



## Planning and Building Services

Planning Services  
PO Box 3012, 50 Church Street  
St. Catharines, ON L2R 7C2

Phone: 905.688.5600  
Fax: 905.688.5873  
TTY: 905.688.4TTY (4889)

January 25, 2023

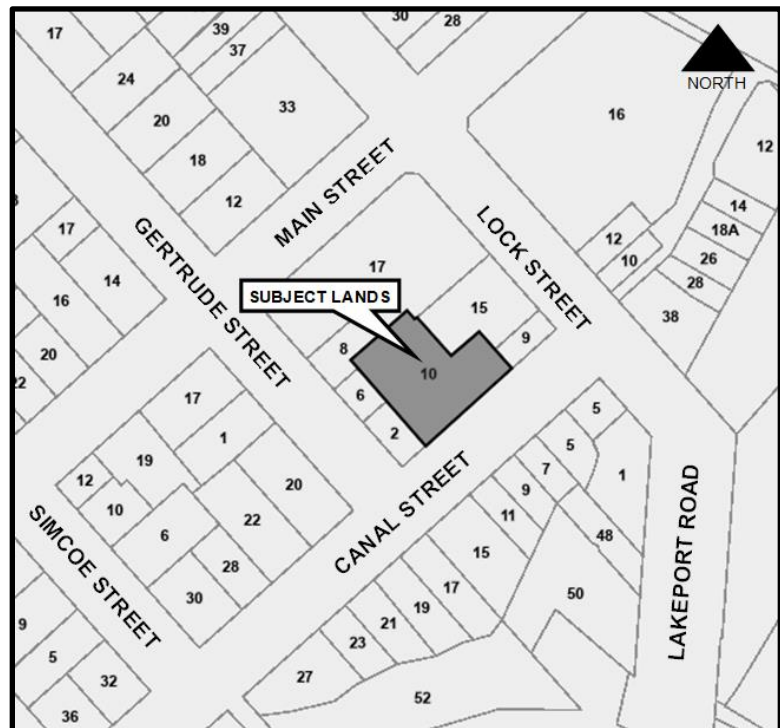
File Nos: 22 115633 OP & 22 115652 ZA

### Applications for Official Plan Amendment and Zoning By-law Amendment

### Notice of Complete Applications and Online Open House

The Planning and Building Services Department is hosting an Online Open House to provide information and receive public input regarding applications for an Official Plan Amendment and Zoning By-law Amendment. The Applications propose to change the Official Plan designation and zoning for a portion of the lands known municipally as 10 Canal Street. The complete application was received on December 21, 2022 and deemed complete by the City on January 16, 2023.

This application is being sought to fulfil conditions of a Consent to Boundary Adjustment Application (file B56-22), which was approved in October 2022. No new development is proposed on the lands being redesignated and rezoned.



The Applicant proposes to change the official plan designation on part of the property (Parts 1 and 2) from “Low Density Residential” to “Community Commercial”. The Applicant further proposes to change the zoning on the same part of the property from “Medium Density Residential – Traditional Neighbourhood” with Special Provision 7 (R2-7) to ‘Community Commercial’ with Special Provision 9 (C2-9). The proposed Zoning By-law Amendment will also include a Special Provision to address an oversized lot at 10 Canal Street on the remaining residential portion of the lot.

Please see attached site plan for an explanation of areas that are proposed to be redesignated and rezoned through this application. On the reverse side of the attached site plan is a list of uses permitted in the “Community Commercial” Official Plan designation and “Community Commercial” zoning. These uses are proposed to be permitted on the lands being redesignated and rezoned.

The City is seeking your comments on this Application before staff recommendation is finalized and a decision is made by Council at a later date.

#### Details of Online Open House

**Date:** Thursday, February 16, 2023

**Time:** 6:00pm

**Location:** To be held electronically via Zoom and broadcast on YouTube.

#### Residents can participate in three different ways:

1. By mailing your comments/questions or by e-mailing to Evan Acs ([eacs@stcatharines.ca](mailto:eacs@stcatharines.ca)) by no later than Wednesday, February 15, 2023. All written submissions will become part of the public record for this application.
2. By registering to participate electronically via Zoom by no later than Monday, February 13, 2023, at the following link: [www.stcatharines.ca/PlanningOpenHouse](http://www.stcatharines.ca/PlanningOpenHouse)

3. By registering to participate by telephone by no later than Monday, February 13, 2023. Please call 905-688-5601, extension 1724 and leave a message with Evan Acs with your name and phone number. Staff will respond to your voicemail prior to the Online Open House to provide you with the call-in number for the event and additional information about the process.

