).
 - ii. Removal of the existing shed located on Part 2.
 - iii. A revised building design showing the two-storey portion of the building located on the easterly portion of the new lot, provided there is no interference with existing services or electrical utilities.
 - b. That a grading plan be prepared by a qualified Ontario Land Surveyor or professional engineer to demonstrate that runoff from Parts 1 & 2 on the submitted sketch can be conveyed to a suitable outlet without impacting abutting properties.
 - c. That the Owner submit a payment for replacement of a 60mm boulevard tree for 47 Roland Street, in accordance with the City's current Schedule of Rates and Fees.
 - d. That the Owner submit a payment for replacement of a 60mm boulevard tree for 20 Frederick Street, in accordance with the City's current Schedule of Rates and Fees.
 - e. That all servicing laterals and site alterations be located outside the dripline of the retained (westerly) boulevard tree.
2. That the Owner pay to the City the estimated cost of a future sidewalk along the Roland Street frontage of Parts 1 and 2, the fee for which shall be in accordance with the City's current construction tender pricing average.
3. That payment of 5% of the appraised value of the new lot, as determined by a qualified appraiser, be made to the City 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'.

4. That the Owner provide the Secretary-Treasurer with the acknowledgement and direction for conveyance of the subject parcel, together with a copy of the deposited reference plan, for use in the issuance of the Certificate of Consent.
5. That the Owner submit to the Secretary-Treasurer of the Committee of Adjustment a final certification fee of \$214.80 payable to the Treasurer, City of St. Catharines.
6. That final approval of the concurrent Minor Variance Applications, specifically Variance 1 of Application A-11/20 and Variances 1 and 2 of Application A-12/20, be granted by the Committee of Adjustment.
7. That all conditions of consent be fulfilled by February 5, 2021.

Minor Variance

That Application **A-11/20** by 2706703 Ontario Inc., as outlined in the Notice of Hearing, be approved.

That Application **A-12/20** by 2706703 Ontario Inc., as outlined in the Notice of Hearing, be approved.

Report The Proposal

The Applicant proposes to create a new lot, to be known municipally as 47 Roland Street, for the purposes of constructing a detached dwelling. Accordingly, Application **B-07/20SC** seeks consent to a partial discharge of mortgage and consent to sever 432.5 square metres of land, illustrated as Part 2 on the submitted sketch. Part 1 would be retained for continued residential use of the existing detached dwelling at 20 Frederick Street.

Concurrent Applications **A-11/20** and **A-12/20** seek relief from the City of St. Catharines Zoning By-law 2013-283 through the variances described in the table below:

Application	Variance #	Provision	Required	Proposed
A-11/20 20 Frederick Street (Part 1)	1	Minimum Rear Yard Setback	7.5 metres	6 metres
	2	Minimum Interior Side Yard Setback to an Accessory Structure	0.6 metres	0.2 metres (existing)
A-12/20 47 Roland Street (Part 2)	1	Minimum Front Yard Setback	7 metres to the garage	6.05 metres to the garage
	2	Minimum Rear Yard Setback	7.5 metres	6 metres

Location and Site Description

The subject property is located on the northeast corner of Frederick Street and Roland Street. The property is surrounded by detached dwellings to the north, south, and west and semi-detached dwellings to the east. The property is currently occupied by a detached dwelling with two accessory structures.

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. Detached dwellings are permitted 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 – Suburban Neighbourhood (R1) pursuant to Zoning By-law 2013-283. Detached dwellings are permitted in the R1 zone.

Planning Analysis

Consent

Section 16.11.3 of the City's Official Plan, the Garden City Plan (GCP), directs that consents to sever will only be given where they contribute to the infilling of areas that are already substantially developed; where the size and shape of the parcel is appropriate for the use proposed; and where the proposal results in 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 GCP supports a balanced approach to infill and intensification to ensure appropriate building, site, and streetscape design.

Consent Application **B-07/20SC** requests to sever the subject property for the purposes of constructing a detached dwelling on the newly-created lot. The proposed lot size of 432.5 square metres is in keeping with the Zoning By-Law requirements and the general character of the surrounding neighbourhood, where lots vary in size and shape. At a density of 23 units per hectare, a detached dwelling on the newly created lot aligns with the density parameters of the GCP, being generally between 20 and 32 units per hectare. Further, the remnant parcel would better align with these same density parameters, increasing from 12 units per hectare to 25 units per hectare.

The newly created lot (Part 2) represents an opportunity for infill development in an area that is already substantially developed, with access to existing municipal services and

infrastructure. Staff are satisfied that the new lot can accommodate a building footprint, amenity areas, and parking. Further, staff are satisfied that the proposed remnant lot size and configuration are appropriate for the continued use of the existing residential building at 20 Frederick Street. Staff are supportive of the proposed consent, subject to the conditions outlined in the recommendation herein.

Design Review Panel (DRP)

City of St. Catharines Council directed the establishment of the Design Review Panel (DRP) to provide design recommendations on proposals for infill and intensification. Feedback from the DRP is advisory in nature. Council further directed that City staff routinely require development agreements to be registered on title as a condition of consent to enforce conditions for design of future development.

The Applicant's proposal was submitted to the DRP for consideration in December 2019. DRP members were generally supportive of the proposal and consider it appropriate for the site in question. Some DRP members expressed concerns with the proposed rear yard of the existing building as it would be shallow and framed by two-storey building walls on either end. It was recommended that the layout of the dwelling be flipped in order to reduce the building height adjacent to the rear yard of the retained home. This change would likely result in the removal of an existing boulevard tree.

There were also recommendations to enlarge the size of the proposed front porch and to improve the composition of the front façade by slightly reducing the size of the second floor windows and centering them above each garage door. It was further noted that the existing shed on the new lot is awkwardly positioned and should be relocated to a corner if retained.

The DRP supported the proposed severance, subject to the following recommended modifications:

1. That the upper windows be reduced somewhat in size and moved closer together to be centered on the garage doors.
2. That if the shed is to remain, it be moved to a rear corner; and
3. That the building be flipped so the two-storey portion of the new house is at the easterly side of the new lot, provided that there is no interference from existing services or electrical utilities.

Staff have considered the DRP's comments and are supportive of modifications 2 and 3 from the above list. As a condition of provisional consent, staff are recommending that the Owner be required to enter into a development agreement to address, among other matters, the requirement that the location of the two-storey portion of the proposed dwelling be "flipped" to the east side of the lot. The development agreement will also ensure that the shed be removed as a condition of consent.

Minor Variance

Variance 1 of Application A-11/20 and Variance 2 of Application A-12/20

Zoning By-law 2013-283 requires a setback of 7.5 metres from a rear lot line to a dwelling. The intent of the rear yard setback is: to ensure adequate amenity space is provided on

a property; to maintain adequate separation distance and buffering between neighbouring properties; to minimize overlook and privacy impacts; and to provide sufficient space for property maintenance and stormwater management.

Variance 1 of Application **A-11/20** requests a reduction of the minimum 7.5 metre rear yard for the remnant parcel (20 Frederick Street) to 6.05 metres to facilitate the proposed severance. As noted by the Design Review Panel, at 6 metres deep, the proposed reduced setback may result in a cavernous rear yard, particularly given the proposed location of the proposed two-storey building. As recommended herein, the proposed building design for 20 Roland Street should be mirrored horizontally so as to prevent the taller portion of the building from abutting 20 Frederick Street. Further, staff are recommending that a 2.0 metre high wood board fence be provided along the rear lot line of 20 Frederick Street to mitigate any privacy impacts.

Subject to the recommendations herein, staff have no concerns that the reduction in the minimum rear yard for 20 Frederick Street will negatively impact available amenity space, reduce ability to maintain the property, or impact stormwater management. Staff are of the opinion that the requested variance is minor in nature, is desirable for the appropriate use of the lands and is in keeping with the intent of the Official Plan and Zoning By-law. Staff are recommending approval, accordingly.

Variance 2 of Application **A-12/20** requests a reduction of the minimum 7.5 metre rear yard for the new lot (47 Roland) to 6 metres to facilitate construction of the proposed detached dwelling. The large lot width of 23.60 metres, together with removal of the existing shed on Part 2, will allow for substantial rear yard amenity space despite the proposed reduction in rear yard setback. Further, there is an existing board fence located on the adjacent property at 22 Frederick Street that will mitigate any privacy impacts. Staff are of the opinion that the requested variance is minor in nature, is desirable for the appropriate use of the lands and is in keeping with the intent of the Official Plan and Zoning By-law. Staff are recommending approval, accordingly.

Application A-11/20 - Variance 2

Zoning By-law 2013-283 establishes a minimum 0.6 metre setback to an accessory structure, which is intended to maintain a degree of separation between structures and abutting uses, to allow access to rear yards, and to support on-site drainage.

The Applicant is requesting a reduction of the minimum setback to an accessory structure from 0.6 metres to 0.2 metres to recognize the location of the existing shed on the remnant parcel. The shed exists and the requested variance is not required as a result of the proposed consent. The shed is small in size and therefore presents little to no impact. There is an existing board fence along the northerly lot line which prevents the shed from visually encroaching or overwhelming the abutting lot. Staff are of the opinion that the requested variance is minor in nature, is desirable for the appropriate use of the lands, and is in keeping with the intent of the Official Plan and Zoning By-law. Staff are recommending approval, accordingly.

Given the variance is not required as a direct result of the consent, approval of the variance has no bearing on the outcome of that consent.

Application A-12/20 Variance 1

Zoning By-law 2013-283 establishes a minimum 6 metre front yard setback to the front wall of a detached dwelling and a minimum 7 metre front yard setback to the garage. The provision is intended to prevent built form from overwhelming the streetscape; to maintain the character of the neighbourhood and streetscape; to ensure that adequate front yard amenity and parking areas can be accommodated and to ensure that the attached garage remains subordinate to the dwelling.

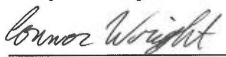
The Applicant is requesting a reduction of the minimum front yard setback to the garage of the detached dwelling from 7 metres to 6.05 metres. Staff have no concerns that this reduction will overwhelm the streetscape. Further, the nature of the streetscape is such that a minor variance in setback will not drastically alter the character of the street given the diversity in setbacks and building placements. The proposed staggered design of the building is such that the face of the garage is recessed beyond the dwelling thereby ensuring the dwelling remains the dominant feature. Additionally, because of the wide frontage of the proposed lot, the amenity and parking areas remain adequate despite the setback reduction. Staff are of the opinion that the requested variance is minor in nature, is desirable for the appropriate use of the lands, and is in keeping with the intent of the Official Plan and Zoning By-law. Staff are recommending approval, accordingly.

Conclusion

Having regard for the matters under Section 53 of *The Planning Act*, staff are of the opinion that Application **B-07/20SC** is compatible with the neighbourhood, consistent with the provisions of the Zoning By-law, and will have no adverse impacts on the surrounding area and environment, subject to the conditions outlined herein. Staff are recommending approval of the Application, subject to the conditions outlined in the recommendation.

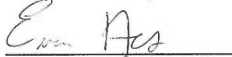
Having regard for the matters under Section 45 of *The Planning Act*, staff are of the opinion that Applications **A-11/20** and **A-12/20** are both in keeping with the general intent of the Official Plan and Zoning By-law, are minor in nature, and are desirable for the appropriate use of the lands. Staff are recommending approval of the Application.

Prepared by:



Connor Wright
Student Planner

Submitted by:



Evan Acs
Planner I

Approved by:



Amanda Knutson
Planner II

Elaine Munro Secretary-Treasurer
Committee of Adjustment, City Hall

File No. 60.84.2284

Submission No.B-07/20SCFile

Roll No.2629022035201000000

File No.60.81.5601

Submission No.A-11/20

File No.60.81.5602

Submission No.A-12/20

I received notification of the pending minor variance in the mail and have a strong opposition to the proposal. The house currently on 20 Frederick Street was a single detached residence that was converted to a in-law suite by raising the roof and adding a second floor in the early 1960's. After being sold over the years it became used as a duplex with one of the owners enlarging the basement windows to meet the fire code to use the basement as an additional rental accommodation. This property currently has off street parking on the side of the property for 5 cars on the side street Roland.



With the new proposal of adding a new single car driveway on Frederick Street and the use of the old 5 car driveway for the construction of the new house we have lost at least 4 parking spots if the house on Frederick Street returns to duplex/triplex. On street parking would be very limited due to the ditches that line the street. It is a very busy street and at one time was a test for speed humps. They were ultimately rejected by the majority of residents but the volume and speed still remain a concern.



With the loss of parking on the original main property with this new construction the need for parking on Roland Street would have dire consequences. It is a very narrow street with a minimum shoulder and steep ditches. Here is a picture of a car parked on the side road of Roland Street you can tell there is not a great deal of room. Picture 4 cars on the same road from the original home and more from the proposed new dwelling also parking there. Roland Street does not have any sidewalks and the street is used extensively by children of all ages to walk to the 3 schools in the area and safety is a large issue. In the winter Roland Street is a secondary street and is not plowed till last, making the street a hazard with the above proposal.

In addition with the proposed new home to be constructed, I have concerns of the grading on the property, one of the previous owners raised the proposed site about 8 inches higher than the side neighbor and is at least 14 inches higher than the neighbor on Roland Street. Drainage will be a large issue.

The loss of the mature trees and landscaping is another issue.

It is simply not a good proposal for this location.



**Douglas & Connie Gibbons
18 Frederick Street
St. Catharines
L2S2S2**

Committee of Adjustment
Re file No. 60.81.5602
Submission No. A-12/20

I am writing against the proposed development at 20 Frederick St. We have owned the property at 22 Frederick since 1986. Since then we have had our basement flooded two times. The property at 20 Frederick was then lower than ours and rainwater flowed naturally downhill towards Westdale Dr. Over the years property owners have raised the level of their backyards so that we now sit 9 inches lower. The fill and the trees they planted helped to absorb much of the rainwater. The removal of these trees and proposed development will increase runoff and flood my backyard as well as those on Roland St.

The application for the rear yard setback and the building of a house overlooking our property means that we will now lose the privacy of our backyard as well as decreased sunlight for my gardens and loss of habitat for numerous birds.

The existing house at 20 Frederick is already a 6 bedroom unit. The addition of another housing unit with multiple cars will create parking problems and snow removal issues. Can we be assured that these two units will be single family use only?

John Balanowski

PETITION TO STOP SEVERANCE OF 20 FREDERICK ST and minor variance

File No 60.84.2284
Submission No B-07/20SC

and file No.60.81.5602
Submission No A-12/20

MIKE. HANDLEY / 25 FREDERICK ST.

[REDACTED] [REDACTED]
Kelly Van Velzen 15 Westdale Dr
[REDACTED] 15 WESTDALE DR

Ronald VanVelzen

[REDACTED] 43 Roland St. Sean Delaney

[REDACTED] 43 ROLAND ST Michael
Delaney

Bruce & Barbara Delaney 43 Roland St.
Eleanor Archibald 45 Roland St.

