

Niagara Escarpment Commission

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Commission de l'escarpement du Niagara

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Niagara Escarpment Commission
An agency of the Government of Ontario

October 29, 2020

STAFF REPORT**DEVELOPMENT PERMIT APPLICATION W/R/2020-2021/132**

155 Winona Road
Part Lot 5 Concession 3 SLT SC RP;62R14766 PART 7
City of Hamilton (former City of Stoney Creek)

SUMMARY

PROPOSAL: To construct a 2-storey, ± 472.2 sq. m accessory structure having a height of 10.1 m on an 8-hectare lot.

DESIGNATION: Escarpment Protection Area & Escarpment Natural Area.

LOT SIZE 8 ha.

ISSUE: While the City of Hamilton Planning Department supports the development proposal, the size and height of the proposed structure greatly exceeds what would be permitted by the underlying zoning (By-law 05-200).

RECOMMENDATION: Approval, subject to conditions.

REASON: The proposal does not conflict with the relevant provisions of the NEP 2017, conforms to the Rural Hamilton Official Plan and is consistent with the 2020 Provincial Policy Statement. While the size of the proposed building exceeds the requirements of Zoning By-law 05-200, such requirements are not in effect within NEC Development Control.

DATE RECEIVED: June 5, 2020.

SOURCE: [REDACTED] (applicant), [REDACTED] (agent), [REDACTED] (owner).

RELATED FILES: Development Permit Application W/R/2008-2009/097 was submitted to construct a 1-storey (plus walk-out basement), ± 640 sq. m single dwelling with attached garage, plus a ± 250 sq. m uncovered rear deck, ± 170 sq. m rear deck with roof overhang, ± 30 sq. m pool shed, ± 30 sq. m cabana, ± 55 sq. m swimming pool, establish a connection to municipal water and sewer services, retaining wall, driveway with entrance gate, two landscape berms and associated grading on a ± 8 ha vacant lot. Development Permit # 9325 was issued to authorize the development.

ANALYSIS:

Site Description (depicted by Appendix B)

The subject 8-hectare property is rectangular in shape and is located on the western side of Winona Road where this street terminates at the base of the Niagara Escarpment. The southern half of the property supports the natural slope of the Escarpment, while the northern half is in a disturbed state, supporting a large single dwelling and exterior amenities, paved driveway and extensive manicured lawn area.

The Escarpment slope traversing the subject lands is very steep, while the northern, cleared portion of the property sits below the Escarpment toe and is relatively flat.

The Escarpment slope at this location contains significant woodlands and a Provincial Life Science Area of Natural and Scientific Interest (ANSI).

Two watercourses flow through the subject property. One watercourse appears to originate on the subject property near the Escarpment toe before flowing along the eastern (front) lot line, another flows down the Escarpment, continuing through the western side of the property. Desktop information available to NEC staff indicates that these two watercourses are intermittent streams, flowing only during certain periods.

The existing single dwelling is centrally located within the disturbed, northern portion of the subject property. The dwelling has a floor area of approximately 860 square metres (including a large garage). In front of the dwelling, a large paved parking area connects with a paved driveway that extends approximately 100 metres to Winona Road.

In addition to the prominent slope of the Escarpment, the immediate vicinity of the subject property is characterized by small residential lots on the eastern side of Winona Road, larger rural residential lots supporting comparable large dwellings, agricultural lands, and the Minor Urban Centre of Winona being located approximately 220 metres to the north.

Proposal (depicted by Appendices C & D)

The development proposal entails the construction of a two-storey accessory building having a height of 10 metres and a total floor area of 472 square metres.

Floor plans provided by the applicant indicate that the ground level of the structure would be used for vehicle storage, while the upper level would include recreation and storage space. The proposed building would also have an upper level balcony and lower level terrace, with two washrooms (one on each level). The building would be connected to existing municipal water and wastewater services.

