

Agenda

Wednesday, March 31, 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 March 29, 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
Evan Acs, Planner
Taya Devlin, Planner
Charlotte McEwan, Planner

-
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. **Request for Adjournment**

8. Applications

1. 41 Ravine Road, Minor Variance, A-04/21 - 20119069
2. 401 Ontario Street, Minor Variance, A-12/21 - 21101120
3. 27 Haight Street, Minor Variance, A-17/21 – 21101307
4. 86 Newport Street, Minor Variance, A-24/21 - 21101337
5. 22 Cecil Street, Minor Variance, A-13/21 – 21101123
6. 1158-1160 Lakeshore Road West, Minor Variance, A-20/21 – 21101324
7. 4 Miami Drive, Minor Variance, A-21/21 – 21101332
8. 39 Welland Avenue, Minor Variance, A-14/21 – 21101144
9. 5 Ziraldo Road, Consent, B-05/21SC – 21101312
- 5 Ziraldo Road, Minor Variance, A-18/21 – 21101313
- 7 Ziraldo Road, Minor Variance, A-19/21 – 21101314
10. 30 Hamilton Street, Minor Variance, A-22/21 – 21101333
11. 1672 Gregory Road, Minor Variance, A-23/21 – 21101336

9. New Business

10. Date of next meeting

Wednesday April 28, 2021 at 5.00 pm

11. 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

A-04/21

41 Ravine Road

DATE OF HEARING:
March 31, 2021



Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: March 26, 2021

Date of Meeting: March 31, 2021

Report Number: A-04/21

File No: 20119069

Subject: 41 Ravine Road

Recommendation

That Variances 1 and 2 of Application A-04/21 by Daniel Jarnevic and Ilona Jarnevic, as outlined in the Notice of Hearing, be approved.

Report The Proposal

Application A-04/21 seeks relief from the City of St. Catharines By-law 2013-283, as amended, for the following variances:

| Variance No. | Zoning Provision | Required | Proposed |
|--------------|-------------------------------|---------------------------|---------------------------|
| 1. | Maximum Parking Area Width | 50% of the Front Lot Line | 52% of the Front Lot Line |
| 2. | Maximum Parking Area Coverage | 50% of the Front Yard | 52% of the Front Yard |

Location and Site Description

The subject property is located on the east side of Ravine Road, south of Queenston Street. The property is primarily surrounded by residential dwellings. Garden City Golf Course is located to the east. There is an existing detached dwelling on the subject property.

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 Low Density Residential on Schedule E9 thereof. The designation allows a variety of low-density residential uses including detached dwellings at a density of 20 to 32 units per hectare.

Zoning By-law (2013-283)

The subject property is zoned Low Density Residential – Traditional Neighbourhood (R2) which permits a variety of low-density residential uses, including the existing detached dwelling, subject to the provisions of the Zoning By-law.

Planning Analysis

The Applicant has proposed to widen the existing driveway to accommodate a second parking space for the use of the residents of the detached dwelling.

Variances – Driveway Width and Driveway Area

The applicant is requesting an increase in the maximum allowable driveway width from 50% to 52% of the front lot line and an increase in the maximum allowable driveway area from 50% to 52% of the front yard. The variances are requested to accommodate the addition of one parking space on the property. The 2% increase in maximum driveway width and area is considered minor.

The intent of the maximum driveway width and area provisions is to ensure parking does not visually dominate the streetscape. A two percent increase is not significant visually as proposed, and is in keeping with the intent of the Official Plan and Zoning By-law. The minor increase would allow the applicants to provide 2 formal parking spaces, and would facilitate an increase in usable parking on the property without detracting from the surrounding character of the neighbourhood.

Conclusion

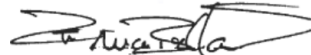
Having regard for the matters under Section 45(1) of the Planning Act, staff are of the opinion that Application A-04/21 is in keeping with the general intent of the Official Plan and Zoning By-law, is minor in nature, and is desirable for the appropriate use of the lands. Staff recommend that the Application be approved.

Prepared and Submitted by:



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

Approved by:



Bruce Bellows
Senior Planner

From: [Munro, Elaine](#)
To: [Munro, Elaine](#)
Subject: Cogeco Comments - All Files RE: Notices of Hearing for March 31, 2021 CofA Hearing
Date: Thursday, March 11, 2021 8:24:29 AM

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, March 11, 2021 8:13 AM
To: Munro, Elaine <emunro@stcatharines.ca>
Cc: Banda, Wilrik <wbanda@stcatharines.ca>
Subject: Re: Updated Link for 401 Ontario Street RE: Notices of Hearing for March 31, 2021 CofA Hearing

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

Cogeco has no concerns with these applications.

Thanks

Have a great 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: March 15, 2021

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – March 31, 2021 hearing

| NO. | ADDRESS | COMMENTS |
|---------|--------------------|--|
| A-04/21 | 41 Ravine Road | No Comment |
| A-12/21 | 401 Ontario Street | Be advised that a demolition permit is required to remove the existing detached dwelling. Be advised that a building permit is required for the proposed building. |
| A-13/21 | 22 Cecil Street | Be advised that a demolition permit is required to remove the existing detached garage. Be advised that a building permit is required for the proposed detached garage. |
| A-14/21 | 39 Welland Avenue | Be advised that the current building permit is required to be finalized to convert the detached dwelling into a triplex. |
| A-17/21 | 27 Haight Street | Be advised that a building permit is required to convert the existing duplex into a triplex. |
| A-18/21 | 5 Ziraldo Road | No Comment |
| A-19/21 | 7 Ziraldo Road | No Comment |

| NO. | ADDRESS | COMMENTS |
|---------|-------------------------------|---|
| A-20/21 | 1158-1160 Lakeshore Road West | Be advised that a demolition permit is required to remove the existing cottage on both lots. Be advised that a building permit is required for the proposed detached dwelling. |
| A-21/21 | 4 Miami Drive | Be advised that a building permit is required for the proposed addition to the front of existing detached dwelling. |
| A-22/21 | 30 Hamilton Street | Be advised that a building permit is required to convert the existing duplex into a triplex. |
| A-23/21 | 1672 Gregory Road | Be advised that a building permit is required for the proposed addition to the side of the existing detached dwelling. |
| A-24/21 | 86 Newport Street | Be advised that the current building permit is required to be finalized for the proposed decks. |

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

From: [Button, Jessica](#)
To: [Munro, Elaine](#)
Subject: RE: Committee of Adjustment Notices and Applications for the March 31/21 CofA Hearing
Date: Wednesday, March 17, 2021 10:05:23 AM

Elaine,

CRCS offers no comments with respect to the requested variances or boundary adjustment.

Jessica Button
Project and Development Planner
Tel: 905.688.5601 x3145
Email: jbutton@stcatharines.ca

From: Munro, Elaine <emunro@stcatharines.ca>
Sent: Monday, March 8, 2021 5:59 PM
To: Josipovic, Margaret <mjosipovic@stcatharines.ca>; Banda, Wilrik <wbanda@stcatharines.ca>; Acs, Evan <eacs@stcatharines.ca>; McEwan, Charlotte <cmcewan@stcatharines.ca>; Ritchie, Scott <sritchie@stcatharines.ca>; Button, Jessica <jbutton@stcatharines.ca>; Bittner, Steve <sbittner@stcatharines.ca>; Johnston, Brad <bjohnston@stcatharines.ca>; Denham, James <jdenham@stcatharines.ca>; Papp, Len <lpapp@stcatharines.ca>; Grossi, Lou <lgrossi@stcatharines.ca>; Devlin, Taya <tdevlin@stcatharines.ca>; Bellows, Bruce <bbellows@stcatharines.ca>
Subject: Committee of Adjustment Notices and Applications for the March 31/21 CofA Hearing

Good Afternoon,

Applications with an * have been amended since discussions at the CofA Review meeting.

The Notices, applications and sketches can be found in the Amanda System under:

- Consent applications -
L:\ATTACHMENTS\PBS\PLANNING\LD\2021_NofH_Appl_Pln\March 31_21.
- Minor variance applications -
L:\ATTACHMENTS\PBS\PLANNING\MV\2021_NofH_Appl_Pln\March 31_21.

To view just the Notices and sketches, please go to: S:\WEBCONTENT - Agendas and Minutes PDFs\Committee of Adjustment\Notices of Hearing\NOH 2021\March 31, 2021....Files by Property.

Please forward your comments to Wil Banda & I by **Tuesday, March 16, 2021**. All comments will be saved in G Drive/Committee of Adjustment/Comments for CofA.

1. 41 Ravine Road, Minor Variance, A-04/21 – 20119069

2. 401 Ontario Street, Minor Variance, A-12/21 - 21101120
3. 22 Cecil Street, Minor Variance, A-13/21 – 21101123
4. 39 Welland Avenue, Minor Variance, A-14/21 – 21101144
5. 27 Haight Street, Minor Variance, A-17/21 – 21101307
6. 5 Ziraldo Road, Consent, B-05/21SC – 21101312
5 Ziraldo Road, Minor Variance, A-18/21 – 21101313
7 Ziraldo Road, Minor Variance, A-19/21 – 21101314
7. 1158-1160 Lakeshore Road West, Minor Variance, A-20/21 – 21101324*
8. 4 Miami Drive, Minor Variance, A-21/21 – 21101332
9. 30 Hamilton Street, Minor Variance, A-22/21 – 21101333*
10. 1672 Gregory Road, Minor Variance, A-23/21 – 21101336
11. 86 Newport Street, Minor Variance, A-24/21 – 21101337*

Thanks, Elaine

Elaine Munro ACST

Committee Secretary and Planning Technician

Tel: [905.688.5601](tel:905.688.5601) x1715

Email: emunro@stcatharines.ca



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: March 9, 2021
Hearing Date: March 31, 2021
Subject: **Committee of Adjustment - Minor Variance Applications**
22 Cecil Street, A-13/21SC
27 Haight Street, A-17/21SC
1158 & 1160 Lakeshore Road West, A-20/21SC
86 Newport Street, A-24/21SC
401 Ontario Street, A-12/21SC
41 Ravine Road, A-04/21SC
39 Welland Avenue, A-14/21SC
5 & 7 Ziraldo Road, A-18&19/21SC
1672 Gregory Road, A-23/21SC
30 Hamilton Street, A-22/21SC
4 Miami Drive, A-21/21

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

- The applicants must be advised that a Grading Plan may be a requirement for the above applications that will be subject to a Building Permit;
 - 22 Cecil Street, 39 Welland Avenue, 1158-1160 Lakeshore Road West, 4 Miami Drive, 30 Hamilton Street, 1672 Gregory Road and 86 Newport Street

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: March 9, 2021

Subject: Committee of Adjustment
Public Hearings – March 31, 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-12/21

401 Ontario Street

DATE OF HEARING:
March 31, 2021



Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: March 26, 2021

Date of Meeting: March 31, 2021

Report Number: A-12/21

File No: 21101120

Subject: 401 Ontario Street

Recommendation

That Application A-12/21 by 401 Ontario Street Inc., as outlined in the Notice of Hearing, be approved.

Report

The Proposal

Application A-12/21 seeks relief from the City of St. Catharines By-law 2013-283, as amended, for an increase in the total gross leasable floor area for Non-Commercial Uses permitted on the commercial site from 40% to 100%. The variance is requested to facilitate the construction of a mixed-use building consisting of a dental office (ground floor) and two residential apartments (2nd floor).

Location and Site Description

The subject property is located on the west side of Ontario Street, north of the Queen Elizabeth Way. The property is primarily surrounded by a long term care facility (Linhaven) to the north, commercial uses to the west and south (including Henley Plaza), and a mix of commercial and residential uses to the east.

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 Commercial on Schedule D1 of the Garden City Plan (GCP) and further designated Community Commercial on Schedule E1 thereof. The designation allows a wide variety and mix of commercial uses to serve the community at large, including office uses, and also includes permission for residential apartment uses.

Zoning By-law (2013-283)

The subject property is zoned Community Commercial (C2) which permits a wide variety and mix of uses, including office and apartment dwelling units, subject to the provisions

of the Zoning By-law. Non-commercial uses are permitted up to a maximum of 40% of the Gross Leasable Floor Area of the site.

Planning Analysis

The applicant is requesting an increase in the total gross leasable floor area (glfa) for Non-Commercial Uses permitted on the site from 40% to 100%. The variance is requested to facilitate the construction of a mixed-use building consisting of a dental office (ground floor) and two residential apartments (2nd floor). Office uses are defined as a non-commercial use in the Zoning By-law as it applies to the overall glfa of a commercial site. Residential apartments units are not factored in as part of the overall glfa.

The intent of the Zoning By-law in limiting the glfa of non-commercial uses is to ensure that community commercial centres, comprised of several abutting C2-zoned properties, provide for a mix of commercial uses to serve the needs of the surrounding local community, but with an emphasis on more specific commercial uses such as retail and service commercial uses. Dentists and other medical offices are considered non-commercial uses and are therefore limited to a maximum of 40% glfa.

The property is one of seven properties that make up the community commercial centre working together as a “node.” The applicant has submitted a Planning Justification Report demonstrating that the community commercial centre as a whole provides adequate space for commercial uses. When combining the proposed uses on the subject property, the totality of non-commercial space in the overall node satisfies the maximum 40% ratio for non-commercial glfa. This smaller property contributes and functions appropriately to the mix of uses available in the community commercial centre (seven adjacent community commercial properties) as a whole and is therefore considered to be in keeping with the intent of the Official Plan and Zoning By-law.

Staff support the Planning Justification Report. By interpretation of Official Plan policy, the subject property would be considered and included as part of the overall assembly and function of the community commercial centre (seven adjacent community commercial properties). The proposed non-commercial glfa on the subject property would not result in non-commercial glfa being exceeded over the entirety of the commercial node. No negative impacts are anticipated as a result of the variance which is required only because it applies to a specific individual property within the overall community commercial node. The overall intent of the Zoning By-law is maintained, and the property still contributes to the intended provision and ratio of uses in the C2 zoning at this location.

The proposed development facilitates the redevelopment of a property that is currently non-conforming with the Zoning By-law, as it contains a single detached dwelling. The proposal is consistent with the Official Plan policies for Community Commercial areas and maintains the intent of the Zoning By-law. It is considered desirable for the appropriate use of the lands.

Conclusion

Having regard for the matters under Section 45(1) of the Planning Act, staff are of the opinion that Application A-12/21 is in keeping with the general intent of the Official Plan

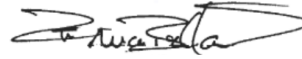
and Zoning By-law, is minor in nature, and is desirable for the appropriate use of the lands. Staff recommend that the Application be approved.

Prepared and Submitted by:



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

Approved by:



Bruce Bellows
Senior Planner

From: [Munro, Elaine](#)
To: [Munro, Elaine](#)
Subject: MTO Comments - 401 Ontario St., 22 Cecil St. & 27 Haight St. E: Committee of Adjustment Notices of Hearing for March 31, 2021 CofA Hearing - City of St. Catharines
Date: Thursday, March 11, 2021 8:12:30 AM

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

From: Boucetta, Alexandra (MTO) <Alexandra.Boucetta@ontario.ca>
Sent: Wednesday, March 10, 2021 10:43 PM
To: Munro, Elaine <emunro@stcatharines.ca>
Cc: Banda, Wilrik <wbanda@stcatharines.ca>; Nunes, Paul (MTO) <Paul.Nunes@ontario.ca>
Subject: RE: Link for 401 Ontario Updated RE: Committee of Adjustment Notices of Hearing for March 31, 2021 CofA Hearing - 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 circulating municipal Notices for our review.

401 Ontario Street, Minor Variance, A-12/21 – 21101120

Ministry does not have any concerns with regards to the proposed minor variance. Please note that currently Ministry reviews an ongoing SPA.

22 Cecil Street, Minor Variance, A-13/21 – 21101123

Ministry does not have any concerns with regards to the proposed minor variance. Please note that if the proponent will increase the existing building footprint, MTO Building and Land Use permit is required.

27 Haight Street, Minor Variance, A-17/21 – 21101307

The property in question is located outside Ministry's permit control therefore Ministry does not have any concerns with the proposed minor variance.

Thank you,
Alexandra Boucetta
Corridor Management Officer – Hamilton/Niagara

March 15, 2021

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

Attention: Elaine Munro

File# 21 101120

Re: 401 Ontario St

In response to your correspondence dated March 9, 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.
- Minimum 4m horizontal clearance from existing O/H line(s) must be maintained at all times as per Alectra Utilities Standard 3-105. Please consult with Alectra Utilities if further clarification is required.
- Relocation, modification, or removal of any existing hydro facilities shall be at the owner's expense. Please contact Alectra Utilities to facilitate this.
- Developers shall be responsible for the cost of civil work associated with duct structures, transformer foundations, and all related distribution equipment.
- Developers to acquire an easement, if required.
- In order for Alectra Utilities to prepare design and procure the materials required to service this site in a timely manner, a minimum of 6 months notification is required. It would be advantages for the developer if Alectra Utilities were contacted at the stage where the new site plan becomes available. Please note that it takes approximately 20 weeks to purchase a transformer.

We would also like to stipulate the following:

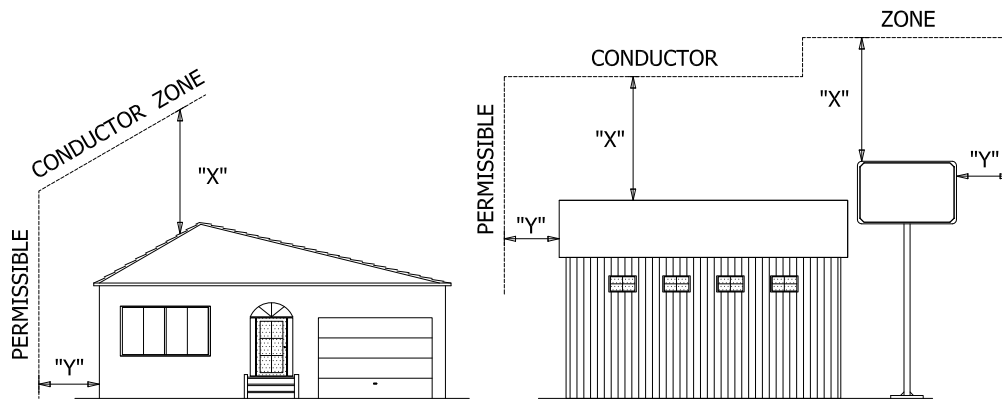
- Do not excavate within two metres of hydro poles and anchors.
- Excavation within one metre of underground hydro plant is not permitted unless approval is granted by an Alectra Utilities representative and is present to provide direct supervision. Cost associated with this task shall be at the owner's 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 905-798-2517 in our Engineering Design Department.

