

APPENDIX 3

FILE # _____

(For NEC office use only)

NIAGARA ESCARPMENT DEVELOPMENT PERMIT APPLICATION

(FMS #0113 - Revised August 15, 2019)

THE NIAGARA ESCARPMENT PLANNING AND DEVELOPMENT ACT, RSO, 1990, AS AMENDED

NIAGARA ESCARPMENT COMMISSION
232 Guelph Street, 3rd Floor
Georgetown, ON L7G 4B1

Phone: 905-877-5191
Fax: 905-873-7452
Website: www.escarpment.org
Email: necgeorgetown@ontario.ca

Serving the areas of:

Dufferin County (Mono)
Region of Halton
Region of Peel
Region of Niagara
City of Hamilton

NIAGARA ESCARPMENT COMMISSION
1450 7th Avenue
Owen Sound, ON N4K 2Z1

Phone: 519-371-1001
Fax: 519-371-1009
Website: www.escarpment.org
Email: necowensound@ontario.ca

Serving the areas of:

Bruce County
Grey County
Simcoe County
Dufferin County (Mulmur, Melancthon)

- Please ensure that the information you provide in this application is complete and accurate.
- Incomplete or inaccurate information will delay the processing of your application.
- Please contact your local Commission office if you have any questions about your proposal or this application.

1. OWNER (Required)

Name: _____

Mailing Address: 6523 Milborough Line
Street/P.O. Box

Burlington ON L7P0C8
City/Town Province Postal Code

Phone: _____ E-mail: _____

2. APPLICANT or AGENT (if applicable)

Name: _____

Mailing Address: _____
Street/P.O. Box

City/Town Province Postal Code

Phone: _____ E-mail: _____

3. PROPERTY LOCATION & INFORMATION

Municipality: City of Burlington Civic/Street Address #: 6523 Milborough Line
(Fire/Emergency #)

Lot: 9 Concession: 1 and/or Lot: _____ Plan: _____

Assessment roll number or PIN: 24 02 030 303 07800 0003 Lot Size: 35.62

Date the property was purchased or future date of purchase: June 2010

4. PROPERTY SERVICING

Existing Road Frontage: Municipal Private
Existing Water Supply: Municipal Private
Existing Sewage Disposal: Municipal Private

Proposed Road Frontage: Municipal Private
Proposed Water Supply: Municipal Private
Proposed Sewage Disposal: Municipal Private

5. EASEMENTS, COVENANTS, AGREEMENTS

Describe the type and terms of any easements, right-of-ways, covenants, agreements or other restrictions registered on or affecting the title of the property and/or attach a copy:

not applicable

6. EXISTING & PROPOSED DEVELOPMENT

Note: "Development" includes the construction of buildings and structures, alterations to the landscape, (e.g: placing fill, drainage alterations, pond construction or alteration), any change of use or new use (e.g: residential to commercial, new home business, etc.). If additional space is required, please include a separate attachment.

Briefly Describe the current use of the property and any existing buildings, structures, or alterations to the landscape:

Residential two storey detached home and separate two car garage - working farm property

Briefly Describe any proposed changes to the use of the property and any proposed new buildings, structures, or alterations to the landscape:

Build agriculture building

Note regarding Sections 7-14:

Depending on the type or nature of the proposed development and/or the characteristics of the property, supporting information such as Environmental Impact Studies, Landscape Plans, Lighting Plans, Visual Assessments, Grading Plans, Erosion Control Plans, Slope Stability Studies, etc., may be required in support of the following information.

7. LOT CREATION

If this application involves the creation / severance of a new lot, please provide the following information:

i) **Existing Lot:**

Frontage _____

Depth _____

Size _____

ii) **Proposed Lot:**

Frontage _____

Depth _____

Size _____

iii) **Retained Lot:**

Frontage _____

Depth _____

Size _____

iv) **Use of new Lot**

- Agricultural
- APO
- Commercial
- Conservation
- Industrial
- Lot Addition
- Recreational
- Residential

8. CONSTRUCTION DETAILS

PLEASE NOTE

Ground Floor Area: The total exterior measurements of any building, including attached garages and enclosed decks (as applicable).

Total Floor Area: Is based on the exterior measurements of the building and includes the total of the ground floor area (including attached garages, etc), plus walkout basements, plus full or half second storeys, etc.

