Agenda

Wednesday, February 24, 2021

Electronic Participation at 5.00 pm

As part of the City's commitment to safety during the COVID-19 pandemic, this meeting of the **Committee of Adjustment** will be held electronically.

This Meeting may be viewed online at www.stcatharines.ca/youtube

Public Comments: The public may submit comments regarding agenda matters by contacting emunro@stcatharines.ca by February 23, 2021 before 3:00 p.m. Comments submitted will be considered as public information and entered into public record.

Members:

Greg Redden, Chair
David Ringler, Vice Chair
Kerry Leask, Member
Robin McPherson, Member
Adam Selvig, Member

Staff Liaison:

Elaine Munro, Secretary-Treasurer
Wilrik Banda, Assistant Secretary-Treasurer

---

1. **Call meeting to order (Chair)**
2. **Recognition of Traditional Territories**
3. **Additions / Deletions to the Agenda**
4. **Motion to approve the agenda**
5. **Motion to adopt the minutes of the previous meeting**
6. **Declarations of Interest**

7. **Applications**

1. 2 Ellis Avenue, Consent, B-02/21SC – Amanda No. 21100989
   2A Ellis Avenue, Minor Variance, A-11/21 – Amanda No. 21101050
2. 36 The Cedars, Minor Variance, A-03/21 – Amanda No. 20119062
   (Deferred from January 27, 2021 Hearing)
3. 105 Westchester Crescent & 80 Argyle Crescent, Minor Variance,
   A-10/21 – Amanda No. 21100152
4. 29 Royal Henley Boulevard, Minor Variance, A-08/21 – Amanda No.
   20119240
5. 278 St Paul Street West, Minor Variance, A-09/21 – Amanda No. 20119392

8. **New Business**

9. **Date of next meeting**
   Wednesday March 31, 2021 at 5.00 pm

10. **Motion to Adjourn**

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

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

COMMENTS

B-02/21SC & A-11/21

2 Ellis Avenue

DATE OF HEARING:
February 24, 2021

CITY OF ST. CATHARINES

Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: February 17, 2021 **Date of Meeting:** February 24, 2021

Report Number: **B-02/21SC** **A-11/21** **File:** **20100989** **20101050**

Subject: 2 Ellis Avenue (to become 2 and 2A Ellis Avenue)

Recommendation

Consent

That application **B-02/21SC** by Phelps Homes Limited, as outlined in the Notice of Hearing, be approved subject to the following conditions:

1. 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.
2. That the Owner submit to the Secretary-Treasurer of the Committee of Adjustment a final certification fee of $218.90 (2021 rate) payable to the Treasurer, City of St. Catharines.
3. That final approval of the concurrent Minor Variance applications be granted.
4. That all conditions of consent be fulfilled by February 24, 2022.

Minor Variance

That Submission **A-11/21** by Phelps Homes Limited, as outlined in the Notice of Hearing, be approved, and that the application fee for this minor variance be refunded to the applicant.

Background

These applications follow two previous minor variance applications. In March 2019 the Committee of Adjustment approved application A-43/19. This application included 13 minor variances to facilitate construction of 30 townhouses in a private road development. In August 2019 the Committee approved application A-117/19, which permitted 30 townhouse units to be constructed on lots that do not front a public road – the lots are parcels of tied land in a condominium and, therefore, will only have frontage on a private road. Future applications for condominium draft plan approval and lifting of part lot control are anticipated to create the internal private road and each of the lots (“parcels of tied land”) within the development.

Report

The Proposal

The applicant is proposing to build a private road development with 30 townhouse units and an apartment building. The applicant would like to sever the area for the proposed apartment building from the area with the townhouse units so that it will be under separate ownership for the time being. Upon completion, the apartment building and townhouses will be under a common plan of condominium. The apartment building lands do not front on to a public road, so an easement is required over the common element areas of the townhouse lands to permit access. Since the apartment building lands do not front on to a public road, permission is also required for development on those lands. Finally, recognition of the lot frontage for the apartment building lands being on the private condominium road is also requested. The tables below outline the consent and variances being sought.

Application	Severed Parcel	Severed Area	Retained Parcel	Retained Area
B-02/21SC (consent to severance)	Parts 56, 57 and 58 (2A Ellis Avenue)	0.64ha	Parts 1 to 55 (2 Ellis Avenue)	1.16ha

Application	Easement Established Over	Easement to the Benefit Of
B-02/21SC (consent to easement)	Parts 42 to 55	Parts 56, 57 and 58

Application	Variance #	Zoning Provision
A-11/20 2A Ellis Avenue (Parts 56, 57 and 58)	1	Applicant is seeking permission to construct a building on a lot that does not front on a public road, contrary to Section 2.6 of Zoning By-law 2013-283.
	2	Applicant is seeking to establish that the lot frontage for 2A Ellis Avenue will be on a private road, contrary to sections 2.6 and 12 of Zoning By-law 2013-283.

Location and Site Description

The subject property is located on the north and east side of Ellis Avenue, between Oakdale Avenue and Abbott Street. The property is surrounded by townhome dwellings, an institutional building and commercial buildings. The site abuts the Port Colborne Harbour Railway line.

Townhouses are currently under construction on 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 Medium Density Residential on Schedule E9. Townhouse dwellings and apartment buildings are permitted in this designation.

Zoning By-law (2013-283)

The subject property is zoned Medium Density Residential (R3). Townhouse dwellings and apartment buildings in private road development are permitted in this zone.

Planning Analysis

This application is primarily administrative in nature. The property is under site plan agreement for the development of the 30 townhouse units within a private road development. The applicants are working toward a plan of condominium for the site. No new development, apart from that already proposed or approved, is being contemplated through these applications. Lands that are identified for future development of an apartment building are proposed to be conveyed under separate ownership from the rest of the site for the purposes of financing. Since this new lot (2A Ellis Avenue) will not front on a public road, an easement is sought over parts of the retained lot (2 Ellis Avenue) to permit access for vehicles, pedestrians and services. Two minor variances are also required for this arrangement to be viable. The zoning by-law does not permit land to be developed or used unless it fronts on to a public road. Since 2A Ellis Avenue will front on a private road, permission is required for development on this lot to take place. Recognition is also required for 2A Ellis Avenue that lot frontage will be measured along an interior lot line along a private road instead of a front lot line along a public road.

Once the apartment building is constructed it will be a part of the plan of condominium that will include the 30 townhouses. The apartment building and townhouses will function as one site. Since this is administrative in purpose, staff are supportive of the consent to sever and consent to easement and find they meet all applicable City policies.

The minor variances are equally administrative in nature and will permit previously proposed development to proceed on 2A Ellis Avenue despite not having frontage on a public road. Staff offers no objections to these requests and find that they are minor in nature, desirable for the appropriate use of the subject lands, and are in keeping with the intent of the Official Plan and Zoning By-law.

Previous minor variance application A-117/19, as discussed in the Background section above, was also meant to permit development on the lands to be known as 2A Ellis Avenue despite not fronting on a public road. Due to the way the notice of decision was worded, these lands were excluded. Staff therefore recommend that the application fee for minor variance A-11/21 be refunded in full.

Conclusion

Having regard for the matters under Section 53 of the *Planning Act*, staff are of the opinion that Consent application **B-02/21SC** 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 severance and consent to easement 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 application **A-11/21** 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 application be approved, and the application fee be refunded.

Prepared and Submitted by:

Evan Acs
Planner I

Approved by:

Bruce Bellows
Planner II

From:	Munro, Elaine
To:	Munro, Elaine
Subject:	Bell Comments - 2 Ellis - RE: Committee of Adjustment Notices of Hearing, February 24, 2021 - City of St. Catharines - 905-21-08
Date:	Monday, February 8, 2021 11:26:50 AM

Elaine Munro ACST

Committee Secretary and Planning Technician

Tel: 905.688.5601 x1715

Email: emunro@stcatharines.ca

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

Sent: Friday, February 5, 2021 12:31 PM

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

Subject: RE: Committee of Adjustment Notices of Hearing, February 24, 2021 - City of St. Catharines - 905-21-08

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

Hi Elaine,

Upon review of the proposed application, Bell Canada confirms that we have existing installations over the subject lands noted above, which are protected by existing easements registered as Instrument No. NR546420, more particularly described as Block 11 Plan 30M430.

Therefore Bell Canada confirms that our existing easement rights must be maintained, and that we will not require any additional easement protection.

Kind 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

From:	Munro, Elaine
To:	Munro, Elaine
Subject:	Cogeco Comments
Date:	Monday, February 8, 2021 8:57:41 AM
Attachments:	image001.png image002.png image003.png image004.png image005.png

---

2 Ellis
36 The Cedars
105 Westchester / 80 Argyle
29 Royal Henley
278 St. Paul St. W.

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

From: Doug Crown <doug.crown@cogeco.com>
Sent: Thursday, February 4, 2021 10:14 AM
To: Munro, Elaine <emunro@stcatharines.ca>
Subject: Re: Question on Format on emailing Cof A Applications

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

Hi Elaine
I love the one email with all the applications in it.
It is a wonderful surprise when I open it to see how many there are.

I went through these applications and Cogeco has no concerns with these applications.

Have a wonderful sunny day.