Sincerely,

Mark Jakubowski

Mark Jakubowski
Supervisor, Design, Customer Capital



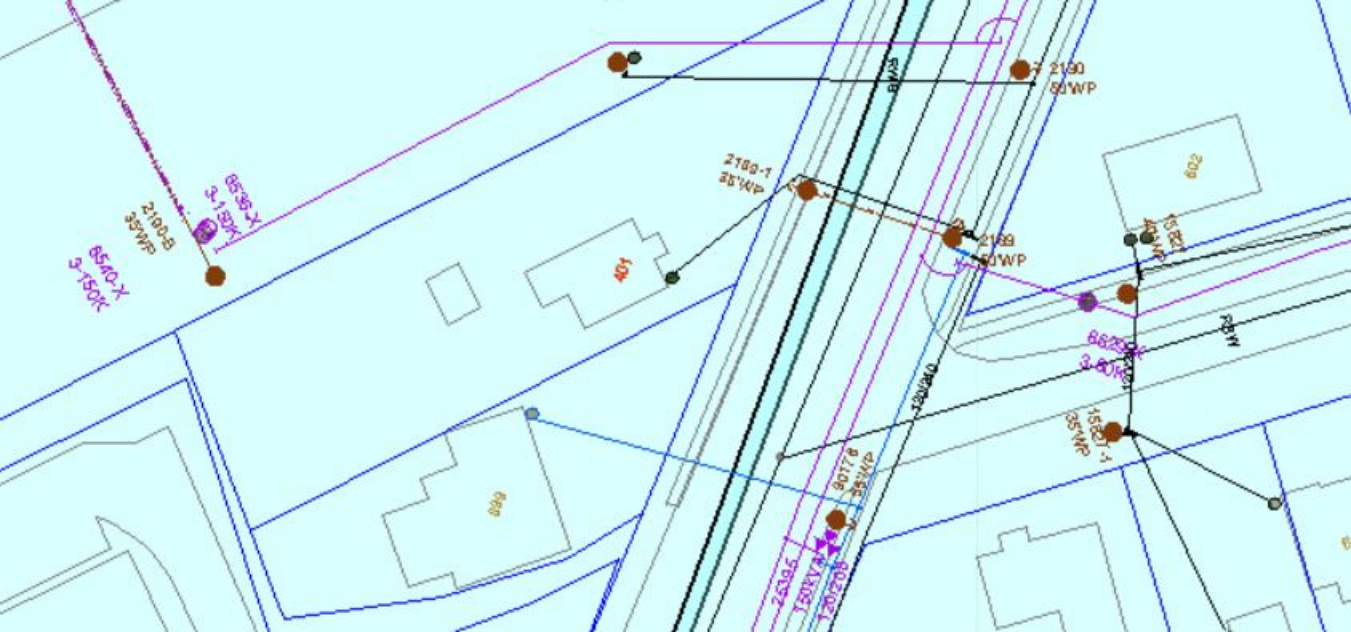
- UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.

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

* - INCLUDES MULTI-GROUNDED NEUTRALS

NOTES:

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



From: [Munro, Elaine](#)
To: [Munro, Elaine](#)
Subject: Cogeco Comments - All Files RE: Notices of Hearing for March 31, 2021 CofA Hearing
Date: Thursday, March 11, 2021 8:24:29 AM

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, March 11, 2021 8:13 AM
To: Munro, Elaine <emunro@stcatharines.ca>
Cc: Banda, Wilrik <wbanda@stcatharines.ca>
Subject: Re: Updated Link for 401 Ontario Street RE: Notices of Hearing for March 31, 2021 CofA Hearing

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

Cogeco has no concerns with these applications.

Thanks

Have a great 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: March 15, 2021

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – March 31, 2021 hearing

| NO. | ADDRESS | COMMENTS |
|---------|--------------------|--|
| A-04/21 | 41 Ravine Road | No Comment |
| A-12/21 | 401 Ontario Street | Be advised that a demolition permit is required to remove the existing detached dwelling. Be advised that a building permit is required for the proposed building. |
| A-13/21 | 22 Cecil Street | Be advised that a demolition permit is required to remove the existing detached garage. Be advised that a building permit is required for the proposed detached garage. |
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| A-17/21 | 27 Haight Street | Be advised that a building permit is required to convert the existing duplex into a triplex. |
| A-18/21 | 5 Ziraldo Road | No Comment |
| A-19/21 | 7 Ziraldo Road | No Comment |

| NO. | ADDRESS | COMMENTS |
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| A-20/21 | 1158-1160 Lakeshore Road West | Be advised that a demolition permit is required to remove the existing cottage on both lots. Be advised that a building permit is required for the proposed detached dwelling. |
| A-21/21 | 4 Miami Drive | Be advised that a building permit is required for the proposed addition to the front of existing detached dwelling. |
| A-22/21 | 30 Hamilton Street | Be advised that a building permit is required to convert the existing duplex into a triplex. |
| A-23/21 | 1672 Gregory Road | Be advised that a building permit is required for the proposed addition to the side of the existing detached dwelling. |
| A-24/21 | 86 Newport Street | Be advised that the current building permit is required to be finalized for the proposed decks. |

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

From: [Button, Jessica](#)
To: [Munro, Elaine](#)
Subject: RE: Committee of Adjustment Notices and Applications for the March 31/21 CofA Hearing
Date: Wednesday, March 17, 2021 10:05:23 AM

Elaine,

CRCS offers no comments with respect to the requested variances or boundary adjustment.

Jessica Button
Project and Development Planner
Tel: 905.688.5601 x3145
Email: jbutton@stcatharines.ca

From: Munro, Elaine <emunro@stcatharines.ca>
Sent: Monday, March 8, 2021 5:59 PM
To: Josipovic, Margaret <mjosipovic@stcatharines.ca>; Banda, Wilrik <wbanda@stcatharines.ca>; Acs, Evan <eacs@stcatharines.ca>; McEwan, Charlotte <cmcewan@stcatharines.ca>; Ritchie, Scott <sritchie@stcatharines.ca>; Button, Jessica <jbutton@stcatharines.ca>; Bittner, Steve <sbittner@stcatharines.ca>; Johnston, Brad <bjohnston@stcatharines.ca>; Denham, James <jdenham@stcatharines.ca>; Papp, Len <lpapp@stcatharines.ca>; Grossi, Lou <lgrossi@stcatharines.ca>; Devlin, Taya <tdevlin@stcatharines.ca>; Bellows, Bruce <bbellows@stcatharines.ca>
Subject: Committee of Adjustment Notices and Applications for the March 31/21 CofA Hearing

Good Afternoon,

Applications with an * have been amended since discussions at the CofA Review meeting.

The Notices, applications and sketches can be found in the Amanda System under:

- Consent applications -
L:\ATTACHMENTS\PBS\PLANNING\LD\2021_NofH_Appl_Pln\March 31_21.
- Minor variance applications -
L:\ATTACHMENTS\PBS\PLANNING\MV\2021_NofH_Appl_Pln\March 31_21.

To view just the Notices and sketches, please go to: S:\WEBCONTENT - Agendas and Minutes PDFs\Committee of Adjustment\Notices of Hearing\NOH 2021\March 31, 2021....Files by Property.

Please forward your comments to Wil Banda & I by **Tuesday, March 16, 2021**. All comments will be saved in G Drive/Committee of Adjustment/Comments for CofA.

1. 41 Ravine Road, Minor Variance, A-04/21 – 20119069

2. 401 Ontario Street, Minor Variance, A-12/21 - 21101120
3. 22 Cecil Street, Minor Variance, A-13/21 – 21101123
4. 39 Welland Avenue, Minor Variance, A-14/21 – 21101144
5. 27 Haight Street, Minor Variance, A-17/21 – 21101307
6. 5 Ziraldo Road, Consent, B-05/21SC – 21101312
5 Ziraldo Road, Minor Variance, A-18/21 – 21101313
7 Ziraldo Road, Minor Variance, A-19/21 – 21101314
7. 1158-1160 Lakeshore Road West, Minor Variance, A-20/21 – 21101324*
8. 4 Miami Drive, Minor Variance, A-21/21 – 21101332
9. 30 Hamilton Street, Minor Variance, A-22/21 – 21101333*
10. 1672 Gregory Road, Minor Variance, A-23/21 – 21101336
11. 86 Newport Street, Minor Variance, A-24/21 – 21101337*

Thanks, Elaine

Elaine Munro ACST

Committee Secretary and Planning Technician

Tel: [905.688.5601](tel:905.688.5601) x1715

Email: emunro@stcatharines.ca



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: March 9, 2021
Hearing Date: March 31, 2021
Subject: **Committee of Adjustment - Minor Variance Applications**
22 Cecil Street, A-13/21SC
27 Haight Street, A-17/21SC
1158 & 1160 Lakeshore Road West, A-20/21SC
86 Newport Street, A-24/21SC
401 Ontario Street, A-12/21SC
41 Ravine Road, A-04/21SC
39 Welland Avenue, A-14/21SC
5 & 7 Ziraldo Road, A-18&19/21SC
1672 Gregory Road, A-23/21SC
30 Hamilton Street, A-22/21SC
4 Miami Drive, A-21/21

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

- The applicants must be advised that a Grading Plan may be a requirement for the above applications that will be subject to a Building Permit;
 - 22 Cecil Street, 39 Welland Avenue, 1158-1160 Lakeshore Road West, 4 Miami Drive, 30 Hamilton Street, 1672 Gregory Road and 86 Newport Street

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: March 9, 2021

Subject: Committee of Adjustment
Public Hearings – March 31, 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-17/21

27 Haight Street

DATE OF HEARING:
March 31, 2021



Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: March 26, 2021

Date of Meeting: March 31, 2021

Report Number: A-17/21

File No: 21101307

Subject: 27 Haight Street

Recommendation

That Application A-17/21 by Modern Solutions Group Inc., as outlined in the Notice of Hearing, be approved.

Report

The Proposal

Application A-12/21 seeks relief from the City of St. Catharines By-law 2013-283, as amended, for the following variances:

1. A reduction of the minimum lot area for a triplex dwelling from 840 m² to 754.83 m².
2. A reduction of minimum lot frontage for a triplex dwelling from 12 metres to 4.968 metres.

The variances are requested to facilitate the proposed conversion of the existing duplex dwelling to a triplex dwelling.

Location and Site Description

The subject property is at the north end of Haight Street, north of Disher Street. The property is primarily surrounded by residential dwellings. The adjacent property immediately to the north (29 Haight St.) is vacant. There is an existing easement over the east end of the property (Parts 2 and 4) for a sewer, and the property also has access to a right-of-way over 29 Haight Street to facilitate access from Haight Street to the property.

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. The designation allows a variety of low-density residential uses including triplex

dwelling at a density of 20 to 32 units per hectare. The proposed triplex would have a density of 39.7 units per hectare. Given that the density is generally consistent with the target range, and that other development policies of the Official Plan are satisfied, as outlined in the report below, no Official Plan Amendment would be required for the application.

Zoning By-law (2013-283)

The subject property is zoned Low Density Residential – Traditional Neighbourhood (R2) which permits a variety of low-density residential uses, including both duplexes and triplexes, subject to the provisions of the Zoning By-law.

Planning Analysis

Variance 1 requests a reduction of the minimum lot area for a triplex dwelling from 840 m² to 754.83 m². The reduction is considered to be minor, no negative impacts are expected as a result of the change, and there are no significant changes requested on the subject property.

The intent of the Official Plan and Zoning By-law regarding density and lot area per unit is to ensure that there is sufficient space for amenity area, parking and building footprint that is appropriate in the Low Density Residential setting, and to prevent overdevelopment of the lands. The application proposes 1 additional unit than what exists, the existing parking area is sufficient for required parking, and all required setbacks and amenity spaces are adequately provided. The reduction in lot area is in keeping with the intent of the Official Plan and Zoning By-law. In facilitating appropriate intensification, this variance is considered desirable for the appropriate use of the land.

Variance 2 requests a reduction of minimum lot frontage for a triplex dwelling from 12 metres to 4.968 metres. This variance is requested to recognize the existing lot frontage on Haight Street which is legally non-compliant as it is an existing lot of record. The variance is required in order to recognize the existing lot frontage to obtain permission for a triplex dwelling, The reduction is considered minor as no negative impacts are anticipated, and no change is proposed to the existing lot frontage.

A minimum lot frontage is required to ensure that there is sufficient room for access, and an adequate front yard so that the streetscape is not overwhelmed by paving. The existing frontage allows adequate access to the property. The frontage is majority driveway and parking area, which is an existing condition. However, the lot is uniquely oriented such that only a small portion of the lot actually abuts the public street, so the streetscape is not significantly impacted by this property. The overall size and dimensions of the lot allow for the appropriate use of a triplex despite the reduced frontage. Overall, staff are supportive of this reduction.

Conclusion

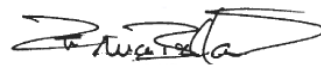
Having regard for the matters under Section 45(1) of the Planning Act, staff are of the opinion that Application A-17/21 is in keeping with the general intent of the Official Plan and Zoning By-law, is minor in nature, and is desirable for the appropriate use of the lands. Staff recommend that the Application be approved.

Prepared and Submitted by:

A handwritten signature in blue ink, appearing to read 'Charlotte McEwan'.

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

Approved by:

A handwritten signature in black ink, appearing to read 'Bruce Bellows'.

Bruce Bellows
Senior Planner

From: [Munro, Elaine](#)
To: [Munro, Elaine](#)
Subject: MTO Comments - 401 Ontario St., 22 Cecil St. & 27 Haight St. E: Committee of Adjustment Notices of Hearing for March 31, 2021 CofA Hearing - City of St. Catharines
Date: Thursday, March 11, 2021 8:12:30 AM

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

From: Boucetta, Alexandra (MTO) <Alexandra.Boucetta@ontario.ca>
Sent: Wednesday, March 10, 2021 10:43 PM
To: Munro, Elaine <emunro@stcatharines.ca>
Cc: Banda, Wilrik <wbanda@stcatharines.ca>; Nunes, Paul (MTO) <Paul.Nunes@ontario.ca>
Subject: RE: Link for 401 Ontario Updated RE: Committee of Adjustment Notices of Hearing for March 31, 2021 CofA Hearing - 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 circulating municipal Notices for our review.

401 Ontario Street, Minor Variance, A-12/21 – 21101120

Ministry does not have any concerns with regards to the proposed minor variance. Please note that currently Ministry reviews an ongoing SPA.

22 Cecil Street, Minor Variance, A-13/21 – 21101123

Ministry does not have any concerns with regards to the proposed minor variance. Please note that if the proponent will increase the existing building footprint, MTO Building and Land Use permit is required.

27 Haight Street, Minor Variance, A-17/21 – 21101307

The property in question is located outside Ministry's permit control therefore Ministry does not have any concerns with the proposed minor variance.

Thank you,
Alexandra Boucetta
Corridor Management Officer – Hamilton/Niagara

From: [Munro, Elaine](#)
To: [Munro, Elaine](#)
Subject: Cogeco Comments - All Files RE: Notices of Hearing for March 31, 2021 CofA Hearing
Date: Thursday, March 11, 2021 8:24:29 AM

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, March 11, 2021 8:13 AM
To: Munro, Elaine <emunro@stcatharines.ca>
Cc: Banda, Wilrik <wbanda@stcatharines.ca>
Subject: Re: Updated Link for 401 Ontario Street RE: Notices of Hearing for March 31, 2021 CofA Hearing

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

Cogeco has no concerns with these applications.

Thanks

Have a great 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: Former Landfill - No comments for 27 Haight Street & 5 & 7 Ziraldo Road
Date: Thursday, March 11, 2021 10:21:30 AM

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

From: Vasko, Dennis <dvasko@stcatharines.ca>
Sent: Thursday, March 11, 2021 10:18 AM
To: Munro, Elaine <emunro@stcatharines.ca>
Subject: RE: Notices of Hearing for March 31, 2021 CofA Hearing - City of St. Catharines
Hi Elaine,
There are no concerns on our end regarding these properties.
Have a great day
Dennis

DennisVasko
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: March 15, 2021

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – March 31, 2021 hearing

| NO. | ADDRESS | COMMENTS |
|---------|--------------------|--|
| A-04/21 | 41 Ravine Road | No Comment |
| A-12/21 | 401 Ontario Street | Be advised that a demolition permit is required to remove the existing detached dwelling. Be advised that a building permit is required for the proposed building. |
| A-13/21 | 22 Cecil Street | Be advised that a demolition permit is required to remove the existing detached garage. Be advised that a building permit is required for the proposed detached garage. |
| A-14/21 | 39 Welland Avenue | Be advised that the current building permit is required to be finalized to convert the detached dwelling into a triplex. |
| A-17/21 | 27 Haight Street | Be advised that a building permit is required to convert the existing duplex into a triplex. |
| A-18/21 | 5 Ziraldo Road | No Comment |
| A-19/21 | 7 Ziraldo Road | No Comment |

| NO. | ADDRESS | COMMENTS |
|---------|-------------------------------|---|
| A-20/21 | 1158-1160 Lakeshore Road West | Be advised that a demolition permit is required to remove the existing cottage on both lots. Be advised that a building permit is required for the proposed detached dwelling. |
| A-21/21 | 4 Miami Drive | Be advised that a building permit is required for the proposed addition to the front of existing detached dwelling. |
| A-22/21 | 30 Hamilton Street | Be advised that a building permit is required to convert the existing duplex into a triplex. |
| A-23/21 | 1672 Gregory Road | Be advised that a building permit is required for the proposed addition to the side of the existing detached dwelling. |
| A-24/21 | 86 Newport Street | Be advised that the current building permit is required to be finalized for the proposed decks. |

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

From: [Button, Jessica](#)
To: [Munro, Elaine](#)
Subject: RE: Committee of Adjustment Notices and Applications for the March 31/21 CofA Hearing
Date: Wednesday, March 17, 2021 10:05:23 AM

Elaine,

CRCS offers no comments with respect to the requested variances or boundary adjustment.

Jessica Button
Project and Development Planner
Tel: 905.688.5601 x3145
Email: jbutton@stcatharines.ca

From: Munro, Elaine <emunro@stcatharines.ca>
Sent: Monday, March 8, 2021 5:59 PM
To: Josipovic, Margaret <mjosipovic@stcatharines.ca>; Banda, Wilrik <wbanda@stcatharines.ca>; Acs, Evan <eacs@stcatharines.ca>; McEwan, Charlotte <cmcewan@stcatharines.ca>; Ritchie, Scott <sritchie@stcatharines.ca>; Button, Jessica <jbutton@stcatharines.ca>; Bittner, Steve <sbittner@stcatharines.ca>; Johnston, Brad <bjohnston@stcatharines.ca>; Denham, James <jdenham@stcatharines.ca>; Papp, Len <lpapp@stcatharines.ca>; Grossi, Lou <lgrossi@stcatharines.ca>; Devlin, Taya <tdevlin@stcatharines.ca>; Bellows, Bruce <bbellows@stcatharines.ca>
Subject: Committee of Adjustment Notices and Applications for the March 31/21 CofA Hearing

Good Afternoon,

Applications with an * have been amended since discussions at the CofA Review meeting.