[REDACTED] 45 ROLAND ST [REDACTED]

Paul Ingwall 39 Roland St

[REDACTED] 18 WESTDALE DR. Brian Merrick

Wendy DR 16 Westdale Rd

[REDACTED] 24 Frederick M. Dyr

[REDACTED] 18 FREDERICK Douglas Gibbons

Munro, Elaine

Cc: jkushner@stcarines.ca
Subject: RE: LANDVARIANCE20FREDERICKST@ROLANDRD

From: Dean Gay <>
Sent: Wednesday, January 15, 2020 4:32 PM
To: Munro, Elaine <emunro@stcatharines.ca>
Cc: jkushner@stcarines.ca
Subject: LANDVARIANCE20FREDERICKST@ROLANDRD

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FILE NO60.84.2284&60.81.5601 SUBMISSION NUMBER B-07/20SC&A-11/20. WRITING to SPEAK AGAINST this development as occupying too much green space removing trees for development which deaden sounds for neighbours and is good for environment trees are home to many birds in summer TREES ON THIS PROPERTY AND ALSO TREES ON CITY BOULEVARD ARE ALL HEALTHY AND DO NOT POSE ANY HAZARDS or safety concerns DESTROYING MATURE TREES WHICH TAKE MANY YEARS TO GROW The new driveway access is too close to corner posing a hazard for snow plow clearance into ditches.Also Parking issues will arise with parking on ROLAND ST AND FREDERICK from this over occupied residence hinder road clearing operations .Using this ground mass the neighbours face ground water issues on there properties also.There will also be issues of privacy for neighbours having a property occupying this space being able to tower looking over older properties.This property was sold on the premise a single family was buying and occupying this house with no land severance or variance this statement was made to selling realtor which was passed on to neighbours.This is a single family home in a single family neighbourhood.Against this development destruction of city and residential trees ,groundwater issues ,parking and clearance issues with roadways.I would like the neighbours to see my comments in this matter.Thanks for taking my comments copying my councillors also Joe Kushner and Matt Harris feel free to contact me lifelong resident of Frederick st. Dean Gay Frederick St L2S 2S3 cell .ARE WE GOOD STEWARDS OF THE ENVIROMENT OR ARE WE NOT IS A GOOD QUESTION FOR ALL OF US.Dean Gay ISA ARBORIST ON-1797A International Society Arboriculture Certified.

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

January 24, 2020

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

Attention: Elaine Munro

File# 60.84.2284, 60.81.5601 & 60.81.5602

Re: 20 Frederick St and 47 Roland St

In response to your correspondence dated January 14, 2020, 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.
- In order for Alectra Utilities to prepare design and procure the materials required to service this site in a timely manner, a minimum of 6 months notification is required. It would be advantages for the developer if Alectra Utilities were contacted at the stage where the new site plan becomes available. Please note that it takes approximately 20 weeks to purchase a transformer.

We would also like to stipulate the following:

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

- Alectra Utilities must be contacted if the removal, isolation or relocation of existing plant is required, all cost associated with this work will be at the owners expense.
- CALL BEFORE YOU DIG, arrange for underground hydro cable locate(s) before beginning construction by contacting Ontario One Call @ 1-800-400-2255.
- Clearances from Overhead and Underground existing electrical distribution system must be maintained in according to:
 - Ontario Building Code (1997) Section 3.1 (3.1.18.1)
 - Electrical Safety Code Rule 75-312
 - Occupational Health and Safety Act (OH&SA) – Construction Projects (Electrical Hazards)
 - CAN/CSA-C22.3 No. 1-15, Overhead System
 - C22.3 No. 7-15 Underground Systems

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

Sincerely,



Mark Jakubowski
Supervisor, Design, Customer Capital

Munro, Elaine

Subject:

RE: Committee of Adjustment Notices and Applications, City of St. Catharines, for the February 5/20 CofA Hearing - Email 3

20 Frederick Street
14 Pawling Street

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

Sent: Tuesday, January 14, 2020 7:43 AM

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

Subject: Re: Committee of Adjustment Notices and Applications, City of St. Catharines, for the February 5/20 CofA Hearing - Email 3

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Good morning Elaine
Email 3
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 February 5/20 CofA Hearing - Email 3 - 905-20-040 - 20 Frederick Street

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

Sent: Tuesday, January 14, 2020 11:58 AM

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

Subject: RE: Committee of Adjustment Notices and Applications, City of St. Catharines, for the February 5/20 CofA Hearing - Email 3 - 905-20-040 - 20 Frederick Street

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Dear Elaine,

RE : B-07/20SC

- ☐ Severance Application
- ☐ 20 Frederick Street

Subsequent to review by our Engineering Department, Bell Canada confirms that we have no objections with the proposed Severance.

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

Best regards,

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, Committee Secretary & Planning Clerk
Planning and Building Services

Cc: Tage Crooks, Wilrik Banda, Amanda Knutson, Conner Wright, Brian
Thiessen
Planning and Building Services

From: Steven Sunderland, Building Inspector
Planning and Building Services

Date: January 30, 2020

Subject: Building Comments on Applications to the Committee of Adjustment
Consents – February 5, 2020 hearing

B-03/20SC – 298 Glenridge Avenue

Comment:

- No Comment

Condition:

- No comment

B-04/20SC – 298 Glenridge Avenue

Comment:

- No Comment

Condition:

- No comment

B-05/20SC – 59 Jarrow Road

Comment:

- Be advised that a building permit is required for the proposed single detached dwelling on Part 2.

Condition:

- No comment

B-07/20SC – 20 Frederick Street

Comment:

- Be advised that a building permit is required for the proposed single detached dwelling on Part 2.

Condition:

- No comment

B-08/20SC – 15 Bloomfield Avenue

Comment:

- No Comment

Condition:

- No comment

B-09/20SC – 19 Michigan Avenue

Comment:

- No Comment

Condition:

- No comment


B-10/20SC – 14 Pawling Street

Comment:

- Be advised that a building permit is required for the proposed single detached dwelling on Part 3.

Condition:

- No comment

A handwritten signature in black ink, appearing to be 'S. Sunderland', with a stylized flourish at the end.

Steven Sunderland, A.Sc.T., CBCO
Building Inspector



Memorandum

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

Cc: Tage Crooks, Wilrik Banda, Amanda Knutson, Conner Wright, Brian Thiessen
Planning and Building Services

From: Brian Thiessen, Building Manager of Plans Examination
Planning and Building Services

Date: January 30, 2020

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – February 5, 2020 hearing

NO.	ADDRESS	COMMENTS
A-04/20	298 Glenridge Ave.	No Comment
A-05/20	310 Glenridge Ave.	No Comment
A-06/20	111 Glendale Ave.	No Comment
A-07/20	59A Jarrow Road	No Comment
A-10/20	59B Jarrow Road	No Comment
A-11/20	20 Frederick Street	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-12/20	47 Roland Street	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-13/20	15A Bloomfield Ave.	No Comment
A-14/20	15B Bloomfield Ave.	No Comment
A-15/20	164 Martindale Road	Be advised that building permits are required for the proposed residential dwelling units.
A-18/20	19 Michigan Avenue	No Comment
A-19/20	23 Michigan Avenue	No Comment

Steven Sunderland, A.Sc.T., CBCO
Building Inspector



Memorandum

To: Elaine Munro, Planning and Building Services

CC:

From: Jessica Button, Community, Recreation and Culture Services

Date: January 14, 2020

Subject: Committee of Adjustment Hearing – February 5, 2020

PRCS has reviewed the Committee of Adjustment application for the hearing of January 27, 2020 and provides the following comments;

1. **298 Glenridge Avenue, Consent, B-03/20SC – 60.84.2280**
298 Glenridge Avenue, Consent, B-04/20SC – 60.84.2281
298 Glenridge Avenue, Minor Variance, A-04/20 – 60.81.5594
310 Glenridge Avenue, Minor Variance, A-05/20 – 60.81.5595
111 Glendale Avenue, Minor Variance, A-06/20 – 60.81.5596

No further comment

2. **59 Jarrow Road, Consent, B-05/20SC – 60.84.2282**
59A Jarrow Road, Minor Variance, A-07/20 – 60.81.5597
59B Jarrow Road, Minor Variance, A-10/20 – 60.81.5600

CRCS request that the following be included as a condition of severance or included within a Development Agreement for the subject lands:

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.

- 3. 20 Frederick Street, Consent, B-07/20SC – 60.84.2284
20 Frederick Street, Minor Variance, A-11/20 – 60.81.5601
47 Roland Street, Minor Variance, A-12/20 – 60.81.5602**

In order to preserve one of the existing boulevard trees, CRCS requests that the driveway be relocated to the far east of the site. The applicant should be advised that they will be responsible for the costs of removal and replacement of the tree at the time of removal. Tree replacement costs are in addition to standard tree planting requirements noted below.

CRCS request that the following be included as a condition of severance or included within a Development Agreement for the subject lands:

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.

That all servicing laterals and site alterations be located outside the dripline of the retained (westerly) boulevard tree.

- 4. 15 Bloomfield Avenue, Consent, B-08/20SC – 60.84.2285
15A Bloomfield Avenue, Minor Variance, A-13/20 – 60.81.5603
15B Bloomfield Avenue, Minor Variance, A-14/20 – 60.81.5604**

CRCS request that the following be included as a condition of severance or included within a Development Agreement for the subject lands:

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.

That all servicing laterals and site alterations be located outside the dripline of the existing boulevard tree.

5. **19 Michigan Avenue, Consent, B-09/20SC – 60.84.2286**
19 Michigan Avenue, Minor Variance, A-18/20 – 60.81.5608
23 Michigan Avenue, Minor Variance, A-19/20 – 60.81.5609

No requirements. A tree inventory and protection plan is required prior to establishing development setbacks.

6. **164 Martindale Road, Minor Variance, A-15/20 – 60.81.5605**
No comment.

7. **14 Pawling Street, Consent, B-10/20SC – 60.81.2287**
No comment.

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

REPORT TO PLANNING DEPARTMENT
Re: CITY LAND DIVISION APPLICATION NUMBER B-07-20SC



January 17, 2020

ENGINEERING FILE 300-36

Hearing Date: February 5, 2020

Applicant: 2706703 Ontario Inc.

Location: 20 Frederic Street (47 Roland Street)

ENGINEERING SERVICES

Roland Street

Water: 150mm (6") PVC

Sanitary Sewer: None. 15.0m east of rear property line.

Storm Sewer: None. Road side ditching only.

Sidewalks: None.

Road Allowance Width: 20.12m

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

Comment(s): It is noted that the Applicant proposes to sever Part 2 from Part 1 (20 Frederick Street) for the proposed construction of a detached dwelling to be known as 47 Roland Street. Part 1 would be retained for continued residential use.

Roads

Frederick Street and Roland Street are designated Local roads in the City's Official Plan with desired right-of-way widths of 20.0m. Their current widths are sufficient at approximately 20.12m±, therefore the City shall not require road widenings be dedicated as conditions of this severance application.

Sidewalks and Curbs

Frederick Street currently has sidewalks fronting the subject remnant parcel, however the proposal parcel does not. 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 to 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, bikelanes and meeting the Garden City Plan initiatives driven by Council, it is normally required that the Owner make a cash contribution for the

construction of future sidewalks along the frontage Roland Street. Understanding that Roland Street is not currently on a priority sidewalk list for construction in the near future, the City will not require a cash-in-lieu for sidewalk payment.

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. Although an individual lot drainage plan is a requirement for review and approval at the building permit stage, it shall be required as a condition of severance to ensure that the lots can convey drainage flows to a suitable outlet and do not adversely affect abutting properties, nor the City boulevard, prior to the lots being created.

Sump pump flows are typically discharged to grade, when no opportunities to connect to a storm sewer in the road allowance exist. Since a storm sewer does not exist on Roland Street, sump pump flows and roof leaders shall be required to discharge to grade at the front yards, and shall be identified as to how on the prepared lot drainage plan, in accordance with the Property Standards By-law (2014-248).

Since a municipal sanitary sewer does not exist along the Roland Street frontage of the proposed lot, the City's current practice requires the Applicant be responsible for the costs and construction of an extension of a municipal main from the existing sanitary sewer manhole to at least the limits of the proposed lot, to service Part 2 with an individual sanitary sewer lateral. The City may entertain an alternative solution to an extension of the municipal main, however all costs shall be the responsibility of the applicant and fees obtained for servicing and restoration of the right-of-way paid up front as a condition of severance in order for the lot to be serviced by City crews once a building permit has been applied for. The intent of this methodology and practice is to provide adequate public services within the most feasible locations of the existing right-of-way, while not disturbing neighbouring driveway aprons, boulevards and/or private utility infrastructure unnecessarily.

For an extension to the municipal sewer, as a condition of severance, the Applicant shall enter into a Servicing Agreement with the City to ensure the obligations for construction of the local municipal sewer and appurtenances are completed to City Standards, in order to issue a building permit on the proposed lot. The proposed municipal sewer shall be designed and constructed in accordance with City and current Ministry of Environment, Conservation & Parks standards.

Condition(s):

Prior to final certification of the severance application, the Applicant shall:

- Prepare by an Ontario Land Surveyor or Professional Engineer, a Lot Drainage plan for review and approval prior to a Final Certificate being issued; and
- Apply for and enter into a Servicing Agreement with the City of St. Catharines for the construction of a local municipal sanitary sewer extension to City Standards from the existing manhole on Roland Street to 20.0m westerly, to adequately service Part 2, which shall include but not be limited to;
 - the Applicant obtaining all required approvals from other authorities including the Regional Municipality of Niagara and the M.O.E.C.P.;

- the Applicant hiring an Engineering Consultant to; design all of the works covered by this agreement, prepare plans, profiles and contract documents and specifications for the said works, prepare applications for the Engineer's submission to the necessary authorities for approval of the works prior to their construction, supervise and inspect the construction of the works, including the setting and checking of all lines and grades, etc. prior to, during and after construction;
 - the Applicant's responsibility for all costs associated with the construction, including City Inspection and Geotechnical testing of the work;
 - the Applicant depositing substantial securities with the City, in a form acceptable to the City Treasurer, to ensure compliance with the terms of the Servicing Agreement; and
- Ensure the Servicing Agreement is executed and registered on Title of the subject lands (20 Frederick Street) prior to a Final Certificate being issued;

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
Amanda Knutson, Planner II
Wilrik Banda, Planning Technician
Tage Crooks, Planner I

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

Date: January 20, 2020

Hearing Date: February 5, 2020

Subject: **Committee of Adjustment - Minor Variance Applications**
15A&B Bloomfield Avenue, A-13-14/20SC
20 Frederick Street, A-11/20SC
111, 298 & 310 Glenridge Avenue, A-04-05-06/20SC
59A&B Jarrow Road, A-07&10/20SC
164A Martindale Road, A-09/20SC
19&23 Michigan Avenue, A-18-19/20SC
47 Roland Street, A-12/20SC

Development Engineering have reviewed the abovenoted minor variance applications and have further or objection to the minor variances requested.

