

St. Catharines Heritage Permit Advisory Committee

Agenda

Thursday, June 24, 2021

Electronic Participation at 2:30 p.m.

As part of the City's commitment to safety during the COVID-19 pandemic, this meeting 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 Michael Seaman, Senior Project Manager at mseaman@stcatharines.ca by June 23, 2021 before 3:00 p.m. Comments submitted will be considered as public information and entered into public record.

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1. **Call meeting to order (Chair)**
 - 2:30 p.m.
 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**
 - May 27, 2021
 6. **Declarations of Interest**
 7. **Presentations (invited guests)**

Patrick McCurrie and Susan McCurrie Owners, 6 Paxton Avenue	Regarding Item 9.1
Diane and Harold Warkentin Representing: 1948158 Ontario Limited Owners, 31 Brock Street & Michael Mirynech, 3M Architects, Agent	Regarding Item 9.2
 8. **Business arising from the minutes**
 - None

9. **Business**

a) **9.1 6 Paxton Avenue**

Owner(s): Patrick and Susan McCurrie

File No: 21 105665 HERT

Replaced existing fence on north side of yard from front line to rear lot line. Fence was deteriorating with boards rotting and the lattice top leaning inward, requiring support, the new fence is not in compliance with zoning by-law.

Port Dalhousie HCD

b) **9.2 31 Brock Street**

Owner (s): 1948158 Ontario Limited

Agent(s): Michael Mirynech, 2M Architects Inc.

File No.: 21 113424 HERT

Addition and Alterations to the existing roof structure, construction of a second level 1 1/2 storey addition, enclosed side access stair addition, construction of a front covered carport, widening of existing access driveway to suit (7.5 max)

Port Dalhousie HCD

Items of Correspondence

- c) Sub-Item 1 – Supporting information for 6 Paxton Avenue
- d) Sub-Item 2 – Supporting information for 31 Brock Street

10. **Date of next meeting**

- July 29, 2021

11. **Motion to Adjourn**

5. **PROJECT DETAILS**

Please describe your project including how it will look when completed (add additional pages as required). We have replaced an existing fence on the north side yard from front lot line to rear lot line.

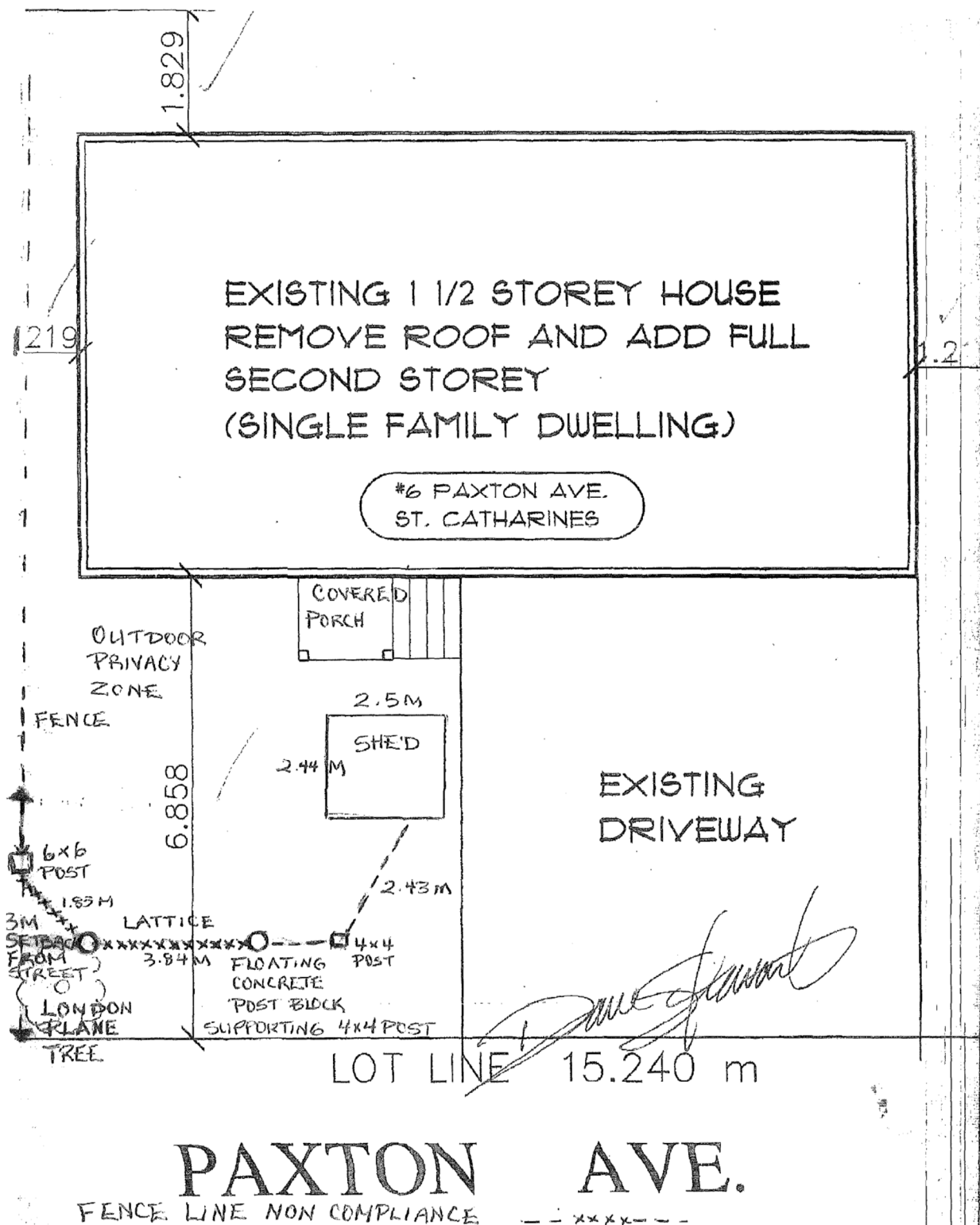
The fence was deteriorating with boards rotting and the lattice top leaning inward, requiring support.