Maximum Height: is measured from the lowest grade (e.g., walkout side), to the peak of the roof.

Please provide a description of all existing and proposed development in the following fields:

Use of Structure	Existing, Proposed, or to be Demolished	Ground Floor Area (footprint)	Total Floor Area (all storeys and walkouts)	# of Storeys	Maximum Height (lowest grade to peak)
Agriculture	Proposed	50 x 90 ft	4,500 sq.ft.	1	approx. 24 ft.

Amount of fill to be imported to facilitate the proposed development (if required): _____

9. ACCESSORY FACILITIES, STRUCTURES, FILLING, GRADING, UTILITIES, INFRASTRUCTURE etc.

(e.g: Driveways, Decks, Gazebos, Swimming Pools, Tennis Courts, Lighting, Signs, Wind Turbines, Solar Panels, Hydro Poles/Lines, Retaining Walls, Placement of Fill, Cutting and Filling, Grading, Berms, Parking Areas, Tree/Site Clearing, etc.) (See next page for Ponds)

Describe and provide information such as: dimensions, size, height, amount of fill etc.

Use existing driveway and lengthen to new building around the south-east side of the existing detached garage.

10. HOME BUSINESS, CHANGE OF USE, NEW USE

(e.g): Establishing a **Home Business, Home Occupation, Home Industry** or **Bed and Breakfast** business. Converting or changing the use or establishing a new use on a property or within any dwelling building or structure on a property.)

Describe the proposed business or new use and **provide information** such as:
 Type of business or use, size or area of building &/or land to be occupied or altered by the use, construction or alteration details, number of employees, access, parking, storage details, sales, hours of operation, signage, etc.
 New use - agriculture use, storage, equipment, implements, etc.

Note: A separate, detailed, business overview or plan should be provided.

11. PONDS – NEW POND / EXISTING POND WORK – DREDGING, MAINTENANCE, REPAIR etc.

The following information is the minimum information that is required for pond construction or alteration/maintenance. Generally, a hydrology/hydrogeology report and/or an environmental impact assessment is also required.

Pond is: Proposed Existing
Use of Pond: Recreation Irrigation/farm Other _____
Water Source: Offline (Precipitation/run-off) Online (stream, groundwater)
Size of Pond: Water Surface Area _____ Depth of Water _____

Provide a description of the proposed pond related development:

Note: Additional construction details including inflow, outflow, emergency outflow, spillway details, type of construction, height and width of banks, erosion/sediment control measures, placement of excavated materials, and finished grading and landscaping should be shown on the submitted site plan and building details.

12. AGRICULTURAL DEVELOPMENT

Indicate and describe if your proposal involves agricultural land or uses such as:

On-farm Diversified Uses, Agricultural Related Uses, Dwelling Units Accessory to Agricultural Uses, New Dwelling in Agricultural Areas (near barns – MDS I), Livestock Facilities (MDS II), Equestrian Facilities (arenas, riding rings, events), Farm Ponds, Winery and Winery Events, 'Agricultural Purposes Only' (APO) lot creation:

Agriculture use for normal farm practices, tractor and implements storage, seed, cash crop needs, etc. Diversification in the future may include pumpkin growing and sales (agri-tourism)

Note: Additional detailed information may be required.

13. RADIO OR TELECOMMUNICATIONS FACILITY IN THE AREA OF THE NIAGARA ESCARPMENT PLAN

Provide a detailed description of the radio or telecommunications proposal including construction details/building plans and elevations (Please use additional pages or attachments as required):

Provide a justification and rationale, including reasons, argument and evidence in support of the radio telecommunications proposal. Depending on the nature of the proposal and/or characteristics of the property, supporting information such as Landscaping Plans, Visual Assessment Analysis, Erosion Control Plans, Grading Plans, Environmental Impact Studies, or A Needs Assessment/Site Alternatives Report may be required:

Note: This information in Section 13 is being collected in accordance with the Niagara Escarpment Commission's *Consultation Protocol for Radiocommunication and Broadcasting Antenna Systems in the Niagara Escarpment Plan Area*. A site visit to the property may be conducted to review this proposal, with notice to the applicant, in order to provide advice to Industry Canada on new radio and telecommunications facilities.