Regards,

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



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: January 14, 2020

Subject: Committee of Adjustment
Public Hearings – February 5, 2020
File No. 305-17-01

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

Steve Bittner
Transportation Technologist
SB/

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

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

COMMENTS

**B-08/20SC (60.84.2285), A-13/20
(60.81.5603) & A-14/20 (60.81.5604)**

15 Bloomfield Avenue

**DATE OF HEARING:
February 5, 2020**



Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: February 3, 2020

Date of Meeting: February 5, 2020

Report Number: B-08/20SC

A-13/20

A-14/20

File: 60.84.2285

60.81.5603 (15A Bloomfield Ave)

60.81.5604 (15B Bloomfield Ave)

Subject: 15 Bloomfield Avenue (to become 15A Bloomfield Avenue and 15B Bloomfield Avenue)

Recommendation Consent

That Application **B-08/20SC** by Gerald Rosenfeld and 5001884 Ontario Limited, as outlined in the Notice of Hearing, be approved subject to the following conditions:

1. That the Owner enter into a Development Agreement with the City of St. Catharines, to be registered on title to the lands (Parts 1 & 2), addressing the following conditions:
 - a. That building permit plans, including a site plan and elevations for Parts 1 & 2 be submitted to the Director of Planning and Building Services, or her designate, demonstrating the following:
 - i. That front porches for each of 15A Bloomfield Avenue (Part1) and 15B Bloomfield Avenue (Part 2) have a depth of 2.0 metres.
 - ii. That tree planting be installed in the front yard between the two driveways.
 - b. That all servicing laterals and site alterations be located outside the dripline of the existing boulevard tree.
2. That the Owner dedicate to the City, free and clear of any encumbrances, a road allowance widening of 2.38 metres along the Bloomfield Avenue frontage of Parts 1 and 2. The Owner shall provide the City with a draft reference plan indicating the proposed widening for review and approval, prior to registration of the plan in the Land Registry Office.
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 building.
4. 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.
5. That the Owner complete, on private 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 the Owner pay to the City the estimated cost of a future sidewalk along the Bloomfield Avenue frontage, the fee for which shall be in accordance with the City's current construction tender pricing average.
7. That the Owner submit payment of 5% of the appraised value of Part 1, as determined by a qualified appraiser, to the City 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'.
8. That the Owner submit a payment for the placement of a 60mm boulevard tree, in accordance with the City's current Schedule of Rates and Fees.
9. That the Owner provide the Secretary-Treasurer with the Acknowledgement and direction for conveyance of the subject parcel, together with a copy of the deposited reference plan, for use in the issuance of the Certificate of Consent.
10. That the Owner submit to the Secretary-Treasurer of the Committee of Adjustment a final certification fee of \$214.80 payable to the Treasurer, City of St. Catharines.
11. That final approval of the concurrent Minor Variance Applications be approved.
12. That the Owner apply for and be granted minor variance(s) to address any deficiency in required parking that might result from the necessary road widening.
13. That all conditions of consent be fulfilled by February 5, 2021.

Minor Variance

That Variance 1 of each of Applications A-13/20 and A-14/20, by Gerald Rosenfeld and 5001884 Ontario Limited, as outlined in the Notice of Hearing, be approved.

That Variance 2 of each of Applications A-13/20 and A-14/20, by Gerald Rosenfeld and 5001884 Ontario Limited, as outlined in the Notice of Hearing, be approved, subject to the following condition to be implemented through the Development Agreement noted above:

1. That windows for second storey bedrooms and living areas (excepting bathrooms) be limited to transom style;
2. That the 12.1 metre front yard setback be taken from the former front lot line (i.e. the lot line before the necessary road allowance widening has been transferred) to the front wall of the dwelling.

Report

The Proposal

The Applicant proposes to demolish the existing detached dwelling known as 15 Bloomfield Avenue and to construct in its place a two-storey semi-detached dwelling with each of the units being situated on its own lot and each containing an interior accessory dwelling unit. To facilitate the proposal, Application **B-08/20SC** is made for consent to a partial discharge of mortgage and for consent to sever 341.5 square metres of land (Part 1) creating a new lot to be known as 15A Bloomfield Avenue. A 341.5 square metre remnant parcel (Part 2) would be retained for the other half of the proposed semi-detached dwelling to be known as 15B Bloomfield Avenue.

Concurrent Minor Variance Applications **A-13/20** and **A-14/20** seek relief from the City of St. Catharines Zoning By-law 2013-283 through the variances outlined in the table below.

Application	Variance #	Zoning Provision	Required	Proposed
A-13/20 15A Bloomfield Avenue (Part 1)	1	Minimum Interior Side Yard Setback from a Platform Structure	1.2 metres	0 metres
	2	Maximum Front Yard	9.9 metres (average + 0.75 metres)	12.1 metres
A-14/20 15B Bloomfield Avenue (Part 2)	1	Minimum Interior Side Yard Setback from a platform structure	1.2 metres	0 metres
	2	Maximum Front Yard	9.9 metres (average + 0.75 metres)	12.1 metres

Location and Site Description

The subject property is located on the north side of Bloomfield Avenue, between Bunting Road and Woodrow Street. The property is surrounded by one-and-a-half storey detached dwellings; there are three semi-detached dwellings located to the north.

There is an existing one-storey detached dwelling on the subject lands, which is proposed to be demolished. A deciduous tree is located in the municipal boulevard, generally in the middle of the frontage of the subject lands.

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 E9 thereof. Semi-detached dwellings are permitted at a density range generally between 20 and 32 units per hectare.

Zoning By-law (2013-283)

The subject property is zoned Low Density Residential – Traditional Neighbourhood (R2). Semi-detached dwellings are permitted.

Planning Analysis

Consent

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 where 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.

Consent Application **B-08/20SC** requests to sever the subject property for the purpose of constructing a semi-detached dwelling; each of the two units will be sold individually and held in separate ownership. The proposed lot sizes fall within the minimum and maximum required lot area requirements the Zoning By-law. A semi-detached dwelling on these lands represents a density of 29 units per hectare, aligning with the prescribed density of 20 to 32 units per hectare. Staff are of the opinion that the scale of the proposed building and overall lot area are in keeping with the character of the neighbourhood. The proposal demonstrates that there is sufficient space on each of the lots to accommodate parking, landscaping, and amenity areas.

Staff are satisfied that the proposal is consistent with the Official Plan and Zoning By-law, there are no anticipated impacts as a result of the severance and staff are recommending approval of the Application accordingly.

Section 5.2.3 of the GCP provides that the City may take road allowance widenings to achieve complete streets and walkable communities. Section 5.2.3 further states that, "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." Road widenings are routinely taken through planning applications, such as consents to sever, and they are not always necessary to widen the paved portion of the road. In many cases, a road widening facilitates the provision of additional boulevard space for trees, sidewalks, and utilities.

Staff are recommending that, as a condition of consent, the Applicant be required to dedicate a 2.38 metre road widening across the frontage of the new and retained parcels. It is understood that each of the semi-detached dwelling units is to contain an interior accessory dwelling unit. The sketch submitted with the Applications provides for two tandem parking spaces per lot to accommodate the four units, however, upon dedication of the road widening to the City there will not be sufficient front yard depth to accommodate tandem parking. Staff had recommended to the Applicant that these Applications be deferred so that notice of the required additional variances to reduce the parking requirement could be circulated and reviewed. The Applicant declined this recommendation and therefore, staff are recommending, as a condition of provisional consent, that additional variances be sought to remedy any parking deficiencies.

Design Review Panel

City of St. Catharines Council directed the establishment of the Design Review Panel (DRP) to provide design recommendations on proposals for infill and intensification. Feedback from the DRP is advisory in nature. Council further directed that City staff routinely require development agreements to be registered on title as a condition of consent to enforce conditions for design of future development.

The Applicant's proposal was submitted to the DRP for consideration in November 2019. DRP members expressed some concern with the impact of parking on the streetscape, Report Page 4 of 6

but noted this impact can be diminished with an enlarged porch and landscaping. Members expressed that they prefer the design of the revised elevation plans that were provided at the meeting. DRP members requested that the depth of the front porches be increased to 2.0 metres and that tree planting be installed within the landscaped area between the two driveways. Members expressed concern regarding the increased height and the proposed side door access to the interior accessory dwelling units.

Ultimately, the DRP supported the proposed severance, in accordance with the plans circulated at the meeting, and subject to the following conditions:

1. That the depth of the front porches be increased to at least 2.0 metres.
2. That tree planting be installed in the front yard between the two driveways.

Staff concur with the recommendations of the DRP and have included them in the staff recommendation herein.

Minor Variance

Variance 1 of Applications A-13/20 and A-14/20

Zoning By-law 2013-283 establishes a minimum setback from an interior lot line of 1.2 metres for platform structures, such as porches and decks. The provision is intended to ensure the platform structure does not overwhelm the abutting yard, and to maintain a degree of separation from neighbouring properties, thereby mitigating safety, privacy, and overlook concerns.

The Applicant is requesting a reduction of the required setbacks for the proposed rear decks from 1.2 metres to 0 metres so that the decks can be constructed side-by-side without any separation between the two. The variances are required as a result of the creation of the new lot line and staff therefore considers the variances to be minor and administrative in nature. Further, the Applicant has proposed to construct a privacy screen between the decks, which will provide desirable private amenity space for dwelling unit occupants. Staff recommend that Variance 1 each of Applications **A-13/20** and **A-14/20** be approved.

Variance 2 of Applications A-13/20 and A-14/20

Zoning By-law 2013-283 establishes a maximum front yard setback of 9.9 metres for the proposed semi-detached dwelling, which has been determined by averaging the front yard setbacks of the adjacent existing dwellings. A 0.75 metre grace is built into the provision to allow for some measure of flexibility. The intent of the averaging provision is to promote a consistent neighbourhood streetscape (i.e. so that no building is set significantly further ahead or behind other buildings on the street).

The Applicant is requesting an increase in the maximum front yard setback from 9.9 metres to 12.1 metres to accommodate 2 tandem parking spaces in each driveway. A front porch will be provided on each of the units, each being set-back approximately 7.9 metres from the front lot line; this generally aligns with the front yard setback of the neighbouring home to the east. While staff are satisfied that the proposed semi-detached dwelling will maintain a consistent streetscape character, staff are concerned that the proposed setback will result in overlook impacts on the abutting home to the west. Accordingly, staff are recommending that the windows on the second storey be limited to

transom style or that the floor plans be laid out in such a manner as to ensure second floor bedrooms look out onto the backyard.

Lastly, in recognition of the requested 2.38 metre road widening, staff are recommending that the 12.1 metre front yard setback be applied from the existing front lot line (that being the front lot line prior to the road widening).

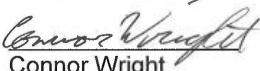
Subject to the recommendations outlined herein, staff are satisfied that the requested variances are minor in nature, desirable for the appropriate use of the lands, and are in keeping with the general intent and purpose of the Official Plan and Zoning By-law. Staff recommend that **Variance 2** of each of Applications **A-13/20** and **A-14/20** be approved.

Conclusion


Having regard for the matters under Section 53 of the *Planning Act*, staff are of the opinion that, subject to the recommendations herein, Application **B-08/20SC** is consistent with the provisions of the Zoning By-law, and will have no adverse impacts on the surrounding area and environment. It is staff's recommendation that the requested consent to sever be approved, subject to the conditions outlined in the recommendation.

Having regard for the matters under Section 45(1) of the *Planning Act*, staff are of the opinion that, subject to the recommendations herein, Minor Variance Applications **A-13/20** and **A-14/20** 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 lands. Staff recommend that the Applications be approved, subject to the conditions outlined in the recommendation.

Prepared by:


Connor Wright
Student Planner

Submitted by:


Tage Crooks
Planner I

Approved by:


Amanda Knutson
Planner II

January 24, 2020

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

Attention: Elaine Munro

File# 60.84.2285, 60.81.5603 and 60.81.5604

Re: 15, 15A & 15B Bloomfield Ave

In response to your correspondence dated January 14, 2020, 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.
- In order for Alectra Utilities to prepare design and procure the materials required to service this site in a timely manner, a minimum of 6 months notification is required. It would be advantages for the developer if Alectra Utilities were contacted at the stage where the new site plan becomes available. Please note that it takes approximately 20 weeks to purchase a transformer.

We would also like to stipulate the following:

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

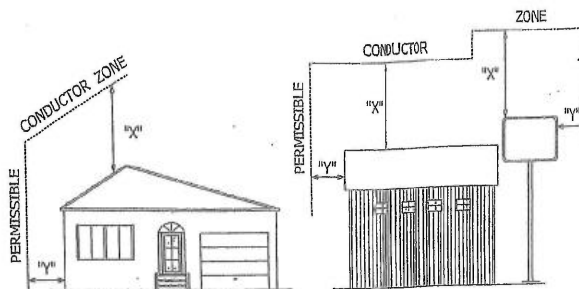
- Excavation within one metre of underground hydro plant is not permitted unless approval is granted by an Alectra Utilities representative and is present to provide direct supervision. Cost associated with this task shall be at the owner's expense.
- Alectra Utilities must be contacted if the removal, isolation or relocation of existing plant is required, all cost associated with this work will be at the owners expense.
- CALL BEFORE YOU DIG, arrange for underground hydro cable locate(s) before beginning construction by contacting Ontario One Call @ 1-800-400-2255.
- Clearances from Overhead and Underground existing electrical distribution system must be maintained in according to:
 - Ontario Building Code (1997) Section 3.1 (3.1.18.1)
 - Electrical Safety Code Rule 75-312
 - Occupational Health and Safety Act (OH&SA) – Construction Projects (Electrical Hazards)
 - CAN/CSA-C22.3 No. 1-15, Overhead System
 - C22.3 No. 7-15 Underground Systems

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

Sincerely,



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 "x"	MINIMUM VERTICAL CLEARANCE DIMENSION "y"
0 - 750 V*	2.0 m (SEE NOTE 1)	4.5 m (SEE NOTE 3)
OVER 750 - 50000 V	4.0 m (SEE NOTE 2)	7.0 m (SEE NOTE 4)

* - INCLUDES MULTI-GROUNDED NEUTRALS

NOTES:

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

horizon UTILITIES Looking beyond...	DRAWING STATUS	BY	DATE	MINIMUM CONDUCTOR CLEARANCES FROM BUILDINGS, PERMANENT STRUCTURES OR BUILDING APPARATUS (EXCLUDES SECONDARY SERVICES ATTACHED TO BUILDINGS)	REFERENCE DRAWINGS	DRAWINGS NOT TO SCALE SHEET 1 OF 0
	DESIGNED BY	JM	12/06/07			
	CHECKED BY	MD	26/04/05			
	APPROVED BY	CR	26/04/05			
	DRAWING #				3-105	

Munro, Elaine

Subject: RE: Committee of Adjustment Notices and Applications, City of St. Catharines, for the February 5/20 CofA Hearing - Email 4

15 Bloomfield Avenue

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

Sent: Tuesday, January 14, 2020 7:44 AM

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

Subject: Re: Committee of Adjustment Notices and Applications, City of St. Catharines, for the February 5/20 CofA Hearing - Email 4

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

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

Munro, Elaine

To: Gordon, Carrie
Subject: RE: Committee of Adjustment Notices and Applications, City of St. Catharines, for the February 5/20 CofA Hearing - Email 4 - 905-20-041 - 15 Bloomfield Avenue

From: Gordon, Carrie <carrie.gordon@bell.ca>
Sent: Tuesday, January 14, 2020 11:56 AM
To: Munro, Elaine <emunro@stcatharines.ca>
Subject: RE: Committee of Adjustment Notices and Applications, City of St. Catharines, for the February 5/20 CofA Hearing - Email 4 - 905-20-041 - 15 Bloomfield Avenue

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 : B-08/20SC

- ☐ Severance Application
- ☐ 15 Bloomfield Avenue

Subsequent to review by our Engineering Department, Bell Canada confirms that we have no objections with the proposed Severance.