**To participate in the Online Open House via Zoom or by telephone, please read the following information:**

- All requests must be received in advance of the meeting as noted above.
- The Online Open House will be held using Zoom (Zoom is a free online meeting tool).
  - Visit [www.zoom.us](http://www.zoom.us) to learn more about Zoom.
  - To participate, you are responsible for accessing Zoom on your device (i.e. laptop, PC, mobile phone, tablet) and ensuring that your device meets the minimum technical requirements needed to run Zoom.
- The Online Open House will be broadcast live on YouTube ([www.stcatharines.ca/YouTube](http://www.stcatharines.ca/YouTube)) and an archived recording of the meeting will be available on the City's website.
- To ensure optimal audio and visual representation, participants will be limited to one individual speaking at a time.
- If participants want to share any visual material, graphics, power points etc., the materials must be submitted to Evan Acs at ([eacs@stcatharines.ca](mailto:eacs@stcatharines.ca)) by no later than Wednesday, February 15, 2023.
- Participants must take part in a brief test session with City staff in advance of the Open House. This test session is to ensure everyone is able to successfully participate in the meeting using the Zoom platform.

Copies of all submitted plans and documents may be viewed by contacting Evan Acs at [eacs@stcatharines.ca](mailto:eacs@stcatharines.ca) or at the Online Open House or by navigating to <https://www.stcatharines.ca/development>. Please note that the information submitted with this Application is preliminary. Additional, revised, or further refined information will be uploaded to the City's website via the link above as it becomes available. Please check the website for updates.

If a person or public body would otherwise have an ability to appeal the decisions of the City of St Catharines to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to City of St Catharines before the proposed official plan amendment and zoning by-law amendment by-law is passed, the person or public body is not entitled to appeal the decision.

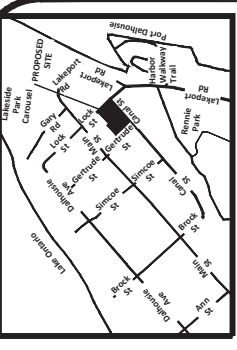
If a person or public body does not make oral submissions at a public meeting, or make written submissions to City of St Catharines before the proposed official plan amendment and zoning by-law amendment by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

The Online Open House is an initial opportunity for public input prior to a formal Legislative Public Meeting on the matter at which time City Council will consider a staff report, recommendation and a decision. The formal Legislative Public Meeting will be held at a later date with notice of that meeting provided approximately thirty days prior.

Further information about the Official Plan Amendment and Zoning By-law Amendment applications may be obtained by contacting Evan Acs, Planner I, in the Planning and Building Services Department at (905) 688-5601, Extension 1724, or the City's TTY number (text telephone) 905-688-4TTY (4889), or by email: [eacs@stcatharines.ca](mailto:eacs@stcatharines.ca).

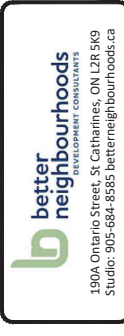


Kristen Sullivan, City Clerk



**Land Use Matrix**

10 Canal Street		
Lot Area	Existing	Proposed
838 m <sup>2</sup>	1,008 m <sup>2</sup>	838 m <sup>2</sup>
9 Lock Street		
Lot Area	Existing	Proposed
236 m <sup>2</sup>	145 m <sup>2</sup>	236 m <sup>2</sup>
15 Lock Street		
Lot Area	Existing	Proposed
677 m <sup>2</sup>	598 m <sup>2</sup>	677 m <sup>2</sup>
#	Date	Revisions