The Notices, applications and sketches can be found in the Amanda System under:

- Consent applications -
L:\ATTACHMENTS\PBS\PLANNING\LD\2021_NofH_Appl_Pln\March 31_21.
- Minor variance applications -
L:\ATTACHMENTS\PBS\PLANNING\MV\2021_NofH_Appl_Pln\March 31_21.

To view just the Notices and sketches, please go to: S:\WEBCONTENT - Agendas and Minutes PDFs\Committee of Adjustment\Notices of Hearing\NOH 2021\March 31, 2021....Files by Property.

Please forward your comments to Wil Banda & I by **Tuesday, March 16, 2021**. All comments will be saved in G Drive/Committee of Adjustment/Comments for CofA.

1. 41 Ravine Road, Minor Variance, A-04/21 – 20119069

2. 401 Ontario Street, Minor Variance, A-12/21 - 21101120
3. 22 Cecil Street, Minor Variance, A-13/21 – 21101123
4. 39 Welland Avenue, Minor Variance, A-14/21 – 21101144
5. 27 Haight Street, Minor Variance, A-17/21 – 21101307
6. 5 Ziraldo Road, Consent, B-05/21SC – 21101312
5 Ziraldo Road, Minor Variance, A-18/21 – 21101313
7 Ziraldo Road, Minor Variance, A-19/21 – 21101314
7. 1158-1160 Lakeshore Road West, Minor Variance, A-20/21 – 21101324*
8. 4 Miami Drive, Minor Variance, A-21/21 – 21101332
9. 30 Hamilton Street, Minor Variance, A-22/21 – 21101333*
10. 1672 Gregory Road, Minor Variance, A-23/21 – 21101336
11. 86 Newport Street, Minor Variance, A-24/21 – 21101337*

Thanks, Elaine

Elaine Munro ACST

Committee Secretary and Planning Technician

Tel: [905.688.5601](tel:905.688.5601) x1715

Email: emunro@stcatharines.ca



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: March 9, 2021
Hearing Date: March 31, 2021
Subject: **Committee of Adjustment - Minor Variance Applications**
22 Cecil Street, A-13/21SC
27 Haight Street, A-17/21SC
1158 & 1160 Lakeshore Road West, A-20/21SC
86 Newport Street, A-24/21SC
401 Ontario Street, A-12/21SC
41 Ravine Road, A-04/21SC
39 Welland Avenue, A-14/21SC
5 & 7 Ziraldo Road, A-18&19/21SC
1672 Gregory Road, A-23/21SC
30 Hamilton Street, A-22/21SC
4 Miami Drive, A-21/21

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

- The applicants must be advised that a Grading Plan may be a requirement for the above applications that will be subject to a Building Permit;
 - 22 Cecil Street, 39 Welland Avenue, 1158-1160 Lakeshore Road West, 4 Miami Drive, 30 Hamilton Street, 1672 Gregory Road and 86 Newport Street

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: March 9, 2021

Subject: Committee of Adjustment
Public Hearings – March 31, 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-24/21

86 Newport Street

DATE OF HEARING:
March 31, 2021

February 9, 2021

To city officials,

My name is Kelly Dobratz and I live at 57 Newport Street. Diane Lanthier has brought to my attention that she is applying for a variance for her decks. The decks are away from the property lines and I completely understand why she would want to keep her current decks exactly where they are. She has amazing views of Lake Ontario from them and they increase her property value immensely. I'm also aware that her immediate neighbor Yogi Kaicher at 90 Newport Street on the North side of her has no issues with them whatsoever and he is the only neighbor that can visually see her decks. To my understanding, he has also provided a letter. Diane also backs onto greenspace on the East side behind her decks so there are no rear neighbors impacted by her decks. For these reasons mentioned above, I think that Diane should be allowed to keep her decks and have a variance for the East side setback. If you have any questions feel free to call me at [REDACTED].

Sincerely,

[REDACTED]
Kelly Dobratz [REDACTED]

February 9, 2021

To whom it may concern,

Our names are Eddie Schlosser and Leslie Ibbotson and we live at 59 Newport Street across the street from Diane at 86 Newport Street. She's indicated that she's applying for a variance for her decks. She has shown us the property lines according to her recent survey. The decks are not touching the property lines and I fully understand why she would want to keep her current decks exactly where they are because she has gorgeous views of Lake Ontario from them. I'm also aware that her immediate neighbor Yogi Kaicher at 90 Newport Street was aware of the decks throughout this process and has no issues with them whatsoever. Diane also backs onto greenspace so there are no rear neighbors affected. For these reasons noted

above, we believe that Diane should be allowed to keep her decks as is. If you have any questions feel free to call us at [REDACTED]

Best regards, [REDACTED]

Eddie Schlosser and Leslie Ibbotson

February 8, 2021

To whom it may concern,

My name is Liz Frank. I live at 61 Newport Street East in St. Catharine's across the street from Diane Lanthier the owner of 86 Newport Street East St. Catharine's. She told me that she was applying for a variance for her decks. I think the decks add a lot of value to her property since she has beautiful views of Lake Ontario from them and as a neighbor I have no problem with this variance. If you have any questions or concerns please contact me at [REDACTED]

Sincerely,

[REDACTED]

Liz Frank

February 8, 2021

To whomever it may concern,

Hi my name is Yogi Kaicker and my wife and I own 90 Newport Street in St. Catharines. Diane Lanthier is the owner of 86 Newport Street in St. Catharines and is my side neighbour. She has told me that she has decided to apply for a variance. She has talked to me about her deck the entire time before, during, and after it was built. She has also shown me the property lines on her property once the survey was completed. I have no issues with her decks and they do not affect my property. For these reasons, I have no issue with her proceeding with her variance. If you have any questions or concerns please contact me at [REDACTED]

Thank you in advance and I hope you remain safe and well!

Warm regards,

[REDACTED]

Yogi Kaicker



Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: March 26, 2021

Date of Meeting: March 31, 2021

Report Number: A-24/21

File No: 21101337

Subject: 86 Newport Street

Recommendation

That Application A-24/21 by Diane Lanthier, as outlined in the Notice of Hearing, be approved.

Report

The Proposal

Application A-24/21 seeks relief from the City of St. Catharines By-law 2013-283, as amended, for a reduction of the minimum setback from rear lot line to a platform structure under 0.6 metres from grade, from 1.80 metres to 1.03 metres. The variance is requested to facilitate permission for the existing deck shown as “Level 1” on the sketch submitted with the application. The deck was constructed without the required building permits, and the applicant has applied to obtain the permits.

Location and Site Description

The subject property is located on the east side of Newport Street, north of Lakeside Drive. The property is surrounded by residential dwellings to the north, west and south, and adjacent to green space along the lakeshore of Lake Ontario to the east.

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. The designation allows a variety of low-density residential uses including detached dwellings at a density of 20 to 32 units per hectare.

Zoning By-law (2013-283)

The subject property is zoned Low Density Residential – Traditional Neighbourhood (R2) which permits a variety of low-density residential uses, and associate accessory

structures and platform structures (i.e. decks), subject to the provisions of the Zoning By-law.

Planning Analysis

The applicant is requesting a reduction of the minimum setback from the rear lot line to a deck under 0.6 metres in height, from 1.80 metres to 1.03 metres. The variance is requested to facilitate the permission of the existing deck shown as "Level 1" on the submitted sketch, for which they are seeking building permits subsequent to the construction. The requested 0.77 metre reduction is not expected to have any adverse impacts on surrounding land uses and is considered to be minor in nature.

The intent of the rear yard setback in the Zoning By-law is, in part, to avoid overlook and proximity concerns with neighbouring land uses, and to ensure access around the platform structure for maintenance. Neighbouring residential properties are not impacted by any reduction in setbacks to the deck. Neighbouring lands to the rear are publicly owned greenspace along the shore of Lake Ontario. There are no negative impacts anticipated on these lands as a result of the 0.77m reduction in rear yard setback. The applicant should be aware that a grading plan may be required to be prepared and submitted as part of the Building Permit process.

The location of the existing deck is to the rear of the existing dwelling and has no impact on the streetscape or adverse impacts to adjacent properties, nor on the overall character of the neighbourhood. It is generally in keeping with the intent of the Official Plan, and in the opinion of staff, the variance is appropriate for the use of the land.

Conclusion

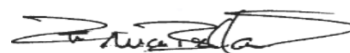
Having regard for the matters under Section 45(1) of the Planning Act, staff are of the opinion that Application A-24/21 is in keeping with the general intent of the Official Plan and Zoning By-law, is minor in nature, and is desirable for the appropriate use of the lands. Staff recommend that the Application be approved.

Prepared and Submitted by:



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

Approved by:



Bruce Bellows
Senior Planner

From: [Munro, Elaine](#)
To: [Munro, Elaine](#)
Subject: Cogeco Comments - All Files RE: Notices of Hearing for March 31, 2021 CofA Hearing
Date: Thursday, March 11, 2021 8:24:29 AM

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, March 11, 2021 8:13 AM
To: Munro, Elaine <emunro@stcatharines.ca>
Cc: Banda, Wilrik <wbanda@stcatharines.ca>
Subject: Re: Updated Link for 401 Ontario Street RE: Notices of Hearing for March 31, 2021 CofA Hearing

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

Cogeco has no concerns with these applications.

Thanks

Have a great 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: March 15, 2021

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – March 31, 2021 hearing

| NO. | ADDRESS | COMMENTS |
|---------|--------------------|--|
| A-04/21 | 41 Ravine Road | No Comment |
| A-12/21 | 401 Ontario Street | Be advised that a demolition permit is required to remove the existing detached dwelling. Be advised that a building permit is required for the proposed building. |
| A-13/21 | 22 Cecil Street | Be advised that a demolition permit is required to remove the existing detached garage. Be advised that a building permit is required for the proposed detached garage. |
| A-14/21 | 39 Welland Avenue | Be advised that the current building permit is required to be finalized to convert the detached dwelling into a triplex. |
| A-17/21 | 27 Haight Street | Be advised that a building permit is required to convert the existing duplex into a triplex. |
| A-18/21 | 5 Ziraldo Road | No Comment |
| A-19/21 | 7 Ziraldo Road | No Comment |

| NO. | ADDRESS | COMMENTS |
|---------|-------------------------------|---|
| A-20/21 | 1158-1160 Lakeshore Road West | Be advised that a demolition permit is required to remove the existing cottage on both lots. Be advised that a building permit is required for the proposed detached dwelling. |
| A-21/21 | 4 Miami Drive | Be advised that a building permit is required for the proposed addition to the front of existing detached dwelling. |
| A-22/21 | 30 Hamilton Street | Be advised that a building permit is required to convert the existing duplex into a triplex. |
| A-23/21 | 1672 Gregory Road | Be advised that a building permit is required for the proposed addition to the side of the existing detached dwelling. |
| A-24/21 | 86 Newport Street | Be advised that the current building permit is required to be finalized for the proposed decks. |

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

From: [Button, Jessica](#)
To: [Munro, Elaine](#)
Subject: RE: Committee of Adjustment Notices and Applications for the March 31/21 CofA Hearing
Date: Wednesday, March 17, 2021 10:05:23 AM

Elaine,

CRCS offers no comments with respect to the requested variances or boundary adjustment.

Jessica Button
Project and Development Planner
Tel: 905.688.5601 x3145
Email: jbutton@stcatharines.ca

From: Munro, Elaine <emunro@stcatharines.ca>
Sent: Monday, March 8, 2021 5:59 PM
To: Josipovic, Margaret <mjosipovic@stcatharines.ca>; Banda, Wilrik <wbanda@stcatharines.ca>; Acs, Evan <eadcs@stcatharines.ca>; McEwan, Charlotte <cmcewan@stcatharines.ca>; Ritchie, Scott <sritchie@stcatharines.ca>; Button, Jessica <jbutton@stcatharines.ca>; Bittner, Steve <sbittner@stcatharines.ca>; Johnston, Brad <bjohnston@stcatharines.ca>; Denham, James <jdenham@stcatharines.ca>; Papp, Len <lpapp@stcatharines.ca>; Grossi, Lou <lgrossi@stcatharines.ca>; Devlin, Taya <tdevlin@stcatharines.ca>; Bellows, Bruce <bbellows@stcatharines.ca>
Subject: Committee of Adjustment Notices and Applications for the March 31/21 CofA Hearing

Good Afternoon,

Applications with an * have been amended since discussions at the CofA Review meeting.

The Notices, applications and sketches can be found in the Amanda System under:

- Consent applications -
L:\ATTACHMENTS\PBS\PLANNING\LD\2021_NofH_Appl_Pln\March 31_21.
- Minor variance applications -
L:\ATTACHMENTS\PBS\PLANNING\MV\2021_NofH_Appl_Pln\March 31_21.

To view just the Notices and sketches, please go to: S:\WEBCONTENT - Agendas and Minutes PDFs\Committee of Adjustment\Notices of Hearing\NOH 2021\March 31, 2021....Files by Property.

Please forward your comments to Wil Banda & I by **Tuesday, March 16, 2021**. All comments will be saved in G Drive/Committee of Adjustment/Comments for CofA.

1. 41 Ravine Road, Minor Variance, A-04/21 – 20119069

2. 401 Ontario Street, Minor Variance, A-12/21 - 21101120
3. 22 Cecil Street, Minor Variance, A-13/21 – 21101123
4. 39 Welland Avenue, Minor Variance, A-14/21 – 21101144
5. 27 Haight Street, Minor Variance, A-17/21 – 21101307
6. 5 Ziraldo Road, Consent, B-05/21SC – 21101312
5 Ziraldo Road, Minor Variance, A-18/21 – 21101313
7 Ziraldo Road, Minor Variance, A-19/21 – 21101314
7. 1158-1160 Lakeshore Road West, Minor Variance, A-20/21 – 21101324*
8. 4 Miami Drive, Minor Variance, A-21/21 – 21101332
9. 30 Hamilton Street, Minor Variance, A-22/21 – 21101333*
10. 1672 Gregory Road, Minor Variance, A-23/21 – 21101336
11. 86 Newport Street, Minor Variance, A-24/21 – 21101337*

Thanks, Elaine

Elaine Munro ACST

Committee Secretary and Planning Technician

Tel: [905.688.5601](tel:905.688.5601) x1715

Email: emunro@stcatharines.ca



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: March 9, 2021
Hearing Date: March 31, 2021
Subject: **Committee of Adjustment - Minor Variance Applications**
22 Cecil Street, A-13/21SC
27 Haight Street, A-17/21SC
1158 & 1160 Lakeshore Road West, A-20/21SC
86 Newport Street, A-24/21SC
401 Ontario Street, A-12/21SC
41 Ravine Road, A-04/21SC
39 Welland Avenue, A-14/21SC
5 & 7 Ziraldo Road, A-18&19/21SC
1672 Gregory Road, A-23/21SC
30 Hamilton Street, A-22/21SC
4 Miami Drive, A-21/21

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

- The applicants must be advised that a Grading Plan may be a requirement for the above applications that will be subject to a Building Permit;
 - 22 Cecil Street, 39 Welland Avenue, 1158-1160 Lakeshore Road West, 4 Miami Drive, 30 Hamilton Street, 1672 Gregory Road and 86 Newport Street

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: March 9, 2021

Subject: Committee of Adjustment
Public Hearings – March 31, 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-13/21

22 Cecil Street

DATE OF HEARING:
March 31, 2021



Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: March 24, 2021

Date of Meeting: March 31, 2021

Report Number: A-13/21

File: 20101123

Subject: 22 Cecil Street

Recommendation

That Application **A-13/21** by Kristopher Stryker and Samantha Mansbridge, as outlined in the Notice of Hearing, be approved, subject to the following condition:

1. That the accessory structure be setback a minimum of:
 - a. 7.5 metres from the rear lot line; and
 - b. 1.2 metres from an interior lot line.

Report

The Proposal

The Applicant proposes to replace an existing detached garage in the rear yard of the existing detached dwelling.

Application **A-13/21** seeks relief from Zoning By-law 2013-283 to permit an increase in height from 4.5 metres to 6.67 metres.

Location and Site Description

The subject property is located on the south side of Cecil Street, east of Ontario Street. The neighbourhood is primarily residential. Dwellings immediately adjacent to the subject property are primarily one and two-storey detached homes. The subject property is presently occupied by a detached dwelling and accessory buildings.

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 thereof. Detached dwellings with associated accessory structures are permitted in this designation.

Zoning By-law (2013-283)

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

Planning Analysis

Zoning By-law 2013-283 restricts the height of accessory structures to 4.5 metres. The intent of the provision is to minimize the impacts of massing (i.e. so that structures do not overwhelm neighbouring properties and amenity areas).


The Applicant requests an increase in height in order to construct a 6.67 metre high detached garage in the rear yard. The garage would be located on an oversized lot, with generous setbacks from the rear lot line, and a 1.2 metre setback from the interior side lot line, exceeding the minimum 0.6 metre setback required by the zoning by-law. Further, the elevations provided with the application indicate windows will be directed only to facades that overlook onto the subject property. Any impact associated with the detached garage in terms of its scale and massing would be minimized in this scenario. It is staff's opinion that the requested variance is minor in nature, is appropriate and desirable for the use of the land, and maintains the general intent and purpose of the Zoning By-law and Official Plan.

Staff recommend that the variance be approved, subject to conditions imposing increased minimum yard setbacks for the accessory structure than that which are required, and which are proposed.

Conclusion

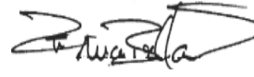
Having regard for the matters under Section 45 of *The Planning Act*, staff are of the opinion that Application **A-13/21** is in keeping with the general intent of the Official Plan and Zoning By-law, is minor in nature, and is desirable for the appropriate use of the lands. Staff recommend approval of the Application.

Prepared and Submitted by:



Taya Devlin
Planner I

Approved by:



Bruce Bellows
Senior Planner

From: [Munro, Elaine](#)
To: [Munro, Elaine](#)
Subject: MTO Comments - 401 Ontario St., 22 Cecil St. & 27 Haight St. E: Committee of Adjustment Notices of Hearing for March 31, 2021 CofA Hearing - City of St. Catharines
Date: Thursday, March 11, 2021 8:12:30 AM

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

From: Boucetta, Alexandra (MTO) <Alexandra.Boucetta@ontario.ca>
Sent: Wednesday, March 10, 2021 10:43 PM
To: Munro, Elaine <emunro@stcatharines.ca>
Cc: Banda, Wilrik <wbanda@stcatharines.ca>; Nunes, Paul (MTO) <Paul.Nunes@ontario.ca>
Subject: RE: Link for 401 Ontario Updated RE: Committee of Adjustment Notices of Hearing for March 31, 2021 CofA Hearing - 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 circulating municipal Notices for our review.