The new fencing currently constructed has been deemed non-compliant with zoning by-law

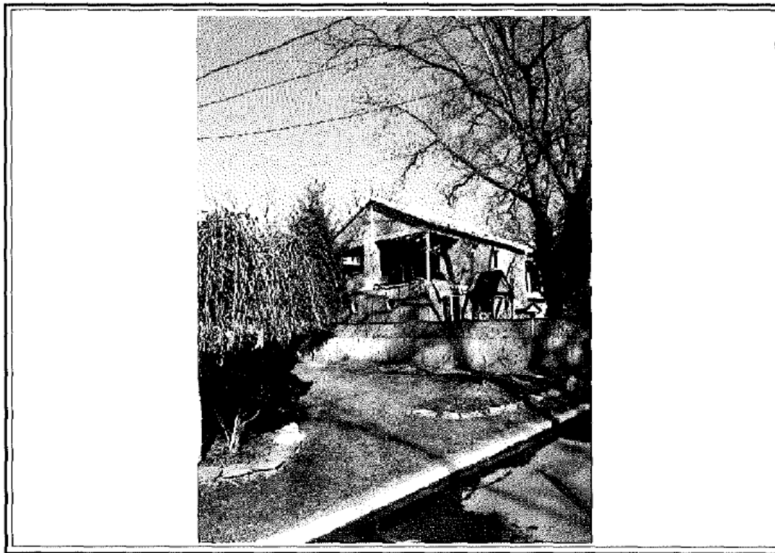
along the front and small sections of side enclosing our outdoor privacy zone. (Total of 9 linear metres.) A new fence was constructed with horizontal boards and sections of framed lattice. Our design fits in with the existing neighbourhood and is an improvement over the previous decades old fence that was a mixture of styles added over the years.

Description of Fence Specifications

The property requesting a variance for front yard fence height is located at 6 Paxton Avenue. The fence encloses the outdoor privacy zone of the property which encompasses a patio area and small shed. This non-compliance fencing consists of 9 linear metres of horizontal boards and lattice work panels. The fence is supported along the driveway by a small shed and 4 x 4 post. There is another similar section running parallel to the road and this is attached to a 4 x 4 post sitting in a floating concrete post block. A second block completes this section which has a 4 x 8 sheet of lattice work panel with 2 x 4 wood frame. A second piece of lattice 3.5' x 6' in a wood frame is set on a diagonal angle and is attached to the first main 6 x 6 post cemented into the ground. The remainder of the fence to the rear lot line is horizontal fence boards 5/4 x 6". All wood utilized is pressure treated lumber. The fencing is separated from the roadway by a small berm with a rock garden, two cedars, a Yew, and a large London Plane tree. The fence facing the roadway is mostly obscured by the ornamental plantings.

