**Niagara Escarpment Commission**

232 Guelph St.
Georgetown, ON L7G 4B1
Tel: 906-877-5191
[www.escarpment.org](http://www.escarpment.org)­

# MINUTES OF M817/07-2022

**NIAGARA ESCARPMENT COMMISSION**

**VIA WEBEX DUE TO COVID-19 PANDEMIC**

**July 21, 2022**

## MEMBERS PRESENT:

B. Burton, M. Curley, J. Downey, G. Driedger, R. Gibson, L. Golden, J. Horner,

D. Hutcheon, G. Krantz, K. Lucyshyn, B. Mackenzie, D. McKinlay, P. McQueen,

R. Nicholson, J. Vida, A. Witteveen.

## REGRETS:

B. Clark.

## STAFF PRESENT:

J. Dungavell, K. Peters, L. Grbinicek, J. Muller, A. Laven, S. Dobbyn, N. Hayward,

K. Bannister, E. Vanderwal, L. Wang, W. Baldin, J. Olah, A. Bochenek.

## ALSO PRESENT:

S. Cooper, Natural Heritage and Land Use Planning Advisor, Ministry of Natural Resources and Forestry.

## MEETING CALLED TO ORDER 10:05 a.m.

Chair Rob Nicholson presided.

## INTRODUCTIONS:

The Chair welcomed the Commissioners, staff and participants to the first hybrid virtual/in person Commission meeting. He thanked staff for their work to enable and support the hybrid meeting format. The Manager provided the hybrid meeting procedures.

## LAND ACKNOWELDGEMENT:

The Chair read aloud the Land Acknowledgment.

## BUSINESS ARISING FROM PREVIOUS MEETINGS:

None.

## APPROVAL OF MINUTES – M816/06-2022

**M817R1/07-2022**

*Moved By: Witteveen*

*Seconded By: Hutcheon*

*“That the Commission minutes of May 19, 2022, be approved as written.”*

***Motion Carried***

**DISCUSSION:**

## None.

## MOTION FOR SPEAKERS

**M817R2/07-2022:**

*Moved By: McQueen*

*Seconded By: Lucyshyn*

*“That the persons representing the applications listed on the agenda be invited to address the Commission.”*

***Motion Carried***

## CONFLICTS OF INTEREST – Declaration of Conflicts of Interest

## None.

## DISCUSSION AGENDA: A and B PACKAGES

## (*Staff Reports, External submissions)*

## A2

**STAFF REPORT**

**Development Permit Application H/A/2020-2021/489**

6523 Milburough Line, Part Lot 9, Concession 1 NS

City of Burlington, Region of Halton

## PROPOSAL:

To construct a ± 418 sq m (± 4,500 sq ft) agricultural accessory structure (storage of farm equipment and seed), with a maximum height to peak of ± 8 m (± 26 ft), to

lengthen the existing laneway by ± 40 m (± 131 ft), and to recognize tree and vegetation clearing, on an existing 14.82 ha (35.6 ac) lot that supports an existing single dwelling, detached accessory structure (garage), and an agricultural use (field crop).

## RECOMMENDATION:

That the Niagara Escarpment Commission:

1. Refuse the proposal to construct an agricultural accessory structure within a key natural heritage feature due to the conflict with Part 2.7.2 of the Niagara Escarpment Plan (NEP)and require restoration of the cleared area through a restoration order.

Note:

-Amaraine Laven, Senior Strategic Advisor, presented and answered questions.

-Applicant presented and answered questions.