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

Best regards,

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, Committee Secretary & Planning Clerk
Planning and Building Services

Cc: Tage Crooks, Wilrik Banda, Amanda Knutson, Conner Wright, Brian
Thiessen
Planning and Building Services

From: Steven Sunderland, Building Inspector
Planning and Building Services

Date: January 30, 2020

Subject: Building Comments on Applications to the Committee of Adjustment
Consents – February 5, 2020 hearing

B-03/20SC – 298 Glenridge Avenue

Comment:

- No Comment

Condition:

- No comment

B-04/20SC – 298 Glenridge Avenue

Comment:

- No Comment

Condition:

- No comment

B-05/20SC – 59 Jarrow Road

Comment:

- Be advised that a building permit is required for the proposed single detached dwelling on Part 2.

Condition:

- No comment

B-07/20SC – 20 Frederick Street

Comment:

- Be advised that a building permit is required for the proposed single detached dwelling on Part 2.

Condition:

- No comment

B-08/20SC – 15 Bloomfield Avenue

Comment:

- No Comment

Condition:

- No comment

B-09/20SC – 19 Michigan Avenue

Comment:

- No Comment

Condition:

- No comment

B-10/20SC – 14 Pawling Street

Comment:

- Be advised that a building permit is required for the proposed single detached dwelling on Part 3.

Condition:

- No comment

A handwritten signature in black ink, appearing to be 'S. Sunderland', with a stylized flourish at the end.

Steven Sunderland, A.Sc.T., CBCO
Building Inspector



Memorandum

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

Cc: Tage Crooks, Wilrik Banda, Amanda Knutson, Conner Wright, Brian Thiessen
Planning and Building Services

From: Brian Thiessen, Building Manager of Plans Examination
Planning and Building Services

Date: January 30, 2020

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – February 5, 2020 hearing

NO.	ADDRESS	COMMENTS
A-04/20	298 Glenridge Ave.	No Comment
A-05/20	310 Glenridge Ave.	No Comment
A-06/20	111 Glendale Ave.	No Comment
A-07/20	59A Jarrow Road	No Comment
A-10/20	59B Jarrow Road	No Comment
A-11/20	20 Frederick Street	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-12/20	47 Roland Street	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-13/20	15A Bloomfield Ave.	No Comment
A-14/20	15B Bloomfield Ave.	No Comment
A-15/20	164 Martindale Road	Be advised that building permits are required for the proposed residential dwelling units.
A-18/20	19 Michigan Avenue	No Comment
A-19/20	23 Michigan Avenue	No Comment

Steven Sunderland, A.Sc.T., CBCO
Building Inspector



Memorandum

To: Elaine Munro, Planning and Building Services

CC:

From: Jessica Button, Community, Recreation and Culture Services

Date: January 14, 2020

Subject: Committee of Adjustment Hearing – February 5, 2020

PRCS has reviewed the Committee of Adjustment application for the hearing of January 27, 2020 and provides the following comments;

1. **298 Glenridge Avenue, Consent, B-03/20SC – 60.84.2280** -
298 Glenridge Avenue, Consent, B-04/20SC – 60.84.2281
298 Glenridge Avenue, Minor Variance, A-04/20 – 60.81.5594
310 Glenridge Avenue, Minor Variance, A-05/20 – 60.81.5595
111 Glendale Avenue, Minor Variance, A-06/20 – 60.81.5596

No further comment

2. **59 Jarrow Road, Consent, B-05/20SC – 60.84.2282**
59A Jarrow Road, Minor Variance, A-07/20 – 60.81.5597
59B Jarrow Road, Minor Variance, A-10/20 – 60.81.5600

CRCS request that the following be included as a condition of severance or included within a Development Agreement for the subject lands:

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.

- 3. 20 Frederick Street, Consent, B-07/20SC – 60.84.2284**
20 Frederick Street, Minor Variance, A-11/20 – 60.81.5601
47 Roland Street, Minor Variance, A-12/20 – 60.81.5602

In order to preserve one of the existing boulevard trees, CRCS requests that the driveway be relocated to the far east of the site. The applicant should be advised that they will be responsible for the costs of removal and replacement of the tree at the time of removal. Tree replacement costs are in addition to standard tree planting requirements noted below.

CRCS request that the following be included as a condition of severance or included within a Development Agreement for the subject lands:

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.

That all servicing laterals and site alterations be located outside the dripline of the retained (westerly) boulevard tree.

- 4. 15 Bloomfield Avenue, Consent, B-08/20SC – 60.84.2285**
15A Bloomfield Avenue, Minor Variance, A-13/20 – 60.81.5603
15B Bloomfield Avenue, Minor Variance, A-14/20 – 60.81.5604

CRCS request that the following be included as a condition of severance or included within a Development Agreement for the subject lands:

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.

That all servicing laterals and site alterations be located outside the dripline of the existing boulevard tree.

5. **19 Michigan Avenue, Consent, B-09/20SC – 60.84.2286**
19 Michigan Avenue, Minor Variance, A-18/20 – 60.81.5608
23 Michigan Avenue, Minor Variance, A-19/20 – 60.81.5609

No requirements. A tree inventory and protection plan is required prior to establishing development setbacks.

6. **164 Martindale Road, Minor Variance, A-15/20 – 60.81.5605**
No comment.

7. **14 Pawling Street, Consent, B-10/20SC – 60.81.2287**
No comment.

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

REPORT TO PLANNING DEPARTMENT
Re: CITY LAND DIVISION APPLICATION NUMBER B-08/20SC



January 16, 2020

ENGINEERING FILE 300-36

Hearing Date: February 5, 2020

Applicant: Gerald Rosenfeld & 5001884 Ontario Limited

Location: 15/15A Bloomfield Avenue

MUNICIPAL SERVICES

Bloomfield Avenue

Water: 150mm (6")
Sanitary Sewer: 300mm (12")
Storm Sewer: None (road-side ditching)
Sidewalks: None
Road Allowance Width: 15.24m±

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

Comment(s): It is noted that the Applicant proposes to sever Part 1 creating a new lot to be known as 15A Bloomfield Avenue for the purposes of severing one half of the proposed semi-detached dwelling. A remnant parcel (Part 2) will be retained for the other half of the proposed semi-detached dwelling for residential purposes.

Roads

Bloomfield Avenue is designated a Local road per the City's Official plan with a desired right-of-way width of 20.12m. Its current width along this section is deficient at 15.24m±.

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 2.38m road widening along the frontage to be dedicated as Public Highway Bloomfield Avenue.

Sidewalks do not exist along the frontage of the subject property at this time. Since a sidewalk exists on Bunting Road to the west and a City pathway / trail exists to the east, the City requires the Owner to make a

cash contribution for the construction of a future sidewalk. The cash contribution will be based on the current construction average City tender pricing, at the time of payment. The current rate has been carried over from the 2019 rate of \$194.45/m², until further revisions to the adjusted amount have been made. The required total amount shall be based on 1.5m wide sidewalk along the total frontage length of 15.24m.

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. Although an individual lot drainage plan is a requirement for review and approval at the building permit stage, it shall be required as a condition of severance to ensure that the lots can convey drainage flows to a suitable outlet and do not adversely affect abutting properties, nor the City boulevard, prior to the lots being created. Sump pump flows are typically discharged to grade, when no opportunities to connect to a storm sewer in the road allowance exist. Since a storm sewer does not exist on Bloomfield Avenue, sump pump flows and roof leaders shall be required to discharge to grade at the front yards, and shall be identified as to how on the prepared lot drainage plan.

The Owner shall pay to have City forces confirm that both the location and condition of the existing water service and sewer lateral to the existing dwelling are suitable for reuse and 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.

The Owner shall also pay the City the fee to install any new water service and/or sewer lateral, from the City owned main line sewer and watermain to the front property line, in order for each property to be serviced individually. Fees to complete this work shall be paid prior to the issuance of the building permit.

Condition(s):

Prior to consent, the Applicant shall:

- Prepare a Reference Plan for review and approval by the City identifying the Part(s) along Bloomfield Avenue to be dedicated to the City as Public Highway; and
- Submit and register the reference plan to dedicate the Part(s) to the City of St. Catharines as Public Highway Bloomfield Avenue; and
- Pay to the City the estimated cost of a future sidewalk along the Bloomfield Avenue frontage; and
- Pay the fee for City crews to locate, trace, inspect and document the location of the existing sewer and water laterals on private property and the Bloomfield Avenue right-of-way; and
- Complete, if deemed necessary, any relocation of the existing sanitary lateral and/or water service on private property if the existing services cross existing or future side lot lines; and
- Pay the City to relocate any portion of the existing water service and/or sanitary sewer lateral on City property that may be required to eliminate services crossing existing or future side lot lines;

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
Amanda Knutson, Planner II
Wilrik Banda, Planning Technician
Tage Crooks, Planner I

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

Date: January 20, 2020

Hearing Date: February 5, 2020

Subject: **Committee of Adjustment - Minor Variance Applications**
15A&B Bloomfield Avenue, A-13-14/20SC
20 Frederick Street, A-11/20SC
111, 298 & 310 Glenridge Avenue, A-04-05-06/20SC
59A&B Jarrow Road, A-07&10/20SC
164A Martindale Road, A-09/20SC
19&23 Michigan Avenue, A-18-19/20SC
47 Roland Street, A-12/20SC

Development Engineering have reviewed the abovenoted minor variance applications and have further or objection to the minor variances requested.

Regards,

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



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: January 14, 2020

Subject: Committee of Adjustment
Public Hearings – February 5, 2020
File No. 305-17-01

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

Steve Bittner
Transportation Technologist
SB/

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

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

COMMENTS

**B-09/20SC (60.84.2286), A-18/20
(60.81.5608) & A-19/20 (60.81.5609)**

19 Michigan Avenue

**DATE OF HEARING:
February 5, 2020**



Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: January 30, 2019

Date of Meeting: February 5, 2020

Report Number: B-09/20SC
A-18/20
A-19/20

File: 60.84.2286
60.81.5608 (19 Michigan Avenue)
60.81.5609 (23 & Michigan Avenue)

Subject: 19 Michigan Avenue, 23 & 25 Michigan Avenue

Recommendation

Consent

That Application **B-09/20SC** by Michael Graye, as outlined in the Notice of Hearing, be approved, subject to the following conditions:

1. That the Owner submit a Tree Saving Plan confirming that the recommendations therein will not compromise the location of the proposed rear lot line of Part 3 (19 Michigan Avenue) and confirming that Part 1 (the severed parcel) is developable, to the satisfaction of the City.
2. That pursuant to Section 50(12) of The Planning Act, it is hereby stipulated that section 50(3) or 50(5) shall apply to any subsequent conveyance of, or other transaction involving, the identical subject parcel of land. Therefore, the Owner will provide the Secretary-Treasurer of the Committee of Adjustment with a solicitor's undertaking that the condition of the Committee of Adjustment will be implemented and the properties (Parts 1 and 2) will be merged and become one parcel of land.
3. That the Owner provide the Secretary-Treasurer of the Committee of Adjustment with the acknowledgement and direction for conveyance of the subject parcel, together with a copy of the deposited reference plan, for use in the issuance of the Certificate of Consent.
4. That the Owner submit to the Secretary-Treasurer of the Committee of Adjustment a final certification fee of \$214.80 payable to the Treasurer, City of St. Catharines.
5. That final approval of the concurrent Minor Variance Applications be approved.
6. That all conditions of consent be fulfilled by February 5, 2021.

Minor Variance

That Minor Variance Application **A-18/20** made by Michael Graye, as outlined in the Notice of Hearing be approved, subject to the following condition:

1. That the Owner submit a Tree Saving Plan confirming that the recommendations therein will not compromise the location of the proposed rear lot line of Part 3 (19 Michigan Avenue) and therefore the proposed lot area thereof.

That Minor Variance Application **A-19/20** made by Port Dalhousie Projects Inc., as outlined in the Notice of Hearings, be approved, subject to the following condition:

1. That the Owner submit a Tree Saving Plan confirming that the recommendations therein will not compromise the location of the proposed rear lot line of Part 3 (19 Michigan Avenue) and therefore the proposed lot area of 23 & 25 Michigan Avenue.
2. That the Owner obtain a permit for demolition of the existing detached dwelling known as 23 Michigan Avenue located on Part 2 of the submitted sketch, which demolition shall be completed to the satisfaction of the Chief Building Official.

Report

The Proposal

The Applicant proposes to construct a seven-unit residential condominium development on the lands known municipally as 23 & 25 Michigan Avenue. The concept site plan submitted with these Applications proposes six new residential dwellings along a private road and incorporates the existing dwelling known as 25 Michigan Avenue. To facilitate the proposal, the existing dwelling at 23 Michigan Avenue would be demolished and additional lands would be acquired from a neighbouring property to the south.

To facilitate the proposal, Application **B-09/20SC** is made for consent to sever 840.5 square metres of land (Part 1 on the submitted sketch) which will be added to the abutting northerly parcel of land known as 23 & 25 Michigan Avenue (Part 2). A 646.1 square metre remnant parcel (Part 3) will be retained for continued residential use of the existing detached dwelling municipally known as 19 Michigan Avenue.