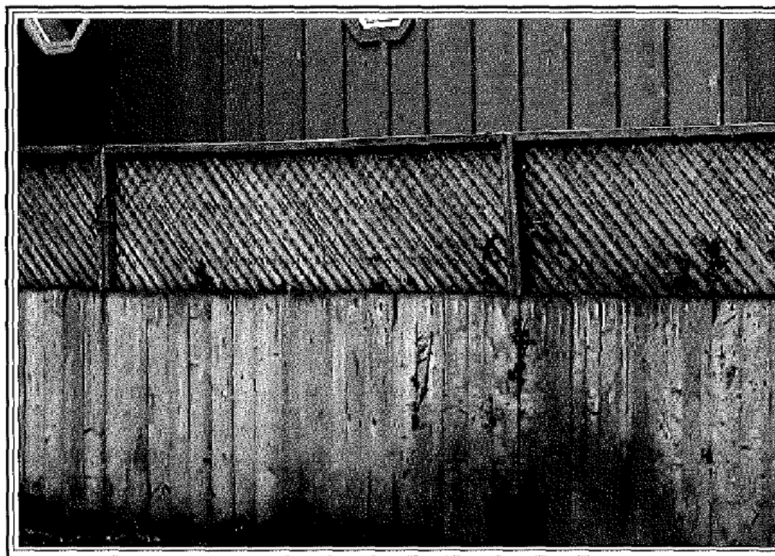


Borrower:	File No.: 6Paxtonfencepics
Property Address: 6 Paxton Ave.	Case No.:
City: St. Catharines	Prov.: Ont. P.C.: L2N 5H8
Lender:	



Previous fence now replaced

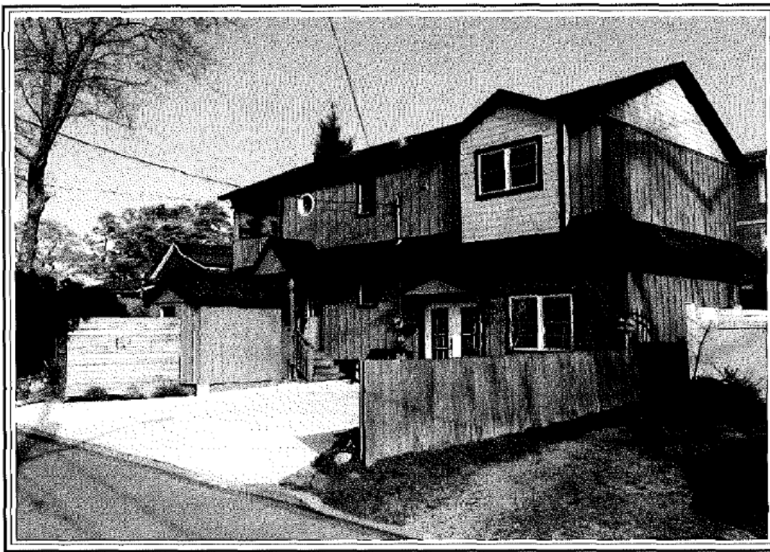
Note old fence runs from front to rear lot line.