**R817R3/07-2022:**

*Moved By: Gibson*

*Seconded By: McKinlay*

*“Whereas 6523 Milburough Line, file H/A/2020-2021/489 has a current forest management plan and also agricultural lands outside the forest management plan,*

*Whereas the neglected agricultural lands within the proposed building site do not materially support the significant woodland feature within the forest management plan,*

*Be it resolved that this Commission approve the application with the following Conditions of Approval:*

1. *Development shall occur in accordance with the Terms and Conditions of the Development Permit.*
2. *The Development Permit shall expire three (3) years from the date it has been issued or once the development has been completed in accordance with the Development Permit.*
3. *No site alteration of the existing contours of the property including the placement or stockpiling of fill (i.e., excess or imported soil) on the property is permitted with the exception of that identified within the development envelope in accordance with the Final Site Plan.*
4. *No vegetation shall be cut or removed from the development envelope except for that identified within the development envelope in accordance with the Final Site Plan.*
5. *If development has commenced under this Development Permit, any/all disturbed areas of land or soil shall be re-vegetated and stabilized to the satisfaction of the Niagara Escarpment Commission on or before the date of expiry of the Development Permit.*
6. ***Prior to the issuance of a Development Permit by the Niagara Escarpment Commission****, an accurate and detailed* ***Final Site Plan*** *shall be submitted for Niagara Escarpment Commission approval. The following shall be included directly on the Plan:*
7. *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 include the name of the relevant individual or consultant who prepared the drawing;*
8. *Outline of the approved development envelope / extent of all disturbed areas;*
9. *Location of all existing and proposed structures, sewage disposal system, well/cistern, driveway, construction access / haul routes, exterior lighting, etc. showing setbacks from the property lines, wooded areas, etc.;*
10. *Grading, drainage, and fill management details 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.*
11. *The location and design of erosion and sediment control measures (e.g., fencing, blankets, rip-rap, temporary mulch / seeding), and limit-of-work construction or eco-protection fencing;*
12. *Identify the areas of existing vegetation to be retained indicated with appropriate vegetation protection measures, areas of vegetation to be removed, and the location of proposed plantings.*

*Development shall proceed in accordance with the details of the approved Final Site Plan*

1. ***Prior to the issuance of a Development Permit by the Niagara Escarpment Commission****, a* ***Final Vegetation Protection Plan*** *shall be prepared by a qualified professional, for the approval of the Niagara Escarpment Commission. The Plan shall address vegetation protection and mitigation requirements and shall include but not be limited to a detailed inventory, assessment, protection and mitigation measures in accordance with the standard practices of the implementing authority. The Plan shall include the following stipulations as well as details related to the following:*
2. *Prior to commencement of any construction, protective fencing shall be installed and inspected by a qualified person and confirmation of this shall be provided to the Niagara Escarpment Commission.*
3. *Any vegetation noted for protection and damaged from the construction process shall be reported and replaced; trees 150mm and over DBH (diameter at breast height) shall be replaced on a per caliper basis. Replacement shall be to the satisfaction of the Niagara Escarpment Commission.*
4. *Once the development has been completed, including all required mitigation measures, a letter certifying that the work has been completed in accordance with the approved Plan shall be provided to the Niagara Escarpment Commission by a qualified professional.*
5. *Best management practices for the removal of vegetation to minimize impacts to vegetation to be retained.*

*Development shall proceed in accordance with the details of the approved Final Vegetation Protection Plan. This Plan may be combined with the Landscape Plan and Invasive Species Management Plan.*

1. ***Prior to the issuance of a Development Permit by the Niagara Escarpment Commission****, a* ***Final Landscape Plan*** *shall be prepared by a qualified person, for Niagara Escarpment Commission and Region of Niagara approval. The Plan shall address all vegetation retention and planting requirements in accordance with the standard practices of the implementing authority. The Plan shall include planting within significant woodland buffer. The following stipulations shall be included directly on the Plan:*
2. *All new tree and shrub species (including seed mixes) shall be native to Ontario except where otherwise approved by the Niagara Escarpment Commission. Plant material shall be sourced from local plant nurseries; bush dug plant material is not acceptable.*
3. *Planting and the rehabilitation of all disturbed areas shall be completed on or before the date of expiry of the Development Permit to the satisfaction of the Niagara Escarpment Commission.*
4. *All plant material shall be guaranteed for 24 months following installation. All plant material found during this time to be dead or dying must be replaced with a size and species to the satisfaction of the Niagara Escarpment Commission.*
5. *Once the development has been completed, a letter certifying the landscaping / planting work has been completed in accordance with the approved Landscape Plan shall be provided to the Niagara Escarpment Commission by a qualified person.*
6. *The Landscape Plan should include a Landscape Construction Drawing in map form that locates all existing and proposed plantings within an approved area.*