Concurrent Applications **A-18/20** and **A-19/20** seek relief from the City of St. Catharines Zoning By-law 2013-283 through the variances outlined in the table below:

Application	Zoning Provision	Required	Proposed
A-18/20 19 Michigan (Part 3)	Maximum Lot Area	465 square metres	646.1 square metres
A-19/20 23 & 25 Michigan Avenue (Parts 1 and 2)	Maximum Lot Area	465 square metres	3,940 square metres

Location and Site Description

The subject properties are located on the west side of Michigan Avenue, just south of where the street terminates in a cul-de-sac. The properties are surrounded by detached dwellings to the east and south. The Waterfront Trail and Twelve Mile Creek are located to the west, and publicly-owned open space is located to the north.

The subject lands known municipally as 23 & 25 Michigan Avenue were historically two distinct and separate parcels of land. The lots merged in title when the current Owner,

Port Dalhousie Projects Inc. purchased the properties. As a result, there are currently two detached dwellings located on the parcel.

The lands known municipally as 19 Michigan Avenue contain a one-and-a-half storey detached dwelling with an attached garage. An in-ground pool, deck and shed are located in the rear yard, on the proposed severed parcel.

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 properties are designated Neighbourhood Residential on Schedule D1 of the Garden City Plan (GCP) and further designated Low Density Residential on Schedule E1 thereof. The existing detached dwellings are permitted, as is the proposed private road development, at a density range generally between 20 and 32 units per hectare.

The GCP also identifies the properties as being located on the fringe of the Natural Area Extent Line, which reflects natural hazard lands and natural heritage features mapped by upper tier government. An Environmental Conservation Area (ECA) associated with significant valley lands regulated by both the Niagara Peninsula Conservation Authority (NPCA) and the Region of Niagara is located along the western fringes of the subject lands.

Zoning By-law (2013-283)

The subject properties are zoned Low Density Residential – Traditional Neighbourhood (R2) pursuant to Zoning By-law 2013-283. While detached dwellings are a permitted use, the Zoning By-law restricts the number of dwellings on a lot to one principal dwelling, except where otherwise permitted in a private road development. Therefore, as a result of a merging in title, the location of two existing detached dwellings on the lot known as 23 & 25 Michigan Avenue is non-compliant.

The detached dwelling known municipally as 19 Michigan Avenue is a permitted use, as is the proposed future private road development at 23 & 25 Michigan Avenue.

Planning Analysis

Consent

The Applicant proposes to construct in the future a residential private road development on Parts 1 and 2 of the sketch submitted with the Application. The Applicant's concept site plan proposes six new residential dwellings backing onto the Environmental Conservation Area noted above. The proposal incorporates the existing dwelling known as 25 Michigan Avenue, while 23 Michigan Avenue would be demolished. A private road will provide access to all seven units. To facilitate the proposal, the Applicant requests to sever 840.5 square metres of land from the rear of 19 Michigan Avenue (Part 1), which will be added to the future development lands.

It is important to note that a private road development is permitted on the lands known municipally as 23 & 25 Michigan Avenue, and that this report does not evaluate in detail the design of the proposed private road development. Additional planning approvals are necessary before residential development can occur. Consent Application **B-09/20SC** is the first of several planning approvals, and will be followed by a future Application for Site Plan Approval, and either an Application for Condominium Draft Plan Approval or Exemption therefrom. Through the site plan process, further minor variances may be identified.

Section 51 (24) of the Planning Act sets out criteria to be considered during the consent process. Specifically, that regard shall be had for the effect of the proposal on matters of provincial interest, including the protection and conservation of natural areas, features and functions, and the protection of public health and safety. These policies are entrenched in the GCP, which provides that land assembly and boundary adjustments for the purposes of new development must be in keeping with the policies of the GCP, including the Natural Area policies set out in Section 13.2 thereof.

Regional Core Natural Heritage System mapping identifies portions of an Environmental Conservation Area associated with significant valley lands on and adjacent to the subject properties; this is reflected in the GCP's Natural Area Extent Line. Several mature trees are located on the valley slope, either on or in close proximity to the westerly lot boundaries. Based on staff's observations on site, it appears that there is a cluster of two mature trees either on or just beyond the southwest corner of Part 3 (the parcel to be severed), and an additional mature tree either on or just beyond the northwest corner of that same part.

While staff are supportive of the boundary adjustment, as outlined below, staff are recommending that, as a condition of provisional consent, the Applicant be required to submit for review and approval a Tree Saving Plan (TSP) to the satisfaction of the City and Region of Niagara. The TSP, which is currently underway by the Applicant, will identify existing trees to be retained and will outline recommendations to ensure the preservation of those trees. The TSP must also confirm that the recommendations therein will not impact the location of the proposed westerly lot line of 19 Michigan Avenue (Part 3), nor the resulting lot areas of 19 Michigan Avenue and 23 & 25 Michigan Avenue, for which variances are being sought. Staff note that tree preservation has the potential to impact the amount of developable area on 23 & 25 Michigan Avenue; tree preservation will not be accepted by staff as justification for reduced performance and design standards during the future site plan process.

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 where 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.

Approval of this Application will facilitate a future residential intensification project on underutilized lands with access to existing services and facilities in an area already substantially developed. The future seven-unit private road development will contribute

to the accommodation of growth, as prescribed by the Garden City Plan. Staff are supportive of the proposed consent, subject to the conditions outlined in the recommendation. Staff are recommending approval of the Consent, subject to the recommendations outlined herein.

Minor Variance

Zoning By-law 2013-283 establishes a maximum lot area of 465 square metres for a detached dwelling in the R2 zone, which is intended to implement the City's residential intensification and density targets, while also respecting the character of the established neighbourhood.

Application **A-18/20** requests an increase in the maximum 465 square metre lot area for a detached dwelling to 646.1 square metres for the remnant parcel at 19 Michigan Avenue (Part 3). Application **A-19/20** requests an increase in the maximum 465 square metre lot area for a detached dwelling to 3,940 square metres for 23 & 25 Michigan Avenue (Parts 1 and 2). Staff note that if the required Tree Saving Plan results in the need for the proposed rear lot line of 19 Michigan Avenue to shift, then lot areas for both properties would change and additional minor variances may be required.

Application **A-18/20** would result in the density of 19 Michigan Avenue increasing from the current 6.7 units per hectare to 15.5 units per hectare. This increased density more closely aligns with the 20 to 32 units prescribed for the lands by the GCP. Similarly, the proposed lot area more closely complies with the maximum lot area provisions of the Zoning By-law and is more consistent with the lot fabric of the neighbourhood. Subject to the completion of a satisfactory Tree Saving Plan, staff are satisfied that the variance is minor in nature, desirable for the continued residential use of the lands, and is in keeping with the intent and purpose of the Official Plan and Zoning By-law.

Application **A-19/20** is requested to allow one of the two existing dwellings on 23 & 25 Michigan Avenue to remain on the lands until such time as the future private road development is approved. Prior to those approvals, the Applicant will be required to demonstrate compliance with the minimum density of 20 units per hectare prescribed by the Zoning By-law. In the interim and subject to completion of a satisfactory Tree Saving Plan, staff are satisfied that the proposed lot size would have no adverse impacts on the surrounding area. The variance is desirable as it will facilitate a future private road development that contributes to the accommodation of growth prescribed by the GCP. Staff are recommending approval, accordingly, subject to the conditions outlined herein, including that the existing detached dwelling at 23 Michigan Avenue be demolished.

Conclusion

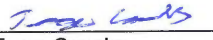
Having regard for the matters under Section 53 of the *Planning Act*, and subject to the recommendations herein, staff are of the opinion that Application **B-09/20SC** is timely, in the public interest, and consistent with the provisions of the Official Plan. As no development is proposed at this time, staff are satisfied that approval of the Application will not result in adverse impacts. It is staff's recommendation that the requested consent to sever be approved, subject to the conditions outlined in the recommendation.

Having regard for the matters under Section 45(1) of the *Planning Act*, staff are of the opinion that Minor Variance Applications **A-18/20** and **A-19/20** 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. Staff recommend that the Applications be approved, subject to the conditions outlined in the recommendation.

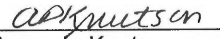
Prepared by:


Connor Wright
Student Planner

Submitted by:


Tage Crooks
Planner I

Approved by:


Amanda Knutson
Planner II

VIA E-MAIL ONLY

February 3, 2020

Elaine Munro
Committee Secretary and Planning Technician
City of St. Catharines
50 Church Street
P.O. Box 3012
St. Catharines, ON L2R 7C2

Application for Consent

Proposal: to sever 840.5 m² of land, which will be added to the abutting northerly parcels of land known as 23 and 25 Michigan Avenue (Part 2) for the proposed future multi residential development. A 646.1 m² remnant parcel (Part 3) with the existing detached dwelling would be retained for continued residential use.

Location: 298 Glenridge Avenue
In the City of St. Catharines

Our File: CS-20-0009

Regional Planning and Development Services staff have completed a review of the following materials which were provided as part of an application for a consent application for a severance located at 19-23 Michigan Avenue in the City of St. Catharines:

- Notice of Hearing and Application, dated January 14, 2020.

The following comments are provided from a Regional and Provincial perspective to assist in reviewing the Consent Application.

Core Natural Heritage System

Regional Core Natural Heritage System (NHS) mapping identifies portions of an Environmental Conservation Area (ECA) associated with Significant Valleylands on and adjacent the properties known as 19 and 23 Michigan Avenue, St. Catharines. Regional policies typically require the completion of an Environmental Impact Study (EIS) when new development or site alteration is proposed within 50 metres of ECA features. The purpose of the EIS is to demonstrate there will be no negative impact on the feature or its ecological function. In this case however, Regional Environmental Planning staff suggested at the pre-consultation meeting that a Tree Saving Plan (TSP) would be required in lieu of an EIS. The TSP was requested because the woodlands at the rear of the property are predominantly

located on the slope which will not be impacted due to stable top of valley slope setbacks. Other treed areas adjacent the site are not mapped as ECA and are not currently subject to the Region's woodland by-law.

While tree protection measures recommended through completion of the TSP *could* limit the developable area along the back of the properties, it is staff's opinion that tree protection measures would not constrain the properties such that they would be undevelopable. Given the location of existing development at 19 Michigan Avenue in particular, the size of the proposed development could be reduced at the site plan stage if required. Therefore, staff do not object to the proposed consent and minor variance applications provided a TSP is submitted for Regional staff review and approval at the Site Plan stage.

The Region's TSP requirements were previously sent to the agent on file in e-mail correspondence dated August 8, 2019. The purpose of the TSP will be to retain as many trees as possible. Current Regional policies cannot prohibit limited tree removals outside the ECA feature, but can save for the identification of rare species (e.g., Butternuts) or slope setbacks.

Further to pre-consultation discussions regarding the potential for Butternut (*Juglans cinerea*) trees onsite, staff note that Butternut is an endangered species and protected under the Endangered Species Act (ESA). Should the TSP identify one or more Butternuts, staff will require confirmation that the Ministry of Environment, Conservation and Parks (MECP) is satisfied with the tree protection measures proposed. MECP staff typically require submission of a Butternut Health Assessment completed by a designated Butternut Health Assessor. The purpose of the assessment is to determine if the Butternut is exempt from certain protections or if a permit under the *Endangered Species Act* must be issued. Correspondence from the MECP in this regard should be included in the TSP, if applicable.

Please note that the Niagara Peninsula Conservation Authority (NPCA) continues to be responsible for the review and comment on planning applications related to their regulated features. As such, NPCA should continue to be consulted with respect to their comments and potential Work Permit requirements pursuant to Ontario Regulation 155/06, including hazard lands and other regulated features.

CONCLUSION

Based on the analysis and comments above, Regional staff offers no objection to the application, subject to the Conditions outlined in the Appendix.

If you have any questions or wish to discuss these comments please contact the undersigned at extension 3345, or Susan Dunsmore, Manager Development Engineering, at extension 3661.

Best Regards,



Matteo Ramundo
Development Approvals Technician
Niagara Region

Attention: Appendix- Regional Conditions for Site Plan Approval

cc. Susan Dunsmore, Manager, Development Engineer, Niagara Region
Jennifer Whittard, Manager, Environmental Planning, Niagara Region
Pat Busnello, Manager, Development Planning, Niagara Region

January 16, 2020

Our File No.: PLCON202000041

BY E-MAIL ONLY

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

Attention: Elaine Munro, Committee Secretary and Planning Technician

Subject: **Applications for Consent and Minor Variances, (B09/20, A18/20, and A19/20)**
19, 23 and 25 Michigan Avenue, St. Catharines

The Niagara Peninsula Conservation Authority (NPCA) has reviewed the above noted applications and offers the following for your information.

These applications have been made to facilitate a future multi-residential development on portions of the above noted properties. The area proposed for the future development lies adjacent to a feature that is regulated by the NPCA. As such, future development and site alterations of this land will be subject to the Authority's current regulations and Land Use Policy Document. The comments below are offered in that regard.

NPCA mapping indicates the subject lands back onto a steep slope associated with Martindale Pond/ Twelve Mile Creek. Authority objectives when reviewing proposals on lots adjacent to slopes or valleys pertain to minimizing soil erosion and sedimentation, protecting life and property from the potential for slope stability problems and ensuring that the natural integrity of the valley slope is maintained over the long term. These matters will have to be addressed prior to supporting any new development adjacent to a steep valley.

It should be noted that the NPCA offers no objections to the approval of the above noted consent and minor variances. All future development and site alterations proposed on Parts 1 and 2 will be required to be circulated to the NPCA for review and approval to ensure long term protection of the adjacent valley and stability of the slope. NPCA staff have been involved with the preconsultation planning phases of the future development.

Lastly, it should be noted that any development or site alterations proposed on Parts 1 and 2 will require Work Permits from this office prior to the commencement of any works on site prior to the commencement of any works on site.

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

Yours truly,



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

Munro, Elaine

Subject: RE: Committee of Adjustment Notices and Applications, City of St. Catharines, for the February 5/20 CofA Hearing - Email 5 - Last Email

19 Michigan Avenue

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

Sent: Tuesday, January 14, 2020 7:45 AM

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

Subject: Re: Committee of Adjustment Notices and Applications, City of St. Catharines, for the February 5/20 CofA Hearing - Email 5 - 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.

Good morning Elaine

Email 5

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: Tage Crooks, Wilrik Banda, Amanda Knutson, Conner Wright, Brian
Thiessen
Planning and Building Services

From: Steven Sunderland, Building Inspector
Planning and Building Services

Date: January 30, 2020

Subject: Building Comments on Applications to the Committee of Adjustment
Consents – February 5, 2020 hearing

B-03/20SC – 298 Glenridge Avenue

Comment:

- No Comment

Condition:

- No comment

B-04/20SC – 298 Glenridge Avenue

Comment:

- No Comment

Condition:

- No comment

B-05/20SC – 59 Jarrow Road

Comment:

- Be advised that a building permit is required for the proposed single detached dwelling on Part 2.