Doug Crown
Network Planning Department

Doug.crown@cogeco.com

7170 Mcleod Rd
Niagara Falls Ont Canada

T 289-296-6266 Ext 8434 | **C** 905-401-9967

From:	Munro, Elaine
To:	Munro, Elaine
Subject:	RE: Committee of Adjustment Notices of Hearing, February 24, 2021 - City of St. Catharines
Date:	Monday, February 8, 2021 9:00:41 AM

2 Ellis Avenue
105 Westchester / 80 Argyle
20 Royal Henley Drive

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

From: Vasko, Dennis <dvasko@stcatharines.ca>
Sent: Thursday, February 4, 2021 10:30 AM
To: Munro, Elaine <emunro@stcatharines.ca>
Cc: Banda, Wilrik <wbanda@stcatharines.ca>
Subject: RE: Committee of Adjustment Notices of Hearing, February 24, 2021 - City of St. Catharines

Hi Elaine,

There are no concerns on our end with these properties in respect to closed landfills.

Regards,
Dennis

Dennis Vasko
Fill Site Technician

Memorandum

To: Elaine Munro, Committee Secretary & Planning Clerk
Planning and Building Services
Cc: Judy Pihach, Wilrik Banda
Planning and Building Services
From: Lou Grossi, Building Inspector II
Planning and Building Services
Date: February 11, 2021

Subject: Building Comments on Applications to the Committee of Adjustment
Consents – February 24, 2021 hearing

B-02/21SC – 2 Ellis Avenue

Comment:
- No comment

Condition:
- No comment

Lou Grossi, Dipl. T. Arch, CBCO
Building Inspector II

Memorandum

To: Elaine Munro, Committee Secretary & Planning Clerk
Planning and Building Services
Cc: Judy Pihach, Wilrik Banda
Planning and Building Services
From: Lou Grossi, Building Inspector II
Planning and Building Services
Date: February 11, 2021

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – February 24, 2021 hearing

NO.	ADDRESS	COMMENTS
A-10/21	105 Westchester Crescent	Be advised that a demolition permit is required to remove the existing detached building on 80 Argyle Crescent. Be advised that a building permit is required for the proposed townhomes on the private road.
A-08/21	29 Royal Henley Boulevard	Be advised that a building permit is required for the proposed addition to the garage and dwelling.
A-09/21	278 St. Paul Street West	Be advised that a building permit is required for the proposed self-storage buildings.
A-11/21	2A Ellis Avenue	No Comment

Lou Grossi, Dipl. T. Arch, CBCO
Building Inspector II

From:	Munro, Elaine
To:	Munro, Elaine
Subject:	CRCS - No Comments for any Committee of Adjustment Applications for the February 24/21 CofA Hearing
Date:	Wednesday, February 10, 2021 11:00:37 AM

Elaine Munro ACST

Committee Secretary and Planning Technician

Tel: 905.688.5601 x1715

Email: emunro@stcatharines.ca

From: Button, Jessica <jbutton@stcatharines.ca>
Sent: Wednesday, February 10, 2021 10:59 AM
To: Munro, Elaine <emunro@stcatharines.ca>
Subject: RE: Committee of Adjustment Notices and Applications for the February 24/21 CofA Hearing - ***NEW APPLICATIONS ADDED TO AGENDA AFTER COFA REVIEW MEETING

Elaine,

CRCS offers no comment, objection or requirements associated with the February 24, 2021 Committee of Adjustment applications.

Feel free to reach out should you require anything further.

Jessica Button

Project and Development Planner

REPORT TO PLANNING DEPARTMENT
Re: CITY LAND DIVISION APPLICATION NUMBER B-02-21SC

February 5, 2021 **ENGINEERING FILE 300-36**

Hearing Date: February 24, 2021

Applicant: Phelps Homes Limited

Location: 2 Ellis Avenue – Block 11 – 30M-430

ENGINEERING SERVICES

Water: 200mm (8") PVC

Sanitary Sewer: 250mm (10") P.V.C.

Storm Sewer: 375mm (15") P.V.C.

Sidewalks: Yes (future)

Road Allowance Width: Private road

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

Comment(s): It is noted that the Applicant proposes to sever Parts 56, 57 & 58 on the attached sketch for a future residential condominium development together with easements over Parts 42-55 (both inclusive) for ingress / egress of vehicles, pedestrian access and private services. 1 1.16 Ha remnant parcel (Parts 1-55) will be retained for a proposed Comment Element Condominium private road development with 30 townhome units.

Roads Parts 56, 57 & 58 currently front on a private road development portion, access to which shall be accommodated privately through a Common Element Condominium shared access agreement.

Sidewalks and Curbs

These services have previously been accommodated for the approved site in the existing private road development, currently under construction.

Engineering Services

Since the lands are included to be developed within a current private road development under construction, services have already been provisioned for this site, and further internal on-site servicing and grading review will be completed in further detail through the submission of a formal Planning application.

Condition(s): Development Engineering have no further comment or objection to the approval of this application.

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

Memorandum

To: Elaine Munro, ACST, Committee Secretary & Planning Technician
cc: City Committee of Adjustment Staff Members
From: Brad Johnston, C.E.T., Development Engineering Technologist
Date: February 9, 2021
Hearing Date: February 24th, 2021
Subject: Committee of Adjustment - Minor Variance Applications
2 Ellis Avenue – A-11/21SC

Development Engineering has reviewed the above application and has no comments or objections.

Prepared by:

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

cc. James Denham, PBS (email only)

Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: February 4, 2021

Subject: Committee of Adjustment
Public Hearings – February 24, 2021
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

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

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

COMMENTS

A-03/21

36 The Cedars

DATE OF HEARING:
February 24, 2021

CITY OF ST. CATHARINES

Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: February 17, 2021 **Date of Meeting:** February 24, 2021

Report Number: A-03/21 **File:** 20119062

Subject: 36 The Cedars

Recommendation

That Application A-03/21 by Shelley Anne Tenbroeck, as outlined in the Notice of Hearing, be denied.

Report

The Proposal

The Applicant has partially constructed an attached garage at the front of her dwelling at 36 The Cedars without obtaining a building permit. The Applicant is now attempting to obtain the necessary permits to complete the construction. The new attached garage projects into the required front yard and protrudes past the front main wall of the dwelling, requiring approval of variances in order to obtain a building permit. Application A-03/21 seeks relief from Zoning By-law 2013-283 through the variances outlined in the table below.

Variance No.	Zoning Provision	Required	Proposed
1.	Minimum Front Yard Setback to the Garage	9.9315m	2.032m
2.	Permission for Garage to Protrude Beyond Corresponding Wall of Dwelling	-	-

Location and Site Description

The subject lands are located on the west side of The Cedars. The surrounding neighbourhood is residential. Dwellings immediately adjacent to the subject property are single-storey townhouses. The subject lands are presently occupied by a detached dwelling and in-ground swimming pool.

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. Detached dwellings are permitted in this designation.

Zoning By-law (2013-283)

The subject property is zoned Low Density Residential – Suburban Neighbourhood (R1). Detached dwellings are permitted in this zone.

Planning Analysis

The Applicant has partially constructed an attached garage on the front of the existing dwelling. The garage has been constructed without a building permit. The applicant is now attempting to obtain a building permit for the garage and requires two minor variances to permit the garage to remain in place. The requested variances will result in the attached garage being 2.032 metres from the front lot line, protruding beyond the main front wall of the dwelling. Based on the average front yards of adjacent properties, the required front yard setback is 9.9315 metres.

Staff considers the reduction of the required front yard to be too great in the context of this neighbourhood. The surrounding detached dwellings have front yards of similar depths, with an average of 9.9215 metres, providing consistent setbacks between the public and private realms in this subdivision. The proposed 79.5 percent reduction in the subject front yard changes the established pattern of building massing and spacing along the street, which in turn impacts neighbouring properties. While there are some examples of garages protruding past the main wall of their dwellings in the surrounding neighbourhood, these tend to be the exception. Most garages are flush with, or recessed behind, the main wall of their dwellings. The partially constructed protrusion is too great in the context of the neighbourhood. Staff find that the negative impacts to the streetscape, the encroachment towards the public realm and the effects on neighbouring properties means this proposal cannot be considered minor in nature, nor can it be considered desirable for the appropriate use of the subject lands.

Front yard setbacks establish streetscapes and, especially in lower density neighbourhoods, create greenspace and privacy buffers between streets and dwellings. Consistent front yard depths also establish the context of a neighbourhood. The partially constructed garage breaks this consistency by protruding well beyond the main wall of the dwelling, leaving only 2.032 metres between the front of the garage and the front lot line. The requested variances will not achieve the intent of the Zoning By-law.

Section 7.1 of the GCP states that development and redevelopment shall be evaluated having regard for context sensitive design to ensure the integration of compatible building form, scale, height and setbacks with adjacent buildings and the surrounding neighbourhood. As described above, the reduced front yard setback with a garage protruding 79.5 percent into the required front yard does not align with these policies. It is not sensitive to the context of the neighbourhood and does not integrate into the established built form of its surroundings. The proposal is not in keeping with the spirit and intent of the Official Plan.

Conclusion

Having regard for the matters under Section 45 of *The Planning Act*, staff are of the opinion that Application A-03/21 is in not keeping with the general intent of the Official Plan and Zoning By-law, is not minor in nature, and is not desirable for the appropriate use of the lands. Staff recommend denial of the Application.