*Development shall proceed in accordance with the details of the Final Landscape Plan. This Plan may be combined with the Vegetation Protection Plan and Invasive Species Management Plan.*

1. ***Prior to the issuance of a Development Permit by the Niagara Escarpment Commission,*** *the landowner shall submit for the approval of the Niagara Escarpment Commission and the Halton Region, an* ***Invasive Species Management Plan*** *to be prepared by a qualified professional. A Terms of Reference shall be submitted prior to the preparation of the Plan for approval by the NEC and Halton Region. Activities shall proceed in accordance with the details of the Final Invasive Species Management Plan. This Plan may be combined with the Vegetation Protection Plan and Landscape Plan.*
2. ***Prior to the issuance of a Development Permit by the Niagara Escarpment Commission,*** *the landowner shall submit for the approval of the Niagara Escarpment Commission,* ***Final Construction Details*** *for the proposed development, including exterior elevations, total floor area, floor plans, height to roof peak from lowest grade, and any exterior lighting. Exterior lighting is to be minimal, subdued, of low height, and downward directed.*
3. ***Prior to the commencement of any development****, erosion and sediment control measures (e.g., fencing, blankets, rip-rap), and vegetation protection fencing shall be implemented and maintained as shown on the* ***Final Site Plan*** *until all disturbed areas are stabilized. It is the responsibility of the landowner to implement, monitor and maintain all erosion and sedimentation control measures and vegetation protection fencing in good condition until vegetative cover has been successfully established and the development is completed.*
4. *Site preparation and vegetation removal shall not occur between March 15 and November 30, inclusive, of any given year, to ensure protection of habitat within bird and bat breeding season.*
5. *Stockpiled material at the dripline of the significant woodland is to be removed and appropriately disposed of.*
6. *Conditions 6, 7, 8, 9, and 10 must be fulfilled within eighteen (18) months (1.5 years)**from the date of confirmation of the Commission’s decision or this conditional approval shall lapse, and a Development Permit will not be issued.*

***Advisory Notes:***

1. *A Development Permit does not relieve the permit holder of any other permission (e.g., Ontario Building Code, Conservation Authorities Act, Endangered Species Act, etc.). A Niagara Escarpment Commission Development Permit is required prior to the issuance of any other permission. A “No Objections Letter” is required by Conservation Halton prior to the commencement of development, per comments dated August 20, 2021.*
2. *The Niagara Escarpment Commission supports the protection of the night sky from excessive lighting and recommends the applicant obtain information on the use and operation of appropriate lighting fixtures in keeping with dark sky approaches.*
3. *The Regional Municipality of Halton advises that the entire property is identified as having archaeological potential. The proponent is cautioned that during development activities, should archaeological materials be found on the property, the Ontario Ministry of Tourism and Culture and Sport should be notified immediately (416-212-8886 or* *archaeology@ontario.ca**)**. In the event that human remains are encountered during construction, the proponent should immediately contact the appropriate authorities (police or coroner) and all soil disturbance must stop to allow the authorities to investigate and the Registrar of Cemeteries to be consulted.”*

***For the Motion: 14 votes***

*Burton, Curley, Driedger, Gibson, Golden, Horner, Hutcheon, Krantz, Lucyshyn, Mackenzie, McKinlay, McQueen, Vida, Witteveen.*

***Against the Motion: 0 votes***

*None.*

***Motion Carried***

**DISCUSSION:**

The Commission noted that the applicant has a managed forest plan in place for the subject property, and that invasive species management is part of that plan. The area of forest to be removed to accommodate the agricultural building was noted to primarily contain invasive species.

## A1

## STAFF REPORT

**DEVELOPMENT PERMIT APPLICATION H/C/2021-2022/787**

9459 Guelph Line, Part Lot 9, Concession 4

Town of Milton, Region of Halton

### PROPOSAL:

To implement a new use (warehousing and commercial storage) within an existing ±1,394 sq m (15,000 sq ft) vacant industrial building on an existing 4.82 ha (11.9 ac) lot that supports a single dwelling.