401 Ontario Street, Minor Variance, A-12/21 – 21101120

Ministry does not have any concerns with regards to the proposed minor variance. Please note that currently Ministry reviews an ongoing SPA.

22 Cecil Street, Minor Variance, A-13/21 – 21101123

Ministry does not have any concerns with regards to the proposed minor variance. Please note that if the proponent will increase the existing building footprint, MTO Building and Land Use permit is required.

27 Haight Street, Minor Variance, A-17/21 – 21101307

The property in question is located outside Ministry's permit control therefore Ministry does not have any concerns with the proposed minor variance.

Thank you,
Alexandra Boucetta
Corridor Management Officer – Hamilton/Niagara

From: [Munro, Elaine](#)
To: [Munro, Elaine](#)
Subject: Cogeco Comments - All Files RE: Notices of Hearing for March 31, 2021 CofA Hearing
Date: Thursday, March 11, 2021 8:24:29 AM

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, March 11, 2021 8:13 AM
To: Munro, Elaine <emunro@stcatharines.ca>
Cc: Banda, Wilrik <wbanda@stcatharines.ca>
Subject: Re: Updated Link for 401 Ontario Street RE: Notices of Hearing for March 31, 2021 CofA Hearing

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

Cogeco has no concerns with these applications.

Thanks

Have a great 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
Consents – March 31, 2021 hearing

B-05/21SC – 5 Ziraldo 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: March 15, 2021

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – March 31, 2021 hearing

| NO. | ADDRESS | COMMENTS |
|---------|--------------------|--|
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| A-19/21 | 7 Ziraldo Road | No Comment |

| NO. | ADDRESS | COMMENTS |
|---------|-------------------------------|---|
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| A-24/21 | 86 Newport Street | Be advised that the current building permit is required to be finalized for the proposed decks. |

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

From: [Button, Jessica](#)
To: [Munro, Elaine](#)
Subject: RE: Committee of Adjustment Notices and Applications for the March 31/21 CofA Hearing
Date: Wednesday, March 17, 2021 10:05:23 AM

Elaine,

CRCS offers no comments with respect to the requested variances or boundary adjustment.

Jessica Button
Project and Development Planner
Tel: 905.688.5601 x3145
Email: jbutton@stcatharines.ca

From: Munro, Elaine <emunro@stcatharines.ca>
Sent: Monday, March 8, 2021 5:59 PM
To: Josipovic, Margaret <mjosipovic@stcatharines.ca>; Banda, Wilrik <wbanda@stcatharines.ca>; Acs, Evan <eacs@stcatharines.ca>; McEwan, Charlotte <cmcewan@stcatharines.ca>; Ritchie, Scott <sritchie@stcatharines.ca>; Button, Jessica <jbutton@stcatharines.ca>; Bittner, Steve <sbittner@stcatharines.ca>; Johnston, Brad <bjohnston@stcatharines.ca>; Denham, James <jdenham@stcatharines.ca>; Papp, Len <lpapp@stcatharines.ca>; Grossi, Lou <lgrossi@stcatharines.ca>; Devlin, Taya <tdevlin@stcatharines.ca>; Bellows, Bruce <bbellows@stcatharines.ca>
Subject: Committee of Adjustment Notices and Applications for the March 31/21 CofA Hearing

Good Afternoon,

Applications with an * have been amended since discussions at the CofA Review meeting.

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Please forward your comments to Wil Banda & I by **Tuesday, March 16, 2021**. All comments will be saved in G Drive/Committee of Adjustment/Comments for CofA.

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2. 401 Ontario Street, Minor Variance, A-12/21 - 21101120
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4. 39 Welland Avenue, Minor Variance, A-14/21 – 21101144
5. 27 Haight Street, Minor Variance, A-17/21 – 21101307
6. 5 Ziraldo Road, Consent, B-05/21SC – 21101312
- 5 Ziraldo Road, Minor Variance, A-18/21 – 21101313
- 7 Ziraldo Road, Minor Variance, A-19/21 – 21101314
7. 1158-1160 Lakeshore Road West, Minor Variance, A-20/21 – 21101324*
8. 4 Miami Drive, Minor Variance, A-21/21 – 21101332
9. 30 Hamilton Street, Minor Variance, A-22/21 – 21101333*
10. 1672 Gregory Road, Minor Variance, A-23/21 – 21101336
11. 86 Newport Street, Minor Variance, A-24/21 – 21101337*

Thanks, Elaine

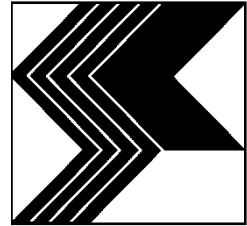
Elaine Munro ACST

Committee Secretary and Planning Technician

Tel: [905.688.5601](tel:905.688.5601) x1715

Email: emunro@stcatharines.ca

REPORT TO PLANNING DEPARTMENT
Re: CITY LAND DIVISION APPLICATION NUMBER B-05/21SC



March 9, 2021

ENGINEERING FILE 300-36

Hearing Date: March 31, 2021

Applicant: Darlene and Douglas Shirton

Location: 5 & 7 Ziraldo Road

MUNICIPAL SERVICES

Municipal services are of no concern since the application is related only to a minor boundary adjustment.

Road Allowance Width: 20m±

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

Comment(s): It is noted that the Applicant proposes to sever Part 4 on the attached sketch and convey it to the abutting lot to the west (Part 3) known as 7 Ziraldo Road. A remnant parcel (Parts 1 & 2) with the existing single detached dwelling shall be retained for continued residential use.

Condition(s): Development Engineering have no further comments or objections to the above application for severance.

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: March 9, 2021
Hearing Date: March 31, 2021
Subject: **Committee of Adjustment - Minor Variance Applications**
22 Cecil Street, A-13/21SC
27 Haight Street, A-17/21SC
1158 & 1160 Lakeshore Road West, A-20/21SC
86 Newport Street, A-24/21SC
401 Ontario Street, A-12/21SC
41 Ravine Road, A-04/21SC
39 Welland Avenue, A-14/21SC
5 & 7 Ziraldo Road, A-18&19/21SC
1672 Gregory Road, A-23/21SC
30 Hamilton Street, A-22/21SC
4 Miami Drive, A-21/21

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

- The applicants must be advised that a Grading Plan may be a requirement for the above applications that will be subject to a Building Permit;
 - 22 Cecil Street, 39 Welland Avenue, 1158-1160 Lakeshore Road West, 4 Miami Drive, 30 Hamilton Street, 1672 Gregory Road and 86 Newport Street

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: March 9, 2021

Subject: Committee of Adjustment
Public Hearings – March 31, 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-20/21

1158-1160 Lakeshore Road West

DATE OF HEARING:
March 31, 2021

From: [Munro, Elaine](#)
To: [Munro, Elaine](#)
Subject: RE: Hearing - Amanda No. 20101324 Submission No. A-20/21
Date: Wednesday, March 24, 2021 8:22:01 AM

Elaine Munro ACST

Committee Secretary and Planning Technician

Tel: 905.688.5601 x1715

Email: emunro@stcatharines.ca

-----Original Message-----

From: Anne Campbell <>

Sent: Wednesday, March 24, 2021 12:53 AM

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

Subject: Hearing - Amanda No. 20101324 Submission No. A-20/21

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.

Hello Elaine,

I am writing on behalf of my mother Doris Reynolds and myself in support of the variances submitted by Doug and Denise Pickard.

The lots under review are adjacent to my mother's property at 1140 Lakeshore Road West. I look at them through my bedroom window.

Doug and Denise have been wonderful neighbours for the past five (plus) years and we look forward to having them living full time next door.

We have a lot of memories of the Prestons, Coys and Beards living on that property, but it is time for the run down buildings to go and a new home to take their place.

What Doug and Denise are planning will not affect any neighbouring properties, nor the enjoyment of the respective tenants. We fully support them in their plans to merge the properties and build their home.

Thank you for your time.

Sincerely,
Anne Campbell and Doris Reynolds

Sent from my iPad



Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: March 24, 2021

Date of Meeting: March 31, 2021

Report Number: A-20/21

File: 20101324

Subject: 1158-1160 Lakeshore Road West

Recommendation

That Application **A-20/21** by Denise Pickard and Douglas Pickard, as outlined in the Notice of Hearing, be approved, subject to the following conditions:

- 1) The owner obtains a Work Permit from the Niagara Peninsula Conservation Authority prior to commencement of works on the subject property.
- 2) The owner obtains approval from the Niagara Region for private septic permit and install a new sewage system with tertiary treatment. The septic permit must be applied for through the Regional Planning and Development Services department.
- 3) The Owner obtains confirmation that the site has been disturbed or submit a Stage 1 archaeological assessment, prepared by a licensed archaeologist, (and any required subsequent archaeological assessments) to the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSCTI) and receive an acknowledgement letter from MHSCTI (copied to the Region) confirming that all archaeological resource concerns have met licensing and resource conservation requirements prior to any development on the site. No demolition, grading or other soil disturbances shall take place on the subject property prior to the issuance of a letter from the Ministry through Niagara Region confirming that all archaeological resource concerns have met licensing and resource conservation requirements.
- 4) The Owner provides confirmation the properties 1158 Lakeshore Road West and 1160 Lakeshore Road West have merged on title.

Report The Proposal

Application A-20/21 is made pertaining to the City of St. Catharines Zoning By-law 2013-283 for the following:

- 1) To vary Section 2.6 to permit construction of a detached dwelling on a property without frontage on a public road.
- 2) To reduce the minimum lot frontage for a detached dwelling from 40 metres to 0 metres.

Location and Site Description

The subject property has frontage on Firelane 400, which is not a public road. Firelane 400 is accessed from the north side of Lakeshore Road West, west of Fifth Street Louth. The property's access over Firelane 400 is established through a legal right-of-way, which is 3.7 m (12.0 ft) wide. Firelane 400 serves as access for a total of four residential properties. Surrounding land uses include residential properties to the east and west, agricultural uses to the south, with Lake Ontario to the north. A place of worship also exists to the east of the property.

Circulation of Application

This Application was circulated to all appropriate departments and agencies. Pertinent comments are summarized below.

Niagara Peninsula Conservation Authority (NPCA)

The subject lands are impacted by the shoreline hazards of Lake Ontario. The proposed dwelling is within the erosion hazard associated with Lake Ontario, which can be permitted under policy. As per NPCA Policy 5.2.5.1, adequate shore protection to the satisfaction of the NPCA is required to be in place prior to development or site alteration. Further, the setback to the stable slope allowance of Lake Ontario will need to be indicated on the approved drawings. This includes setbacks for the dwelling, septic systems, and any accessory structures proposed. If the setback from edge of disturbance is projected at 7.5 metres or less from the stable slope allowance, a geotechnical study undertaken by a qualified Engineer, and lot grading plan will be required to support to proposed works. NPCA Policy does not permit works to take place beyond top of slope. An NPCA Works Permit will be required for this project. A site visit may be required by NPCA Staff at the time of a permit application.

Niagara Region

The subject property is impacted by the Region's Core Natural Heritage System and is partially within the Provincial Natural Heritage System of the Greenbelt Plan. In this case, the Region has waived the requirements of an Environmental Impact Study (EIS) given the scope, nature and location of the proposed development (merging of two lots and new residence), the location and extent of shoreline protection measures, and the location of the proposed residence is within the existing development footprint and will likely not negatively impact Fish Habitat.

The subject land may have high archaeological potential as a result of proximity to Lake Ontario and watercourses located to the northeast and southwest. Based on available aerial imagery, it does not appear that the entire area of the proposed new dwelling has been subjected to recent, intensive and/or extensive ground disturbance as defined by the Province. Accordingly, Regional staff recommend the completion of an archaeological assessment for any lands within the project area that have not been disturbed. It is noted that the existing structure at 1160 Lakeshore Road constitutes land disturbance, as well as any construction envelopes surrounding it. Should the applicant provide additional information to demonstrate that the site has been disturbed (i.e. location of the existing

septic beds, any additional construction works), and/or the City determine that the lands of the project area have been entirely disturbed, the completion of an archaeological assessment may not be warranted.

A Private Sewage System Review has been conducted for the proposed development and the proposed construction would require a new sewage system to be installed and the existing sewage systems decommissioned. A sewage system design was submitted to the Region along with the proposed house plans to support that the property, once merged, can accommodate the new dwelling and a new sewage system meeting current building code requirements. Further details for the sewage system design will be required for the permit stage such as a signed maintenance agreement for the Waterloo biofilter system.

Planning Policy Context

Official Plan (Garden City Plan)

The Municipal Structure Plan (Schedule D) of the Garden City Plan (GCP) illustrates the land as being within the Provincial Greenbelt Plan Area-Protected Countryside (Natural Heritage System). The subject property is designated Agriculture and Natural Areas on Schedule D1 and further designated on the Agriculture Area Planning District (Schedule E11) as Agriculture and Natural Area, with a Natural Area Extent Line impacting the property. Detached dwellings are permitted in this designation.

Zoning By-law (2013-283)

The subject lands are zoned Agriculture (A1) and Conservation/Natural Area (G1). The Conservation/Natural Area (G1) Zone does not permit development. The subject application does not propose development in the G1 Zone on the property. The A1 zone permits detached dwellings on a lot with a minimum area of 4,050 m² (1.0 ac) and a minimum lot frontage of 40 m. The subject lands do not comply with the required lot frontage.

Planning Analysis

The Applicants propose to merge two existing lots of record, currently known as 1158 and 1160 Lakeshore Road West and construct one detached dwelling. The lots do not have frontage on a public road and are currently accessed by Firelane 400. Once merged, the lot will continue to be served by Firelane 400. Each lot contains an existing detached dwelling and associated accessory structures, which will be demolished. The applicants are requesting relief from Section 2.6 of the City's Zoning By-law (2013-283) to permit construction of a detached dwelling on a lot without frontage on a public road and a reduction in the minimum lot frontage for a detached dwelling in the A1 zone from 40 metres to 0 metres.

The Natural Area designation is in place on the subject property to protect the significant valleylands associated with Lake Ontario. The policies of the GCP permit small scale expansion of existing non-farm dwellings in the Natural Heritage System, so long as the impact of the expansion on the feature and its function is minimized, and the expansion

is directed away from the feature. The Official Plan seeks a built form that is compatible with the surrounding area in terms of scale, height, massing, spacing and several other matters. The Official Plan does not speak to the requirement for a property to have frontage on a public road. The general intent of the Official Plan is being maintained in that the proposed dwelling will not extend any closer to the natural heritage feature than the development that exists on the site currently, and can be permitted under NPCA policy, subject to the conditions of approval. Further, the proposed built form is compatible with the surrounding land uses, being a two-storey dwelling.

Subsection 2.15.1 of the Zoning By-law states that existing lots that do not meet the minimum lot area or minimum lot frontage requirements of the By-law, may be used for a detached dwelling provided that all other provisions of the By-law are met. Section 2.6 of the By-law states that no person shall develop or construct a building or structure or otherwise use any lot unless the lot has frontage on a public road. As Firelane 400 is not a public road, the subject lot does not comply with Section 2.6 of the By-law, and therefore a new dwelling cannot be built utilizing subsection 2.15.1. The property will continue to be served by Firelane 400, and the variances do not increase the number of properties served by the Firelane. The applicant proposes to merge the two existing lots, which will reduce the number of lots without frontage on a public road. There are no increased impacts on surrounding properties or the subject property, as a result of the variances. It is the opinion of Staff that the intent of the Zoning By-law is being met in this case, since the merging of the lots to construct one detached dwelling, where two currently exist, with access maintained over Firelane 400 via a legal right-of-way, will not further offend Section 2.6 of the Zoning By-law, which requires a building lot to have frontage on a public road.

The proposed detached dwelling will replace two existing detached dwellings, and the proposed dwelling meets all other zoning requirements for a detached dwelling in the A1 zone. The lot can be developed safely with an appropriately designed private sewage system, subject to the conditions of approval. The proposed variances to Section 2.6 of the By-law and the minimum lot frontage do not cause negative impacts on surrounding properties. Staff finds the variances to be minor in nature and desirable for the appropriate use of the subject lands.

Conclusion

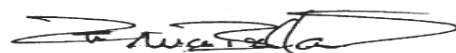
Having regard for the matters under Section 45 of *The Planning Act*, staff are of the opinion that Application **A-20/21** is in keeping with the general intent of the Official Plan and Zoning By-law, is minor in nature, and is desirable for the appropriate use of the lands. Staff recommend approval of the Application.

Prepared and Submitted by:



Taya Devlin
Planner I

Approved by:



Bruce Bellows
Senior Planner

Planning and Development Services

1815 Sir Isaac Brock Way, Thorold, ON L2V 4T7
905-980-6000 Toll-free: 1-800-263-7215

Via Email Only

March 23, 2021

File No.: D.17.08.MV-21-0016

Elaine Munro
Secretary-Treasurer, Committee of Adjustment
City of St. Catharines
50 Church Street, P.O. Box 3012
St. Catharines, ON L2R 7C2

Dear Ms. Munro:

**Re: Regional and Provincial Comments
Minor Variance Application
City File No.: A-20/21
Owners: Dough and Denise Pickard
Agent: Patrick Maloney
Address: 1158 and 1160 Lakeshore Road
City of St. Catharines**

Regional Planning and Development Services staff has reviewed the information circulated for the above-noted Minor Variance application, which is proposed to facilitate the construction of a 2-storey detached dwelling. The variance is sought for relief of provisions in the City's Zoning By-law including building on lands without frontage on a public road, and a reduction in the minimum lot frontage for a detached dwelling. The subject lands will merge in title to permit the construction of the new dwelling; all existing structures will be demolished. The following comments are offered from a Provincial and Regional perspective to assist the Committee in considering this application.

Natural Heritage

The subject property is impacted by the Region's Core Natural Heritage System (CNHS), consisting of Type 1 Fish Habitat. The property is partially within the Provincial Natural Heritage System (PNHS) of the Greenbelt Plan, which identifies this feature as a Key Natural Heritage Feature (KNHF) and Key Hydrologic Feature (KHF). KNHF/KHF in the PNHS are subject to the natural heritage policies of the Greenbelt Plan.

Greenbelt Plan policies require the completion of a Natural Heritage Evaluation (NHE) when development and/or site alteration is proposed within 120 metres of a KNHF/KHF in the PNHS. Regional policies similarly require the completion of an Environmental Impact Study (EIS) when development and/or site alteration is proposed within 30 m of Type 1 Fish Habitat. Greenbelt policies also require that a minimum 30 m Vegetation Protection Zone (VPZ), measured from the outside boundary of a KNHF/KHF, be established as natural self-sustaining vegetation. Development and/or site alteration is not permitted within a KHF or its VPZ.