Prepared and Submitted by:

Evan Acs
Planner I

Approved by:

Bruce Bellows
Planner II

From: Munro, Elaine
To: Munro, Elaine
Subject: FW: Minor Variance----Submission No. A-03/21
Date: Monday, January 11, 2021 9:57:34 AM

Elaine Munro ACST

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

From: Bob < >
Sent: Monday, January 11, 2021 9:04 AM
To: Munro, Elaine <emunro@stcatharines.ca>
Subject: Minor Variance----Submission No. A-03/21

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.

Elaine Munro, Secretary-Treasurer
Committee of Adjustment, City Hall
St. Catharines, ON L2R 7C6

Please be advised that we support the variance as presented.

Robert and Jo-Anne Lawler
50 The Cedars,
St. Catharines, ON L2M 6M8

Sent from Mail for Windows 10

Click here to report this email as spam.

From:	Munro, Elaine
To:	Munro, Elaine
Subject:	RE: File # 20119062 Sub # A-03/21
Date:	Monday, January 11, 2021 9:47:55 AM

Elaine Munro ACST

Committee Secretary and Planning Technician

Tel: 905.688.5601 x1715

Email: emunro@stcatharines.ca

-----Original Message-----
From: Rick Rikkerink < >
Sent: Sunday, January 10, 2021 2:15 PM
To: Munro, Elaine <emunro@stcatharines.ca>
Subject: File # 20119062 Sub # A-03/21

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.

Elaine Munro, Secretary Treasurer,

I would like to respond to the “Notice of Hearing” received via mail (File # 20119062 Submission # A-03/21).

I will be unavailable to attend the hearing, but wanted to submit my opinion on the request for a minor variance.

I appreciate that our neighbours are investing in their properties, not just number 36, also # 23, currently. It is time for these homes, in my opinion, to be updated.

The current work on house 36, including the position of the garage, I have no concerns with the structure, it fits well in this community and I have no objection to its completion.

Thank you in advance for accepting this submission.

Sincerely,

Johan Rikkerink
40 The Cedars
St. Catharines, ON
L2M 6M8

905-XXX-XXXX

Letter in Support of Variance Request

Dear Ms. Munro,

My name is Tom Smelle, and my wife is Kathy Copeland Smelle.

We have lived at 48 the Cedars for the last 36 years.

We would like to express our support for Shelly Tenbroeck's, request of a variance for her property at 36 The Cedars, File No. 20119062 Submission No. A-03/21.

Please be advised that we have no objections to the City granting approval of the variance to Ms. Tenbroeck.

Signature:	[redacted]	Signature:	[redacted]
Date:	16/01/2021	Date:	16/01/2021
Address:	48 THE CEDARS	Address:	48 THE CEDARS
Phone	905-[redacted]	Phone:	905-[redacted]

alectra utilities

Discover the possibilities

January 13, 2021

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

Attention: Elaine Munro

File# 20 119062

Re: 36 The Cedars

In response to your correspondence dated January 5, 2021, 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.
- Existing underground secondary service may be in conflict with proposed front garage addition. Contact our ICI department to review service options.

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 respresentative 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.

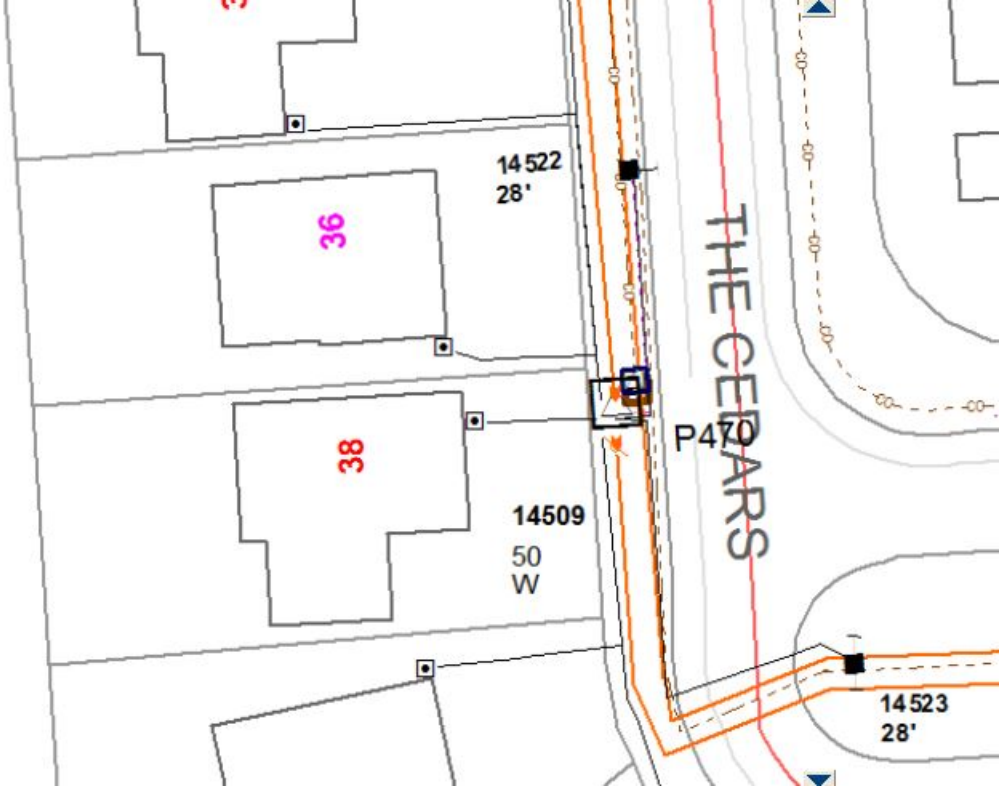
- CALL BEFORE YOU DIG, arrange for underground hydro cable locate(s) before beginning construction by contacting Ontario One Call @ 1-800-400-2255.
- Clearances from Overhead and Underground existing electrical distribution system must be maintained in according to:
    - Ontario Building Code (1997)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

Mark Jakubowski
Supervisor, Design, Customer Capital


14522
28'
36
38
14509
50
W
P470
THE CEDARS
14523
28'

From:	Munro, Elaine
To:	Munro, Elaine
Subject:	Cogeco Comments
Date:	Monday, February 8, 2021 8:57:41 AM
Attachments:	image001.png image002.png image003.png image004.png image005.png

---

2 Ellis
36 The Cedars
105 Westchester / 80 Argyle
29 Royal Henley
278 St. Paul St. W.

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

From: Doug Crown <doug.crown@cogeco.com>
Sent: Thursday, February 4, 2021 10:14 AM
To: Munro, Elaine <emunro@stcatharines.ca>
Subject: Re: Question on Format on emailing Cof A Applications

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

Hi Elaine
I love the one email with all the applications in it.
It is a wonderful surprise when I open it to see how many there are.

I went through these applications and Cogeco has no concerns with these applications.

Have a wonderful sunny day.

Doug Crown
Network Planning Department

Doug.crown@cogeco.com

7170 Mcleod Rd
Niagara Falls Ont Canada

T 289-296-6266 Ext 8434 | **C** 905-401-9967

Memorandum

To: Elaine Munro, Committee Secretary & Planning Clerk
Planning and Building Services
Cc: Judy Pihach, Wilrik Banda
Planning and Building Services
From: Lou Grossi, Building Inspector II
Planning and Building Services
Date: January 8, 2021

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – January 27, 2021 hearing

NO.	ADDRESS	COMMENTS
A-45/20	8 Paxton Avenue	Be advised that a building permit is required for the proposed detached dwelling on Part 1.
A-46/20	8 Paxton Avenue	Be advised that a building permit is required for the proposed detached dwelling on Part 2. A demolition permit is also required to remove the existing detached dwelling on Part 2.
A-02/21	50 Herrick Avenue	No comment
A-01/21	35 Mountain Street	Be advised that a building permit is required for the proposed carport. Note, be advised that reductions in the required yard setbacks may have spatial separation implications affecting the permitted area if a wall (permitted type of construction) and glazed opening(s) are proposed facing those yards.
A-03/21	36 The Cedars	Be advised that a building permit is required for the proposed attached garage. Note, be advised that reductions in the required yard setbacks may have spatial separation implications affecting the permitted area of glazed openings and permitted type of construction facing those yards.
A-04/21	41 Ravine Road	Be advised that a building permit is required for the proposed duplex.

NO.	ADDRESS	COMMENTS
A-05/21	91 Henry Street	Be advised that a building permit is required to be completed for the proposed addition. Note, be advised that reductions in the required yard setbacks may have spatial separation implications affecting the permitted area of glazed openings and permitted type of construction facing those yards.
A-06/21	159 Beech Street	Be advised that a building permit is required to be completed for the proposed addition.
A-07/21	189 Geneva Street	Be advised that a building permit is required to be completed for the proposed carport.