### RECOMMENDATION:

That the application be **refused** for the following reasons:

**REASONS FOR REFUSAL H/C/2021-2022/787**

1. The proposed development is not a permitted use in the Escarpment Rural Area or Escarpment Natural Area.
2. The subject proposal is contrary to the purpose and applicable objectives of the NEP.
3. The proposed development conflicts with Sections 1.1.3.1 and 1.1.5.2 of the Provincial Policy Statement.
4. The proposed development is not supported by the Town of Milton or the Regional Municipality of Halton.

Note:

-Joe Muller, Senior Strategic Advisor, presented and answered questioned.

-Claire Riepma, Applicant’s agent, presented and answered questions.

**M817R4/07-2022:**

*Moved By: Driedger*

*Seconded By: McKinlay*

*“That the Commission approve the staff recommendation to refuse the application. “*

**For the Motion: 4 votes**

Driedger, Golden, Mackenzie, McKinlay.

**Against the Motion: 11 votes**

Burton, Curley, Downey, Gibson, Horner, Hutcheon, Krantz, Lucyshyn, McQueen, Vida, Witteveen.

***Motion Defeated***

**BREAK**: 12:05 p.m. to 12:20 p.m.

**M817R5/07-2022:**

*Moved By: McQueen*

*Seconded By: Lucyshyn*

*“That the commission directs that consideration of the application be deferred so that the NEC staff can work with the applicant and other agencies to further evaluate the impacts of the proposed use under the permitted uses of Part 1 and development criteria of Part 2 of the Niagara Escarpment Plan. “*

**For the Motion: 13 votes**

Burton, Curley, Downey, Driedger, Gibson, Golden, Horner, Hutcheon, Krantz, Lucyshyn, McKinlay, McQueen, Vida.

**Against the Motion: 0 votes**

***Motion Carried***

Note: due to technical issues, Commissioners Mackenzie and Witteveen did not vote.

**DISCUSSION:**

Some Commissioners noted that other applications for this property came forward in the last several years. The Commission discussed the policy interpretation that an existing use must not cease for more than two years in order to keep its status. Staff advised that the two-year timeframe for existing continuous use was taken from the Environmental Review Tribunal precedent set through a hearing for a different application.

Some Commissioners noted that finding an acceptable use for the existing building is preferred, rather than having it continue to sit vacant and unused.

The Commission requested additional information of the proposed use to make a decision and recommended that the applicant discuss permitted uses with staff and revise the application accordingly.

## A3

**STAFF REPORT**

**Development Permit Application G/R/2020-2021/606**

235474 Grey Road 13, Part Lot 8, Concession 4 South

Municipality of Grey Highlands, Grey County

### PROPOSAL:

To establish a bed and breakfast within an existing ± 4,500 ft2 (418 m2) structure that includes eight ± 180 ft2 (16 m2) private rooms and a 520 ft2 (48 m2) common area (kitchen / lounge), on a 0.23 ha (0.59 ac) existing lot supported by private servicing.

### RECOMMENDATION:

That the application be **refused** for the following reasons:

1. The proposal does not meet the applicable policies to establish a bed and breakfast within the structure.
2. Given the lengthy cessation of the motel use, the NEP existing use policies do not allow for the reinstatement of the motel use.
3. The Municipality of Grey Highlands does not support the application.

## Note:

-Nick Hayward, Senior Planner, presented and answered questions.

-Applicant presented and answered questions.

**M817R6/07-2022:**

*Moved By: McKinlay*

*Seconded By: Lucyshyn*

*“That the Commission defer the application until the next meeting to provide the applicant time to bring forward additional information for staff consideration.”*

**For the Motion: 12 votes**

Downey, Driedger, Golden, Horner, Hutcheon, Krantz, Lucyshyn, Mackenzie, McKinlay, McQueen, Vida, Witteveen.