The proposed accessory building would be located immediately north of the existing dwelling on the property, in a location that would not require any significant extension to the paved driveway/parking area.

Niagara Escarpment Plan, 2017 (NEP)

Objectives of the NEP

Seven broad objectives of the NEP are listed, including Objective # 7, which reads as follows:

“To support municipalities within the Niagara Escarpment Plan Area in their exercise of the planning functions conferred upon them by the *Planning Act*”.

City of Hamilton Development Planning staff have reviewed the proposal and have ultimately ended up taking a position of support. However, it must be acknowledged that the total floor area and height of the proposed building greatly exceed what would be permitted by the zoning for the property if the lands were not subject to NEC Development Control.

While zoning by-laws are of no force or effect within an area of NEC Development Control, City of Hamilton staff have stated that the provisions of Zoning By-law 05-200 “underlie” Development Control on the subject lands. Under this by-law the portion of the property where the accessory building is proposed is zoned “A1” – Agriculture. The provisions of the A1 zone require that a building accessory to a single dwelling not exceed a gross floor area of 200 square metres and not exceed a height of 6 metres.

The proposed accessory structure would have a total floor area of 472 square metres and a height of 10 metres. These values are based on the definition of “total floor area” within the NEC’s Development Permit Application form and the definition of “height” within the NEP. City of Hamilton By-law 05-200 contains separate definitions for “gross floor area” and “height”, however the site characteristics and nature of the proposed development are such that the above stated height and area values would not vary significantly if calculated using the City’s definitions.

As the total floor area and height of the proposed structure exceed the underlying zoning provisions by 130 percent and 70 percent respectively, NEC staff would not anticipate a minor variance application to be supported by City staff if the subject property were not in NEC Development Control. Rather, it is anticipated that a zoning by-law amendment would be appropriate.

Despite the significant exceedance of the underlying zoning provisions on the subject lands, City staff have stated that they support the proposal. The requirements of zoning are not in effect and the proposal conforms to the Rural Hamilton Official Plan. As such, NEC staff are of the opinion that approval of the development proposal does not hinder the ability of the City to carry out planning functions under the *Planning Act*, and therefore does not conflict with Objective 7 of the NEP.

Part 1 – Land Use Designations:

The disturbed, northern portion of the subject property is designated as Escarpment Protection Area by the NEP while the wooded portion of the property on the slope of the Escarpment is designated as Escarpment Natural Area. The proposed accessory building would be located entirely within the portion of the property that is designated as Escarpment Protection Area.

Part 1.4.3 of the NEP permits “accessory uses” within the Escarpment Protection Area, subject to the Development Criteria policies in Part 2 of the NEP.

The NEP defines an accessory use as:

The use of any land, building, structure, or facility that is naturally and normally incidental, subordinate, and exclusively devoted to the principle use located on the same lot.

Further, the NEP defines an accessory facility as:

A detached building, structure or other installation that is not used for human habitation, the use of which is naturally and normally incidental, subordinate, and exclusively devoted to the principle use located on the same lot.

According to the submitted Development Permit Application, there is no intention to utilize the proposed structure for human habitation. While the building would constitute a large accessory structure, with each floor having an area greater than 200 square metres, there are no cooking facilities or bedrooms shown on the floor plans that have been provided. Condition # 8 requires that NEC staff review and approve floor plans to ultimately form part of any Development Permit issued under this application. Additionally, Condition # 9 requires that a legal agreement between the NEC and the landowner be registered upon the title of the property, to strongly discourage any future landowner from using the proposed structure for human habitation or other prohibited uses.

The principle use on the subject property is residential, in the form of the 860 square metre single dwelling that was authorized through the issuance of NEC Development Permit # 9325.

The use of an accessory structure for vehicle storage and private recreation at the scale proposed is, in the opinion of NEC staff naturally and normally incidental to a residential use within a rural area in close proximity to the Greater Toronto and Hamilton Area.