Lou Grossi, Dipl. T. Arch, CBCO
Building Inspector II

From:	Munro, Elaine
To:	Munro, Elaine
Subject:	CRCS - No Comments for any Committee of Adjustment Applications for the February 24/21 CofA Hearing
Date:	Wednesday, February 10, 2021 11:00:37 AM

Elaine Munro ACST

Committee Secretary and Planning Technician

Tel: 905.688.5601 x1715

Email: emunro@stcatharines.ca

From: Button, Jessica <jbutton@stcatharines.ca>
Sent: Wednesday, February 10, 2021 10:59 AM
To: Munro, Elaine <emunro@stcatharines.ca>
Subject: RE: Committee of Adjustment Notices and Applications for the February 24/21 CofA Hearing - ***NEW APPLICATIONS ADDED TO AGENDA AFTER COFA REVIEW MEETING

Elaine,

CRCS offers no comment, objection or requirements associated with the February 24, 2021 Committee of Adjustment applications.

Feel free to reach out should you require anything further.

Jessica Button

Project and Development Planner

Memorandum

To: Elaine Munro, ACST, Committee Secretary & Planning Technician
Cc: City Committee of Adjustment Staff Members
From: Brad Johnston, C.E.T., Development Engineering Technologist
Date: January 12, 2021
Hearing Date: January 27, 2021
Subject: **Committee of Adjustment - Minor Variance Applications**
8-10 Paxton Avenue, A-45-46/20SC
159 Beech Street, A-06/21SC
189 Geneva Street, A-07/21SC
91 Henry Street, A-05/21SC
50 Herrick Avenue, A-02/21SC
35 Mountain Street, A-01/21SC
41 Ravine Road, A-04/21SC
36 The Cedars, A-03/21SC

Development Engineering have reviewed the above applications and have no comments or objections other than the following:

- 36 The Cedars
  - The Owner have an Ontario Land Surveyor or Professional Engineer prepare a topographic grading plan submitted with a Building Permit, identifying all existing versus proposed grades on the subject lands and all abutting properties in order to establish the existing drainage patterns on and adjacent to the site, for review and approval to ensure no negative affects are caused to the abutting properties

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

c. James Denham, PBS (email only)

Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: February 4, 2021

Subject: Committee of Adjustment
Public Hearings – February 24, 2021
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

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-10/21

105 Westchester Crescent & 80 Argyle Crescent

DATE OF HEARING: February 24, 2021

From: Brianna Schwenker < >
Sent: Tuesday, February 2, 2021 11:41 AM
To: Littleton, Lori <llittleton@stcatharines.ca>
Subject: Building project

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

I am STRONGLY opposed to this build what so ever! I live directly next door to this property this is going to be beyond disruptive to my and my family's living, I have a six year old at home schooling! The city is so damn concerned about preserving green space in the city and you go and approve this?! What about all the other vacant lots that don't border public parks. Or the half falling down buildings all over the city that could be developed! I don't recall ever seeing signage about this building site even proposed and now this? This is completely unacceptable from the city of St. Catharines!

-Brii Schwenker

CITY OF ST. CATHARINES

Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: February 19, 2021 **Date of Meeting:** February 24, 2021

Report Number: **A-10/21** **File:** **20 100152**

Subject: 105 Westchester Crescent and 80 Argyle Crescent
Proposed Minor Variances for 12-Unit Private Road Development

Recommendation

That Application **A-10/21** by 1108972 Ontario Limited, be approved as follows:

1. An increase of the maximum number of attached dwelling units from 4 to 6.
2. A reduction of the parking area landscape buffer width along the southern property line abutting a Residential Zone (82 Argyle) from 3 metres to 1.6 metres.
3. An increase of the maximum building height from 9 metres to 10.4 metres for Units 2 to 11 only.
4. To permit the garage to project beyond the front wall of the dwelling for Units 2-5 and 7-11 and provided that the garage is setback at least 1.0 metres behind the upper floors of the dwelling, with a garage door width not greater than 3.05 m.

Report Background

These properties were the subject of a 2006 rezoning application which was approved by Council in 2008 to permit a minimum of 10 townhouse units on the site, along with several site-specific zoning requirements for setbacks and parking. The layout of the site proposed at that time was similar to what is proposed now – with a two curved blocks or townhouse units fronting onto a private cul-de-sac and accessed via Argyle Crescent. The site-specific zoning standards approved for this property in 2008 were carried forward into the City's current 2013 zoning by-law as special provisions.

The Proposal

The Applicant proposes to demolish the existing detached dwelling at 80 Argyle Crescent to provide driveway access to a 12-unit condominium townhouse development on 105 Westchester Crescent. The proposed units are each three-storeys in height with attached garages. The submitted plans account for a 2.5 m road widening along the Argyle Crescent frontage.

To facilitate the current proposal, as illustrated on the Site Plan prepared by Upper Canada Consultants (Jan. 4, 2021), minor variances to the zoning would be required. Variance Application **A-10/21** seeks relief from the City of St. Catharines Zoning By-law 2013-283 through the following variances:

Variance #	Zoning Provision	Required	Proposed
1	Maximum number of attached dwelling units	4 units	6 units
2	Minimum landscape buffer width	3.0 m	1.6 m
3	Maximum building height	9.0 m	10.4 m
4	Garage setback	May not project beyond front building wall	Projects beyond front building wall.

Location and Site Description

The lands are located on the north side of Westchester Crescent, west of Argyle Crescent. The existing property is 0.45 hectares in size and contains a one-storey detached dwelling. The property is adjacent to several detached dwellings to the east that all front onto Argyle Crescent. The property is surrounded to the north, south and west by a wooded slope, with Centennial Gardens and Highway 406 beyond.

Circulation of Application

This Application was circulated to all appropriate departments and agencies: no objections were received; however, the Ministry of Transportation has not yet confirmed they can support the proposed building setback from the Highway 406 corridor. If a larger MTO setback is required, the associated redesign could result in additional or revised variances and a return to the Committee.

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. Townhouse dwellings are permitted in this designation at a density generally ranging from 20 to 32 units per hectare. The proposed 12-unit development would fall within this permitted density range at 26.7 units per hectare.

Zoning By-law (2013-283)

The subject property is zoned Low Density Residential – Traditional Neighbourhood, Special Provision 40 (R2-40). Townhouse dwellings are a permitted use in this zone, including those in a private road development. Special Provision 40 contains a number of site-specific zoning provisions carried forward from the 2008 rezoning of this property, including some reduced building setbacks, a 9.0m height limit, and a requirement for

attached garages. The applicant's design for the proposed private road townhouse development is reliant upon the approval of the minor variances detailed in this report.

Planning Analysis

Variance 1: Maximum Number of Attached Dwellings

The proposed development consists of two six-unit townhouse blocks, whereas the zoning by-law permits a maximum of four attached units in each townhouse block in the R2 zone. Due to the awkward configuration of this site and narrow width of the townhouse units proposed, staff have no concern with permitting two six-unit blocks rather that three four-unit blocks. In this instance the increased number of attached units in each block does not appear to create any adverse impacts on the surrounding area. The curved block pattern, combined with relatively narrow unit widths, assist in reducing the overall length of the blocks. Staff are satisfied that the proposed block length represents an appropriate development pattern for these lands.

Variance 2: Minimum Landscape Buffer Width

The zoning by-law requires the provision of landscape buffer strips in locations where parking areas with 5 or more parking spaces abut residential zones. The minimum landscape buffer width for parking areas with 5-20 spaces is 3.0 metres (the proposed plan has 15 outdoor surface parking spaces). A landscape buffer width of 1.6 m is proposed along the side of the entrance driveway adjacent to 82 Argyle Crescent. The reduced width is requested to accommodate three visitor parking stalls along this driveway.

Staff note that the reduced landscape buffer is located only adjacent to a garage and driveway and no adverse impacts are anticipated. The required 3.0m landscape buffer width is provided at the front of the lot towards Argyle Crescent. Additional landscaping, in addition to a wood privacy fence, will be required within the reduced landscape buffer area. Staff are satisfied that the proposed landscape buffer width reduction is appropriate.

Variance 3: Maximum Building Height

The site-specific zoning requirements for the property limit building height to 9.0 metres, whereas 10 of the 12 proposed three-storey townhouse units have a building height of 10.4 metres. The end units, units 1 and 12, closest to the homes along Argyle Crescent comply with the 9.0m height limit. The reduced building height on these end units appears to have been achieved through lower ceiling heights. Given that the increased building height is proposed for only those units set further away from Argyle Crescent, the by-law's intent of providing a 9.0 m maximum building height interface with the neighbouring homes is maintained. There do not appear to be any adverse impacts associated with the minor height increase for the other units. Staff are satisfied that the proposed height increase for units 2-11 is appropriate.

Variance 4: Garage Setbacks

The zoning by-law prohibits the placement of attached garages in front of the ground level living space of the units. Where attached garages are provided, they must be flush with or recessed behind the front wall of the dwelling. The primary intention of this by-law

provision is to ensure that pedestrian-level outdoor environment is not dominated by garage doors and the non-garage portion of the dwelling unit is most prominent. 9 of the 12 proposed units have been designed with attached garages that stick out beyond front entry foyers of the units. These units also have second and third floors that project over the garage and driveway, closer to the condo street. In this instance, while the garages do project at grade, the significant second and third floor overhangs help to make the attached garage a visually subordinate component of the overall building mass. Staff do however note a discrepancy between the driveway widths and placements illustrated on the site plan and the architectural plans. The driveway locations shown on the site plan do not correspond to the garage door locations. To comply with the maximum driveway width requirements of the zoning by-law, the garage widths of several units will need to be reduced. The garages doors that are currently dimensioned at 3.66 m (12') wide on the site plan will need to be reduced to 3.05m (10'). This garage width reduction, combined with the proposed upper floor projections, allow staff to support this proposed variance. Staff are of the opinion that the proposed massing approach is appropriate in this context, subject to the conditions included in the Recommendation.