Given the scope, nature and location of the proposed development (merging of two lots and new residence), Environmental Planning staff are supportive of waiving the requirement to complete further evaluation, since the VPZ is not achievable given the location and extent of shoreline protection measures, and the location of the proposed residence is within the existing development footprint and will likely not negatively impact Fish Habitat.

Regional Environmental Planning staff recommend that appropriate erosion and sediment controls be installed around the development footprint and maintained during construction.

Archaeological Potential

The Provincial Policy Statement (PPS) and Regional Official Plan (ROP) provide direction for the conservation of significant cultural heritage and archaeological resources. Specifically, Section 2.6.2 of the PPS and Policy 10.C.2.1.13 of the ROP state that development and site alteration are not permitted on lands containing archaeological resources or areas of archaeological potential, unless significant archaeological resources have been conserved. The subject land may have high archaeological potential as a result of proximity to Lake Ontario and watercourses located to the northeast and southwest. Based on available aerial imagery, it does not appear that the entire area of the proposed new dwelling has been subjected to recent, intensive and/or extensive ground disturbance as defined by the Province. Accordingly, Regional staff recommend the completion of an archaeological assessment for any lands within the project area that have not been disturbed. It is noted that the existing structure at 1160 Lakeshore Road constitutes land disturbance, as well as any construction envelopes surrounding it. Should the applicant provide additional information to demonstrate that the site has been disturbed (i.e. location of the existing septic beds, any additional construction works), and/or the City determine that the lands of the project area have been entirely disturbed, the completion of an archaeological assessment may not be warranted.

Private Servicing

Regional Private Sewage Systems (PSS) staff have reviewed the proposed Minor Variance application and note that the proposed construction would require a new sewage system to be installed and the existing sewage systems decommissioned. A

sewage system design was submitted to the Region along with the proposed house plans to support that the property, once merged, can accommodate the new dwelling and a new sewage system meeting current building code requirements. Further details for the sewage system design will be required for the permit stage such as a signed maintenance agreement for the waterloo biofilter system.

Regional PSS staff offers no objections to the proposed application provided a new sewage system is applied for and installed meeting current building code requirements and the lots are merged.

Waste Collection

In order for the subject property to receive Regional curbside waste collection, it will be the responsibility of the land owner to bring their bins to the curb of Lakeshore Road West on the designated pick-up day, in alignment with the current Regional Waste Collection Policy. The following limits are not to be exceeded:

- No limit blue/grey containers;
- No limit green containers; and,
- 2 garbage containers maximum (bi-weekly)

If the above mentioned collection limit cannot be met, waste collection will be the responsibility of the owner through a private contractor and not Niagara Region.

Conclusion

Regional Planning and Development Services staff does not object to the proposed Minor Variance application, as submitted, provided that the applicant:

1. Receive confirmation from the City that the site has been disturbed or submit a Stage 1 archaeological assessment, prepared by a licensed archaeologist, (and any required subsequent archaeological assessments) to the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSCTI) and receive an acknowledgement letter from MHSCTI (copied to the Region) confirming that all archaeological resource concerns have met licensing and resource conservation requirements prior to any development on the site. No demolition, grading or other soil disturbances shall take place on the subject property prior to the issuance of a letter from the Ministry through Niagara Region confirming that all archaeological resource concerns have met licensing and resource conservation requirements.
2. Apply for a septic permit and install a new sewage system with tertiary treatment. The septic permit must be applied for through the Regional Planning and Development Services department.

Should you have questions or wish to discuss these comments, please contact the undersigned and/or the following:

March 23, 2021

Natural Heritage Comments: Lori Karlewicz, Planning Ecologist, at
lori.karlewicz@niagararegion.ca

Private Servicing Comments: Caitlin Goodale, Private Sewage Systems
Inspector, at Caitlin.goodale@niagararegion.ca

Please send notice of the Committee's decision on this application.

Best regards,

A handwritten signature in black ink, appearing to read 'Aimee Alderman', with a stylized, flowing script.

Aimee Alderman, MCIP, RPP
Development Planner

cc: Ms. L. Emberson, MCIP, RPP, Senior Development Planner, Niagara Region
Ms. L. Karlewicz, Planning Ecologist, Niagara Region
Ms. C. Goodale, Private Sewage Systems Inspector, Niagara Region

March 18, 2021

Our File No.: PLMV202100312

BY E-MAIL ONLY

City of St. Catharines
Committee of Adjustment
50 Church St.
St. Catharines, ON
L2R 7C2

Attention: Elaine Munro, Secretary-Treasurer

Subject: Application for Minor Variance
(A20-21)
1158 – 1160 Lakeshore Road W, St. Catharines, ON

The Niagara Peninsula Conservation Authority (NPCA) has reviewed the above noted application and offers the following comments for your hearing.

The purpose and effect of the application is to permit the demolition of two existing dwellings, and the reconstruction of one, 2-storey detached dwelling. The two lots are to be merged on title. A reduction of the minimum lot frontage for a detached dwelling from 40 metres to 0 metres is requested, and the lot does not have frontage on a public road.

NPCA Policy

NPCA Policies, Procedures and Guidelines for the Administration of Ontario Regulation 155/06 and Land Use Planning Policy Document.

The NPCA regulates watercourses, flood plains (up to the 100-year flood level), Great Lakes shorelines, hazardous land, valleylands, and wetlands under *Ontario Regulation 155/06 of the Conservation Authorities Act*. The NPCA's *Policies for the Administration of Ontario Regulation 155/06 and The Planning Act*. (NPCA policies) provides direction for managing NPCA regulated features.

NPCA Mapping indicates the subject lands are impacted by the shoreline hazards of Lake Ontario. The proposed reconstruction of a single dwelling at 1158-1160 Lakeshore Road W appears to remain within the Erosion Allowance of the lake, which can be permitted under policy. As per NPCA Policy 5.2.5.1, adequate shore protection to the satisfaction of the NPCA is required to be in place prior to development or site alteration. Photographs of current shoreline protection can be submitted to this office for review. Further, the setback to the stable slope allowance of Lake Ontario will need to be indicated on the approved drawings. This includes setbacks for the dwelling, septic systems, and any accessory structures proposed. If the setback from edge of disturbance is projected at 7.5 metres or less from the stable slope allowance, a geotechnical study undertaken by a qualified Engineer, and lot grading plan will be required to support to

proposed works. NPCA Policy does not permit works to take place beyond top of slope. Development and site alteration within an NPCA Regulated Areas require works permits from this office.

Conclusion:

Given the above, the NPCA offers no objections to the approval of this application. As this lot falls within the NPCA's Regulated Area, all future proposals for development or site alterations will need to be circulated to the NPCA for review and approval prior to the commencement of works on site to ensure compliance with the NPCA's policies. An NPCA Works Permit will be required for this project. A site visit may be required by NPCA Staff at the time of a permit application.

I trust the above will be of assistance to you. Should you have any further questions or require further information in this matter, please do not hesitate to call. For administrative purposes, please forward any decisions and resolutions of your Committee. In the event of an appeal to the Local Planning Appeal Tribunal (LPAT), please send notice of any Case Management Conference.

Yours truly,



Taran Lennard
Watershed Planner
(905) 788-3135, ext. 277

March 15, 2021

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

Attention: Elaine Munro

File# 21 101324

Re: 1158 & 1160 Lakeshore Rd W

In response to your correspondence dated March 9, 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.
- 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.

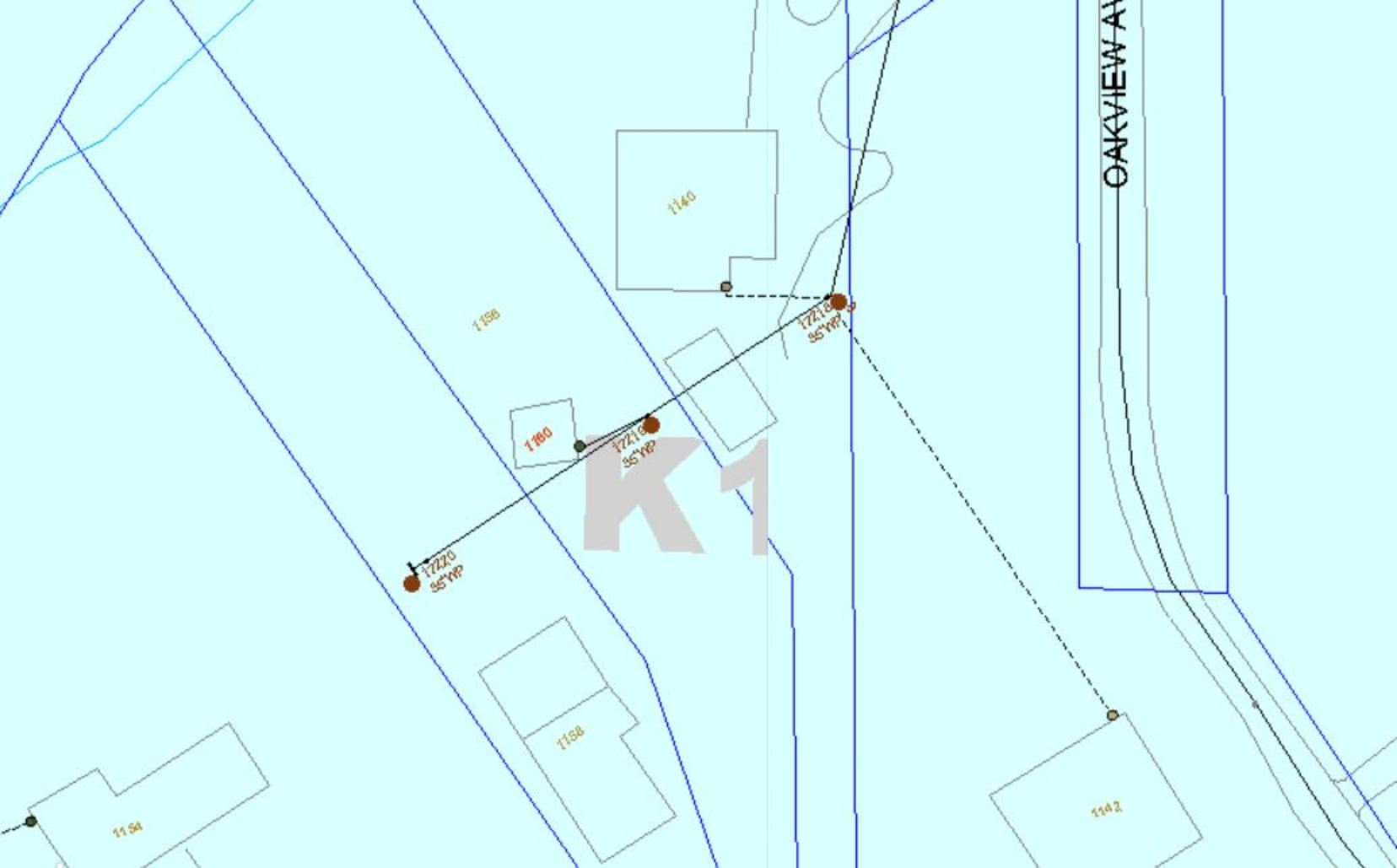
- Excavation within one metre of underground hydro plant is not permitted unless approval is granted by an Alectra Utilities representative and is present to provide direct supervision. Cost associated with this task shall be at the owner's expense.
- Alectra Utilities must be contacted if the removal, 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 905-798-2517 in our Engineering Design Department.

Sincerely,

Mark Jakubowski

Mark Jakubowski
Supervisor, Design, Customer Capital



From: [Munro, Elaine](#)
To: [Munro, Elaine](#)
Subject: Cogeco Comments - All Files RE: Notices of Hearing for March 31, 2021 CofA Hearing
Date: Thursday, March 11, 2021 8:24:29 AM

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, March 11, 2021 8:13 AM
To: Munro, Elaine <emunro@stcatharines.ca>
Cc: Banda, Wilrik <wbanda@stcatharines.ca>
Subject: Re: Updated Link for 401 Ontario Street RE: Notices of Hearing for March 31, 2021 CofA Hearing

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

Cogeco has no concerns with these applications.

Thanks

Have a great 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: March 15, 2021

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – March 31, 2021 hearing

| NO. | ADDRESS | COMMENTS |
|---------|--------------------|--|
| A-04/21 | 41 Ravine Road | No Comment |
| A-12/21 | 401 Ontario Street | Be advised that a demolition permit is required to remove the existing detached dwelling. Be advised that a building permit is required for the proposed building. |
| A-13/21 | 22 Cecil Street | Be advised that a demolition permit is required to remove the existing detached garage. Be advised that a building permit is required for the proposed detached garage. |
| A-14/21 | 39 Welland Avenue | Be advised that the current building permit is required to be finalized to convert the detached dwelling into a triplex. |
| A-17/21 | 27 Haight Street | Be advised that a building permit is required to convert the existing duplex into a triplex. |
| A-18/21 | 5 Ziraldo Road | No Comment |
| A-19/21 | 7 Ziraldo Road | No Comment |

| NO. | ADDRESS | COMMENTS |
|---------|-------------------------------|---|
| A-20/21 | 1158-1160 Lakeshore Road West | Be advised that a demolition permit is required to remove the existing cottage on both lots. Be advised that a building permit is required for the proposed detached dwelling. |
| A-21/21 | 4 Miami Drive | Be advised that a building permit is required for the proposed addition to the front of existing detached dwelling. |
| A-22/21 | 30 Hamilton Street | Be advised that a building permit is required to convert the existing duplex into a triplex. |
| A-23/21 | 1672 Gregory Road | Be advised that a building permit is required for the proposed addition to the side of the existing detached dwelling. |
| A-24/21 | 86 Newport Street | Be advised that the current building permit is required to be finalized for the proposed decks. |

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

From: [Button, Jessica](#)
To: [Munro, Elaine](#)
Subject: RE: Committee of Adjustment Notices and Applications for the March 31/21 CofA Hearing
Date: Wednesday, March 17, 2021 10:05:23 AM

Elaine,

CRCS offers no comments with respect to the requested variances or boundary adjustment.

Jessica Button
Project and Development Planner
Tel: 905.688.5601 x3145
Email: jbutton@stcatharines.ca

From: Munro, Elaine <emunro@stcatharines.ca>
Sent: Monday, March 8, 2021 5:59 PM
To: Josipovic, Margaret <mjosipovic@stcatharines.ca>; Banda, Wilrik <wbanda@stcatharines.ca>; Acs, Evan <eacs@stcatharines.ca>; McEwan, Charlotte <cmcewan@stcatharines.ca>; Ritchie, Scott <sritchie@stcatharines.ca>; Button, Jessica <jbutton@stcatharines.ca>; Bittner, Steve <sbittner@stcatharines.ca>; Johnston, Brad <bjohnston@stcatharines.ca>; Denham, James <jdenham@stcatharines.ca>; Papp, Len <lpapp@stcatharines.ca>; Grossi, Lou <lgrossi@stcatharines.ca>; Devlin, Taya <tdevlin@stcatharines.ca>; Bellows, Bruce <bbellows@stcatharines.ca>
Subject: Committee of Adjustment Notices and Applications for the March 31/21 CofA Hearing

Good Afternoon,

Applications with an * have been amended since discussions at the CofA Review meeting.

The Notices, applications and sketches can be found in the Amanda System under:

- Consent applications -
L:\ATTACHMENTS\PBS\PLANNING\LD\2021_NofH_Appl_Pln\March 31_21.
- Minor variance applications -
L:\ATTACHMENTS\PBS\PLANNING\MV\2021_NofH_Appl_Pln\March 31_21.

To view just the Notices and sketches, please go to: S:\WEBCONTENT - Agendas and Minutes PDFs\Committee of Adjustment\Notices of Hearing\NOH 2021\March 31, 2021....Files by Property.

Please forward your comments to Wil Banda & I by **Tuesday, March 16, 2021**. All comments will be saved in G Drive/Committee of Adjustment/Comments for CofA.

1. 41 Ravine Road, Minor Variance, A-04/21 – 20119069

2. 401 Ontario Street, Minor Variance, A-12/21 - 21101120
3. 22 Cecil Street, Minor Variance, A-13/21 – 21101123
4. 39 Welland Avenue, Minor Variance, A-14/21 – 21101144
5. 27 Haight Street, Minor Variance, A-17/21 – 21101307
6. 5 Ziraldo Road, Consent, B-05/21SC – 21101312
5 Ziraldo Road, Minor Variance, A-18/21 – 21101313
7 Ziraldo Road, Minor Variance, A-19/21 – 21101314
7. 1158-1160 Lakeshore Road West, Minor Variance, A-20/21 – 21101324*
8. 4 Miami Drive, Minor Variance, A-21/21 – 21101332
9. 30 Hamilton Street, Minor Variance, A-22/21 – 21101333*
10. 1672 Gregory Road, Minor Variance, A-23/21 – 21101336
11. 86 Newport Street, Minor Variance, A-24/21 – 21101337*

Thanks, Elaine

Elaine Munro ACST

Committee Secretary and Planning Technician

Tel: [905.688.5601](tel:905.688.5601) x1715

Email: emunro@stcatharines.ca



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: March 9, 2021
Hearing Date: March 31, 2021
Subject: **Committee of Adjustment - Minor Variance Applications**
22 Cecil Street, A-13/21SC
27 Haight Street, A-17/21SC
1158 & 1160 Lakeshore Road West, A-20/21SC
86 Newport Street, A-24/21SC
401 Ontario Street, A-12/21SC
41 Ravine Road, A-04/21SC
39 Welland Avenue, A-14/21SC
5 & 7 Ziraldo Road, A-18&19/21SC
1672 Gregory Road, A-23/21SC
30 Hamilton Street, A-22/21SC
4 Miami Drive, A-21/21

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

- The applicants must be advised that a Grading Plan may be a requirement for the above applications that will be subject to a Building Permit;
 - 22 Cecil Street, 39 Welland Avenue, 1158-1160 Lakeshore Road West, 4 Miami Drive, 30 Hamilton Street, 1672 Gregory Road and 86 Newport Street

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: March 9, 2021

Subject: Committee of Adjustment
Public Hearings – March 31, 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-21/21

4 Miami Drive

DATE OF HEARING:
March 31, 2021



CITY OF
ST. CATHARINES

Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: March 24, 2021

Date of Meeting: March 31, 2021

Report Number: A-21/21

File: 20101332

Subject: 4 Miami Drive

Recommendation

That Application **A-21/21** by Brady Mills, Evan Mills, and Jessica Mills, as outlined in the Notice of Hearing, be approved.

Report

The Proposal

The Applicant proposes to construct an addition to the front of the existing detached dwelling.

Application **A-21/21** seeks relief from Zoning By-law 2013-283 to permit a reduction of the minimum front yard setback to dwelling from 7.408 metres to 6 metres.

Location and Site Description

The subject property is located on the south side of Miami Drive, between Monique Crescent and Bradmon Drive. The neighbourhood is primarily residential. Dwellings immediately adjacent to the subject property are one-storey detached homes. The subject property is presently occupied by a detached dwelling and accessory buildings.