According to the current edition of the Cambridge Dictionary the adjective “subordinate” means “having a lower or less important position”. While this definition does not explicitly consider a lesser size as a qualification for being considered “subordinate”, NEC staff do note that the total useable floor area of the proposed building is to be less than that of the existing dwelling on the property. Further, as there would be no kitchen or bedrooms within the proposed building, it should be considered a use that is secondary to the single dwelling on the subject property. Last, the submitted plans for the building indicate that it is to be exclusively devoted to the residential use of the property.

In consideration of the above analysis, NEC staff are satisfied that the proposed building would be accessory to the residential use of the property and therefore permitted within the Escarpment Protection Area, subject to Part 2.

Part 1.4.1 of the NEP lists six (6) objectives of the Escarpment Protection Area designation including the four (4) objectives listed below.

1. To maintain and enhance the scenic resources and open landscape character of the Escarpment;
2. To provide a buffer to prominent Escarpment features;
4. To conserve cultural heritage resources, including features and areas of interest to First Nation and Métis Communities; and
6. To encourage agriculture, and protect agricultural lands and prime agricultural areas.

As elaborated on below, the proposed development would occur within a disturbed portion of the property, in close proximity to the existing dwelling and away from the sensitive natural heritage features on the slope of the Escarpment to the south. The proposed development would not have a negative visual impact on the Escarpment environment, does not impact any natural features, minimizes the potential for impacting cultural heritage resources and does not remove any land from potential agricultural production. As such, NEC staff are satisfied that the proposed development does not conflict with the above objectives, or any of the other objectives of the Escarpment Protection Area.

Part 2.2 - General Development Criteria

The objective of Part 2.2 is stated as:

“To permit reasonable enjoyment by the owners of all lots that can sustain development”.

Part 2.2.2 of the NEP requires that a development site not be prone to natural hazards, and that development not impact the control of these natural hazards.

While the subject property contains steep Escarpment slopes that may be prone to erosion, the accessory building is proposed in a flat area that is sufficiently distanced from the steep Escarpment slopes. Additionally, the Hamilton Conservation Authority has stated that the location of the proposed garage is outside of the flooding and erosion hazards associated with the watercourses that traverse the property and offered no objection to the proposal. The proposed development therefore does not conflict with Part 2.2.2.

Part 2.2.5 of the NEP requires that where a lot is located in more than one designation, development shall be located in the least restrictive designation, unless the impact of the development on the Escarpment environment is reduced by locating the development on a portion of the lot located in a more restrictive designation.

The subject property is designated as both Escarpment Natural Area and Escarpment Protection Area. The proposed accessory building is to be located entirely within the portion of the property that is designated as Escarpment Protection Area (the least restrictive of these two designations). The proposed development therefore does not conflict with Part 2.2.5.

Considering the above analysis, NEC staff are satisfied that the proposed development does not conflict with Part 2.2 (General Development Criteria).

Part 2.5 – Development Affecting Steep Slopes and Ravines

The objective of Part 2.5 is stated as:

“To ensure that development affecting steep slopes and ravines is compatible with the Escarpment environment and does not result in unsafe conditions”.

While there are steep slopes on the subject property, the proposed building would be sufficiently distanced such that unsafe conditions will not result. NEC staff are therefore satisfied that the proposed development does not conflict with Part 2.5 (Development Affecting Steep Slopes and Ravines).

Part 2.6 – Development Affecting Water Resources

The objective of Part 2.6 is stated as:

“To ensure that hydrologic features and functions including the quality, quantity and character of groundwater and surface water, at the local and watershed level, are protected and where possible enhanced”.

The two intermittent watercourses that traverse the subject property are considered to be key hydrologic features by the NEP.

Part 2.6.3 of the NEP requires that if, in the opinion of the implementing authority, a proposal for development within 120 metres of a key hydrologic feature has the potential to result in a negative impact on the feature and/or its functions, a hydrologic evaluation be undertaken to demonstrate how the development can be undertaken in a manner that protects the key hydrologic feature and its functions (among other requirements).