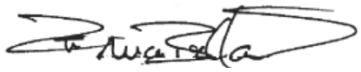
Conclusion

Having regard for the matters under Section 45(1) of the *Planning Act*, staff are of the opinion that Minor Variance Application **A-10/21** is in keeping with the general intent of the Official Plan and Zoning By-law, would be minor in nature, and would be desirable for the appropriate use and function of the lands. Staff recommend approval of the variances, as detailed in the Recommendation.

Prepared and Submitted by:

Scott Ritchie
Urban Design Planner

Approved by:



Bruce Bellows
Planner II

Tel: 905.688.5601 x1715
Email: emunro@stcatharines.ca
From: Nunes, Paul (MTO) <Paul.Nunes@ontario.ca>
Sent: Tuesday, February 16, 2021 4:39 PM
To: Matt Kernahan <matt@ucc.com>
Cc: Ritchie, Scott <sritchie@stcatharines.ca>; Munro, Elaine <emunro@stcatharines.ca>; Boucetta, Alexandra (MTO) <Alexandra.Boucetta@ontario.ca>
Subject: RE: Committee of Adjustment Notice of Hearing - 105 Westchester Crescent/80 Argyle Crescent, February 24, 2021 - City of St. Catharines

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

Hi Matt,

Re: Proposed 12-unit condo townhouse development
105 Westchester Crescent & 80 Argyle St. Catharines, ON.

Hwy 406 was designated as controlled-access highway by Schedule 1, Regulation 397 added by O.Reg. 478/75. This Regulation was filed in the Office of the Registrar of Regulations effective June 5, 1975 and published in the Ontario Gazette on June 21, 1975 at page 2573. Based on our available records, it appears that the Regulation and MTO Plan P-5044-0020 were not registered in the Land Registry Office (LRO). Probably this is the reason why the surveyor missed the designation plan. However, the OLS should had extended the search other than the LRO.

The CAH limits of Hwy 406 shown in the Title Records 13940604 is current and MTO Plan P-5044-0020 defines the limit.

But after further review, the MTO will accept a reduced setback of 10 m at this location from the Hwy 406 right-of-way.

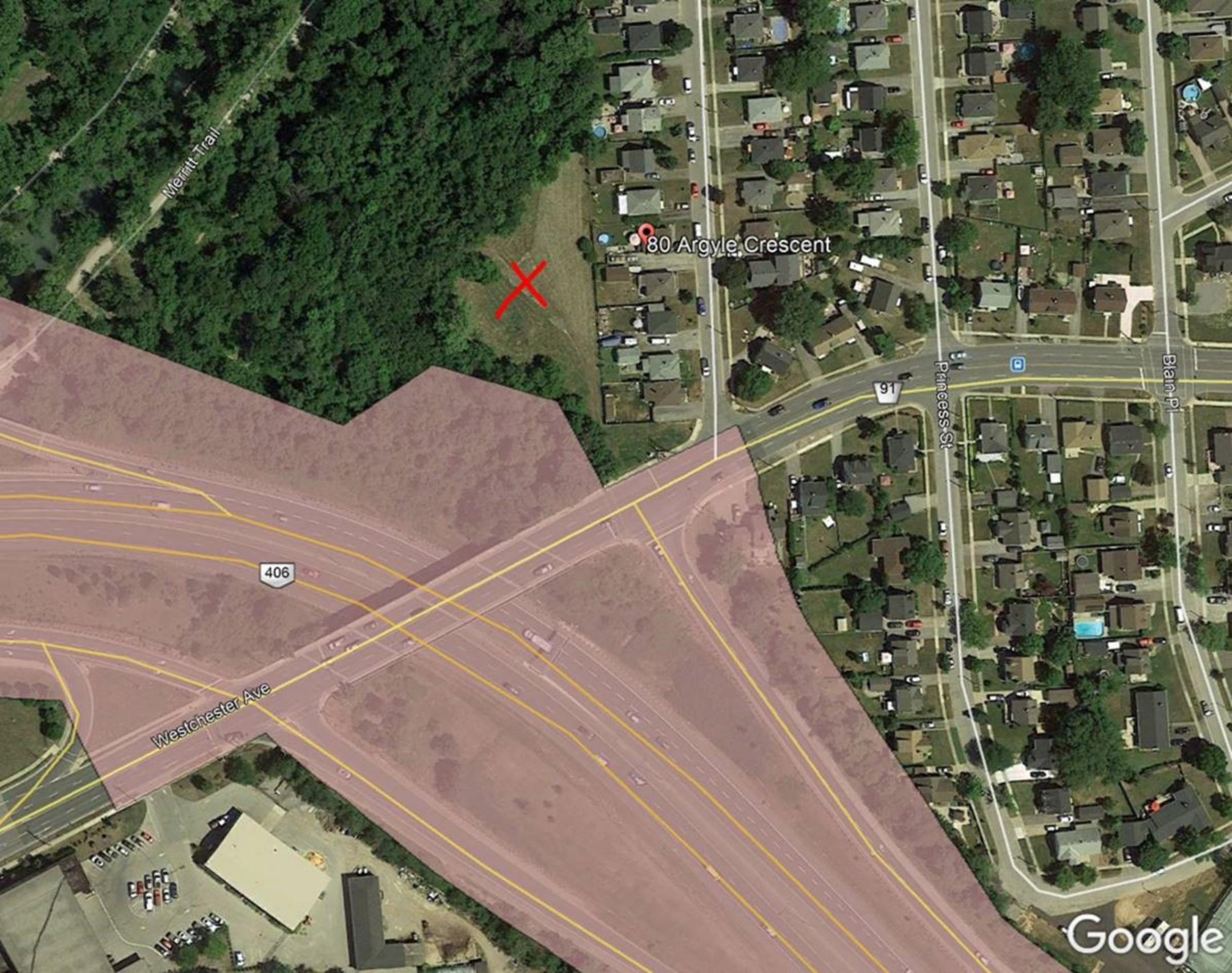
We will continue the review of the materials circulated for the development, and provide comments directly back to the municipality.

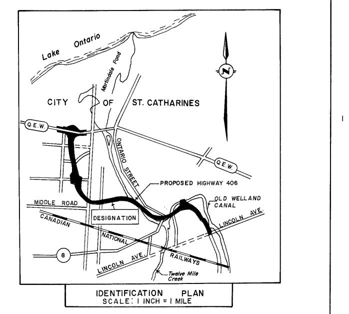
Please do not hesitate to contact me if you have any questions.

Thanks,

Paul Nunes
Planner (Niagara/Hamilton)
Highway Corridor Management Section – Central Operations

Highway Corridor Management


Merritt Trail
80 Argyle Crescent
91
Princess St
Blain Pl
406
Westchester Ave
Google



IDENTIFICATION PLAN
SCALE: 1 INCH = 1 MILE

NOTE:
THIS PLAN SUPERSEDES AND REPLACES PREVIOUS CONTROLLED-ACCESS HIGHWAY DESIGNATION PLAN P-5044-14

SCHEDULE

THE PARTS ENUMERATED HEREUNDER REFER TO A HIGHWAY DESIGNATED BY THE LIEUTENANT GOVERNOR IN COUNCIL AS A CONTROLLED-ACCESS HIGHWAY PURSUANT TO THE PROVISIONS OF THE PUBLIC TRANSPORTATION AND HIGHWAY IMPROVEMENT ACT.

PART	LOT	REG'D PLAN	
	CITY OF ST. CATHARINES (FORMERLY TOWNSHIP OF GRANTHAM)		
1	1, 6 TO 12 INCL., 48 AND 15' WIDENING	179	CITY OF ST. CATHARINES
	2802 TO 2806 INCL., 2815 TO 2821 INCL., 2843 TO 2865 INCL., 3532 TO 3534 INCL., 10, 49, 70 TO 72 INCL., 79 TO 81 INCL., 2347, 2518 TO 2526 INCL., 1 TO 9 INCL., 1219 TO 1223 INCL., 1224A, 1242 TO 1246 INCL., 1255 TO 1257 INCL., 1259, 1260, 1263, 1265 AND 1266	CORPORATION PLAN 2	
	1 TO 6 INCL.	161	
	37, 38 AND 77	269	
	6 TO 9 INCL.	9	TOWNSHIP OF GRANTHAM
	21, 22 AND 23, CONCESSION 5		
	ROADS		
	LINCOLN AVENUE (ROAD ALLOWANCE BETWEEN CONCESSIONS 7 AND 8), WESTCHESTER AVENUE (ROAD ALLOWANCE BETWEEN CONCESSIONS 6 AND 7), LANE BETWEEN LOTS 2860 AND 2865, CARLISLE STREET (FORMERLY CHESTNUT STREET), DOWNING STREET (FORMERLY GENEVA STREET), MILL STREET, GLENRIDGE BRIDGE, GLENRIDGE AVENUE, ST. PAUL CRESCENT, ST. PAUL STREET WEST, 4 FOOT ALLEY, HILL STREET, BREWERY STREET, NORRIS PLACE (FORMERLY ANN STREET) SALINA STREET, CHACE STREET, ALL IN CORPORATION PLAN 2		CITY OF ST. CATHARINES
	CRESTCOMBE ROAD IN REGISTERED PLAN 269		
	LOUTH STREET IN REGISTERED PLAN 9		
	ROAD ALLOWANCE		
	BETWEEN TOWNSHIP LOTS 20 AND 21, CONCESSION 6		TOWNSHIP OF GRANTHAM
	BETWEEN CONCESSIONS 5 AND 6 (WELLAND VALE ROAD)		
	BETWEEN LOTS 22 AND 23 (VAN SICKLE ROAD)		
	BETWEEN TOWNSHIPS OF GRANTHAM AND LOUTH (FIRST STREET)		
	CITY OF ST. CATHARINES (FORMERLY TOWNSHIP OF LOUTH)		
	LOT	**CONCESSION**	
	1 AND 2	3	TOWNSHIP OF LOUTH
	1 AND 2	2	
	1, 2, 3 AND 4	1	
	ROAD ALLOWANCE		
	BETWEEN TOWNSHIPS OF LOUTH AND GRANTHAM (FIRST STREET)		
	BETWEEN CONCESSIONS 2 AND 3 (THIRD AVENUE)		
	ERION ROAD IN LOTS 1 AND 2, CONCESSION 2		
	BETWEEN CONCESSIONS 1 AND 2		
	BETWEEN LOTS 2 AND 3, CONCESSION 1 (THIRD STREET)		
	LOT	**CONCESSION**	
2	1, 2, 3 AND 4	1	
	ROAD ALLOWANCE		
	BETWEEN LOTS 2 AND 3, CONCESSION 1, (THIRD STREET)		

