

August 29, 2024

TO WHOM IT MAY CONCERN

**Re: Notice of Passing By-law 2024–100, By-law 2024-101, and By-law 2024-103 and adoption of City Initiated Community Improvement Plan Amendments 2015 Community Improvement Plan & 2020 Community Improvement Plan
File No.: 60.32.99**

On August 26, 2024, City Council passed by-law 2024-100 to adopt the plan amendment to the 2015 Community Improvement Plan (2015CIP), and By-laws 2024-101 and 2024-103 to adopt the plan amendment to the 2020 Community Improvement Plan (2020CIP) under Section 28 of the Planning Act. The purpose of the by-laws are to address Council directives, better define program requirements, and revise the grant value of the Accessory Dwelling Unit (ADU) program.

The by-laws have the following effects:

By-law 2024-100 - Amendment to the 2015CIP

- Permits deadline extensions for projects which have substantially progressed; and
- Permits the City to revoke projects which have not executed an agreement within one-year of receipt of the agreement.

By-law 2024-101 - Amendment to the 2020CIP

- Permits deadline extensions for projects which have substantially progressed; and
- Permits the City to revoke projects which have not executed an agreement within one-year of receipt of the agreement.

By-law 2024-103 - Amendment to the 2020CIP

- Revises the value of the ADU grant to a maximum of \$40,000, for the construction of interior accessory dwelling unit(s), and to a maximum of \$80,000, for the construction of exterior accessory dwelling unit(s), subject to available funding through the Housing Accelerator Fund;
- Revises the application requirement to a complete ADU application made within 90 days of Building Permit issuance; and
- Permits property owners to submit more than one Accessory Dwelling Unit application per property.

A description or key map of the subject land has not been provided, as the amendments do not apply to a specific site.

Public input has been received, considered and has informed the decision of Council.

A complete copy of the by-laws are attached.

With Bill 185 receiving Royal Assent on June 6, 2024, only the registered owner of any land to which the plan would apply, a specified person, and public bodies as defined in the Planning Act, who before the plan was adopted, made oral submissions at a public meeting or written submissions to the council, may appeal the decision of the City of St. Catharines to the Ontario Land Tribunal by filing a notice of appeal with the City Clerk of The Corporation of the City of St. Catharines.

The notice of appeal must set out the reasons for the appeal, and the specific part(s) of the plan being appealed. A notice of appeal must be accompanied by the Ontario Land Tribunal fee, by certified cheque or money order payable to the Minister of Finance, and

a completed copy of the appeal form. A copy of the appeal form is available from Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/>.

Notice of appeal must be received by the City Clerk no later than September 18, 2024.

Important Appeal Information for the Community Improvement Plan Amendments

The proposed plan amendment to the 2015CIP and 2020CIP is exempt from approval by the Minister. The decision of the council is final if a notice of appeal is not received on or before the last day for filing a notice of appeal.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

If you do not understand any of the details of the plan amendments to the 2015 Community Improvement Plan and 2020 Community Improvement Plan, you may obtain information by telephoning the Planning and Building Services Department in City Hall, 50 Church Street, (905-688-5601, Extension 1660) or the City's TTY number (text telephone) 905-688-4TTY (4889) during normal business hours.

Dated at the City of St. Catharines, this 29th day of August, 2024.



Donna Delvecchio
Acting City Clerk

CITY OF ST. CATHARINES

BY-LAW NO. 2024 -100

A By-law to amend By-law No. 2014-276 entitled "A By-law to adopt a Community Improvement Plan for the City of St. Catharines."

THE COUNCIL OF THE CORPORATION OF THE CITY OF ST. CATHARINES enacts as follows:

That By-law No. 2014-276, as amended, is further amended as follows:

1. Part B, Section 1.B) ii) is amended by adding a new subsection "g)" as follows: "The City retains the right to revoke approvals for projects which have not entered in an agreement within one-year from the applicant's receipt of the CIP agreement."
2. Part B, Section 1.B) ii) e) is amended by adding the following at the end of subsection 1. B) ii) e):

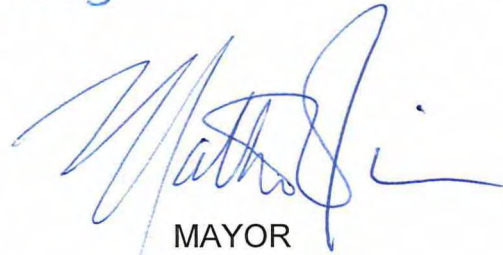
"Projects that have substantially progressed are eligible to request a project completion deadline extension. Substantial progression includes but is not limited to the following: substantial construction progression demonstrated to the satisfaction of the City, issuance of a superstructure permit, building permit issuance for works above grade, commencement of above grade construction, and other project specific criteria determined with the City.