Considering that the HCA regulates the two intermittent watercourses on the property, and that HCA is supportive of the development proposal, NEC staff are satisfied that the construction of the proposed accessory building can occur in a manner that does not result in a negative impact on these watercourses or their functions. No hydrologic evaluation is necessary.

Condition # 10 requires that appropriate sediment and erosion controls are installed prior to development, in order to ensure that the closer of the two watercourses (along the western lot line) is protected.

As the proposed building would be connected to full municipal services, there will be no negative impact on groundwater quality or quantity.

Considering the above analysis, NEC staff are satisfied that the proposed development does not conflict with Part 2.6 (Development Affecting Water Resources).

Part 2.7 – Development Affecting Natural Heritage

The objective of Part 2.7 is stated as:

“To protect and where possible enhance natural heritage features and functions, in order to maintain the diversity and connectivity of the continuous natural environment”.

Part 2.7.6 of the NEP requires that a natural heritage evaluation be completed if, in the opinion of the implementing authority, a proposal for development within 120 metres of a key natural heritage feature has the potential to result in a negative impact on the feature and/or its functions, or on the connectivity between key natural heritage features and key hydrologic features.

The significant woodland and Life Science ANSI on the slope of the Escarpment to the south of the proposed development location are considered to be “key natural heritage features” by the NEP. The proposed construction location is distanced approximately 100 metres from these features. NEC staff are satisfied that the development can proceed without having a negative impact on the significant woodland, Life Science ANSI, the function of these features, or the connectivity between natural features in the area. Ultimately, the distance of 100 metres is more than sufficient due to the minor nature of the development proposal.

As such, NEC staff have not requested that a natural heritage evaluation be completed and are satisfied that the proposed development does not conflict with Part 2.7.6.

Considering the above analysis, NEC staff are satisfied that the proposed development does not conflict with Part 2.7 (Development Affecting Natural Heritage).

Part 2.8 – Agriculture

The objective of Part 2.8 is stated as:

“To encourage agricultural uses in agricultural areas, especially in prime agricultural areas, to permit uses that are compatible with farming and to encourage accessory uses that directly support continued agricultural uses”.

The northern portion of the subject property is within a “prime agricultural area” as defined by the NEP. Many large parcels in the area surrounding the subject property are in active agricultural production. While the northern 4 hectares of the subject property may have some agricultural capability, such has been decreased by the construction of the large, centrally located single dwelling on the lands. The accessory building is proposed in a location immediately adjacent to the existing paved parking area. As such, any further loss of agricultural capability on the subject property would be insignificant.

Considering the above analysis, NEC staff are satisfied that the proposed development does not conflict with Part 2.8 (Agriculture).

Part 2.10 – Cultural Heritage

The objective of Part 2.10 is stated as:

“To conserve the Escarpment’s cultural heritage resources, including significant built heritage resources, cultural heritage landscapes, and archaeological resources”.

City of Hamilton Cultural Heritage Planning staff provided comment on the proposal, stating that the subject property meets one (1) of the Ministry of Heritage, Sport, Tourism, and Culture Industry’s criterion for determining archaeological potential. The subject property is therefore considered to have archaeological potential. City staff have stated that an archaeological assessment is not necessary prior to the construction of the proposed building, instead requesting that an advisory regarding the site’s archaeological potential is applied to any approval issued.

Given the proposed location of the accessory building within a disturbed area, NEC staff concur that no archaeological assessment is necessary and have included the aforementioned advisory as Advisory Note C.

Considering the above analysis, NEC staff are satisfied that the proposed development does not conflict with Part 2.10 (Cultural Heritage).

Part 2.12 – Infrastructure

The objective of Part 2.12 is stated as:

“To design and locate infrastructure so that the least possible impact occurs on the Escarpment environment and to encourage green infrastructure and low impact development, where appropriate”.