PLAN TYPE "N"

DESIGNATION PLAN OF A PROPOSED HIGHWAY AS A CONTROLLED-ACCESS HIGHWAY

IN THE CITY OF

ST. CATHARINES

REGIONAL MUNICIPALITY OF NIAGARA

SCALE: 1 INCH = 200 FEET

MARCH 27, 1975 — S. L. TEETZEL, ONTARIO LAND SURVEYOR

MANAGER OF RECORD SERVICES CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN P-5044-20 HAS BEEN FILED WITH THE RECORD SERVICES OFFICE OF THE MINISTRY OF TRANSPORTATION AND COMMUNICATIONS AT TORONTO ON THE 16th DAY OF APRIL 1975.

MANAGER, RECORD SERVICES

MINISTRY OF TRANSPORTATION AND COMMUNICATIONS.

FOR M.T.C. OFFICE USE ONLY

PARTS 1 AND 2 WERE DESIGNATED AS A CONTROLLED-ACCESS HIGHWAY BY ORDER-IN-COUNCIL ROC 242/75 AND FILED IN THE LAND REGISTRY OFFICE FOR THE REGISTRY DIVISION OF NIAGARA NORTH ON ____ 197_ AS NUMBER ____ AND ADDED AS SCHEDULE ____ TO REGULATION 397 ____ BY O. REG 371/75 FILED IN THE OFFICE OF THE REGISTRAR OF REGULATIONS EFFECTIVE JUNE 5/75 PUBLISHED IN THE ONTARIO GAZETTE JUNE 21/75 AT PAGE 2873

HWY. DIST. - HAMILTON HWY. - 406 MILEAGE - 4.3 MILES±	W.O. 74-22-585 & 74-22-586 PLAN HAS BEEN CHECKED AND AGREES WITH APPROVAL FROM: C.R. WILMOT, DATED MARCH 20, 1975.	PLAN P-5044-20 PLAN TYPE "N"
INDEXED UNDER TWP. OF GRANTHAM	March 27, 1975 R.M.J. BULLOCK, C.S.T., DRAFTING SUPERVISOR	
GROUP LEADER P. BIRKS, C.S.T.	COMPUTER S. KOWAL	TRACER S. KOWAL

CENTRAL REGION

From: Taran Lennard <tlennard@npca.ca>
Sent: Wednesday, February 10, 2021 4:10 PM
To: Munro, Elaine <emunro@stcatharines.ca>
Subject: RE: Committee of Adjustment Notice of Hearing - 105 Westchester Crescent/80 Argyle Crescent, February 24, 2021 - City of St. Catharines

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

Hi Elaine,

Thank you for the circulation of this Minor Variance.

Upon review of the provided documents, I have no additional comments to make with regards to this Minor Variance application. Any concerns from the NPCA can be addressed through the Site Plan stage. I note that any development or site alteration within NPCA regulated areas will require work permits from this office prior to the commencement of any works. Development and/or site alteration is not permitted beyond top of slope.

Thank you,

Taran Lennard
Watershed Planner
Niagara Peninsula Conservation Authority (NPCA)
250 Thorold Road West, 3rd Floor | Welland, ON L3C 3W2
Tel: 905-788-3135 | extension 277
email: tlennard@npca.ca

Due to the COVID-19 pandemic, the NPCA has taken measures to protect staff and public while providing continuity of services. The NPCA main office is open by appointment only with limited staff, please refer to the Staff Directory and reach out to the staff member you wish to speak or meet with directly.

Updates regarding NPCA operations and activities can be found at Get Involved NPCA Portal, or on social media at facebook.com/NPCAOntario & twitter.com/NPCA_Ontario.

For more information on Permits, Planning and Forestry please go to the Permits & Planning webpage at https://npca.ca/administration/permits.

For mapping on features regulated by the NPCA please go to our GIS webpage at https://gis-npca-camaps.opendata.arcgis.com/ and utilize our Watershed Explorer App or GIS viewer.

To send NPCA staff information regarding a potential violation of Ontario Regulation 155/06 please go to the NPCA Enforcement and Compliance webpage at https://npca.ca/administration/enforcement-compliance

From:	Munro, Elaine
To:	Munro, Elaine
Subject:	Cogeco Comments
Date:	Monday, February 8, 2021 8:57:41 AM
Attachments:	image001.png image002.png image003.png image004.png image005.png

---

2 Ellis
36 The Cedars
105 Westchester / 80 Argyle
29 Royal Henley
278 St. Paul St. W.

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

From: Doug Crown <doug.crown@cogeco.com>
Sent: Thursday, February 4, 2021 10:14 AM
To: Munro, Elaine <emunro@stcatharines.ca>
Subject: Re: Question on Format on emailing Cof A Applications

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

Hi Elaine
I love the one email with all the applications in it.
It is a wonderful surprise when I open it to see how many there are.

I went through these applications and Cogeco has no concerns with these applications.

Have a wonderful sunny day.

Doug Crown
Network Planning Department

Doug.crown@cogeco.com

7170 Mcleod Rd
Niagara Falls Ont Canada

T 289-296-6266 Ext 8434 | **C** 905-401-9967

From:	Munro, Elaine
To:	Munro, Elaine
Subject:	RE: Committee of Adjustment Notices of Hearing, February 24, 2021 - City of St. Catharines
Date:	Monday, February 8, 2021 9:00:41 AM

2 Ellis Avenue
105 Westchester / 80 Argyle
20 Royal Henley Drive

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

From: Vasko, Dennis <dvasko@stcatharines.ca>
Sent: Thursday, February 4, 2021 10:30 AM
To: Munro, Elaine <emunro@stcatharines.ca>
Cc: Banda, Wilrik <wbanda@stcatharines.ca>
Subject: RE: Committee of Adjustment Notices of Hearing, February 24, 2021 - City of St. Catharines

Hi Elaine,

There are no concerns on our end with these properties in respect to closed landfills.

Regards,
Dennis

Dennis Vasko
Fill Site Technician

Memorandum

To: Elaine Munro, Committee Secretary & Planning Clerk
Planning and Building Services
Cc: Judy Pihach, Wilrik Banda
Planning and Building Services
From: Lou Grossi, Building Inspector II
Planning and Building Services
Date: February 11, 2021

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – February 24, 2021 hearing

NO.	ADDRESS	COMMENTS
A-10/21	105 Westchester Crescent	Be advised that a demolition permit is required to remove the existing detached building on 80 Argyle Crescent. Be advised that a building permit is required for the proposed townhomes on the private road.
A-08/21	29 Royal Henley Boulevard	Be advised that a building permit is required for the proposed addition to the garage and dwelling.
A-09/21	278 St. Paul Street West	Be advised that a building permit is required for the proposed self-storage buildings.
A-11/21	2A Ellis Avenue	No Comment

Lou Grossi, Dipl. T. Arch, CBCO
Building Inspector II

From:	Munro, Elaine
To:	Munro, Elaine
Subject:	CRCS - No Comments for any Committee of Adjustment Applications for the February 24/21 CofA Hearing
Date:	Wednesday, February 10, 2021 11:00:37 AM

Elaine Munro ACST

Committee Secretary and Planning Technician

Tel: 905.688.5601 x1715

Email: emunro@stcatharines.ca

From: Button, Jessica <jbutton@stcatharines.ca>
Sent: Wednesday, February 10, 2021 10:59 AM
To: Munro, Elaine <emunro@stcatharines.ca>
Subject: RE: Committee of Adjustment Notices and Applications for the February 24/21 CofA Hearing - ***NEW APPLICATIONS ADDED TO AGENDA AFTER COFA REVIEW MEETING

Elaine,

CRCS offers no comment, objection or requirements associated with the February 24, 2021 Committee of Adjustment applications.