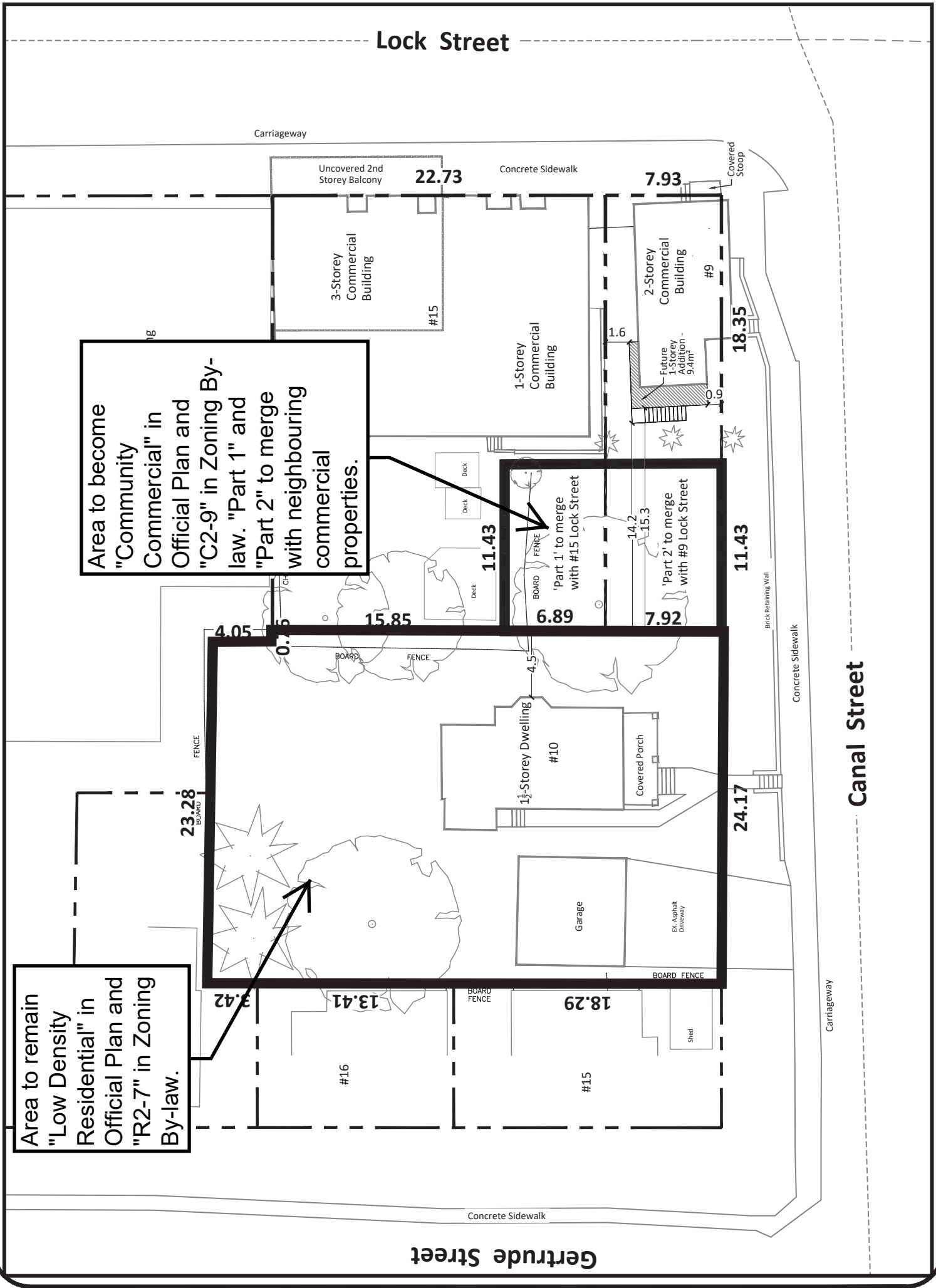
PROJECT TITLE:  
**9-15 Lock Street**  
*St. Catharines, Ontario*

DRAWING TITLE:  
**Site Plan**

DATE OF ISSUE:  
**2022 12 15**

DRAWING No:  
**0452-SP-01**

REV No:  
**0**



**Uses Permitted in the Community Commercial Official Plan Designation:**

The lands designated Community Commercial in the Commercial Core (CC) Area permit an appropriate range and mix of commercial, institutional, entertainment, hotel, community and cultural uses, indoor recreation and apartment dwelling units.

**Uses Permitted in “Community Commercial” with Special Provision 9 (C2-9) Zoning:**

- Animal Care Establishment
- Apartment Building (limited to 15% lot coverage with no ground-flood residential units)
- Car Wash
- Commercial Parking Structure
- Cultural Facility
- Day Care
- Apartment Dwelling Unit(s)
- Emergency Service Facility
- Motor Vehicle Gas Station
- Motor Vehicle Repair Garage
- Office
- Place of Assembly / Banquet Hall
- Place of Worship
- Recreation Facility, Indoor
- Restaurant
- Retail Store
- Service Commercial
- Social Service Facility
- Theatre
- University / College
- Hotel / Motel