Part 2.12.8 of the NEP states that notwithstanding Part 2.12.7 (which prohibits service extensions into the Escarpment Natural, Protection, Rural Area and Mineral Resource Extraction designations under most circumstances), where municipal water and wastewater systems and private communal water and wastewater systems already exist in these designations, existing development within an approved service area boundary may be connected to these systems.

The Development Permit Application indicates that municipal water and sanitary services exist on the subject property and are servicing the existing dwelling. As the proposed building would be accessory to the established residential use on the property, NEC staff are of the opinion that it can be connected to the municipal services in accordance with Part 2.12.8.

Considering the above analysis, NEC staff are satisfied that the proposed development does not conflict with Part 2.12 (Infrastructure).

Part 2.13 - Scenic Resources and Landform Conservation

The objective of Part 2.13 is stated as:

“To ensure that development preserves the natural scenery and maintains Escarpment Related Landforms and the open landscape character of the Escarpment”.

Part 2.13.1 of the NEP requires that development ensure the protection of the scenic resources of the Escarpment.

The NEC’s Landscape Evaluation study found that the Escarpment slope to the south of the proposed development location has a “very attractive” scenic quality. Further, the Escarpment slope at this location is visually prominent from within the larger area to the north extending to the shore of Lake Ontario.

The proposed accessory building would be placed very close to the existing single dwelling and would be of a height that is similar to that of the dwelling. NEC staff are ultimately satisfied that the siting, size and mass of the proposed accessory building will not result in a negative visual impact on the scenic resources of the Escarpment to the south.

Considering the above analysis, NEC staff are satisfied that the proposed development does not conflict with Part 2.13 (Scenic Resources and Landform Conservation).

Provincial Policy Statement 2020 (PPS):

Section 2.1.1 of the PPS directs that natural features and areas are protected for the long term. The significant woodland and Life Science ANSI on the slope of the Escarpment to the south of the proposed building location are natural heritage features as defined by the PPS. NEC staff are satisfied that the proposed accessory building is to be sufficiently separated from these features to the south.

Section 2.3.1 of the PPS directs that prime agricultural areas be protected for long-term agricultural use. While the subject property is located within a prime agricultural area as defined by the PPS, the proposed development will not impact agricultural capability as discussed above.

Considering the above, NEC staff are satisfied that the proposed development is consistent with Sections 2.1 and 2.3 of the PPS.

Rural Hamilton Official Plan (RHOP):

The subject property is designated as “Specialty Crop” on Schedule D of the RHOP – Rural Land Use designations.

The Specialty Crop designation permits structures accessory to a single detached dwelling.

AGENCY CONSULTATIONS:

City of Hamilton: No objection.

The NEC is requested to provide the following written caution to the proponent as part of any approval of this application:

“Caution: Notwithstanding current surface conditions, the property has been determined to be an area of archaeological potential. Although an archaeological assessment is not required by the City of Hamilton, the proponent is cautioned that during development activities, should deeply buried archaeological materials be found on the property the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) should be notified immediately (416-212-8886). In the event that human remains are encountered during construction, the proponent should immediately contact both MHSTCI and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (416-212-7499).”

The above requested advisory is included as Advisory Note C.

The Hamilton Conservation Authority (HCA): No objection. The location of the proposed garage is outside of the HCA’s regulated area, therefore no written permission will be required.

CONCLUSION:

The proposed development is listed as a permitted use within the Escarpment Protection Area and does not conflict with any of the relevant Development Criteria of the Niagara Escarpment Plan, 2017. These relevant Development Criteria are Parts 2.2 (General), 2.5 (Development Affecting Steep Slopes and Ravines), 2.6 (Development Affecting Water Resources), 2.7 (Development Affecting Natural Heritage), 2.10 (Cultural Heritage), 2.12 (Infrastructure) and 2.13 (Scenic Resources and Landform Conservation).