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 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 Applicants are requesting a reduction in the minimum front yard setback from 7.408 metres to 6 metres. This variance will allow an addition to be constructed in front of the existing detached dwelling. The application is considered minor in nature.

The required front yard setback of 7.408 metres is established using averaging. The intent of the averaging provision in the Zoning By-law is to maintain a level of consistency in front yard setbacks in residential neighbourhoods. This improves the streetscaping of the city as a whole and maintains a consistent separation between the private and public realms on a street-by-street basis. Miami Drive is made up of dwellings with varying setbacks from the street. While not meeting the average of immediate neighbouring properties, the setback proposed to accommodate the addition is in keeping with the surrounding neighbourhood and therefore maintains a consistent streetscape. Staff consider the intent of the Zoning By-law to be upheld.

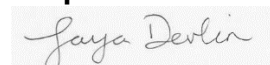
Section 7.1 of the Garden City Plan states that development and redevelopment shall be evaluated having regard for context sensitive design to ensure the integration of compatible building form, scale, height and setbacks with adjacent buildings and the surrounding neighbourhood. Adverse impacts on adjacent properties are to be minimized as they relate to transition in height and privacy. The proposed front yard setback is not uncharacteristic of the area. The proposal is in keeping with the spirit and intent of the Official Plan.

The proposed reduction in front yard setback is considered appropriate in this context for the desirable development of the property. The requested 1.408 metre reduction is considered minor in nature, as no negative impacts are anticipated, and the setback is similar to that of existing buildings on Miami Drive. The addition will have negligible impact on surrounding properties. Staff finds the variance to be minor in nature and desirable for the appropriate use of the subject lands.

Conclusion

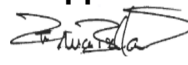
Having regard for the matters under Section 45 of *The Planning Act*, staff are of the opinion that Application **A-21/21** is in keeping with the general intent of the Official Plan and Zoning By-law, is minor in nature, and is desirable for the appropriate use of the lands. Staff recommend approval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

Prepared and Submitted by:



Taya Devlin
Planner I

Approved by:



Bruce Bellows
Senior Planner

From: [Munro, Elaine](#)
To: [Munro, Elaine](#)
Subject: Cogeco Comments - All Files RE: Notices of Hearing for March 31, 2021 CofA Hearing
Date: Thursday, March 11, 2021 8:24:29 AM

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, March 11, 2021 8:13 AM
To: Munro, Elaine <emunro@stcatharines.ca>
Cc: Banda, Wilrik <wbanda@stcatharines.ca>
Subject: Re: Updated Link for 401 Ontario Street RE: Notices of Hearing for March 31, 2021 CofA Hearing

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

Cogeco has no concerns with these applications.

Thanks

Have a great 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: March 15, 2021

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – March 31, 2021 hearing

| NO. | ADDRESS | COMMENTS |
|---------|--------------------|--|
| A-04/21 | 41 Ravine Road | No Comment |
| A-12/21 | 401 Ontario Street | Be advised that a demolition permit is required to remove the existing detached dwelling. Be advised that a building permit is required for the proposed building. |
| A-13/21 | 22 Cecil Street | Be advised that a demolition permit is required to remove the existing detached garage. Be advised that a building permit is required for the proposed detached garage. |
| A-14/21 | 39 Welland Avenue | Be advised that the current building permit is required to be finalized to convert the detached dwelling into a triplex. |
| A-17/21 | 27 Haight Street | Be advised that a building permit is required to convert the existing duplex into a triplex. |
| A-18/21 | 5 Ziraldo Road | No Comment |
| A-19/21 | 7 Ziraldo Road | No Comment |

| NO. | ADDRESS | COMMENTS |
|---------|-------------------------------|---|
| A-20/21 | 1158-1160 Lakeshore Road West | Be advised that a demolition permit is required to remove the existing cottage on both lots. Be advised that a building permit is required for the proposed detached dwelling. |
| A-21/21 | 4 Miami Drive | Be advised that a building permit is required for the proposed addition to the front of existing detached dwelling. |
| A-22/21 | 30 Hamilton Street | Be advised that a building permit is required to convert the existing duplex into a triplex. |
| A-23/21 | 1672 Gregory Road | Be advised that a building permit is required for the proposed addition to the side of the existing detached dwelling. |
| A-24/21 | 86 Newport Street | Be advised that the current building permit is required to be finalized for the proposed decks. |

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

From: [Button, Jessica](#)
To: [Munro, Elaine](#)
Subject: RE: Committee of Adjustment Notices and Applications for the March 31/21 CofA Hearing
Date: Wednesday, March 17, 2021 10:05:23 AM

Elaine,

CRCS offers no comments with respect to the requested variances or boundary adjustment.

Jessica Button
Project and Development Planner
Tel: 905.688.5601 x3145
Email: jbutton@stcatharines.ca

From: Munro, Elaine <emunro@stcatharines.ca>
Sent: Monday, March 8, 2021 5:59 PM
To: Josipovic, Margaret <mjosipovic@stcatharines.ca>; Banda, Wilrik <wbanda@stcatharines.ca>; Acs, Evan <eacs@stcatharines.ca>; McEwan, Charlotte <cmcewan@stcatharines.ca>; Ritchie, Scott <sritchie@stcatharines.ca>; Button, Jessica <jbutton@stcatharines.ca>; Bittner, Steve <sbittner@stcatharines.ca>; Johnston, Brad <bjohnston@stcatharines.ca>; Denham, James <jdenham@stcatharines.ca>; Papp, Len <lpapp@stcatharines.ca>; Grossi, Lou <lgrossi@stcatharines.ca>; Devlin, Taya <tdevlin@stcatharines.ca>; Bellows, Bruce <bbellows@stcatharines.ca>
Subject: Committee of Adjustment Notices and Applications for the March 31/21 CofA Hearing

Good Afternoon,

Applications with an * have been amended since discussions at the CofA Review meeting.

The Notices, applications and sketches can be found in the Amanda System under:

- Consent applications -
L:\ATTACHMENTS\PBS\PLANNING\LD\2021_NofH_Appl_Pln\March 31_21.
- Minor variance applications -
L:\ATTACHMENTS\PBS\PLANNING\MV\2021_NofH_Appl_Pln\March 31_21.

To view just the Notices and sketches, please go to: S:\WEBCONTENT - Agendas and Minutes PDFs\Committee of Adjustment\Notices of Hearing\NOH 2021\March 31, 2021....Files by Property.

Please forward your comments to Wil Banda & I by **Tuesday, March 16, 2021**. All comments will be saved in G Drive/Committee of Adjustment/Comments for CofA.

1. 41 Ravine Road, Minor Variance, A-04/21 – 20119069

2. 401 Ontario Street, Minor Variance, A-12/21 - 21101120
3. 22 Cecil Street, Minor Variance, A-13/21 – 21101123
4. 39 Welland Avenue, Minor Variance, A-14/21 – 21101144
5. 27 Haight Street, Minor Variance, A-17/21 – 21101307
6. 5 Ziraldo Road, Consent, B-05/21SC – 21101312
5 Ziraldo Road, Minor Variance, A-18/21 – 21101313
7 Ziraldo Road, Minor Variance, A-19/21 – 21101314
7. 1158-1160 Lakeshore Road West, Minor Variance, A-20/21 – 21101324*
8. 4 Miami Drive, Minor Variance, A-21/21 – 21101332
9. 30 Hamilton Street, Minor Variance, A-22/21 – 21101333*
10. 1672 Gregory Road, Minor Variance, A-23/21 – 21101336
11. 86 Newport Street, Minor Variance, A-24/21 – 21101337*

Thanks, Elaine

Elaine Munro ACST

Committee Secretary and Planning Technician

Tel: [905.688.5601](tel:905.688.5601) x1715

Email: emunro@stcatharines.ca



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: March 9, 2021
Hearing Date: March 31, 2021
Subject: **Committee of Adjustment - Minor Variance Applications**
22 Cecil Street, A-13/21SC
27 Haight Street, A-17/21SC
1158 & 1160 Lakeshore Road West, A-20/21SC
86 Newport Street, A-24/21SC
401 Ontario Street, A-12/21SC
41 Ravine Road, A-04/21SC
39 Welland Avenue, A-14/21SC
5 & 7 Ziraldo Road, A-18&19/21SC
1672 Gregory Road, A-23/21SC
30 Hamilton Street, A-22/21SC
4 Miami Drive, A-21/21

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

- The applicants must be advised that a Grading Plan may be a requirement for the above applications that will be subject to a Building Permit;
 - 22 Cecil Street, 39 Welland Avenue, 1158-1160 Lakeshore Road West, 4 Miami Drive, 30 Hamilton Street, 1672 Gregory Road and 86 Newport Street

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: March 9, 2021

Subject: Committee of Adjustment
Public Hearings – March 31, 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-14/21

39 Welland Avenue

DATE OF HEARING:
March 31, 2021

NOTICE OF HEARING Wednesday March 31, 2021 at 5:00pm
Re: 39 Welland Avenue
Amanda No. 20101144 Submission No. A-12/21

Dear Committee,

We are pleased to see that the property at 39 Welland Avenue is improving and considering the impact of our neighbourhood.

We are **not** pleased or approve any added exterior structures ie. decks, staircases to decks.

The existing property is already at its maximum without any additional structures.

- How will this affect parking and green space?
- The only entrance to the upper apartment is from the exterior - would the exterior stair entrances be required to be a covered shelters for weather?
- Staircase as fire escapes with a deck
- Could 'Unit 2' Entry accommodate an interior foyer for both apartment 2 and 3 to enter from inside?

Thank you for considering our concerns.

Ariadni and Robert Harper
Owners - 3 York Street

From: [Munro, Elaine](#)
To: [Munro, Elaine](#)
Subject: RE: Application A-14/21 - Notice of Hearing
Date: Monday, March 22, 2021 8:50:16 AM

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

From: Mary Ann Dunlop <>
Sent: Sunday, March 21, 2021 2:12 PM
To: Munro, Elaine <emunro@stcatharines.ca>
Subject: FW: Application A-14/21 - Notice of Hearing

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.

From: Mary Ann Dunlop
Sent: March 21, 2021 2:09 PM
To: emunro@stcatharines.ca
Subject: Application A-14/21 - Notice of Hearing

I have a property at 5 York. I have been in the neighbour for a period of greater than five years. When I took on my duplex it was important to me to set up a home environment for tenants that fit into the community.

I also wanted to ensure I fit into the community.

At this time – I am glad to see the renovations that are occurring on the property in question – however – I do have two areas of concern and I am taking this moment to express them:

1. The decks can be a gathering place – and having experience some of the student in the area and recent tenants at the property in question – I am not in agreement with the decks. I believe this could be disruptive to immediate neighbours include my tenants.
2. I am also concerned about the expanded parking on the property – we are a small street and even when the school was fully operational and parents parked on York – it was a concern then and this shift in population along with the proposed school development – York doesn't have the capability to carry a lot of traffic and keep families safe – so I don't agree with this as well –

It is important to remind the city property owners in the immediate area of this property will also undergo higher volumes of population behind us as well – I question if the real infrastructure is there to address all of these needs.

Mary Ann Dunlop

XXXXXXX

XXXXXXX

5 York St St Caherines, ON

Property Owner

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



Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: March 26, 2021

Date of Meeting: March 31, 2021

Report Number: A-14/21

File: 60.81.5704

Subject: 39 Welland Avenue

Recommendation

That Application **A-14/21** by Alex Joubran, Nicholas Lee and Vincenza Joubran, as outlined in the Notice of Hearing, be approved.

Report The Proposal

The Applicant is seeking to convert an existing detached dwelling into a triplex. Since the structure is existing, variances are required to recognize existing zoning deficiencies as well as permit an addition. The required variances are outlined in the table below.

| Variance No. | Zoning Provision | Required | Proposed |
|--------------|--|----------|------------|
| 1. | Minimum Exterior Side Yard Setback | 3 metres | 0.8 metres |
| 2. | Minimum Setback from Exterior Lot Line to a Platform Structure over 1.2 Metres in Height | 3 metres | 2.1 metres |
| 3. | Minimum Setback from Exterior Lot Line to a Platform Structure over 1.2 Metres in Height | 3 metres | 0.9 metres |
| 4. | Minimum Landscaped Open Space | 35% | 27.13% |
| 5. | Maximum Parking Area Coverage | 20% | 37.24% |

Location and Site Description

The subject lands are located on the northeast corner of Welland Avenue and York Street. The neighbourhood is primarily residential with some mixed-use buildings along Welland

Avenue. The subject property is currently occupied by a detached dwelling with an accessory structure.

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 E4. Triplex dwellings are permitted in this designation.

Zoning By-law (2013-283)

The subject property is zoned Medium Density Residential – (R3). Triplex dwellings are permitted in this zone.

Planning Analysis

Variances 1, 3 and 5

The requested variances for reduction in the exterior side yard setback from 3 metres to 0.8 metres, reduction in the minimum setback for the rear platform structure from the exterior lot line from 3 metres to 0.9 metres, and the increase in the maximum parking area coverage from 20 percent to 37.24 percent, are all made to recognize existing zoning deficiencies on this lot. Staff do not foresee any new land-use conflicts arising from their continuation and note that the impact on neighbouring properties is minimal. Therefore, staff find these variances to be minor in nature, desirable for the appropriate use of the lands, and meet the general intent of the Official Plan and Zoning By-law.

Variance 2

The Applicants propose to construct a new deck with staircase on the front of the existing dwelling. This deck will serve as an entrance to the dwelling unit on the second storey of the dwelling. The proposed deck complies with all zoning requirements except for the provision for the setback of a platform structure over 1.2 metres in height from the exterior lot line. The Applicants are proposing a setback of 2.1 metres whereas 3 metres is required. Staff finds this request to be minor in nature.

The proposed deck will be situated further from the exterior lot line than most other parts of the western side of the existing dwelling. As such, no new impacts on neighbouring properties or the public realm are anticipated. Staff find the proposed deck to be desirable for the appropriate use of the lands.

Variance 4

The lot is currently deficient in the minimum landscape open space requirement of 35% lot area for triplex dwellings. The proposed deck on the front of dwelling will further reduce the minimum landscape open space to 27.13 percent of lot area.

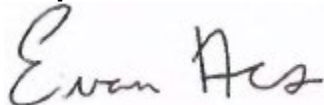
Properties on Welland Avenue and York Street around the subject property have similar, if not greater, reductions to the minimum landscaped open space to accommodate rear-yard parking areas. The proposed reduction is in keeping with neighbouring properties. Landscaped open space for this lot is concentrated in the front and exterior side yards, minimizing the impact on the streetscaping. In the opinion of staff, the request is minor in nature and desirable for the appropriate use of the lands.

With various platform structures for the building, and a landscaped area in the front yard, outdoor amenity space for the tenants is provided. No concerns about site drainage have been raised by the City's development engineering staff as a result of the reduction of landscaped open space. As discussed above, the landscaped open space retained on the lot is located in the front and exterior sideyards, lessening the impact on neighbouring properties. The driveway along the eastern lot line is used by the neighbouring property to access rear yard parking. The rear yard has an existing accessory building, which minimizes the impact of less landscaping on the rear neighbour. Given these mitigating circumstances, and with similar reductions found on other lots in the area, it is staff's opinion that the reduction in the minimum landscaped open space meets the general intent of the Official Plan and Zoning By-law.

Conclusion

Having regard for the matters under Section 45 of *The Planning Act*, staff are of the opinion that Application **A-14/21** 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 - All Files RE: Notices of Hearing for March 31, 2021 CofA Hearing
Date: Thursday, March 11, 2021 8:24:29 AM

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, March 11, 2021 8:13 AM
To: Munro, Elaine <emunro@stcatharines.ca>
Cc: Banda, Wilrik <wbanda@stcatharines.ca>
Subject: Re: Updated Link for 401 Ontario Street RE: Notices of Hearing for March 31, 2021 CofA Hearing

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Hi Elaine

Cogeco has no concerns with these applications.

Thanks

Have a great 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: March 15, 2021

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – March 31, 2021 hearing

| NO. | ADDRESS | COMMENTS |
|---------|--------------------|--|
| A-04/21 | 41 Ravine Road | No Comment |
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| A-17/21 | 27 Haight Street | Be advised that a building permit is required to convert the existing duplex into a triplex. |
| A-18/21 | 5 Ziraldo Road | No Comment |
| A-19/21 | 7 Ziraldo Road | No Comment |

| NO. | ADDRESS | COMMENTS |
|---------|-------------------------------|---|
| A-20/21 | 1158-1160 Lakeshore Road West | Be advised that a demolition permit is required to remove the existing cottage on both lots. Be advised that a building permit is required for the proposed detached dwelling. |
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| A-22/21 | 30 Hamilton Street | Be advised that a building permit is required to convert the existing duplex into a triplex. |
| A-23/21 | 1672 Gregory Road | Be advised that a building permit is required for the proposed addition to the side of the existing detached dwelling. |
| A-24/21 | 86 Newport Street | Be advised that the current building permit is required to be finalized for the proposed decks. |

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

From: [Button, Jessica](#)
To: [Munro, Elaine](#)
Subject: RE: Committee of Adjustment Notices and Applications for the March 31/21 CofA Hearing
Date: Wednesday, March 17, 2021 10:05:23 AM

Elaine,

CRCS offers no comments with respect to the requested variances or boundary adjustment.

Jessica Button
Project and Development Planner
Tel: 905.688.5601 x3145
Email: jbutton@stcatharines.ca

From: Munro, Elaine <emunro@stcatharines.ca>
Sent: Monday, March 8, 2021 5:59 PM
To: Josipovic, Margaret <mjosipovic@stcatharines.ca>; Banda, Wilrik <wbanda@stcatharines.ca>; Acs, Evan <eadcs@stcatharines.ca>; McEwan, Charlotte <cmcewan@stcatharines.ca>; Ritchie, Scott <sritchie@stcatharines.ca>; Button, Jessica <jbutton@stcatharines.ca>; Bittner, Steve <sbittner@stcatharines.ca>; Johnston, Brad <bjohnston@stcatharines.ca>; Denham, James <jdenham@stcatharines.ca>; Papp, Len <lpapp@stcatharines.ca>; Grossi, Lou <lgrossi@stcatharines.ca>; Devlin, Taya <tdevlin@stcatharines.ca>; Bellows, Bruce <bbellows@stcatharines.ca>
Subject: Committee of Adjustment Notices and Applications for the March 31/21 CofA Hearing

Good Afternoon,

Applications with an * have been amended since discussions at the CofA Review meeting.

The Notices, applications and sketches can be found in the Amanda System under:

- Consent applications -
L:\ATTACHMENTS\PBS\PLANNING\LD\2021_NofH_Appl_Pln\March 31_21.
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L:\ATTACHMENTS\PBS\PLANNING\MV\2021_NofH_Appl_Pln\March 31_21.