14. OTHER INFORMATION

Provide any additional information to clarify your proposal may be submitted here or on a separate attachment:

15. SIGNATURES

Personal information (i.e., name, address, phone, email) is being collected under the authority of the *Niagara Escarpment Planning and Development Act, RSO, 1990, as amended*, and will be used to process this application, which will include site visit, notifications, and in some cases appeals and hearings. Questions regarding the collection and use of this personal information should be directed to the Manager, Administration at the Georgetown Office phone, email and mailing address set out on the front page of this application form.

By signing this application form below, I consent to the collection of my personal information. **This application cannot be processed without the required signatures as set out below.**

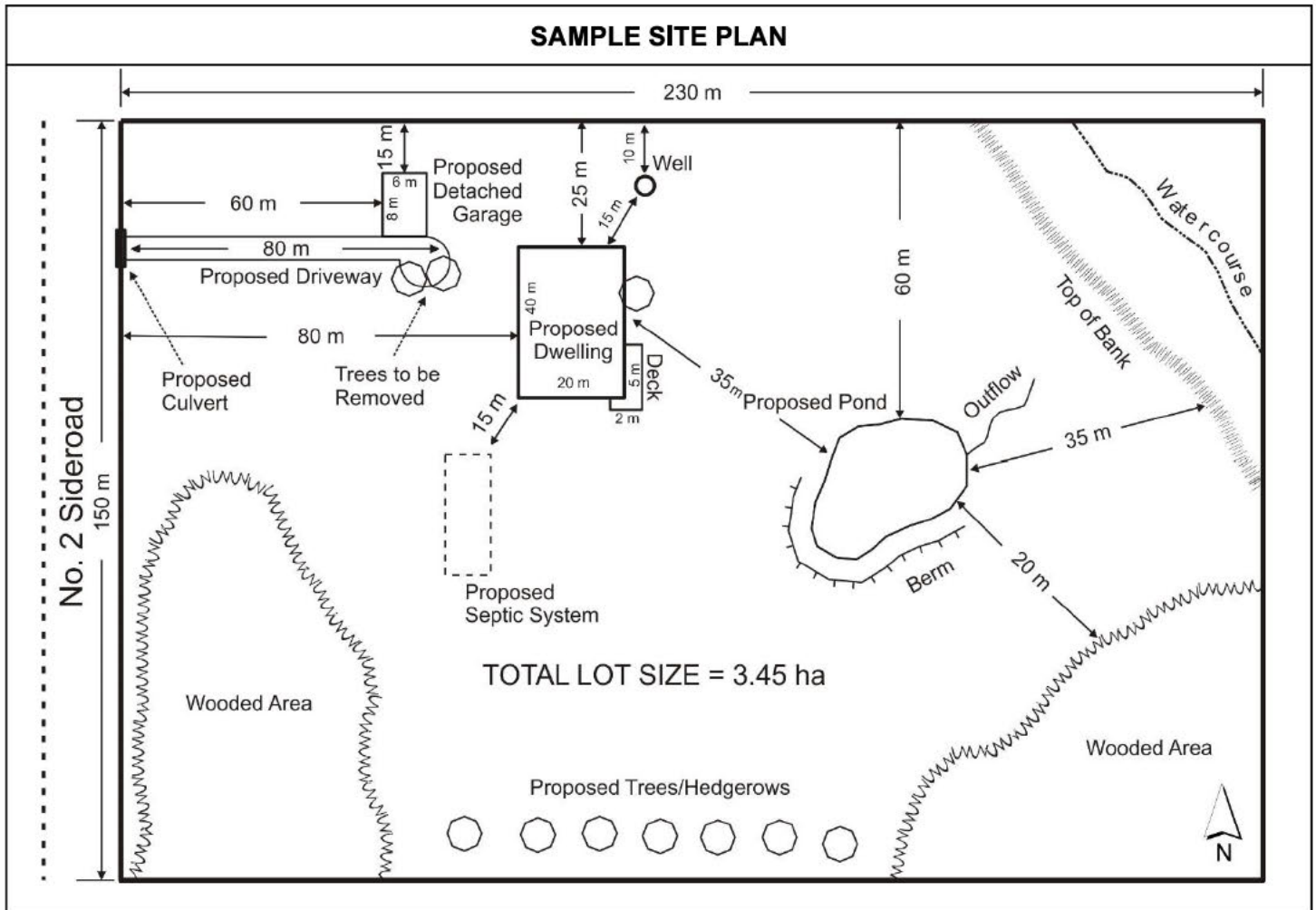
I CERTIFY THAT THIS STATEMENT IS TRUE AND CORRECT

OWNER(S): _____
(Required)

DATE: 6/25/21 _____

APPLICANT(S) or AGENT(S) _____
(if different from owner)

DATE: _____



An accurate Site Plan must be provided. The Site Plan may be drawn on a blank sheet; on an attached Survey, or by using mapping software (Ontario Make a Map etc.)