Although the size and height of the proposed structure greatly exceed what would be permitted if municipal zoning were in effect on the subject lands, NEC staff are of the opinion that the size and height of the accessory building can be appropriately accommodated on the subject property. The proposed accessory building is not anticipated to have an adverse impact on the enjoyment of surrounding properties, or the visual appearance of the general area.

Despite the exceedances to the underlying zoning provisions, City Development Planning staff support the development proposal. Zoning is of no force or effect within NEC Development Control and the proposed development conforms to the Rural Hamilton Official Plan and is consistent with the Provincial Policy Statement. NEC staff are therefore satisfied that the proposed development does not conflict with Objective 7 of the NEP, or any of the other Objectives.

The proposed development does not conflict with the objectives of the Escarpment Protection Area designation, conforms to the Rural Hamilton Official Plan and is consistent with the Provincial Policy Statement, 2020.

The Hamilton Conservation Authority and the City of Hamilton's Planning and Economic Development Division were consulted during the review of the Development Permit Application and have no objection to the proposal.

The Development Permit Application should therefore be approved, subject to the conditions listed in Appendix A.

RECOMMENDATION:

That the proposal be **approved**, subject to the conditions contained in Appendix A.

Prepared by:



Jim Avram, RPP, MCIP
Senior Planner

Approved by:



Kim Peters, RPP, MCIP
(A) Manager

Appendices:

Appendix A – Conditions of Approval
Appendix B – Air photo of the subject lands
Appendix C – Site plan
Appendix D – Elevation drawings

1. Development shall occur in accordance with the Site Plan, Development Permit Application and Conditions as approved.
2. The Development Permit shall expire three years from its date of issuance unless the development has been completed in accordance with the Development Permit.
3. The landowner shall advise the Niagara Escarpment Commission in writing of the start and the completion date of the development. This notice shall be provided to the NEC 48 hours prior to the commencement of development, and within 14 days upon completion.
4. No site alteration of the existing contours of the property including the placement or stockpiling of fill on the property is permitted with the exception of that identified within the development envelope in accordance with the approved Site Plan.
5. No vegetation shall be cut or removed from the development envelope except for that identified within the development envelope in accordance with the approved Site Plan.
6. All disturbed areas shall be re-vegetated and stabilized, in accordance with the approved Site Plan, by the end of the first growing season following the completion of site grading and building construction. All trees, shrubs and nursery stock shall be native to Ontario. Only in extenuating circumstances will non-native species be considered. Native plant material should be sourced from local plant nurseries when available; bush dug plant material is not acceptable.
7. **Prior to the issuance of a Development Permit by the Niagara Escarpment Commission**, an accurate and detailed Final Site Plan shall be submitted to the Niagara Escarpment Commission for approval. The Plan shall include but not be limited to the following:
 - a) All drawings submitted must be drawn to scale (bar scale shown), reference the application number and address of the proposal, be dated (revisions as well) and denote the relevant consultant;
 - b) An accurate delineation of the approved development envelope with temporary fencing;
 - c) The accurate location of all structures, municipal services and driveway within the development envelope showing setbacks from the property lines, watercourse, top/bottom of slope, wooded areas, etc.;
 - d) Extent of all disturbed areas;

- e) Extent and amount of fill removal or placement. Grading and drainage design including the areas of excavation and temporary or permanent fill placement. The type, quantity, quality and source location of any imported fill material must be accurately identified. Any fill material approved for importation under this Permit shall conform to the definition of "inert fill" per Ontario Regulation 347 and Table 1 of the Soil, Groundwater and Sediment Standards for use per Part XV.1 of the Environmental Protection Act, dated March 9, 2004; and
- f) Erosion and sediment control measures.

The approved Final Site Plan shall form the Site Plan referred to in Condition #1 and development shall proceed in accordance with the details of the approved Final Site Plan.