Feel free to reach out should you require anything further.

Jessica Button

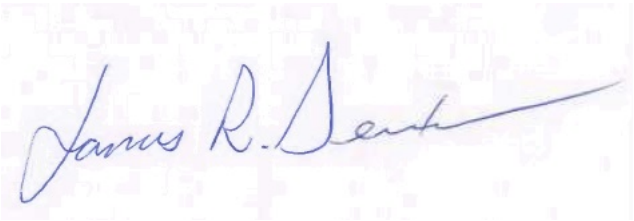
Project and Development Planner

Memorandum

To: Elaine Munro, ACST, Committee Secretary & Planning Technician
cc: City Committee of Adjustment Staff Members
From: James Denham P.Eng. Development Engineering Technologist
Date: January 22nd, 2021
Hearing Date: February 24th, 2021
Subject: Committee of Adjustment - Minor Variance Applications

105 Westchester Crescent & 80 Argyle Crescent, MV A-10/21SC
29 Royal Henley Boulevard, MV A-08/21
278 St Paul Street West, MV A-09/21

Development Engineering have reviewed the above applications and have no comments or objections:



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

cc. Brad Johnston, PBS (email only)

Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: February 4, 2021

Subject: Committee of Adjustment
Public Hearings – February 24, 2021
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

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-08/21

29 Royal Henley Boulevard

DATE OF HEARING:
February 24, 2021

CITY OF ST. CATHARINES

Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: February 17, 2021 **Date of Meeting:** February 24, 2021

Report Number: **A-08/21** **File:** **20119240**

Subject: 29 Royal Henley Boulevard

Recommendation

That Application **A-08/21** by Jonathan Sullivan and Melissa Sullivan, as outlined in the Notice of Hearing, be approved.

Report

The Proposal

The Applicant proposes to construct a two-storey addition to an existing detached dwelling, and which includes expansion of the existing attached garage. The garage addition wall will be in-line with the existing garage wall. However, this wall projects 2.41 metres beyond the main front wall of the dwelling. A variance is required to permit the new garage to protrude beyond the main wall of the existing dwelling.

Location and Site Description

The subject property is located on the east side of Royal Henley Boulevard, between Kenmore Crescent and Mayholme Court. The neighbourhood is primarily residential.

The subject property is presently occupied by a detached dwelling, accessory building and inground pool.

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 E1. Detached dwellings are permitted in this designation.

Zoning By-law (2013-283)

The subject property is zoned Low Density Residential – Suburban Neighbourhood (R1). Detached dwellings are permitted in this zone.

Planning Analysis

The applicant has requested permission for an addition to the existing attached garage to protrude 2.41 metres beyond the main front wall of the dwelling. The new garage is being built adjacent to, and inline with, the existing garage. The second storey over the proposed garage will be inline with the existing second storey of the dwelling. There are no proposed reductions to any required setbacks, and no anticipated impacts on neighbouring properties. Staff find the requested variance to be minor in nature and desirable for the appropriate use of the subject lands.

Front yard setbacks establish streetscapes and, especially in lower density neighbourhoods, create greenspace and privacy buffers between streets and dwellings. Consistent front yard depths also establish the context of a neighbourhood. The proposed garage will maintain the existing setback between the existing garage and the front lot line. The streetscaping will not be negatively impacted. The 2.41 metre garage protrusion already exists, this proposal is for an extension of the garage. Therefore, staff find the intent of the zoning by-law to be upheld.

Section 7.1 of the GCP states that development and redevelopment shall be evaluated having regard for context sensitive design to ensure the integration of compatible building form, scale, height and setbacks with adjacent buildings and the surrounding neighbourhood. The proposed addition with garage matches the existing dwelling and is not uncharacteristic of the area. There are no discernible impacts on neighbouring properties, nor on the public realm. The proposal is in keeping with the spirit and intent of the Official Plan.

Conclusion

Having regard for the matters under Section 45 of *The Planning Act*, staff are of the opinion that Application **A-08/21** 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 lands. Staff recommend approval of the Application

Prepared and Submitted by:

Evan Acs
Planner I

Approved by:

Bruce Bellows
Planner II

From:	Munro, Elaine
To:	Munro, Elaine
Subject:	Cogeco Comments
Date:	Monday, February 8, 2021 8:57:41 AM
Attachments:	image001.png image002.png image003.png image004.png image005.png

---

2 Ellis
36 The Cedars
105 Westchester / 80 Argyle
29 Royal Henley
278 St. Paul St. W.

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

From: Doug Crown <doug.crown@cogeco.com>
Sent: Thursday, February 4, 2021 10:14 AM
To: Munro, Elaine <emunro@stcatharines.ca>
Subject: Re: Question on Format on emailing Cof A Applications

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

Hi Elaine
I love the one email with all the applications in it.
It is a wonderful surprise when I open it to see how many there are.

I went through these applications and Cogeco has no concerns with these applications.

Have a wonderful sunny day.

Doug Crown
Network Planning Department

Doug.crown@cogeco.com

7170 Mcleod Rd
Niagara Falls Ont Canada

T 289-296-6266 Ext 8434 | **C** 905-401-9967

From:	Munro, Elaine
To:	Munro, Elaine
Subject:	RE: Committee of Adjustment Notices of Hearing, February 24, 2021 - City of St. Catharines
Date:	Monday, February 8, 2021 9:00:41 AM

2 Ellis Avenue
105 Westchester / 80 Argyle
20 Royal Henley Drive

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

From: Vasko, Dennis <dvasko@stcatharines.ca>
Sent: Thursday, February 4, 2021 10:30 AM
To: Munro, Elaine <emunro@stcatharines.ca>
Cc: Banda, Wilrik <wbanda@stcatharines.ca>
Subject: RE: Committee of Adjustment Notices of Hearing, February 24, 2021 - City of St. Catharines

Hi Elaine,

There are no concerns on our end with these properties in respect to closed landfills.

Regards,
Dennis

Dennis Vasko
Fill Site Technician

Memorandum

To: Elaine Munro, Committee Secretary & Planning Clerk
Planning and Building Services
Cc: Judy Pihach, Wilrik Banda
Planning and Building Services
From: Lou Grossi, Building Inspector II
Planning and Building Services
Date: February 11, 2021

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – February 24, 2021 hearing

NO.	ADDRESS	COMMENTS
A-10/21	105 Westchester Crescent	Be advised that a demolition permit is required to remove the existing detached building on 80 Argyle Crescent. Be advised that a building permit is required for the proposed townhomes on the private road.
A-08/21	29 Royal Henley Boulevard	Be advised that a building permit is required for the proposed addition to the garage and dwelling.
A-09/21	278 St. Paul Street West	Be advised that a building permit is required for the proposed self-storage buildings.
A-11/21	2A Ellis Avenue	No Comment

Lou Grossi, Dipl. T. Arch, CBCO
Building Inspector II

From:	Munro, Elaine
To:	Munro, Elaine
Subject:	CRCS - No Comments for any Committee of Adjustment Applications for the February 24/21 CofA Hearing
Date:	Wednesday, February 10, 2021 11:00:37 AM

Elaine Munro ACST

Committee Secretary and Planning Technician

Tel: 905.688.5601 x1715

Email: emunro@stcatharines.ca

From: Button, Jessica <jbutton@stcatharines.ca>
Sent: Wednesday, February 10, 2021 10:59 AM
To: Munro, Elaine <emunro@stcatharines.ca>
Subject: RE: Committee of Adjustment Notices and Applications for the February 24/21 CofA Hearing - ***NEW APPLICATIONS ADDED TO AGENDA AFTER COFA REVIEW MEETING

Elaine,

CRCS offers no comment, objection or requirements associated with the February 24, 2021 Committee of Adjustment applications.

Feel free to reach out should you require anything further.

Jessica Button

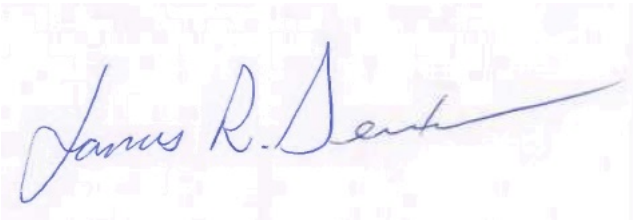
Project and Development Planner

Memorandum

To: Elaine Munro, ACST, Committee Secretary & Planning Technician
cc: City Committee of Adjustment Staff Members
From: James Denham P.Eng. Development Engineering Technologist
Date: January 22nd, 2021
Hearing Date: February 24th, 2021
Subject: Committee of Adjustment - Minor Variance Applications

105 Westchester Crescent & 80 Argyle Crescent, MV A-10/21SC
29 Royal Henley Boulevard, MV A-08/21
278 St Paul Street West, MV A-09/21

Development Engineering have reviewed the above applications and have no comments or objections:



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

cc. Brad Johnston, PBS (email only)

Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: February 4, 2021

Subject: Committee of Adjustment
Public Hearings – February 24, 2021
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

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-09/21

278 St. Paul Street West

DATE OF HEARING:
February 24, 2021

CITY OF ST. CATHARINES

Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: February 19, 2021 **Date of Meeting:** February 24, 2021

Report Number: **A-09/21** **File No:** **20119392**

Subject: 278 St. Paul Street West

Recommendation

That Application **A-09/21** by 1984283 Ontario Ltd., as outlined in the Notice of Hearing, be approved.