**Against the Motion: 3 votes**

Burton, Curley, Gibson.

***Motion Carried***

**DISCUSSION:**

Commissioner Hutcheon moved the staff recommendation. The motion was not seconded, and subsequently withdrawn.

The Commission again raised the issue of continuous use, noting that renovations should be considered part of a continued use for a motel or bed and breakfast. It was also noted that the COVID-19 pandemic may have limited the landowners from operating the business, which may have impacted continuous use of the property.

A Commissioner noted that the applicant applied for a bed and breakfast, and it does not meet the definition of a bed and breakfast. It was noted that the building is a set up as a motel.

## A4

**STAFF REPORT**

**Development Permit Application M/R/2021-2022/689**

East Part Lot 22, Concession 1 West of Hurontario Street

Township of Mulmur, County of Dufferin

### PROPOSAL:

To undertake the following on a vacant 5.4 ha (13.3 ac) existing lot:

* construct a two-storey plus walkout, ± 716 m2 (7,707 ft2) single dwelling (including walk-out basement and attached garage) with a height-to-peak of ± 12.2 m (40 ft);
* install a private sewage disposal system; and,
* construct a ± 160 m (524.9 ft) driveway and a ± 149 m2 (1,600 ft2) parking area.

Note: Grading is required for the dwelling, driveway, and parking area. This application seeks to recognize some site alteration and grading that has already occurred.

### RECOMMENDATION:

That the application be **approved** subject to the following Conditions of approval:

* + - 1. Development shall occur in accordance with the Terms and Conditions of the Development Permit.
			2. The Development Permit shall expire three (3) years from the date it has been issued or once the development has been completed in accordance with the Development Permit.
			3. No site alteration of the existing contours of the property including the placement or stockpiling of fill (i.e., excess or imported soil) on the property is permitted with the exception of that identified within the development envelope in accordance with the Final Site Plan.
			4. No vegetation shall be cut or removed from the development envelope except for that identified within the development envelope in accordance with the Final Site Plan.
			5. If development has commenced under this Development Permit, any/all disturbed areas of land or soil shall be re-vegetated and stabilized to the satisfaction of the Niagara Escarpment Commission on or before the date of expiry of the Development Permit.
			6. **Prior to the issuance of a Development Permit by the Niagara Escarpment Commission**, an accurate and detailed **final site plan** shall be submitted for Niagara Escarpment Commission approval. The following stipulation shall be included directly on the Plan:
1. The final site plan shall be prepared by a qualified professional;
2. 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 include the name of the relevant individual or consultant who prepared the drawing;
3. Outline of the approved development envelope / extent of all disturbed areas;
4. Location of all existing and proposed structures, sewage disposal system, well/cistern, driveway, construction access / haul routes, exterior lighting, etc. showing setbacks from the property lines, any watercourses or water features, top / bottom of slope, wooded areas, etc.;
5. Grading, drainage, and fill management details 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.
6. The location and design of erosion and sediment control measures (e.g., fencing, blankets, rip-rap, temporary mulch / seeding), and limit-of-work construction or eco-protection fencing.

Development shall proceed in accordance with the details of the approved final site plan.

* + - 1. **Prior to the issuance of a Development Permit by the Niagara Escarpment Commission**, a **final landscape plan** shall be prepared by a qualified person, for Niagara Escarpment Commission approval. The plan shall include plantings specified by the NEC landscape architect to provide visual screening of the dwelling, and additional plantings to provide a buffer with the sand and gravel pit along the northern property line. The plan shall address all vegetation retention and planting requirements in accordance with the standard practices of the implementing authority. The following stipulations shall be included directly on the Plan:
1. All new tree and shrub species (including seed mixes) shall be native to Ontario except where otherwise approved by the Niagara Escarpment Commission. Plant material shall be sourced from local plant nurseries; bush dug plant material is not acceptable.
2. Planting and the rehabilitation of all disturbed areas shall be completed on or before the date of expiry of the Development Permit to the satisfaction of the Niagara Escarpment Commission.
3. All plant material shall be guaranteed for 24 months following installation. All plant material found during this time to be dead or dying must be replaced with a size and species to the satisfaction of the Niagara Escarpment Commission.
4. Once the development has been completed, a letter certifying the landscaping / planting work has been completed in accordance with the approved Landscape Plan shall be provided to the Niagara Escarpment Commission by a qualified person.
5. At the end of the 24-month plant material guarantee period, a letter certifying the plant material has survived or has been replaced in accordance with the approved Landscape Plan shall be provided to the Niagara Escarpment Commission by a qualified person.