8. **Prior to the issuance of a Development Permit by the Niagara Escarpment Commission**, the applicant shall submit for the approval of the Niagara Escarpment Commission, **Final Construction Details** for the accessory building including exterior elevations, floor area, height above existing and proposed grades, and number of stories. Upon approval, these plans will be stamped "NEC Approved" and shall form part of the Development Permit referred to in Condition # 1.
9. **Prior to the issuance of a Development Permit by the Niagara Escarpment Commission**, the Landowner shall enter into an Agreement under Section 24(2.1) of the *Niagara Escarpment Planning and Development Act*, in a form acceptable to the Niagara Escarpment Commission. The agreement shall be registered on title of 155 Winona Road, being Part Lot 5 Concession 3 SLT SC RP;62R14766 PART 7 (former City of Stoney Creek) at the Landowner's expense, stating that no accessory building on the property shall be used as a dwelling unit or as a short or long-term vacation rental. The Landowner shall provide proof satisfactory to the Niagara Escarpment Commission that the agreement has been registered against the lands [i.e., copy of the parcel registry extract and a letter from the Landowner's solicitor that the registration is complete], and that the Landowner under this Development Permit is the Landowner of the lands at the time of registration. The agreement shall not preclude the owner, or subsequent landowners, from applying for further Development Permits in future in accordance with the NEP as amended from time to time.

10. **Prior to the commencement of any development**, appropriate erosion/sediment control measures shall be implemented and maintained as shown on the approved Site Plan (Condition #1) until all disturbed areas are stabilized. The landowner shall confirm the installation of the erosion/sediment control measures through the submission of photographs to the Niagara Escarpment Commission. It is the responsibility of the landowner to implement, monitor and maintain all erosion/sedimentation control structures until vegetative cover has been successfully established. Any deficiencies shall be addressed immediately.
11. This conditional approval expires one (1) year from the date of confirmation of the decision to approve the Development Permit application. Conditions # 7, 8, and 9 of this conditional approval shall be fulfilled before the expiry date.

Advisory Notes:

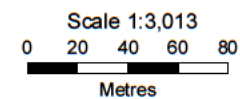
- a) This Conditional Approval does not limit the need for, or the requirements of any other approval, licence or certificate under any statute (e.g., Ontario Building Code, *Conservation Authorities Act*, *Endangered Species Act*, etc.). The Niagara Escarpment Commission Development Permit is required prior to the issuance of any other applicable approval, licence or certificate.
- b) The Niagara Escarpment Commission supports the protection of the night sky from excessive lighting and recommends that the applicant obtain information on shielding the night sky through the use and operation of appropriate lighting fixtures. This information is available at www.darksky.org
- c) **Caution:** Notwithstanding current surface conditions, the property has been determined to be an area of archaeological potential. Although an archaeological assessment is not required by the City of Hamilton, the proponent is cautioned that during development activities, should deeply buried archaeological materials be found on the property the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) should be notified immediately (416-212-8886). In the event that human remains are encountered during construction, the proponent should immediately contact both MHSTCI and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (416-212-7499)."



Map 2C **Orthophoto** 251800322029650

- Subject Property
- Roads
- Waterbodies
- Lower/Single Tier Municipality
- Lot and Concession Boundary
- Parcel Boundary
- Ownership Boundary
- Ontario_Imagery_Service_Extent

Orthophoto Date: 1995-2015



Printed on Jul 03, 2020

THIS IS NOT A PLAN OF SURVEY.
This map is illustrative only. Do not rely on it as being a precise indicator of routes,
location of features, nor as a guide to navigation. Base derived from various sources.
Map compiled and produced by the Geographic Information Systems
(GIS) Department of the Niagara Escarpment Commission,
Ministry of Natural Resources





50'-6"

44'

47'

52'

MAIN R/I
CONDUIT

TARY R/I



NEW DETACHED GARAGE - 155 WINONA ROAD

PERSPECTIVE

DESIGNS BY
SANTY



NEW DETACHED GARAGE - 155 WINONA ROAD

DESIGNS BY
SANTY