Condition:

- No comment

B-07/20SC – 20 Frederick Street

Comment:

- Be advised that a building permit is required for the proposed single detached dwelling on Part 2.

Condition:

- No comment

B-08/20SC – 15 Bloomfield Avenue

Comment:

- No Comment

Condition:

- No comment

B-09/20SC – 19 Michigan Avenue

Comment:

- No Comment

Condition:

- No comment

B-10/20SC – 14 Pawling Street

Comment:

- Be advised that a building permit is required for the proposed single detached dwelling on Part 3.

Condition:

- No comment

A handwritten signature in black ink, appearing to be 'S. Sunderland', with a stylized flourish at the end.

Steven Sunderland, A.Sc.T., CBCO
Building Inspector



Memorandum

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

Cc: Tague Crooks, Wilrik Banda, Amanda Knutson, Conner Wright, Brian Thiessen
Planning and Building Services

From: Brian Thiessen, Building Manager of Plans Examination
Planning and Building Services

Date: January 30, 2020

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – February 5, 2020 hearing

NO.	ADDRESS	COMMENTS
A-04/20	298 Glenridge Ave.	No Comment
A-05/20	310 Glenridge Ave.	No Comment
A-06/20	111 Glendale Ave.	No Comment
A-07/20	59A Jarrow Road	No Comment
A-10/20	59B Jarrow Road	No Comment
A-11/20	20 Frederick Street	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-12/20	47 Roland Street	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-13/20	15A Bloomfield Ave.	No Comment
A-14/20	15B Bloomfield Ave.	No Comment
A-15/20	164 Martindale Road	Be advised that building permits are required for the proposed residential dwelling units.
A-18/20	19 Michigan Avenue	No Comment
A-19/20	23 Michigan Avenue	No Comment

Steven Sunderland, A.Sc.T., CBCO
Building Inspector



Memorandum

To: Elaine Munro, Planning and Building Services
CC:
From: Jessica Button, Community, Recreation and Culture Services
Date: January 14, 2020
Subject: Committee of Adjustment Hearing – February 5, 2020

PRCS has reviewed the Committee of Adjustment application for the hearing of January 27, 2020 and provides the following comments;

1. **298 Glenridge Avenue, Consent, B-03/20SC – 60.84.2280**
298 Glenridge Avenue, Consent, B-04/20SC – 60.84.2281
298 Glenridge Avenue, Minor Variance, A-04/20 – 60.81.5594
310 Glenridge Avenue, Minor Variance, A-05/20 – 60.81.5595
111 Glendale Avenue, Minor Variance, A-06/20 – 60.81.5596

No further comment

2. **59 Jarrow Road, Consent, B-05/20SC – 60.84.2282**
59A Jarrow Road, Minor Variance, A-07/20 – 60.81.5597
59B Jarrow Road, Minor Variance, A-10/20 – 60.81.5600

CRCS request that the following be included as a condition of severance or included within a Development Agreement for the subject lands:

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.

- 3. 20 Frederick Street, Consent, B-07/20SC – 60.84.2284**
20 Frederick Street, Minor Variance, A-11/20 – 60.81.5601
47 Roland Street, Minor Variance, A-12/20 – 60.81.5602

In order to preserve one of the existing boulevard trees, CRCS requests that the driveway be relocated to the far east of the site. The applicant should be advised that they will be responsible for the costs of removal and replacement of the tree at the time of removal. Tree replacement costs are in addition to standard tree planting requirements noted below.

CRCS request that the following be included as a condition of severance or included within a Development Agreement for the subject lands:

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.

That all servicing laterals and site alterations be located outside the dripline of the retained (westerly) boulevard tree.

- 4. 15 Bloomfield Avenue, Consent, B-08/20SC – 60.84.2285**
15A Bloomfield Avenue, Minor Variance, A-13/20 – 60.81.5603
15B Bloomfield Avenue, Minor Variance, A-14/20 – 60.81.5604

CRCS request that the following be included as a condition of severance or included within a Development Agreement for the subject lands:

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.

That all servicing laterals and site alterations be located outside the dripline of the existing boulevard tree.

5. **19 Michigan Avenue, Consent, B-09/20SC – 60.84.2286**
19 Michigan Avenue, Minor Variance, A-18/20 – 60.81.5608
23 Michigan Avenue, Minor Variance, A-19/20 – 60.81.5609

No requirements. A tree inventory and protection plan is required prior to establishing development setbacks.

6. **164 Martindale Road, Minor Variance, A-15/20 – 60.81.5605**

No comment.

7. **14 Pawling Street, Consent, B-10/20SC – 60.81.2287**

No comment.

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

REPORT TO PLANNING DEPARTMENT
Re: CITY LAND DIVISION APPLICATION NUMBER B-09/20SC



Date: January 20th, 2020

Hearing Date: February 5th, 2020

Applicant: Helene Jeanne Angers

Location: 19 Michigan Avenue

Development Engineering File: 300-36

Comment(s): It is noted that the Applicant proposes to sever a portion (Part 1) of the subject lands which will be added to Part 2 of the adjacent lands for the purposes of a private road development on 23 Michigan Avenue. The servicing and grading of Part 1 will be handled through the SPA process.

Condition(s): None

A handwritten signature in black ink, reading "James R. Denham".

Prepared by:

James R Denham, P.Eng.
Development Engineering Technologist



Memorandum

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

Cc: Judy Pihach, Manager of Planning
Amanda Knutson, Planner II
Wilrik Banda, Planning Technician
Tage Crooks, Planner I

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

Date: January 20, 2020

Hearing Date: February 5, 2020

Subject: **Committee of Adjustment - Minor Variance Applications**
15A&B Bloomfield Avenue, A-13-14/20SC
20 Frederick Street, A-11/20SC
111, 298 & 310 Glenridge Avenue, A-04-05-06/20SC
59A&B Jarrow Road, A-07&10/20SC
164A Martindale Road, A-09/20SC
19&23 Michigan Avenue, A-18-19/20SC
47 Roland Street, A-12/20SC

Development Engineering have reviewed the abovenoted minor variance applications and have further or objection to the minor variances requested.

Regards,

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



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: January 14, 2020

Subject: Committee of Adjustment
Public Hearings – February 5, 2020
File No. 305-17-01

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

Steve Bittner
Transportation Technologist
SB/

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

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

COMMENTS

A-15/20 (60.81.5605)

164 Martindale Road

DATE OF HEARING:
February 5, 2020

Munro, Elaine

Subject: RE: Variance application

From: Ray Garceau <
To: Munro, Elaine <emunro@stcatharines.ca>
Cc:
Subject: Variance application

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.

We are residents of Grenadier Place (Niagara North Condominium Corporation No. 60) located at 162 Martindale Road and are in Florida until April 10, 2020. We have been informed by our Board of Directors about an application for a minor variance application A-15/20(60.81.5605. As we are not able to sign the petition due to our absence I am sending this email to advise that we object to granting a variance described in the above mentioned application (specifically item #5). I trust this is sufficient to register our objection to this application.

If you require any additional information please do not hesitate to contact us by email or our phone in Florida is.

Respectfully submitted,
Ray and Colleen Garceau
Unit 701

Sent from my iPad

I, the undersigned, am the owner of unit #703 at Grenadier Place (Niagara North Condominium Corporation NO 60), located at 162 Martindale, Grenadier Place, which directly abuts the proposed plan of subdivision of 164 and 164A Martindale Rd. I object to granting a variance described in the application for minor variance application, A-15/20(60.81.5605)—and specifically, item #5.

The application for a reduction of the required landscape buffer between the proposed subdivision and Grenadier Place from 3 metres to zero will negatively impact the property owned by Grenadier Place. The comments below are made to support my objections to this variance.

There is an assumption by many that the Grenadier Place green space, because of its location, is public property--not the sole ownership of Grenadier Place--and thus private property. This assumption would lead one to believe that the variance application would have minimal impact on surrounding landscape.

That is not the case. There are 3 main issues that I will outline.

1. Planned location of a Gazebo:

Grenadier Place is currently in the planning stage of erecting a gazebo in the green space that abuts the proposed subdivision. Park benches will also be placed in this green space. Subject to a building permit, zoning permits this use. We currently have a patio area, which is in full sun for the majority of the day. The building has a large underground parking footprint, which limits the location of a gazebo. The attached diagram illustrates the planned location.

Allowing the variance reduction permits a private road turnaround to be located immediately adjacent to the proposed location of the gazebo. The location of the turn around without a buffer will allow noise and fumes to interfere with the quiet possession of our property.

1. Snow Maintenance:

Without the buffer, snow maintenance would be able to push snow on to our property. With a buffer, snow can be stored on the development property.

1. Grenadier Place Visitor Parking:

Without a buffer, Grenadier Place Visitor Parking appears to be available parking for the planned subdivision. Despite signage, guests to units in the planned subdivision can easily access this parking. This is already an issue for Grenadier Place residents.

City Planners Recommendation:

I have read the city planner report with regard to this application and the recognition of the need for appropriate fencing and landscaping as part of the site plan approval. I am most appreciative of their foresight in also addressing headlights into Grenadier Place, the building. However, while fencing and landscaping may address snow removal and parking, it does not address the proximity of the turnaround to the gazebo location.

Furthermore, the recommendation only applies to the current site plan, and fencing would only extend to the edge of the current plan of subdivision. This could translate into a wooden fence buffering only a portion of the green space. There is no timeline for future development, and the lack of a buffer for the turnaround will be a ongoing problem for Grenadier Place and its' residents.

I respectfully request that you deny the application for Variance #5 and maintain the 3 metre requirement.

Lorna Costantini

WILLOW BANK COMMON

EX FIRE HYDRANT

Variance application reduce landscape buffer from 3 metres to zero metres

STAGE I
GRENADIER PLACE

Grenadier Place Parking
Grenadier Place Greenspace

TULIP TREE COMMON

STAGE V

Property Line

STORM SEWER EASEMENT

Planned Gazebo

Property Line

OWNER'S NAME

SIGNATURE

THE CORPORATION OF
THE CITY OF ST. CATHARINES

DIRECTOR OF PLANNING & BUILDING SERVICES

DATE: 20

NOTE: THE DIMENSIONS, AREAS AND LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY BE SLIGHTLY ALTERED BY THE FINAL DESIGN, PROVIDED THE INTENT AND PURPOSE OF THE ORIGINAL PLAN IS MAINTAINED AND ALL RELEVANT ZONING PROVISIONS COMPLIED WITH. FURTHER AND NOTWITHSTANDING ANYTHING SHOWN ON THIS PLAN TO THE CONTRARY, ALL SITE SERVISING, GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH PLANS APPROVED BY THE ENGINEER.

PROPOSED DEVELOPMENT	
TOWN HOUSES (2 STOREY)	5

LAND USE SCHEDULE		
BUILDING COVERAGE	274 m ²	43%

FUTURE
DEVELOPMENT



PROJECT TITLE:

DRAWING TITLE:

DATE OF ISSUE:

Munro, Elaine

Subject:

RE: File No. 60.81.5605 Submission No. A-15/20

From: Miriam Gersho < >

Sent: Monday, January 27, 2020 5:00 AM

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

Subject: File No. 60.81.5605 Submission No. A-15/20

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.

This is to respectfully request that the HEARING scheduled for Wednesday, February 05, 2020 at 5:00 pm

Be postponed until such time as a new Notice of Hearing is sent to all those who own a property that is within 60 metres of a proposal to the Committee of Adjustment.

The New Notice of Hearing to be written (*not in the jargon of builders and developers, as is the current one*, rather) in the language of laymen and laywomen, so that questions, concerns and responses to this Application for Minor Variance from Glenbrook Homes Ltd., can be based on a full and proper understanding of this application.

Yours truly,

Miriam Gersho
606-162 Martindale Road
St. Catharines L2S 3S4

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



CITY OF
ST. CATHARINES

Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: January 31, 2020

Date of Meeting: February 5, 2020

Report Number: A-15/20

File: 60.81.5605

Subject: 164 Martindale Road and 164A Martindale Road

Recommendation

That Variances 1, 2, 3 and 4 of Application **A-15/20** by Glenbrook Homes Ltd., as outlined in the Notice of Hearing, be approved;

That Variance 5 of Application **A-15/20** by Glenbrook Homes Ltd., as outlined in the Notice of Hearing, be denied. Staff recommend that in lieu of the requested reduction, the minimum width of a landscape buffer be reduced from 3 metres to 0 metres for the future southerly lot line, and reduced from 3 metres to 0.5 metres for the westerly lot line, subject to the following condition:

1. That through the concurrent Application for Site Plan Approval, the Owner demonstrate that enhanced landscaping will be provided along the westerly lot line to buffer the adjacent residential use from potential impacts associated with the proposed private rear "lane way"; such enhanced landscaping to include both wood board fencing and plant materials.

Report Background

Village on the Twelve is a phased condominium development located off of Martindale Road. The first five stages of the development are complete, and Stage VI is currently under construction. Application **A-15/20** represents Stage VII, and follows a number of previously approved applications that have facilitated the construction of townhouse and apartment dwellings that surround the subject property.

Previous applications include a 2008 Zoning By-law Amendment which applied site-specific performance standards to the property (now outlined in Zoning By-Law 2013-283 as Special Provision No. 18). The subject lands are also the subject of an Application for Site Plan Approval, which was filed on July 11, 2019 and is currently under review. Ultimately, a site plan agreement will be registered on title outlining specific provisions for Stage VII.

A forthcoming Application for Condominium Draft Plan Approval will establish the proposed boundary of the development, including the dwelling units and "lane way"

Report Page 1 of 5

shown on the submitted sketch. The proposed development also occupies two part lots in a plan of subdivision, being Lots 2 and 3 on Registered Plan 30M-167. A forthcoming planning application, the nature of which is to be determined, will erase the legal lot line that would otherwise run through the middle of the proposed development.

The Proposal

The Applicant proposes to construct a 5-unit townhouse dwelling and a semi-detached dwelling on along Willow Bank Common, a private road, with access to rear garages provided by a new private laneway. To facilitate the proposal, Application **A-15/20** seeks relief from the City of St. Catharines Zoning By-law 2013-283 through the variances outlined in the table below:

Variance #	Provision	Required	Proposed
1	Minimum Setback from Private Road to a Dwelling	3 metres	1.5 metres
2	Minimum Setback from Private Road to a Garage	6 metres	3 metres
3	Lot Frontage on Public Roads	No person shall develop or construct a building or structure or otherwise use any lot unless the lot fronts on a public road	Exemption from the provision
4	Maximum Unit Driveway Width	50% of unit width	90% of unit width
5	Minimum Width of a Landscape Buffer between a Parking Area with 5 to 20 Parking Spaces and a Lot Line Abutting a Residential Zone	3 metres	0 metres

Location and Site Description

The subject lands are located on the southwest corner of Willow Bank Common and Tulip Tree Common, east of Martindale Road. Access to these private roads is provided from Martindale Road. The property is surrounded by condominium townhouse dwellings to the north and east, a condominium apartment building to the west and vacant land to the south proposed for future development. The subject lands are currently vacant.