To view just the Notices and sketches, please go to: S:\WEBCONTENT - Agendas and Minutes PDFs\Committee of Adjustment\Notices of Hearing\NOH 2021\March 31, 2021....Files by Property.

Please forward your comments to Wil Banda & I by **Tuesday, March 16, 2021**. All comments will be saved in G Drive/Committee of Adjustment/Comments for CofA.

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6. 5 Ziraldo Road, Consent, B-05/21SC – 21101312
 5 Ziraldo Road, Minor Variance, A-18/21 – 21101313
 7 Ziraldo Road, Minor Variance, A-19/21 – 21101314
7. 1158-1160 Lakeshore Road West, Minor Variance, A-20/21 – 21101324*
8. 4 Miami Drive, Minor Variance, A-21/21 – 21101332
9. 30 Hamilton Street, Minor Variance, A-22/21 – 21101333*
10. 1672 Gregory Road, Minor Variance, A-23/21 – 21101336
11. 86 Newport Street, Minor Variance, A-24/21 – 21101337*

Thanks, Elaine

Elaine Munro ACST

Committee Secretary and Planning Technician

Tel: [905.688.5601](tel:905.688.5601) x1715

Email: emunro@stcatharines.ca



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: March 9, 2021
Hearing Date: March 31, 2021
Subject: **Committee of Adjustment - Minor Variance Applications**
22 Cecil Street, A-13/21SC
27 Haight Street, A-17/21SC
1158 & 1160 Lakeshore Road West, A-20/21SC
86 Newport Street, A-24/21SC
401 Ontario Street, A-12/21SC
41 Ravine Road, A-04/21SC
39 Welland Avenue, A-14/21SC
5 & 7 Ziraldo Road, A-18&19/21SC
1672 Gregory Road, A-23/21SC
30 Hamilton Street, A-22/21SC
4 Miami Drive, A-21/21

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

- The applicants must be advised that a Grading Plan may be a requirement for the above applications that will be subject to a Building Permit;
 - 22 Cecil Street, 39 Welland Avenue, 1158-1160 Lakeshore Road West, 4 Miami Drive, 30 Hamilton Street, 1672 Gregory Road and 86 Newport Street

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: March 9, 2021

Subject: Committee of Adjustment
Public Hearings – March 31, 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

B-05/21SC, A-18/21 & A-19/21

5 & 7 Ziraldo Road

DATE OF HEARING:
March 31, 2021



CITY OF
ST. CATHARINES

Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: March 26, 2021

Date of Meeting: March 31, 2021

Report Number: B-05/21SC
A-18/21
A-19/21

File: 20101312
20101313 (5 Ziraldo Road)
20101314 (7 Ziraldo Road)

Subject: 5 and 7 Ziraldo Road

Recommendation

Consent

That Application **B-05/21SC** by Darlene Shirton and Douglas Shirton, 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, 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 (Part 4). Therefore, the Applicant 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 3 and 4) will be merged and become one parcel of land.
3. That the Owner obtain a deeming by-law to permit merging of Parts 3 and 4, if required.
4. 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.
5. That final approval of the concurrent Minor Variance applications be granted.
6. That all conditions of consent be fulfilled by March 31, 2022.

Minor Variance

That Application **A-18/21** by Darlene Shirton and Douglas Shirton, as outlined in the respective Notice of Hearing, be approved.

That Application **A-19/21** by Anthony Stranges and Julia Biamonte, as outlined in the respective Notice of Hearing, be approved.

Background

The current applications follow a previous consent application B-45/08SC, which proposed the identical boundary adjustment. This consent was approved in June 2008 and final certificate was issued. However, the severance lapsed before registration was completed. Minor variances for lot area were not required under the zoning by-law in effect at that time.

Report The Proposal

The Applicant proposes a boundary adjustment to transfer part of the rear yard of 5 Ziraldo Road to 7 Ziraldo Road. 5 Ziraldo Road is currently an oversized lot as per lot area requirements of the Zoning By-law, and will still be oversized with the boundary adjustment. 7 Ziraldo Road currently complies with the lot area requirements of the Zoning By-law but will become oversized as per lot area requirements as a result of the boundary adjustment. Variances are required to recognize both of the oversized lots. The requested boundary adjustment and variances are described in the tables below.

| Application | Severed Parcel | Severed Area | Retained Parcel | Retained Area |
|------------------|--|----------------------|---------------------------------|----------------------|
| B-05/21SC | Part 4 (to be transferred from 5 Ziraldo Rd and merged with 7 Ziraldo Rd) | 102.3 m ² | Parts 1 and 2 (5 Ziraldo Rd) | 671.4 m ² |

Concurrent Minor Variance Applications seek relief from the City of St. Catharines through the variances outlined below:

| Application | Variance # | Zoning Provision | Required | Proposed |
|---|------------|--|--------------------|----------------------|
| A-18/21 5 Ziraldo Road (Parts 1 and 2) | 1 | Maximum Lot Area for Detached Dwelling | 538 m ² | 671.4 m ² |
| A-19/21 7 Ziraldo Road (Parts 3 and 4) | 1 | Maximum Lot Area for Detached Dwelling | 538 m ² | 566.8 m ² |

Location and Site Description

The subject properties are located on the south side of Ziraldo Road, between Ontario Street and Deanna Crescent. The properties are surrounded by detached dwellings.

Both 5 and 7 Ziraldo Road are occupied by a detached dwelling.

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 thereof. 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

Consent

Section 16.11.3 of the GCP states that consents to sever, including boundary adjustments, 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.

Consent Application **B-05/21SC** requests to sever part of the rear yard of one property and have it merge with a neighbouring property. While the proposal results in two oversized lots with unusual configuration, the lands subject to the boundary adjustment are not conducive to future development opportunities, and transferring ownership of the lands will not serve to affect or impede future infill opportunities in the area.

Staff are satisfied that the proposed boundary adjustment is consistent with the Official Plan.

Staff are supportive of Consent Application **B-05/21SC** subject to the conditions outlined in the recommendation.

Minor Variances

The minor variance applications propose increasing the maximum permitted lot sizes for detached dwellings in the R1 zone. For 5 Ziraldo Road, the lot size will decrease from 773.7 square metres to 671.4 square metres after Part 4 is transferred to 7 Ziraldo Road, but will still be oversized as per lot area requirements of the Zoning By-law. For 7 Ziraldo Road, transferring Part 4 will result in an increase of the lot area from 464.5 square metres to 566.8 square metres. The maximum permitted lot area for detached dwellings in the R1 is 538 square metres. Since 5 Ziraldo Road will actually be decreasing in size, and 7

Ziraldo Road will only be 28.8 square metres over the maximum, staff are satisfied that these applications are minor in nature.

The area that is being transferred from 5 to 7 Ziraldo Road is currently used as outdoor amenity space. This use will continue once ownership is transferred. Change of ownership of the amenity space will not result in any new or perceived land-use conflicts, and both lots will continue to be used for detached dwellings. The variances can be considered desirable for the appropriate use of the lands.

No change to the use of the subject lands are proposed, nor is any new development proposed. In the opinion of staff, the variances required to facilitate the boundary adjustment meet the general intent of the Official Plan and Zoning By-law.

Conclusion

Having regard for the matters under Section 53 of the *Planning Act*, staff are of the opinion that Consent Application **B-05/21SC** 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 sever be approved, subject to the conditions outlined in the recommendation.

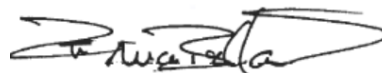
Having regard for the matters under Section 45(1) of the *Planning Act*, staff are of the opinion that Minor Variance applications **A-18/21** and **A-19/21** are in keeping with the general intent of the Official Plan and Zoning By-law, are minor in nature, and are desirable for the appropriate use and function of the lands. Staff recommend that the applications be approved.

Prepared and Submitted by:



Evan Acs
Planner I

Approved by:



Bruce Bellows
Senior Planner

From: [Munro, Elaine](#)
To: [Munro, Elaine](#)
Subject: Cogeco Comments - All Files RE: Notices of Hearing for March 31, 2021 CofA Hearing
Date: Thursday, March 11, 2021 8:24:29 AM

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, March 11, 2021 8:13 AM
To: Munro, Elaine <emunro@stcatharines.ca>
Cc: Banda, Wilrik <wbanda@stcatharines.ca>
Subject: Re: Updated Link for 401 Ontario Street RE: Notices of Hearing for March 31, 2021 CofA Hearing

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

Cogeco has no concerns with these applications.

Thanks

Have a great 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: Former Landfill - No comments for 27 Haight Street & 5 & 7 Ziraldo Road
Date: Thursday, March 11, 2021 10:21:30 AM

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

From: Vasko, Dennis <dvasko@stcatharines.ca>
Sent: Thursday, March 11, 2021 10:18 AM
To: Munro, Elaine <emunro@stcatharines.ca>
Subject: RE: Notices of Hearing for March 31, 2021 CofA Hearing - City of St. Catharines
Hi Elaine,
There are no concerns on our end regarding these properties.
Have a great day
Dennis

DennisVasko
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: March 15, 2021

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – March 31, 2021 hearing

| NO. | ADDRESS | COMMENTS |
|---------|--------------------|--|
| A-04/21 | 41 Ravine Road | No Comment |
| A-12/21 | 401 Ontario Street | Be advised that a demolition permit is required to remove the existing detached dwelling. Be advised that a building permit is required for the proposed building. |
| A-13/21 | 22 Cecil Street | Be advised that a demolition permit is required to remove the existing detached garage. Be advised that a building permit is required for the proposed detached garage. |
| A-14/21 | 39 Welland Avenue | Be advised that the current building permit is required to be finalized to convert the detached dwelling into a triplex. |
| A-17/21 | 27 Haight Street | Be advised that a building permit is required to convert the existing duplex into a triplex. |
| A-18/21 | 5 Ziraldo Road | No Comment |
| A-19/21 | 7 Ziraldo Road | No Comment |

| NO. | ADDRESS | COMMENTS |
|---------|-------------------------------|---|
| A-20/21 | 1158-1160 Lakeshore Road West | Be advised that a demolition permit is required to remove the existing cottage on both lots. Be advised that a building permit is required for the proposed detached dwelling. |
| A-21/21 | 4 Miami Drive | Be advised that a building permit is required for the proposed addition to the front of existing detached dwelling. |
| A-22/21 | 30 Hamilton Street | Be advised that a building permit is required to convert the existing duplex into a triplex. |
| A-23/21 | 1672 Gregory Road | Be advised that a building permit is required for the proposed addition to the side of the existing detached dwelling. |
| A-24/21 | 86 Newport Street | Be advised that the current building permit is required to be finalized for the proposed decks. |

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

From: [Button, Jessica](#)
To: [Munro, Elaine](#)
Subject: RE: Committee of Adjustment Notices and Applications for the March 31/21 CofA Hearing
Date: Wednesday, March 17, 2021 10:05:23 AM

Elaine,

CRCS offers no comments with respect to the requested variances or boundary adjustment.

Jessica Button
Project and Development Planner
Tel: 905.688.5601 x3145
Email: jbutton@stcatharines.ca

From: Munro, Elaine <emunro@stcatharines.ca>
Sent: Monday, March 8, 2021 5:59 PM
To: Josipovic, Margaret <mjosipovic@stcatharines.ca>; Banda, Wilrik <wbanda@stcatharines.ca>; Acs, Evan <eadcs@stcatharines.ca>; McEwan, Charlotte <cmcewan@stcatharines.ca>; Ritchie, Scott <sritchie@stcatharines.ca>; Button, Jessica <jbutton@stcatharines.ca>; Bittner, Steve <sbittner@stcatharines.ca>; Johnston, Brad <bjohnston@stcatharines.ca>; Denham, James <jdenham@stcatharines.ca>; Papp, Len <lpapp@stcatharines.ca>; Grossi, Lou <lgrossi@stcatharines.ca>; Devlin, Taya <tdevlin@stcatharines.ca>; Bellows, Bruce <bbellows@stcatharines.ca>
Subject: Committee of Adjustment Notices and Applications for the March 31/21 CofA Hearing

Good Afternoon,

Applications with an * have been amended since discussions at the CofA Review meeting.

The Notices, applications and sketches can be found in the Amanda System under:

- Consent applications -
L:\ATTACHMENTS\PBS\PLANNING\LD\2021_NofH_Appl_Pln\March 31_21.
- Minor variance applications -
L:\ATTACHMENTS\PBS\PLANNING\MV\2021_NofH_Appl_Pln\March 31_21.

To view just the Notices and sketches, please go to: S:\WEBCONTENT - Agendas and Minutes PDFs\Committee of Adjustment\Notices of Hearing\NOH 2021\March 31, 2021....Files by Property.

Please forward your comments to Wil Banda & I by **Tuesday, March 16, 2021**. All comments will be saved in G Drive/Committee of Adjustment/Comments for CofA.

1. 41 Ravine Road, Minor Variance, A-04/21 – 20119069

2. 401 Ontario Street, Minor Variance, A-12/21 - 21101120
3. 22 Cecil Street, Minor Variance, A-13/21 – 21101123
4. 39 Welland Avenue, Minor Variance, A-14/21 – 21101144
5. 27 Haight Street, Minor Variance, A-17/21 – 21101307
6. 5 Ziraldo Road, Consent, B-05/21SC – 21101312
 5 Ziraldo Road, Minor Variance, A-18/21 – 21101313
 7 Ziraldo Road, Minor Variance, A-19/21 – 21101314
7. 1158-1160 Lakeshore Road West, Minor Variance, A-20/21 – 21101324*
8. 4 Miami Drive, Minor Variance, A-21/21 – 21101332
9. 30 Hamilton Street, Minor Variance, A-22/21 – 21101333*
10. 1672 Gregory Road, Minor Variance, A-23/21 – 21101336
11. 86 Newport Street, Minor Variance, A-24/21 – 21101337*

Thanks, Elaine

Elaine Munro ACST

Committee Secretary and Planning Technician

Tel: [905.688.5601](tel:905.688.5601) x1715

Email: emunro@stcatharines.ca



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: March 9, 2021
Hearing Date: March 31, 2021
Subject: **Committee of Adjustment - Minor Variance Applications**
22 Cecil Street, A-13/21SC
27 Haight Street, A-17/21SC
1158 & 1160 Lakeshore Road West, A-20/21SC
86 Newport Street, A-24/21SC
401 Ontario Street, A-12/21SC
41 Ravine Road, A-04/21SC
39 Welland Avenue, A-14/21SC
5 & 7 Ziraldo Road, A-18&19/21SC
1672 Gregory Road, A-23/21SC
30 Hamilton Street, A-22/21SC
4 Miami Drive, A-21/21

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

- The applicants must be advised that a Grading Plan may be a requirement for the above applications that will be subject to a Building Permit;
 - 22 Cecil Street, 39 Welland Avenue, 1158-1160 Lakeshore Road West, 4 Miami Drive, 30 Hamilton Street, 1672 Gregory Road and 86 Newport Street

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: March 9, 2021

Subject: Committee of Adjustment
Public Hearings – March 31, 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-22/21

30 Hamilton Street

DATE OF HEARING:
March 31, 2021

From: [Jesse Selinger](#)
To: [Banda, Wilrik](#)
Subject: Fw: In regards to 30 Hamilton Street
Date: Thursday, March 25, 2021 11:51:51 AM

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.

[Sent from Yahoo Mail on Android](#)

----- Forwarded message -----

From: "Jennifer Whitwell"

To: "

Sent: Thu., 25 Mar. 2021 at 11:48 a.m.

Subject: In regards to 30 Hamilton Street

I'm just writing about my concerns in regards to the property at 30 Hamilton Street. Me as well as my neighbours have concerns with converting the duplex back into a triplex as well as removing parking. I live directly across the street. We have had issues already with no parking due to a Brock residential building(15 Pelham road) being built around the corner that can hold approximately 25 students with only 7 regular parking spots and 1 handicapped. With no other parking areas they park on Hamilton street. 30 Hamilton street has been severed and 2 houses built behind (28 Hamilton street) with 2 hydro meters, so I'm assuming at least 4 families will move in or it be filled with more Brock student. With parking already past max, it will be devastating for our enjoyment of our street and homes if the duplex at 30 Hamilton street is turned back into a triplex and the removal of parking. There is no way our small street can handle anymore. This is getting ridiculous. The property next to 30 Hamilton is a duplex with no parking at all(no driveway). If these changes are made I will literally have to move. I have talked to many neighbours in the last few days and they are all frustrated as well. I'm hoping they contact the city as well. I begging you to please take what I'm writing to you into consideration. There are bylaws for a reason please don't disregard them just to put more money into a landlords pocket. We as tax payers should have some type of say. Thank you for taking the time to read this.

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Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: March 26, 2021

Date of Meeting: March 31, 2021

Report Number: A-22/21

File: 21101333

Subject: 30 Hamilton Street

Recommendation

That Application A-22/21 by Farzana Reburiano and Roderic Reburiano, as outlined in the Notice of Hearing, be denied.

Background

Application A-22/21 follows Applications A-49/08 and B-26/08-SC for 30 Hamilton Street. Application A-49/08 was approved in May 2008 for a number of variances required to convert a triplex to a duplex (this duplex is now being proposed to be converted to a triplex). Application B-26/08-SC was approved in May 2008 and severed off the rear portion of the property, which was eventually developed as 28 Hamilton Street.

Report

The Proposal

The Applicant is seeking to convert an existing duplex dwelling into a triplex dwelling. Application A-22/21 seeks relief from Zoning By-law 2013-283 through the variances outlined in the table below.

| Variance No. | Zoning Provision | Required | Proposed |
|--------------|--|-------------------|-------------------|
| 1. | Minimum Lot Area for a Triplex Dwelling | 840 square metres | 403 square metres |
| 2. | Reduction of Required Parking Spaces for a Triplex Dwelling | 3 Spaces | 2 Spaces |
| 3. | Increase of Maximum Paved Area | 20% | 23.6% |
| 4. | Reduction of Minimum Front Yard (<i>Incorrectly identified as Lot Frontage in Notice of Hearing</i>) | 3 metres | 2.49 metres |

Location and Site Description

The subject lands are located on the south side of Hamilton Street. The surrounding neighbourhood is residential. The subject lands are presently occupied by a duplex dwelling.

Circulation of Application

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

Planning Policy Context

Official Plan (Garden City Plan)

The subject property is designated Neighbourhood Residential on Schedule D1 of the Garden City Plan (GCP) and further designated Low Density Residential on Schedule E6/7 (the GO Transit Station Secondary Plan). Density in this designation is permitted generally being between 20 and 32 dwelling units per hectare.

Zoning By-law (2013-283)

The subject property is zoned Low Density Residential – Traditional Neighbourhood (R2). Triplex dwellings are permitted in this zone.