Report

The Proposal

Application A-09/21 seeks relief from the City of St. Catharines By-law 2013-283, as amended, for the following variances to facilitate the construction of a self storage facility:

1) A reduction of the minimum required width of the landscape buffer abutting a Green Space Zone from 7.5 metres to 3.18 metres.
2) A reduction of the minimum required interior side yard abutting a Green Space Zone from 15 metres to 3.18 meters.
3) A reduction of the minimum required parking spaces from 37 spaces to 8 spaces.
4) A reduction of the minimum required accessible parking spaces from 2 spaces to 1 space.
5) A reduction of the minimum required bicycle parking spaces from 4 spaces to 0 spaces.

There is an associated Site Plan Approval application under review by City staff.

Location and Site Description

The subject property is located on the north side of St. Paul Street West, east of Vansickle Road. The property is adjacent to the un-opened portion of Ridley Road West right-of-way to the north, self storage and other employment uses to the west, residential uses to the south, and green space to the east.

There is an existing light industrial use at the front of the property facing St. Paul Street West.

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 Employment on Schedule D1 of the Garden City Plan (GCP) and further designated General Employment on Schedule E6-7 thereof. The General Employment designation allows a variety of industrial uses including self-storage units. No Official Plan Amendment is required.

Zoning By-law (2013-283)

The subject property is zoned General Employment (E2) which permits light industrial uses, including self storage facilities, subject to the provisions of the Zoning By-law.

Planning Analysis

The applicant has proposed to construct a self storage facility comprised of eight buildings containing a total of 349 self storage units of various sizes. The facility will be accessed from the westerly adjacent property known as 66 Commerce Place containing existing self storage buildings.

Variances 1 and 2 – Setback and Landscape Buffer along Green Space Zone

The By-law provisions for Light Industrial uses in the E2 zone require a minimum landscape buffer adjacent to a Green Space Zone of 7.5 metres. A separate provision requires the use to have a minimum side yard setback abutting a Green Space Zone of 15 metres.

The purpose of the side yard setback and landscape buffer requirements is, in part, to ensure the feature within the Green Space zone is not compromised by the proposed Light Industrial development, and that it is buffered visually from the use. This applies to all Green Space zones which could include natural areas, parks, shoreline, trails, picnic areas etc. In this case, the Green Space Zone is located along the east property boundary, zoned G1 “Natural Area” and contains a slope and watercourse.

The Niagara Peninsula Conservation Authority has reviewed the proposed development and is supportive of the reduction in both side yard and landscape buffer, provided that the applicant implements the recommendations in the Slope Stability Assessment submitted as part of the Site Plan process. The Site Plan Agreement will ensure these measures are implemented, and ensure the slope and watercourse are not negatively impacted by the reduced setback. The reductions in setback and landscape strip are therefore in keeping with the intent and purpose of the Official Plan and Zoning By-law.

No negative impacts are anticipated, and the reductions are considered to be minor in nature. With the mitigation measures implemented through the Site Plan Agreement, the variances will facilitate the appropriate and desirable use of the subject lands.

Variances 3, 4 and 5 – Reductions in Standard, Accessible, and Bicycle Parking

The applicant is requesting a reduction in the minimum required parking from 37 spaces to 8 spaces. Additionally, they request a reduction of minimum required accessible parking spaces from 2 to 1 and bicycle parking spaces from 4 to 0.

The parking requirements for the self storage facility are applicable to all Light Industrial uses and are based on the overall Gross Leasable Floor Area of the facility. In this case, the proposed storage units comprise all of the GLFA on site. The intent of the parking requirements is, in part, to ensure that the site contains enough spaces for the employees and public who will attend the site on a regular basis. The standards were established for all Light Industrial uses, but do not address the self-storage needs directly. In the case of self-storage, few or no employees are needed on site on a regular basis, and the public is more likely to access their unit from the drive aisles between the storage buildings. As such, the reductions in required parking spaces, accessible parking spaces and bicycle spaces are in keeping with the intent and purpose of the Official Plan and Zoning By-law to ensure sufficient parking is provided in this context.

Staff recognize that self storage facilities operate without the same need for formal parking, as many users will pull up to their unit and load/unload from there. Parking in a formal parking area and walking to the self storage units will not be common. It is also very unlikely that formal bicycle parking will be necessary or useful to those coming to the self storage facility. As such, the reduction in required parking spaces from 37 to 8, and accessible spaces from 2 to 1 is considered minor, as is the reduction in bicycle spaces from 4 to 0. There is unlikely to be any spillover parking or negative impacts on surrounding uses as a result of the requested reductions.

Conclusion

Having regard for the matters under Section 45(1) of the *Planning Act*, staff are of the opinion that Application A-09/21 is in keeping with the general intent of the Official Plan and Zoning By-law, minor in nature, and desirable for the appropriate use of the lands. Staff recommend that the Application be approved.

Prepared and Submitted by:

Charlotte McEwan M.C.I.P., R.P.P.
Planner I

Approved by:

Bruce Bellows
Planner II

From:	Munro, Elaine
To:	Munro, Elaine
Subject:	Cogeco Comments
Date:	Monday, February 8, 2021 8:57:41 AM
Attachments:	image001.png image002.png image003.png image004.png image005.png

---

2 Ellis
36 The Cedars
105 Westchester / 80 Argyle
29 Royal Henley
278 St. Paul St. W.

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

From: Doug Crown <doug.crown@cogeco.com>
Sent: Thursday, February 4, 2021 10:14 AM
To: Munro, Elaine <emunro@stcatharines.ca>
Subject: Re: Question on Format on emailing Cof A Applications

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

Hi Elaine
I love the one email with all the applications in it.
It is a wonderful surprise when I open it to see how many there are.

I went through these applications and Cogeco has no concerns with these applications.

Have a wonderful sunny day.

Doug Crown
Network Planning Department

Doug.crown@cogeco.com

7170 Mcleod Rd
Niagara Falls Ont Canada

T 289-296-6266 Ext 8434 | **C** 905-401-9967

Memorandum

To: Elaine Munro, Committee Secretary & Planning Clerk
Planning and Building Services
Cc: Judy Pihach, Wilrik Banda
Planning and Building Services
From: Lou Grossi, Building Inspector II
Planning and Building Services
Date: February 11, 2021

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – February 24, 2021 hearing

NO.	ADDRESS	COMMENTS
A-10/21	105 Westchester Crescent	Be advised that a demolition permit is required to remove the existing detached building on 80 Argyle Crescent. Be advised that a building permit is required for the proposed townhomes on the private road.
A-08/21	29 Royal Henley Boulevard	Be advised that a building permit is required for the proposed addition to the garage and dwelling.
A-09/21	278 St. Paul Street West	Be advised that a building permit is required for the proposed self-storage buildings.
A-11/21	2A Ellis Avenue	No Comment

Lou Grossi, Dipl. T. Arch, CBCO
Building Inspector II

From:	Munro, Elaine
To:	Munro, Elaine
Subject:	CRCS - No Comments for any Committee of Adjustment Applications for the February 24/21 CofA Hearing
Date:	Wednesday, February 10, 2021 11:00:37 AM

Elaine Munro ACST

Committee Secretary and Planning Technician

Tel: 905.688.5601 x1715

Email: emunro@stcatharines.ca

From: Button, Jessica <jbutton@stcatharines.ca>
Sent: Wednesday, February 10, 2021 10:59 AM
To: Munro, Elaine <emunro@stcatharines.ca>
Subject: RE: Committee of Adjustment Notices and Applications for the February 24/21 CofA Hearing - ***NEW APPLICATIONS ADDED TO AGENDA AFTER COFA REVIEW MEETING

Elaine,

CRCS offers no comment, objection or requirements associated with the February 24, 2021 Committee of Adjustment applications.

Feel free to reach out should you require anything further.

Jessica Button

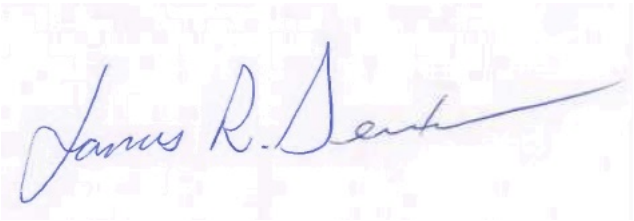
Project and Development Planner

Memorandum

To: Elaine Munro, ACST, Committee Secretary & Planning Technician
cc: City Committee of Adjustment Staff Members
From: James Denham P.Eng. Development Engineering Technologist
Date: January 22nd, 2021
Hearing Date: February 24th, 2021
Subject: Committee of Adjustment - Minor Variance Applications

105 Westchester Crescent & 80 Argyle Crescent, MV A-10/21SC
29 Royal Henley Boulevard, MV A-08/21
278 St Paul Street West, MV A-09/21

Development Engineering have reviewed the above applications and have no comments or objections:



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

cc. Brad Johnston, PBS (email only)

Memorandum

To: Elaine Munro
Committee Secretary & Planning Clerk

Cc:

From: Steve Bittner
Transportation Technologist

Date: February 4, 2021

Subject: Committee of Adjustment
Public Hearings – February 24, 2021
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