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 lands are designated Neighbourhood Residential on Schedule D1 of the Garden City Plan (GCP) and further designated Medium Density Residential on Schedule E6 thereof. Private road developments are permitted on these lands at a density range generally between 25 and 99 units per hectare of land.

Zoning By-law (2013-283)

Two zoning classifications apply to the subject lands; the northern half of the property is zoned Medium Density Residential with Special Provision No. 18 (R3-18), while the southern half of the property is simply zoned Medium Density Residential (R3); Special Provision No. 18 does not apply to that portion of the site.

The proposed private road development is located wholly within that portion of the lands zoned R3-18 and is a permitted use. Special Provision No. 18 sets out site-specific zoning requirements for a private road development on the subject lands including: minimum setback from the private road of 3 metres to dwellings and 6 metres to garages.

Planning Analysis

Variances 1 & 2

Zoning By-law 2013-283 establishes a minimum 3 metre setback from a private road to a dwelling in the R3 Zone. The By-law further establishes a minimum 6 metre setback to the wall of a garage in the R3 Zone. The provision is intended to prevent built form from overwhelming the streetscape; to maintain the character of the neighbourhood and streetscape; and to ensure that adequate front yard amenity and parking areas can be accommodated.

The Applicant is requesting a reduction of the minimum setback from a private road to unit 26 from 3 metres to 1.5 metres. Unit 26 is located on the proposed easterly lot line, along Tulip Tree Common. The variance requested represents a pinch-point along the lot line. The Applicant has demonstrated that the majority of the lot line achieves an appropriate setback as it extends away from the wall of the dwelling. The Applicant is further requesting a reduction of the minimum setback from the private road to the garage of units 14, 16, 18 and 26 from 6 metres to 3 metres. The garages front the proposed private laneway to the rear of the proposed dwellings, where access is provided off Tulip Tree Common. The laneway is also intended to provide access to future development on adjacent lands to the south.

Due to the phased development of these lands, the subject property is compatible with those in the surrounding area. A number of front yard setbacks throughout Village on the Twelve are similar in nature and consistent with earlier stages of the development. The laneways provided in Village on the Twelve remove garages from the streetscape so as to minimize automobile disruption on the sidewalk. Despite this design approach, the Applicant has demonstrated that sufficient space for parking can be accommodated. As such, the proposed dwellings maintain the character of the neighbourhood and surrounding streetscape and are in keeping with the general intent of the Zoning By-law. Further, the proposal aligns with the policies of the Official Plan (Section 2.3.3

Accommodation of Growth), which encourages more compact built form and design initiatives that support the overall community. Staff are of the opinion that the requested variances are minor in nature, desirable for the appropriate use of the lands, and are in keeping with the general intent of the Official Plan and Zoning By-law. Staff recommend approval of Variances 1 and 2.

Variance 3

Section 2.6 of Zoning By-law 2013-283 provides that no person shall develop or construct a building or structure or otherwise use any lot unless the lot fronts on a public road. The proposed lot area will not enjoy frontage on a public road. Rather, it will front onto the private road network within the Village on the Twelve community.

Staff are satisfied that the subject lands will maintain consistent and adequate access over the private road, enforced by the existing Shared Facilities Agreement and Reciprocal Agreement, registered on title of the subject lands. The Agreements address servicing, access and shared costs, among other matters, allowing this parcel to benefit from certain common elements of the surrounding phases. Staff are satisfied that, with these agreements in place, permitting the use of the subject lands to front onto a private road is acceptable. Staff are of the opinion that the requested variance is minor in nature, desirable for the appropriate use of the lands, and is in keeping with the general intent of the Official Plan and Zoning By-law. Staff recommend approval of Variance 3.

Variance 4

Zoning By-law 2013-283 establishes a maximum driveway width of 50 percent of the unit width for private road developments. This provision is meant to ensure that garages and paved driveways do not overwhelm the front façade and streetscape of a townhouse unit. The City's Urban Design principles outline that development and redevelopment within St. Catharines will be based on sustainable design principles including innovative, sustainable and context sensitive building, site, streetscape and neighbourhood design, a stimulating, attractive, and safe public realm, and compatibility of new development and redevelopment within established areas. The Urban Design Guidelines state that garages should not be the dominant feature within the composition of a dwelling and their visual impact on the streetscape should be minimized in favour of front doors and windows. Further, attached garages should achieve a proportional relationship between the width of the garage and the width of the building, and should not be greater than the pattern established within the neighbourhood.

The proposed driveways, which will be up to 90 percent of the unit width, will be located on a dead-end private road, functioning as a rear laneway that will form part of the Village on the Twelve private road network. The increased driveway widths will not be visible from the public realm, and will have a negligible impact on surrounding properties. The location of the driveways at the rear of the dwelling units will actually serve to improve the streetscaping of Village on the Twelve, by locating parking to the rear of units. Even with increased driveway widths the proposed development will still meet the minimum 25% landscape open space requirement required by the Zoning By-law. Staff are of the opinion that the requested variance is minor in nature, desirable for the appropriate use of the lands, and is in keeping with the general intent of the Official Plan and Zoning By-law. Staff recommend approval of Variance 4.

Variance 5

Zoning By-law 2013-283 requires that a minimum 3.0-metre-wide landscape buffer be provided between a parking area with 5 to 20 parking spaces and adjacent lot lines, where the lot line abuts a residential zone. The intent of the provision is to ensure an appropriate transition between neighbouring land uses that provides screening of vehicles and breaks up large hard-surfaced parking areas.

The Applicant is requesting a reduction of the minimum landscape buffer width from 3 metres to 0 metres along the proposed southern lot line, on the south side of the private laneway shown on the submitted sketch. The lands to the south are owned by the Applicant and future development is proposed to make use of the laneway. Staff considers this type of Variance to be administrative in nature and are recommending approval accordingly; no impacts will result.

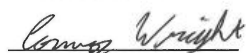
The Applicant is also seeking a reduction in the required 3 metre landscape buffer between the private laneway and the western lot line, where the northern leg of the hammerhead terminates. It is staff's opinion that some form of buffer should be provided to shield the neighbouring property from noise and lights emitted by vehicles using the private laneway. The neighbouring property has a storm sewer easement running the length of the shared lot line, which prevents them from providing screening on its side of the lot line. Staff recommend that in lieu of the requested reduction to 0.0 metres, a reduction to 0.5 metres be approved instead to allow sufficient space for enhanced plantings and fencing. Staff will ensure suitable planting materials and fencing will be provided through the site plan approval process.

In summary, staff are recommending a reduction in the landscape buffer width to 0 metres along the southerly lot line and to 0.5 metres along the westerly lot line. Staff are of the opinion that this modified variance is minor in nature, desirable for the appropriate use of the lands, and is in keeping with the general intent of the Official Plan and Zoning By-law.

Conclusion

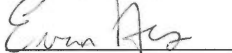
Having regard for the matters under Section 45(1) of the Planning Act, staff are of the opinion that Application **A-15/20**, if approved as recommended, is in keeping with the general intent of the Official Plan and Zoning By-law, is minor in nature, and is desirable for the appropriate use of the land. Staff recommend that the Application be approved, in part, subject to the conditions outlined herein.

Prepared by:



Connor Wright
Student Planner

Submitted by:



Evan Acs
Planner I

Approved by:



Amanda Knutson
Planner II

January 24, 2020

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

Attention: Elaine Munro

File# 60.81.5605

Re: 164 Martindale Rd

In response to your correspondence dated January 14, 2020, please be advised that our Engineering Design Department has reviewed the information concerning the above noted Consent Application and our comments are as follows:

- For Subdivision or Townhouse development, the Developer needs to contact our Engineering Design Department @ 905-521-4907.
- Relocation, modification, or removal of any existing hydro facilities shall be at the owner's expense. Please contact Alectra Utilities to facilitate this.
- Developers shall be responsible for the cost of civil work associated with duct structures, transformer foundations, and all related distribution equipment.
- Developers to acquire an easement, if required.
- In order for Alectra Utilities to prepare design and procure the materials required to service this site in a timely manner, a minimum of 6 months notification is required. It would be advantages for the developer if Alectra Utilities were contacted at the stage where the new site plan becomes available. Please note that it takes approximately 20 weeks to purchase a transformer.

We would also like to stipulate the following:

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

- Alectra Utilities must be contacted if the removal, isolation or relocation of existing plant is required, all cost associated with this work will be at the owners expense.
- CALL BEFORE YOU DIG, arrange for underground hydro cable locate(s) before beginning construction by contacting Ontario One Call @ 1-800-400-2255.
- Clearances from Overhead and Underground existing electrical distribution system must be maintained in according to:
 - Ontario Building Code (1997) Section 3.1 (3.1.18.1)
 - Electrical Safety Code Rule 75-312
 - Occupational Health and Safety Act (OH&SA) – Construction Projects (Electrical Hazards)
 - CAN/CSA-C22.3 No. 1-15, Overhead System
 - C22.3 No. 7-15 Underground Systems

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

Sincerely,

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

Mark Jakubowski
Supervisor, Design, Customer Capital

Munro, Elaine

Subject: RE: Committee of Adjustment Notices and Applications, City of St. Catharines, for the February 5/20 CofA Hearing - Email 2

59 Jarrow Road
164 Martindale Road

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

Sent: Tuesday, January 14, 2020 7:42 AM

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

Subject: Re: Committee of Adjustment Notices and Applications, City of St. Catharines, for the February 5/20 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.

Good morning 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: Tage Crooks, Wilrik Banda, Amanda Knutson, Conner Wright, Brian Thiessen
Planning and Building Services

From: Brian Thiessen, Building Manager of Plans Examination
Planning and Building Services

Date: January 30, 2020

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – February 5, 2020 hearing

NO.	ADDRESS	COMMENTS
A-04/20	298 Glenridge Ave.	No Comment
A-05/20	310 Glenridge Ave.	No Comment
A-06/20	111 Glendale Ave.	No Comment
A-07/20	59A Jarrow Road	No Comment
A-10/20	59B Jarrow Road	No Comment
A-11/20	20 Frederick Street	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-12/20	47 Roland Street	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-13/20	15A Bloomfield Ave.	No Comment
A-14/20	15B Bloomfield Ave.	No Comment
A-15/20	164 Martindale Road	Be advised that building permits are required for the proposed residential dwelling units.
A-18/20	19 Michigan Avenue	No Comment
A-19/20	23 Michigan Avenue	No Comment

Steven Sunderland, A.Sc.T., CBCO
Building Inspector



Memorandum

To: Elaine Munro, Planning and Building Services
CC:
From: Jessica Button, Community, Recreation and Culture Services
Date: January 14, 2020
Subject: Committee of Adjustment Hearing – February 5, 2020

PRCS has reviewed the Committee of Adjustment application for the hearing of January 27, 2020 and provides the following comments;

1. **298 Glenridge Avenue, Consent, B-03/20SC – 60.84.2280** -
298 Glenridge Avenue, Consent, B-04/20SC – 60.84.2281
298 Glenridge Avenue, Minor Variance, A-04/20 – 60.81.5594
310 Glenridge Avenue, Minor Variance, A-05/20 – 60.81.5595
111 Glendale Avenue, Minor Variance, A-06/20 – 60.81.5596

No further comment

2. **59 Jarrow Road, Consent, B-05/20SC – 60.84.2282**
59A Jarrow Road, Minor Variance, A-07/20 – 60.81.5597
59B Jarrow Road, Minor Variance, A-10/20 – 60.81.5600

CRCS request that the following be included as a condition of severance or included within a Development Agreement for the subject lands:

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.

- 3. 20 Frederick Street, Consent, B-07/20SC – 60.84.2284
20 Frederick Street, Minor Variance, A-11/20 – 60.81.5601
47 Roland Street, Minor Variance, A-12/20 – 60.81.5602**

In order to preserve one of the existing boulevard trees, CRCS requests that the driveway be relocated to the far east of the site. The applicant should be advised that they will be responsible for the costs of removal and replacement of the tree at the time of removal. Tree replacement costs are in addition to standard tree planting requirements noted below.

CRCS request that the following be included as a condition of severance or included within a Development Agreement for the subject lands:

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That all servicing laterals and site alterations be located outside the dripline of the retained (westerly) boulevard tree.

- 4. 15 Bloomfield Avenue, Consent, B-08/20SC – 60.84.2285
15A Bloomfield Avenue, Minor Variance, A-13/20 – 60.81.5603
15B Bloomfield Avenue, Minor Variance, A-14/20 – 60.81.5604**

CRCS request that the following be included as a condition of severance or included within a Development Agreement for the subject lands:

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:

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That all servicing laterals and site alterations be located outside the dripline of the existing boulevard tree.

5. **19 Michigan Avenue, Consent, B-09/20SC – 60.84.2286**
19 Michigan Avenue, Minor Variance, A-18/20 – 60.81.5608
23 Michigan Avenue, Minor Variance, A-19/20 – 60.81.5609

No requirements. A tree inventory and protection plan is required prior to establishing development setbacks.

6. **164 Martindale Road, Minor Variance, A-15/20 – 60.81.5605**
No comment.

7. **14 Pawling Street, Consent, B-10/20SC – 60.81.2287**
No comment.

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
Amanda Knutson, Planner II
Wilrik Banda, Planning Technician
Tage Crooks, Planner I

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

Date: January 20, 2020

Hearing Date: February 5, 2020

Subject: **Committee of Adjustment - Minor Variance Applications**
15A&B Bloomfield Avenue, A-13-14/20SC
20 Frederick Street, A-11/20SC
111, 298 & 310 Glenridge Avenue, A-04-05-06/20SC
59A&B Jarrow Road, A-07&10/20SC
164A Martindale Road, A-09/20SC
19&23 Michigan Avenue, A-18-19/20SC
47 Roland Street, A-12/20SC

Development Engineering have reviewed the abovenoted minor variance applications and have further or objection to the minor variances requested.