Extension of the City's project completion deadline does not apply to the Region of Niagara's programs. Any extension from the Niagara Region will be at their discretion.

A Revised Project Timeline is required to be submitted for a project completion extension. The request shall include a detailed timeline for project completion, and completion of all major development components.”

Read and passed this 26 day of August 2024.


ACTING CLERK


MAYOR

CITY OF ST. CATHARINES

BY-LAW NO. 2024-101

A By-law to amend By-law No. 2020-155 entitled “A By-law to adopt a Community Improvement Plan for the City of St. Catharines.”

THE COUNCIL OF THE CORPORATION OF THE CITY OF ST. CATHARINES enacts as follows:

That By-law No. 2020-155, as amended, is further amended as follows:

1. Part B, Section 1.7.iii) “CIP Agreement” is amended by adding a fourth bullet point as follows:

“The City retains the right to revoke approval for projects which have not entered in an agreement within one-year from the applicant’s receipt of the CIP agreement.”
2. Part B, Section 1.7.iv) b) Commencement of Annual Incentive Rebate is renamed Part B, Section 1.7.iv) c) Commencement of Annual Incentive Rebate.
3. A new Part B, Section 1.7.iv) b) Project Completion Extension is added as follows:

“b) Project Completion Extension

 - i) Projects that have substantially progressed are eligible to request a project completion deadline extension.

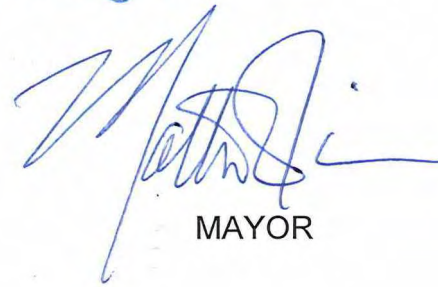
Substantial progression includes but is not limited to the following:
substantial construction progression demonstrated to the satisfaction of the City, issuance of a superstructure permit, building permit issuance for works above grade, commencement of above grade construction, and other project specific criteria determined with the City.

Extension of the City's project completion deadline does not apply to the Region of Niagara's programs. Any extension from the Niagara Region will be at their discretion.

ii) A Revised Project Timeline is required to be submitted for a project completion extension. The request shall include a detailed timeline for project completion, and completion of all major development components."

Read and passed this 26 day of August 2024.

D. Delvecchio
ACTING CLERK


MAYOR

CITY OF ST. CATHARINES

BY-LAW NO. 2024-103

A By-law to amend By-law No. 2020-155 entitled "A By-law to adopt a Community Improvement Plan for the City of St. Catharines."

THE COUNCIL OF THE CORPORATION OF THE CITY OF ST. CATHARINES enacts as follows:

That By-law No. 2020-155, as amended, is further amended as follows:

1. That the "Table of Contents" be amended by removing "(PLEASE NOTE: The ADU Program was not approved as part of adoption of the 2020CIP and is not in effect.)" under "Part B: Programs, 4. Accessory Dwelling Unit Program (ADU)"
2. Part B: Programs is amended by removing "(PLEASE NOTE: The ADU Program was not approved as part of adoption of the 2020CIP and is not in effect.)" from the second bullet point in the "Grant Programs" section
3. Part B, Section 4 is amended to remove "(PLEASE NOTE: The ADU Program was not approved as part of adoption of the 2020CIP and is not in effect.)" following the Section 4 title.
4. Part B, Section 4.3.i) is amended by adding a second bullet point as follows:
"• Or, subject to available funding through the Housing Accelerator Fund, the value of the grant is up to 70 % of eligible project costs incurred, to a maximum of \$40,000, for the construction of interior accessory dwelling unit(s), and to a maximum of \$80,000, for the construction of exterior accessory dwelling unit(s)."
5. Part B, Section 4.3.ii) is amended by adding the following paragraph at the end of subsection 4.3.ii):

“The property owner may submit more than one ADU application. The total cumulative value of the City ADU incentive(s) claimed shall not exceed \$80,000 per property.”

6. Part B, Subsection 4.5 i) is amended by deleting the number “30” before the word “days” and replacing it with the number “90” before the word “days” in the paragraph below “Application Intake”.

Read and passed this 26th day of August 2024.

D. Doluecchio
Acting CLERK


MAYOR