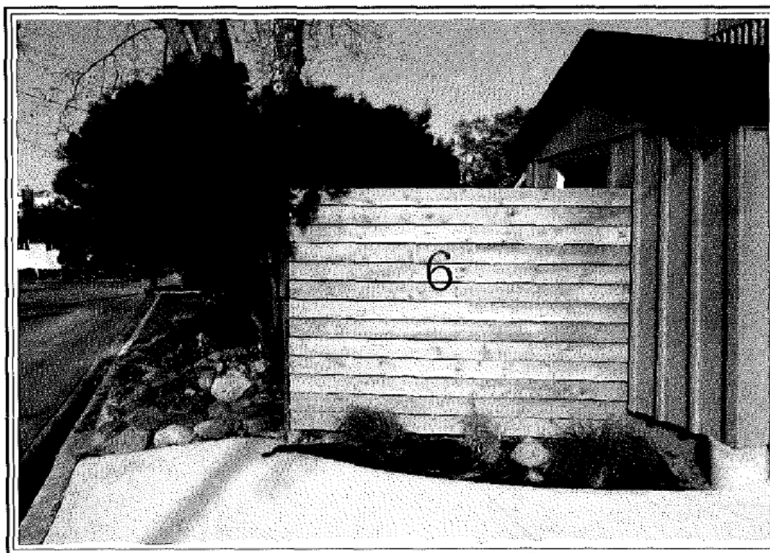
Previous fence now replaced

Note rotting and poor condition.

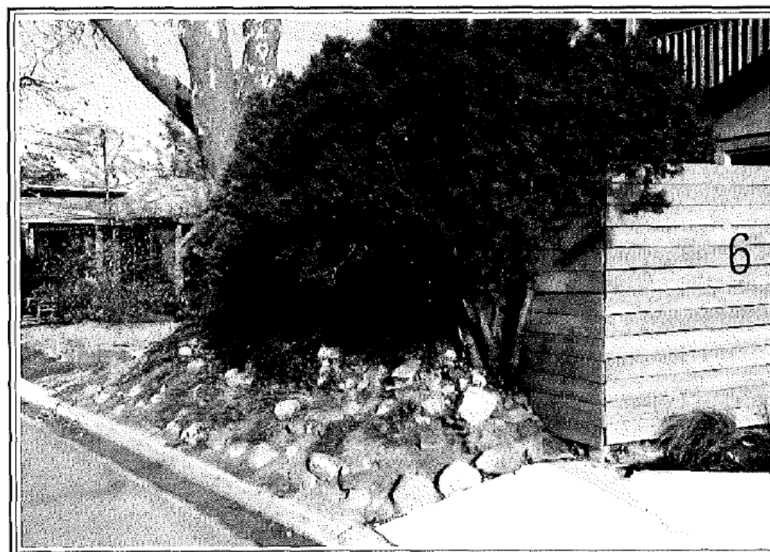
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Lender:	



Front View of 6 Paxton
Note new small fence section on driveway
north side



Close up of new fence section



Street view of rock garden and front board
& lattice section of fence

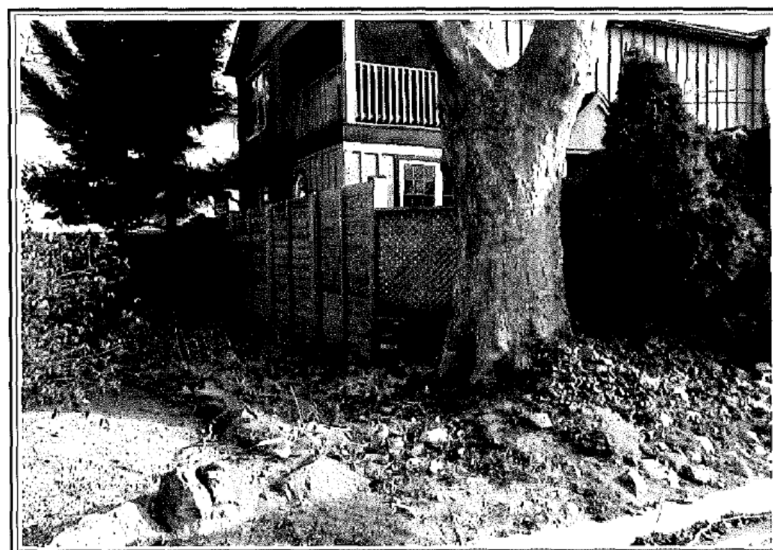
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Front on view of board & Lattice fence partially obscured by two cedars, a yew and a mature London Plane Tree.