Regards,

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



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: January 14, 2020

Subject: Committee of Adjustment
Public Hearings – February 5, 2020
File No. 305-17-01

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

Steve Bittner
Transportation Technologist
SB/

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

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

COMMENTS

B-10/20SC (60.84.2287)

14 Pawling Street

DATE OF HEARING:
February 5, 2020



Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: January 31, 2020

Date of Meeting: February 5, 2020

Report Number: B-10/20SC

File: 60.84.2287

Subject: 14 Pawling Street (10 Pawling Street)

Recommendation

That Application **B-10/20SC** by Giovanni Del Priore and Emily Del Priore, as outlined in the Notice of Hearing be approved, subject to the following conditions:

1. 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 buildings.
2. 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.
3. 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.
4. That the Owner submit for review and approval by City staff an individual lot grading and drainage plan, prepared by a professional engineer or Ontario Land Surveyor.
5. That the Owner enter into the necessary utility easement with Bell Canada to grant access to the utility pedestal located on Part 1, as outlined in the Bell Canada's comment dated January 30th 2020.
6. That pursuant to Section 50(12) of The Planning Act, it is hereby stipulated that section 50(3) or 50(5) shall apply to any subsequent conveyance of, or other transaction involving, the identical subject parcel of land. Therefore, the Owner will provide the Secretary-Treasurer of the Committee of Adjustment with a solicitor's undertaking that the condition of the Committee of Adjustment will be implemented and the properties (Parts 1 and 3) will be merged and become one parcel of land. The Owner will be responsible to pay the costs associated with the necessary deeming by-law to deem Lots 11 and 13 on Registered Plan TP158 to not be within a plan of subdivision.
7. That the Owner provide the Secretary-Treasurer of the Committee of Adjustment with the acknowledgement and direction for conveyance of the subject parcel, 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 \$214.80 payable to the Treasurer, City of St. Catharines.
9. That all conditions of consent be fulfilled by February 5, 2021.

Report

The Proposal

The Application proposes to demolish the existing detached dwelling on 10 Pawling Street for the purposes of constructing a new detached dwelling thereon, but with a larger lot area. Accordingly, Application **B-10/20SC** is made for consent to a partial discharge of mortgage and for consent to sever 137.4 square metres of land from 14 Pawling Street (Part 1 on the submitted sketch), which will be added to the abutting southeasterly parcel of land known as 10 Pawling Street (Part 3), for a proposed new detached dwelling. A 457.2 square metre remnant parcel (Part 2) with an existing two-storey detached dwelling at 14 Pawling Street would be retained for continued residential use.

Location and Site Description

The properties known municipally as 10 Pawling Street and 14 Pawling Street are located on the northeast side of Pawling Street, between Colton Avenue and Bayview Drive. The lands are primarily surrounded by detached dwellings.

At present, a detached dwelling is located on each of 10 Pawling Street and 14 Pawling Street. There is a shed that is proposed to be removed at the rear of Part 1.

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 properties known municipally as 10 Pawling Street and 14 Pawling Street are designated Neighbourhood Residential on Schedule D1 of the Garden City Plan (GCP) and further designated Low Density Residential on Schedule E1 thereof.

Zoning By-law (2013-283)

The properties known municipally as 10 Pawling Street and 14 Pawling Street are zoned Low Density Residential – Traditional Neighbourhood (R2). Detached dwellings are permitted.

Planning Analysis

Consent

Section 16.11.3 of the GCP states that lot boundary adjustments may be considered, provided they contribute to appropriate infill, there is no development that would lead to significant expense to the City for public works, and that the size, shape and configuration of the parcel is appropriate for the use proposed.

The proposed lot sizes of both 10 Pawling Street and 14 Pawling Street are in keeping with the general character of the neighbourhood where lots vary in size and shape. While the Applicants intend to demolish and construct a new dwelling at 10 Pawling Street, no additional dwellings are proposed and therefore no new impacts will result as a direct consequence of the proposed boundary adjustment. Further, the resulting increased lot

areas will bring both 10 Pawling Street and 14 Pawling Street into compliance with minimum and maximum lot area requirements outlined in the Zoning By-Law.

Currently, 14 Pawling Street is comprised of Lots 11 and 12 on Registered Plan TP158; 10 Pawling Street is comprised of Lot 13 on the same plan. The Application is proposing to split Lot 12 into two parts, with one part of the lot merging with Lot 13 and the other with Lot 11. A deeming by-law will be required to remove Lots 11 and 13 from Registered Plan TP158 to allow the necessary merging. Without the deeming by-law, Lots 11 and 13 would remain whole and would not merge with the part lots from Lot 12.

Staff are supportive of the proposed consent, subject to the conditions outlined in the recommendation herein.

Conclusion

Having regard for the matters under Section 53 of the *Planning Act*, staff are of the opinion that Application **B-10/20SC** is compatible with the neighbourhood, consistent with the provisions of the Zoning By-law, and will have no adverse impacts on the surrounding area and environment. It is staff's recommendation that the requested consent to sever be approved, subject to the conditions outlined in the recommendation.

Prepared by:



Connor Wright
Student Planner

Submitted by:



Evan Acs
Planner I

Approved by:



Amanda Knutson
Planner II



Bell Canada
FI-2, 140 Bayfield St.
Barrie, Ontario
L4M 3B1

Fax: 705-722-2263
Tel: 705-722-2244
E-mail: carrie.gordon@bell.ca

January 30, 2020

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

Dear Ms. Munro:

Subject: Application for Consent – Severance
14 Pawling Street
Pt Lot 12, Reg Plan No TP 158
CofA File: B10/20SC

Bell File: 905-20-043

We acknowledge receipt and thank you for your correspondence January 13, 2020.

Subsequent to review of the above noted Consent Application by our local Engineering Department, it has been identified that Bell Canada will require a transfer of easement over these lands, to protect existing buried cable and associated pedestal, supply service to the properties and to maintain service in the area.

Bell Canada would like to confirm that Parts 1 & 2, or a 3.0m wide corridor to be measured 1.5m on either side of the buried facilities found along the street-side property boundary, *as can be accommodated*, would satisfy our needs. With respect to the buried plant, it will be necessary for the surveyor to arrange for a cable locate to identify its location.

Since the easement is necessary in order to provide and maintain service to this area, all costs associated with this transaction is the responsibility of the landowner. Compensation should be set to the nominal amount of \$2.00 for the acquisition of these rights. Additionally, Bell Canada requires separate, registered postponements for any mortgages and certification of title.

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

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

Yours truly,

Carrie Gordon
Right of Way Associate
(Encl.)



SCALE 1:250 METRIC

5m 0 5m 10m



KEY PLAN
NOT TO SCALE

AREA SCHEDULE	
DESCRIPTION	AREA (m ²)
PART 1	137.4
PART 2	457.2
PART 3	296.7

THIS SKETCH IS PREPARED FOR AN APPLICATION UNDER THE PLANNING ACT AND ALL DIMENSIONS ARE TO BE CONFIRMED BY SURVEY.

NOTE: THE LOT DIMENSIONS
ILLUSTRATED HEREON WERE OBTAINED
FROM PLANS AND DOCUMENTS ON
FILE AT THE LAND REGISTRY OFFICE

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

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No person may copy, reproduce or alter this
plan in whole or in part without the written
permission of RICHARD LAROCQUE LIMITED

DRAWN
D.B.

CHECKED BY:
BJ

DATE: DEC 3 2

FILE: 1994-0558
DWG FILE: 1994-0558-02

DWS. FILE. 1004-0000-02

January 24, 2020

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

Attention: Elaine Munro

File# 60.84.2287

Re: 10 & 14 Pawling St

In response to your correspondence dated January 14, 2020, 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.
- In order for Alectra Utilities to prepare design and procure the materials required to service this site in a timely manner, a minimum of 6 months notification is required. It would be advantages for the developer if Alectra Utilities were contacted at the stage where the new site plan becomes available. Please note that it takes approximately 20 weeks to purchase a transformer.

We would also like to stipulate the following:

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

- Alectra Utilities must be contacted if the removal, isolation or relocation of existing plant is required, all cost associated with this work will be at the owners expense.
- CALL BEFORE YOU DIG, arrange for underground hydro cable locate(s) before beginning construction by contacting Ontario One Call @ 1-800-400-2255.
- Clearances from Overhead and Underground existing electrical distribution system must be maintained in according to:
 - Ontario Building Code (1997) Section 3.1 (3.1.18.1)
 - Electrical Safety Code Rule 75-312
 - Occupational Health and Safety Act (OH&SA) – Construction Projects (Electrical Hazards)
 - CAN/CSA-C22.3 No. 1-15, Overhead System
 - C22.3 No. 7-15 Underground Systems

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

Sincerely,



Mark Jakubowski
Supervisor, Design, Customer Capital

Munro, Elaine

Subject: RE: Committee of Adjustment Notices and Applications, City of St. Catharines, for the February 5/20 CofA Hearing - Email 3

20 Frederick Street
14 Pawling Street

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

Sent: Tuesday, January 14, 2020 7:43 AM

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

Subject: Re: Committee of Adjustment Notices and Applications, City of St. Catharines, for the February 5/20 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.

Good morning Elaine
Email 3
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, Committee Secretary & Planning Clerk
Planning and Building Services

Cc: Taze Crooks, Wilrik Banda, Amanda Knutson, Conner Wright, Brian
Thiessen
Planning and Building Services

From: Steven Sunderland, Building Inspector
Planning and Building Services

Date: January 30, 2020

Subject: Building Comments on Applications to the Committee of Adjustment
Consents – February 5, 2020 hearing

B-03/20SC – 298 Glenridge Avenue

Comment:

- No Comment

Condition:

- No comment

B-04/20SC – 298 Glenridge Avenue

Comment:

- No Comment

Condition:

- No comment

B-05/20SC – 59 Jarrow Road

Comment:

- Be advised that a building permit is required for the proposed single detached dwelling on Part 2.

Condition:

- No comment

B-07/20SC – 20 Frederick Street

Comment:

- Be advised that a building permit is required for the proposed single detached dwelling on Part 2.

Condition:

- No comment

B-08/20SC – 15 Bloomfield Avenue

Comment:

- No Comment

Condition:

- No comment

B-09/20SC – 19 Michigan Avenue

Comment:

- No Comment

Condition:

- No comment

B-10/20SC – 14 Pawling Street

Comment:

- Be advised that a building permit is required for the proposed single detached dwelling on Part 3.

Condition:

- No comment

A handwritten signature in blue ink, appearing to be 'S. Sunderland', with a stylized flourish at the end.

Steven Sunderland, A.Sc.T., CBCO
Building Inspector



Memorandum

To: Elaine Munro, Planning and Building Services

CC:

From: Jessica Button, Community, Recreation and Culture Services

Date: January 14, 2020

Subject: Committee of Adjustment Hearing – February 5, 2020

PRCS has reviewed the Committee of Adjustment application for the hearing of January 27, 2020 and provides the following comments;

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No further comment

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59A Jarrow Road, Minor Variance, A-07/20 – 60.81.5597
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That the appraisal be completed by a qualified appraiser.

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47 Roland Street, Minor Variance, A-12/20 – 60.81.5602**

In order to preserve one of the existing boulevard trees, CRCS requests that the driveway be relocated to the far east of the site. The applicant should be advised that they will be responsible for the costs of removal and replacement of the tree at the time of removal. Tree replacement costs are in addition to standard tree planting requirements noted below.

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No requirements. A tree inventory and protection plan is required prior to establishing development setbacks.

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No comment.

7. **14 Pawling Street, Consent, B-10/20SC – 60.81.2287**

No comment.

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

REPORT TO PLANNING DEPARTMENT
Re: CITY LAND DIVISION APPLICATION NUMBER B-10/20SC



January 16, 2020

ENGINEERING FILE 300-36

Hearing Date: February 5, 2020

Applicant: Emily Del Priore & Giovanni Del Priore

Location: 14 Pawling Street

MUNICIPAL SERVICES

Water: 150mm (6") A.C.
Sanitary Sewer: 200mm (8") Concrete
Storm Sewer: None (shallow road-side ditching)
Sidewalks: None
Road Allowance Width: 20.12m±

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

Comment(s): It is noted that the Applicant proposes to sever Part 1 which will be added to the abutting easterly parcel of lands known as 10 Pawling Street (Part 3) for a proposed new residential dwelling. A remnant parcel (Part 2) with the existing two-storey detached dwelling at 14 Pawling Street would be retained for continued residential use.

Roads

Pawling Street is designated a Local road per the City's Official plan with a desired right-of-way width of 20.12m. Its current width along this section is sufficient at 20.12m, therefore the City shall not be obtaining a widening along the frontage through this severance application.

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 to 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, bikelanes and meeting the Garden City Plan initiatives driven by Council, it is normally required that the Owner make a cash contribution for the construction of future sidewalks along the frontage of Pawling Street. Understanding that Pawling Street is not currently on a priority sidewalk list for construction in the near future, the City will not require a cash-in-lieu for sidewalk payment.

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. Although an individual lot drainage plan is a requirement for review and approval at the building permit stage, it shall be required as a condition of severance to ensure that the lots can convey drainage flows to a suitable outlet and do not adversely affect abutting properties, nor the City boulevard, prior to the lots being created. Sump pump flows are typically discharged to grade, when no opportunities to connect to a storm sewer in the road allowance exist. Since a storm sewer does not exist on Pawling Street, sump pump flows and roof leaders shall be required to discharge to grade at the front yards, and shall be identified as to how on the prepared lot drainage plan.

The Owner shall pay to have City forces confirm that both the location and condition of the existing water service and sewer lateral to the existing dwelling are suitable for reuse and 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.

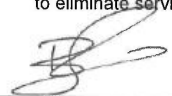
The Owner shall also pay the City the fee to install any new water service and/or sewer lateral, from the City owned main line sewer and watermain to the front property line, in order for each property to be serviced individually. Fees to complete this work shall be paid prior to the issuance of the building permit.

Condition(s):

Prior to consent, the Applicant shall:

- Prepare by an Ontario Land Surveyor or Professional Engineer, a Lot Drainage plan for review and approval prior to a Final Certificate being issued; and
- Pay the fee for City crews to locate, trace, inspect and document the location of the existing sewer and water laterals on private property and the Bloomfield Avenue right-of-way; and
- Complete, if deemed necessary, any relocation of the existing sanitary lateral and/or water service on private property if the existing services cross existing or future side lot lines; and
- Pay the City to relocate any portion of the existing water service and/or sanitary sewer lateral on City property that may be required to eliminate services crossing existing or future side lot lines;

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
Amanda Knutson, Planner II
Wilrik Banda, Planning Technician
Tage Crooks, Planner I

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

Date: January 20, 2020

Hearing Date: February 5, 2020

Subject: **Committee of Adjustment - Minor Variance Applications**
15A&B Bloomfield Avenue, A-13-14/20SC
20 Frederick Street, A-11/20SC
111, 298 & 310 Glenridge Avenue, A-04-05-06/20SC
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164A Martindale Road, A-09/20SC
19&23 Michigan Avenue, A-18-19/20SC
47 Roland Street, A-12/20SC

Development Engineering have reviewed the abovenoted minor variance applications and have further or objection to the minor variances requested.

Regards,

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



Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: January 14, 2020

Subject: Committee of Adjustment
Public Hearings – February 5, 2020
File No. 305-17-01

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

Steve Bittner
Transportation Technologist
SB/