Please refer to the **SAMPLE SITE PLAN** above.

Your SITE PLAN must show the following information:

- Location of all proposed and existing development including:
 - existing and proposed main buildings, accessory buildings, facilities, structures;
 - driveway, septic system, well, hydro lines, parking areas;
 - proposed grading, cut and/or fill areas, berms, filling, retaining walls, culverts, etc.
- Measurements showing distance from all proposed development to:
 - front, side and rear lot lines;
 - streams, wetlands, ponds; woods, fence lines, cliff edges, top of slope or bank, etc;
 - nearest barn.
- Lot frontage and depth measurements and total size.
- If your application involves severance of a proposed new lot, show the location, dimension and size of the proposed lot in relation to the existing lot.
- North arrow (have the north portion of your lot located at the top of the page).



TREE REPORT FOR PROPOSED AGRICULTURAL BUILDING

Date: April 6, 2021

Applicants: [REDACTED]

Location: 6523 Milborough Line

Conc. 1 PT Lot 9

Burlington, ON.

I have been asked to do a tree report at the above noted location for the purpose of identification of plant material that would need to be removed to facilitate the construction of a 50' x 90' agricultural building on the property that would be located east of the existing two car garage. The area to be cleared is approximately 35m x 70m. This amounts to the area from the back wall of the garage eastwardly to the large *Acer saccharum* (Sugar Maple) located at 43°24'44.17"N 79°56'52.53"W.

In this area to be cleared there exists a large population of aggressive species of mainly *Lonicera morrowii* (Morrow Honeysuckle) (over 80% of total area), *Rhus typhina* (Staghorn Sumac), *Vitis* spp. (Wild grape) vines, along with some *Crataegus punctata* (Dotted Hawthorne) trees and invasive *Rhamnus cathartica* (European Buckthorne). I am also told that this area is infested with poison ivy.

With respect to caliper size trees, there are a number of hazardous dead or dying *Pinus sylvestris* (Scots Pine) (1), *Populus balsamifera* (Balsam Poplar) (3), and *Fagus grandifolia* (American Beech) trees (3), that will be removed. Also, to be removed there are 10 *Robinia pseudoacacia* (Black Locusts) ranging from 5cm to 25cm dbh, 6 *Prunus serotina* (Black Cherry) ranging from 5cm to 30cm dbh, and one *Acer saccharum* (Sugar Maple) (33cm dbh). Abutting and encroaching onto the south side of the garage are 3 large caliper *Picea glauca* (White Spruce) (50 cm dbh) and another *Picea glauca* (White Spruce) (37cm dbh) on the east side of the garage, which is also to be removed. There is a multi-stemmed (4) *Acer negundo* (Manitoba Maple) (62cm dbh combined) east of the garage that will be removed.