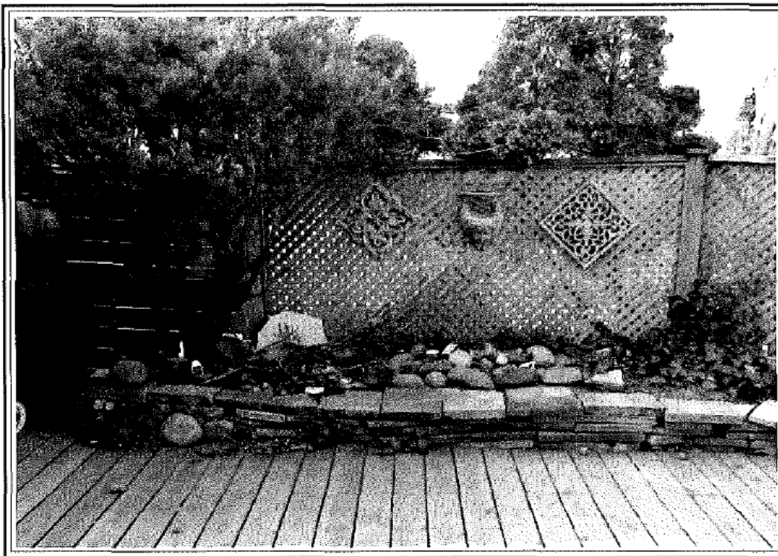


Front view of angled Lattice section in front north west section of the site.



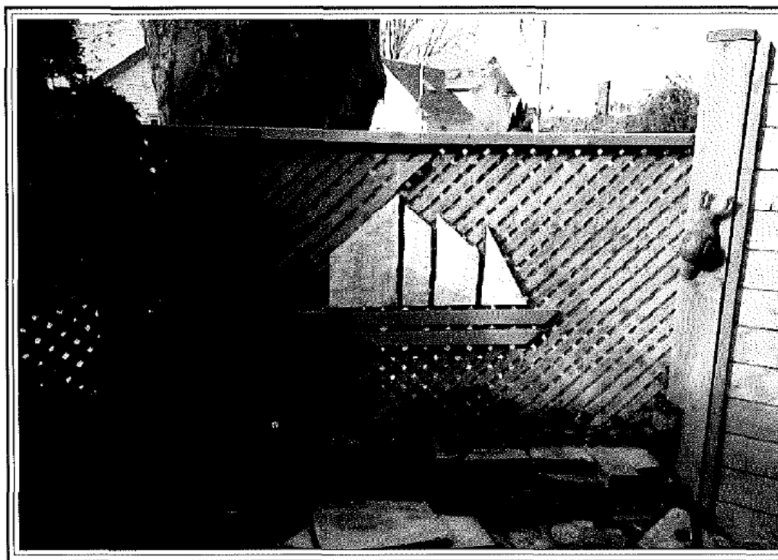
Entire fence section along north lot line.

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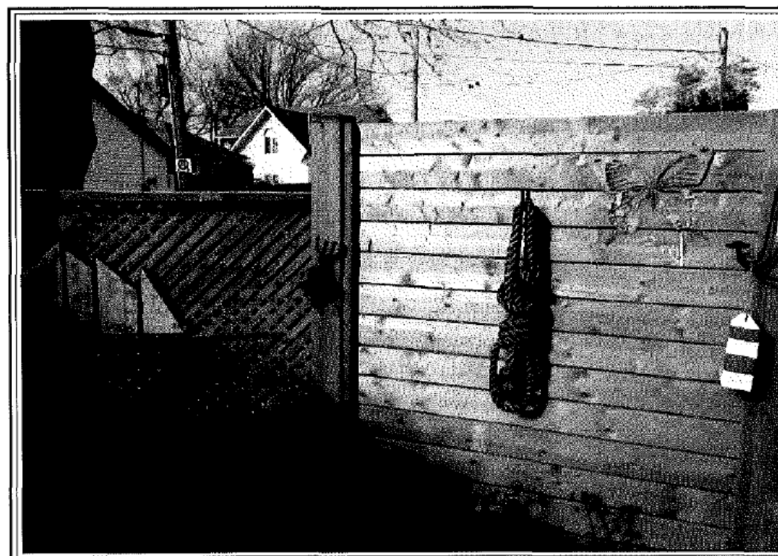
Inside outdoor privacy zone.

Lattice section along front



Inside outdoor privacy zone.

Lattice section on angle n/w corner of site



Inside outdoor privacy zone.

3 metre setback mark from front lot line indicated on fence boards where non-compliance height terminates.

[illegible]