Planning Analysis

The Applicant is seeking to convert an existing duplex dwelling into a triplex dwelling. A triplex dwelling on this lot would have a density of about 74 units per hectare, and is a substantial increase to what is permitted in the Official Plan (20 to 32 units per hectare). Given the substantial difference between what is proposed and what is permitted for density, a triplex on this lot is not in keeping with the general intent of the Official Plan.

Four variances are required to permit a triplex on this lot. As demonstrated above, a triplex on this lot is well over permitted density, and a 53 percent reduction in the required minimum lot area cannot be considered minor in nature as a result.

A triplex dwelling requires a minimum of three parking spaces. Even with the proposed increase in the maximum paved area on the lot from 20 percent to 23.6 percent, there is still insufficient space for parking three vehicles on site. Given the lack of sufficient parking, even with the proposed increase in paved area, and the fact that the lot is undersized for the proposed use, it is the opinion of staff that this application is not desirable for the appropriate use of the lands.

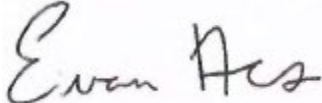
The intent of a minimum lot area is to regulate density and ensure there is sufficient space on a lot for parking, amenity areas and required yards. The intent of the minimum parking requirements is to ensure that there is sufficient parking on site to accommodate anticipated parking needs for the development. The intent of the maximum paved area on a lot is to prevent over-development of impenetrable surfaces on a lot. The intent of a minimum front yard (incorrectly identified as minimum lot frontage on the notice of

hearing) is to ensure there is sufficient space between a dwelling and the lot line for landscaping, privacy as well as to maintain cohesive streetscapes. On their own, some of these variance requests may have merit for consideration. However, with the combination of all the variances required to facilitate the development of a triplex, it is the opinion of staff that this application is not in keeping with the general intent of the Zoning By-law.

Conclusion

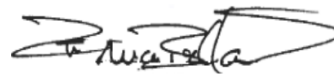
Having regard for the matters under Section 45 of *The Planning Act*, staff are of the opinion that Application A-22/21 is in not keeping with the general intent of the Official Plan and Zoning By-law, is not minor in nature, and is not desirable for the appropriate use of the lands. Staff recommend denial of the Application.

Prepared and Submitted by:



Evan Acs
Planner I

Approved by:



Bruce Bellows
Senior Planner

From: [Munro, Elaine](#)
To: [Munro, Elaine](#)
Subject: Cogeco Comments - All Files RE: Notices of Hearing for March 31, 2021 CofA Hearing
Date: Thursday, March 11, 2021 8:24:29 AM

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, March 11, 2021 8:13 AM
To: Munro, Elaine <emunro@stcatharines.ca>
Cc: Banda, Wilrik <wbanda@stcatharines.ca>
Subject: Re: Updated Link for 401 Ontario Street RE: Notices of Hearing for March 31, 2021 CofA Hearing

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Hi Elaine

Cogeco has no concerns with these applications.

Thanks

Have a great 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: March 15, 2021

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – March 31, 2021 hearing

| NO. | ADDRESS | COMMENTS |
|---------|--------------------|--|
| A-04/21 | 41 Ravine Road | No Comment |
| A-12/21 | 401 Ontario Street | Be advised that a demolition permit is required to remove the existing detached dwelling. Be advised that a building permit is required for the proposed building. |
| A-13/21 | 22 Cecil Street | Be advised that a demolition permit is required to remove the existing detached garage. Be advised that a building permit is required for the proposed detached garage. |
| A-14/21 | 39 Welland Avenue | Be advised that the current building permit is required to be finalized to convert the detached dwelling into a triplex. |
| A-17/21 | 27 Haight Street | Be advised that a building permit is required to convert the existing duplex into a triplex. |
| A-18/21 | 5 Ziraldo Road | No Comment |
| A-19/21 | 7 Ziraldo Road | No Comment |

| NO. | ADDRESS | COMMENTS |
|---------|-------------------------------|---|
| A-20/21 | 1158-1160 Lakeshore Road West | Be advised that a demolition permit is required to remove the existing cottage on both lots. Be advised that a building permit is required for the proposed detached dwelling. |
| A-21/21 | 4 Miami Drive | Be advised that a building permit is required for the proposed addition to the front of existing detached dwelling. |
| A-22/21 | 30 Hamilton Street | Be advised that a building permit is required to convert the existing duplex into a triplex. |
| A-23/21 | 1672 Gregory Road | Be advised that a building permit is required for the proposed addition to the side of the existing detached dwelling. |
| A-24/21 | 86 Newport Street | Be advised that the current building permit is required to be finalized for the proposed decks. |

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

From: [Button, Jessica](#)
To: [Munro, Elaine](#)
Subject: RE: Committee of Adjustment Notices and Applications for the March 31/21 CofA Hearing
Date: Wednesday, March 17, 2021 10:05:23 AM

Elaine,

CRCS offers no comments with respect to the requested variances or boundary adjustment.

Jessica Button
Project and Development Planner
Tel: 905.688.5601 x3145
Email: jbutton@stcatharines.ca

From: Munro, Elaine <emunro@stcatharines.ca>
Sent: Monday, March 8, 2021 5:59 PM
To: Josipovic, Margaret <mjosipovic@stcatharines.ca>; Banda, Wilrik <wbanda@stcatharines.ca>; Acs, Evan <eacs@stcatharines.ca>; McEwan, Charlotte <cmcewan@stcatharines.ca>; Ritchie, Scott <sritchie@stcatharines.ca>; Button, Jessica <jbutton@stcatharines.ca>; Bittner, Steve <sbittner@stcatharines.ca>; Johnston, Brad <bjohnston@stcatharines.ca>; Denham, James <jdenham@stcatharines.ca>; Papp, Len <lpapp@stcatharines.ca>; Grossi, Lou <lgrossi@stcatharines.ca>; Devlin, Taya <tdevlin@stcatharines.ca>; Bellows, Bruce <bbellows@stcatharines.ca>
Subject: Committee of Adjustment Notices and Applications for the March 31/21 CofA Hearing

Good Afternoon,

Applications with an * have been amended since discussions at the CofA Review meeting.

The Notices, applications and sketches can be found in the Amanda System under:

- Consent applications -
L:\ATTACHMENTS\PBS\PLANNING\LD\2021_NofH_Appl_Pln\March 31_21.
- Minor variance applications -
L:\ATTACHMENTS\PBS\PLANNING\MV\2021_NofH_Appl_Pln\March 31_21.

To view just the Notices and sketches, please go to: S:\WEBCONTENT - Agendas and Minutes PDFs\Committee of Adjustment\Notices of Hearing\NOH 2021\March 31, 2021....Files by Property.

Please forward your comments to Wil Banda & I by **Tuesday, March 16, 2021**. All comments will be saved in G Drive/Committee of Adjustment/Comments for CofA.

1. 41 Ravine Road, Minor Variance, A-04/21 – 20119069

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8. 4 Miami Drive, Minor Variance, A-21/21 – 21101332
9. 30 Hamilton Street, Minor Variance, A-22/21 – 21101333*
10. 1672 Gregory Road, Minor Variance, A-23/21 – 21101336
11. 86 Newport Street, Minor Variance, A-24/21 – 21101337*

Thanks, Elaine

Elaine Munro ACST

Committee Secretary and Planning Technician

Tel: [905.688.5601](tel:905.688.5601) x1715

Email: emunro@stcatharines.ca



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: March 9, 2021
Hearing Date: March 31, 2021
Subject: **Committee of Adjustment - Minor Variance Applications**
22 Cecil Street, A-13/21SC
27 Haight Street, A-17/21SC
1158 & 1160 Lakeshore Road West, A-20/21SC
86 Newport Street, A-24/21SC
401 Ontario Street, A-12/21SC
41 Ravine Road, A-04/21SC
39 Welland Avenue, A-14/21SC
5 & 7 Ziraldo Road, A-18&19/21SC
1672 Gregory Road, A-23/21SC
30 Hamilton Street, A-22/21SC
4 Miami Drive, A-21/21

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

- The applicants must be advised that a Grading Plan may be a requirement for the above applications that will be subject to a Building Permit;
 - 22 Cecil Street, 39 Welland Avenue, 1158-1160 Lakeshore Road West, 4 Miami Drive, 30 Hamilton Street, 1672 Gregory Road and 86 Newport Street

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: March 9, 2021

Subject: Committee of Adjustment
Public Hearings – March 31, 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-23/21

1672 Gregory Road

DATE OF HEARING:
March 31, 2021



Technical Report

Report from Planning and Building Services, Planning Services

Date of Report: March 26, 2021

Date of Meeting: March 31, 2021

Report Number: A-23/21

File: 21101376

Subject: 1672 Gregory Road

Recommendation

That Application **A-23/21** by Gerard Schouwenaar and Jennifer Schouwenaar, as outlined in the Notice of Hearing, be approved.

Report

The Proposal

The Applicant proposes to construct a one-storey addition to an existing detached dwelling. The proposed addition will be 1.219 metres from the northerly side lot line, whereas 3 metres is required. A variance is required to permit the addition.

Location and Site Description

The subject property is located on the east side of Gregory Road. The neighbourhood is a mix of agricultural and residential uses.

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

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 Agricultural on Schedule D1 of the Garden City Plan (GCP) and further designated Agriculture on Schedule E11. Detached dwellings are permitted in this designation.

Zoning By-law (2013-283)

The subject property is zoned Agriculture (A1). Detached dwellings are permitted in this zone.

Planning Analysis

The applicant has requested permission for an addition to the existing dwelling to be 1.219 metres from the north interior lot line. The addition is single storey and has no proposed windows on the north side. There is substantial tree coverage along this lot line. As such, staff anticipate no adverse impact on the neighbouring property from this addition, and find the requested variance to be minor in nature and desirable for the appropriate use of the subject lands.

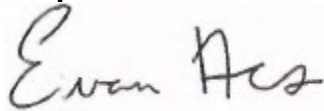
Side yard setbacks establish buffer space between dwellings on neighbouring lots. They also ensure sufficient space for landscaping and site drainage. The reduced setback will still accommodate landscaping and lot drainage. With the neighbouring dwelling being 18 metres from the lot line, there is sufficient space for a privacy buffer between the proposed addition and the neighbouring dwelling. 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 matches the existing dwelling and is not uncharacteristic of the area. There are no discernible adverse impacts on neighbouring properties. The proposal is in keeping with the spirit and intent of the Official Plan.

Conclusion

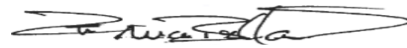
Having regard for the matters under Section 45 of *The Planning Act*, staff are of the opinion that Application **A-23/21** is in keeping with the general intent of the Official Plan and Zoning By-law, is minor in nature, and is desirable for the appropriate use of the lands. Staff recommend approval of the Application

Prepared and Submitted by:



Evan Acs
Planner I

Approved by:



Bruce Bellows
Senior Planner

Via Email Only

March 17, 2021

Regional File: **MV-21-0021**

Elaine Munro, ACST, Secretary-Treasurer

Committee of Adjustment, City Hall

P.O. Box 3012, 50 Church Street

St. Catharines, ON L0R 7C2

Re: Application for Minor Variance

Location: 1672 Gregory Road, St. Catharines

File NO.: A-23/21

Niagara Region Development Services Division has reviewed the information circulated for the above-noted application and provides the following comments to assist the Town in its consideration of this application.

Private Sewage System Review

The applicant has proposed to construct an addition by expanding the existing house and is seeking relief for a reduction of the interior side yard setback.

According to our records a permit was issued by Regional Niagara Health Services Department in 1997. At the time of our inspection, no visual defects were observed with the existing system. The in-ground bed is located in the front yard (west of the dwelling) with the tank and pump located at the northwest corner of the dwelling. The proposed house addition will not encroach onto the existing sewage system or greatly increase the sewage flows. The property contains limited usable land in the future for a replacement system and may require tertiary treatment.

Therefore, we have no objections to the application as submitted provided the additions are built in accordance to the plans submitted and do not increase sewage flows.

Respectfully,



Justin Noort, Private Sewage System Inspector

Cc: Aimee Alderman, Development Planner, Planning and Development Services
Matteo Ramundo, Development Approvals Technician, Planning and Development Services

From: [Munro, Elaine](#)
To: [Munro, Elaine](#)
Subject: Cogeco Comments - All Files RE: Notices of Hearing for March 31, 2021 CofA Hearing
Date: Thursday, March 11, 2021 8:24:29 AM

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, March 11, 2021 8:13 AM
To: Munro, Elaine <emunro@stcatharines.ca>
Cc: Banda, Wilrik <wbanda@stcatharines.ca>
Subject: Re: Updated Link for 401 Ontario Street RE: Notices of Hearing for March 31, 2021 CofA Hearing

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

Cogeco has no concerns with these applications.

Thanks

Have a great 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: March 15, 2021

Subject: Building Comments on Applications to the Committee of Adjustment
Minor Variance – March 31, 2021 hearing

| NO. | ADDRESS | COMMENTS |
|---------|--------------------|--|
| A-04/21 | 41 Ravine Road | No Comment |
| A-12/21 | 401 Ontario Street | Be advised that a demolition permit is required to remove the existing detached dwelling. Be advised that a building permit is required for the proposed building. |
| A-13/21 | 22 Cecil Street | Be advised that a demolition permit is required to remove the existing detached garage. Be advised that a building permit is required for the proposed detached garage. |
| A-14/21 | 39 Welland Avenue | Be advised that the current building permit is required to be finalized to convert the detached dwelling into a triplex. |
| A-17/21 | 27 Haight Street | Be advised that a building permit is required to convert the existing duplex into a triplex. |
| A-18/21 | 5 Ziraldo Road | No Comment |
| A-19/21 | 7 Ziraldo Road | No Comment |

| NO. | ADDRESS | COMMENTS |
|---------|-------------------------------|---|
| A-20/21 | 1158-1160 Lakeshore Road West | Be advised that a demolition permit is required to remove the existing cottage on both lots. Be advised that a building permit is required for the proposed detached dwelling. |
| A-21/21 | 4 Miami Drive | Be advised that a building permit is required for the proposed addition to the front of existing detached dwelling. |
| A-22/21 | 30 Hamilton Street | Be advised that a building permit is required to convert the existing duplex into a triplex. |
| A-23/21 | 1672 Gregory Road | Be advised that a building permit is required for the proposed addition to the side of the existing detached dwelling. |
| A-24/21 | 86 Newport Street | Be advised that the current building permit is required to be finalized for the proposed decks. |

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

From: [Button, Jessica](#)
To: [Munro, Elaine](#)
Subject: RE: Committee of Adjustment Notices and Applications for the March 31/21 CofA Hearing
Date: Wednesday, March 17, 2021 10:05:23 AM

Elaine,

CRCS offers no comments with respect to the requested variances or boundary adjustment.

Jessica Button
Project and Development Planner
Tel: 905.688.5601 x3145
Email: jbutton@stcatharines.ca

From: Munro, Elaine <emunro@stcatharines.ca>
Sent: Monday, March 8, 2021 5:59 PM
To: Josipovic, Margaret <mjosipovic@stcatharines.ca>; Banda, Wilrik <wbanda@stcatharines.ca>; Acs, Evan <eacs@stcatharines.ca>; McEwan, Charlotte <cmcewan@stcatharines.ca>; Ritchie, Scott <sritchie@stcatharines.ca>; Button, Jessica <jbutton@stcatharines.ca>; Bittner, Steve <sbittner@stcatharines.ca>; Johnston, Brad <bjohnston@stcatharines.ca>; Denham, James <jdenham@stcatharines.ca>; Papp, Len <lpapp@stcatharines.ca>; Grossi, Lou <lgrossi@stcatharines.ca>; Devlin, Taya <tdevlin@stcatharines.ca>; Bellows, Bruce <bbellows@stcatharines.ca>
Subject: Committee of Adjustment Notices and Applications for the March 31/21 CofA Hearing

Good Afternoon,

Applications with an * have been amended since discussions at the CofA Review meeting.

The Notices, applications and sketches can be found in the Amanda System under:

- Consent applications -
L:\ATTACHMENTS\PBS\PLANNING\LD\2021_NofH_Appl_Pln\March 31_21.
- Minor variance applications -
L:\ATTACHMENTS\PBS\PLANNING\MV\2021_NofH_Appl_Pln\March 31_21.

To view just the Notices and sketches, please go to: S:\WEBCONTENT - Agendas and Minutes PDFs\Committee of Adjustment\Notices of Hearing\NOH 2021\March 31, 2021....Files by Property.

Please forward your comments to Wil Banda & I by **Tuesday, March 16, 2021**. All comments will be saved in G Drive/Committee of Adjustment/Comments for CofA.

1. 41 Ravine Road, Minor Variance, A-04/21 – 20119069

2. 401 Ontario Street, Minor Variance, A-12/21 - 21101120
3. 22 Cecil Street, Minor Variance, A-13/21 – 21101123
4. 39 Welland Avenue, Minor Variance, A-14/21 – 21101144
5. 27 Haight Street, Minor Variance, A-17/21 – 21101307
6. 5 Ziraldo Road, Consent, B-05/21SC – 21101312
5 Ziraldo Road, Minor Variance, A-18/21 – 21101313
7 Ziraldo Road, Minor Variance, A-19/21 – 21101314
7. 1158-1160 Lakeshore Road West, Minor Variance, A-20/21 – 21101324*
8. 4 Miami Drive, Minor Variance, A-21/21 – 21101332
9. 30 Hamilton Street, Minor Variance, A-22/21 – 21101333*
10. 1672 Gregory Road, Minor Variance, A-23/21 – 21101336
11. 86 Newport Street, Minor Variance, A-24/21 – 21101337*

Thanks, Elaine

Elaine Munro ACST

Committee Secretary and Planning Technician

Tel: [905.688.5601](tel:905.688.5601) x1715

Email: emunro@stcatharines.ca



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: March 9, 2021
Hearing Date: March 31, 2021
Subject: **Committee of Adjustment - Minor Variance Applications**
22 Cecil Street, A-13/21SC
27 Haight Street, A-17/21SC
1158 & 1160 Lakeshore Road West, A-20/21SC
86 Newport Street, A-24/21SC
401 Ontario Street, A-12/21SC
41 Ravine Road, A-04/21SC
39 Welland Avenue, A-14/21SC
5 & 7 Ziraldo Road, A-18&19/21SC
1672 Gregory Road, A-23/21SC
30 Hamilton Street, A-22/21SC
4 Miami Drive, A-21/21

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

- The applicants must be advised that a Grading Plan may be a requirement for the above applications that will be subject to a Building Permit;
 - 22 Cecil Street, 39 Welland Avenue, 1158-1160 Lakeshore Road West, 4 Miami Drive, 30 Hamilton Street, 1672 Gregory Road and 86 Newport Street

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: March 9, 2021

Subject: Committee of Adjustment
Public Hearings – March 31, 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