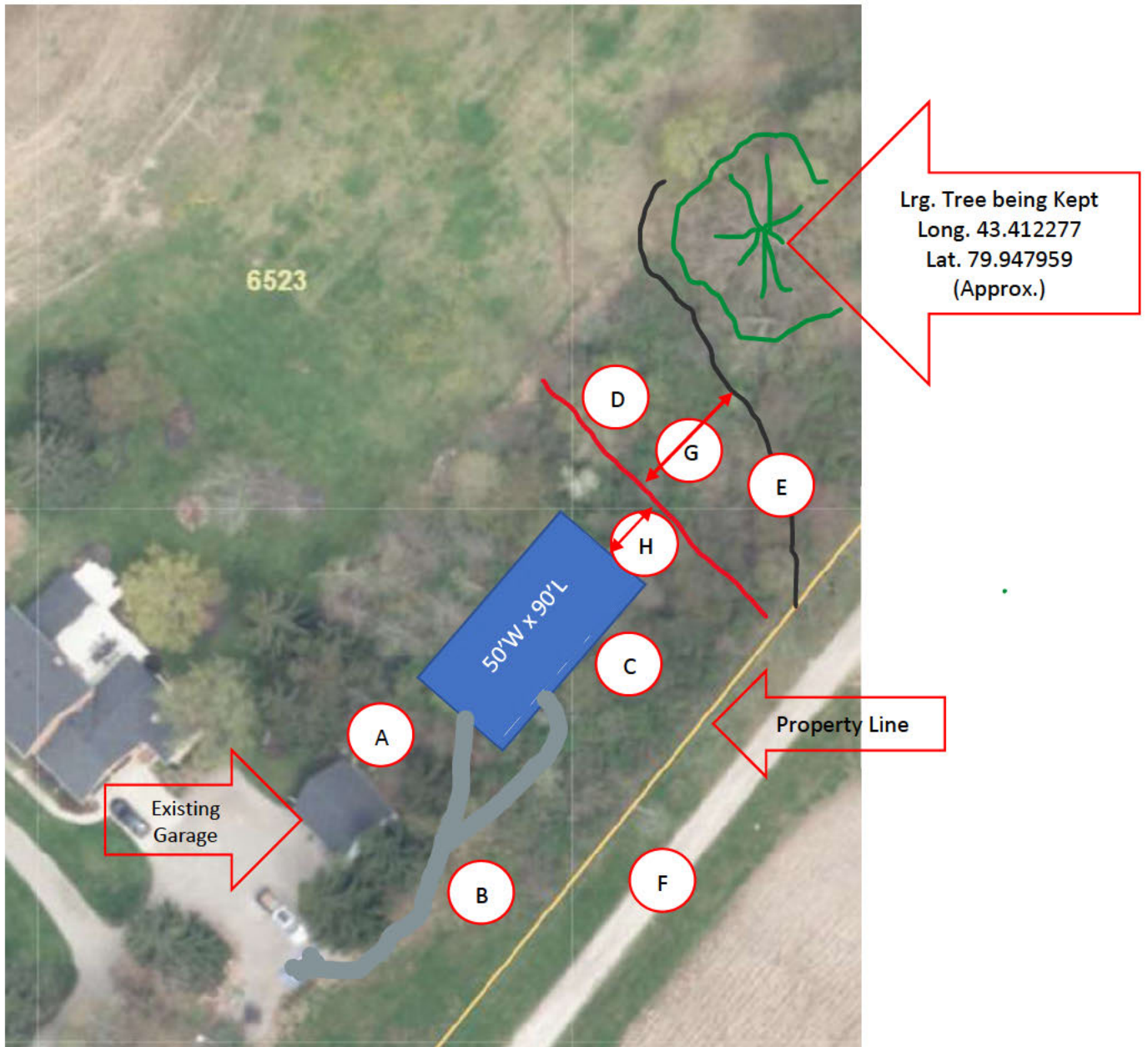
Interesting enough, there is a metal farm implement that I came across as I stumbled through the overgrown underbrush which implies that the area to be cleared was once a farm field that has been overtaken by the *Lonicera morrowii* (Morrow Honeysuckle) and other aggressive species.

If there are any questions or concerns with this report, please contact me.

Sincerely,

Contour Landscape Group Inc.

[REDACTED]
Michael De Athe
ISA Certified Arborist
ON-2028A



AGRICULTURE BUILDING LOCATION – APPLICATION – 6523 MILBROUGH LINE - BURLINGTON

- A. Back of existing garage to South-west wall of proposed agriculture (blue) building = 40ft / 12m
- B. Proposed new gravel driveway, extend from existing gravel driveway
- C. South side of proposed agriculture building 50ft / 15m from property line (yellow line)
- D. North-east side of proposed building to large tree canopy (environmental protection fencing) 79ft / 24m
- E. Shows where the environmental fencing will be located at canopy (drip line) of large tree being kept as part of build. Note: no tree removal past environmental fencing is not part of building plans or site alterations.
- F. Neighbours' driveway, South side of property.
- G. Area represented by "G" will only include removal of hazard trees (area between red and black line)
- H. Area to be cleared to accommodate agriculture build, from North-east side of building is approximately 30ft / 9m (or less if possible).