

## Agenda

**Wednesday, September 21, 2022**

### **Electronic Participation at 5.00 pm**

Under the authority of the *Statutory Powers Procedure Act*, this meeting of the **Committee of Adjustment** will be held electronically.

This Meeting may be viewed online at [www.stcatharines.ca/youtube](http://www.stcatharines.ca/youtube)

**Public Comments:** The public may submit comments regarding agenda matters by contacting [pbs@stcatharines.ca](mailto:pbs@stcatharines.ca) by September 20, 2022 before 3:00 p.m. Comments submitted will be considered as public information and entered into public record.

### **Members:**

Greg Redden, Chair  
Kerry Leask, Member  
Adam Selvig, Member  
Kristen McNutt, Member

**Regrets:** David Ringler, Vice Chair

### **Staff Liaison:**

Tami Kitay, Acting Secretary-Treasurer  
Charlotte McEwan, Planner  
Brenda Stan, Planner  
Jelena Pusara, Development Agreement Coordinator

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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- August 24, 2022 minutes to be added to the October 19, 2022 Hearing Agenda**
  6. **Declarations of Interest**

7. **Request for Adjournment**

8. **Motion to consider revised Variances**

- i. 18 Josephine Street MV A-89/22 – 22 106817 MV  
Variance 4: Increase of the maximum permitted floor area for ADUs from 60m<sup>2</sup> to 69.7m<sup>2</sup> instead of from 60m<sup>2</sup> to 69.1m<sup>2</sup> as outlined in the Notice of Hearing.
- ii. 20 Josephine Street MV A-90/22 – 22 106819 MV  
Variance 4: Increase of the maximum permitted floor area for ADUs from 60m<sup>2</sup> to 69.5m<sup>2</sup> instead of from 60m<sup>2</sup> to 68.0m<sup>2</sup> as outlined in the Notice of Hearing
- iii. 24 Josephine Street A-92/22 – 22 106845 MV  
Variance 4: Increase of the maximum permitted floor area for ADUs from 60m<sup>2</sup> to 69.5m<sup>2</sup> instead of from 60m<sup>2</sup> to 68.0m<sup>2</sup> as outlined in the Notice of Hearing

9. **Applications**

1. 69 Broadway, A117/22 – 22 109688 MV
2. 22 Cypress Street, A-118/22 – 22 106640MV
3. 17 Gertrude St./16 Main St, B-51/22 – 22 109412 LD  
17 Gertrude St./16 Main St, A-110/22 – 22 109545 MV
4. \*22-24 Josephine Street B-43/22SC–22 106984 LD  
\*22-24 Josephine Street B-44/22SC–22 106985 LD  
\*22-24 Josephine Street B-45/22SC–22 106988 LD  
\*22-24 Josephine Street B-46/22SC–22 106990 LD  
\*26 Josephine Street B-50/22SC- 22 108732 LD  
18 Josephine Street MV A-89/22 – 22 106817 MV  
20 Josephine Street MV A-90/22 – 22 106819 MV  
22 Josephine Street MV A-91/22–22 106840 MV  
24 Josephine Street A-92/22 – 22 106845 MV  
26A Josephine Street A-93/22 – 22 106847 MV  
26B Josephine Street MV A-94/22 – 22 106850
5. 24 Manning St, B-53/22 – 22 109637 LD  
24 Manning St., B-54/22 – 22 109638 LD  
24 Manning St., (35 East St.) A-116/22 – 22 109640MV  
24 Manning St. (33 East St.), A-115/22 – 22 109639 MV
6. 199 Ontario St., A-110/22 – 22 109331 MV
7. 140 Parnell Rd, A-112/22 – 22 109298 MV
8. 1027 Pelham Rd., B-52/22 – 22 109522 LD  
1027B Pelham Rd., A- 113/22 – 22 109553 MV  
1027A Pelham Rd., A-114/22 – 22 109554 MV
9. 47 Port Master Drive, A-88/22 – 22 106736 MV
- 10.4 Woodglen Dr. No. A-75/22 – 22 106640 MV

\* Request for an additional condition of consent

10. **New Business**

11. **Date of next meeting**  
Wednesday October 19, 2022 at 5.00 pm
12. **Motion to Adjourn**