Development shall proceed in accordance with the details of the final landscape plan.

* + - 1. **Prior to the issuance of a Development Permit by the Niagara Escarpment Commission,** the landowner shall submit for the approval of the Niagara Escarpment Commission, **final construction details** for the proposed development, including exterior elevations, total floor area, floor plans, height to roof peak from lowest grade, colour and type of exterior cladding (to be subdued and natural in colouration) and any exterior lighting.

Development shall proceed in accordance with the details of the approved final construction details.

* + - 1. **Prior to the issuance of a Development Permit by the Niagara Escarpment Commission,** a completed Stage 1/2 archaeological assessment must be submitted to the Niagara Escarpment Commission confirming that no further archaeological work is required, and the report must be accepted into the Ontario Public Register of Archaeological Reports.
			2. **Prior to the issuance of a Development Permit by the Niagara Escarpment Commission,** the landowner/applicant shall enter into an agreement with Mulmur Stone Inc. that states that the owner, tenant, lessee, or an occupant of the subject property (East Part Lot 22, Concession 1 West of Hurontario Street, Township of Mulmur, County of Dufferin, ARN 221600000603900) shall not make any complaints or claims arising from the operation of the sand and gravel pit owned by Mulmur Stone Inc., located at 678087 Centre Road (East Part Lot 22, Concession 1 West of Hurontario Street and West Part Lot 22, Concession 1 East of Hurontario Street, Township of Mulmur, County of Dufferin, ARN 221600000603910) shall not be required to make any change to the operation (including future operations) as a result of or in response to any such complaint or claim. The landowner/applicant 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.
			3. Site preparation (not already undertaken) and vegetation removal shall not occur between **April 1** and **July 31**, inclusive, of any given year, to ensure protection of habitat within bird breeding season.
			4. **Prior to the commencement of any development**, erosion and sediment control measures (e.g., fencing, blankets, rip-rap), and/or vegetation protection fencing shall be implemented and maintained as shown on the **final site plan** until all disturbed areas are stabilized. It is the responsibility of the landowner to implement, monitor and maintain all erosion and sedimentation control measures and vegetation protection fencing in good condition until vegetative cover has been successfully established and the development is completed.
			5. Conditions **6, 7, 8, 9 and 10** must be fulfilled within eighteen monthsfrom the date of confirmation of the Commission’s decision or this conditional approval shall lapse and a Development Permit will not be issued.

**Advisory Notes**

1. A Development Permit does not relieve the permit holder of any other permission (e.g., Ontario Building Code, Endangered Species Act,etc.). A Niagara Escarpment Commission Development Permit is required prior to the issuance of any other permission.
2. The Niagara Escarpment Commission supports the protection of the night sky from excessive lighting and recommends the applicant obtain information on the use and operation of appropriate lighting fixtures in keeping with dark sky approaches.
3. Should deeply buried archaeological remains/resources be found on the property during construction activities, the Heritage Operations Unit of the Ontario Ministry of Heritage, Sport, Tourism, and Culture Industries shall be notified immediately. In the event that human remains are encountered during construction, the owner shall immediately notify the police.

## Note:

-Kim Peters, Manager, presented and answered questions.

-Neighbour presented and answered questions.

-Applicant was present and answered questions.

**M817R7/07-2022:**

*Moved By: Downey*

*Seconded By: Curley*

*“That Niagara Escarpment Commission approve the application, subject to the Conditions of Approval listed above.”*

**For the Motion: 13 votes**

Burton, Curley, Downey, Driedger, Gibson, Horner, Hutcheon, Krantz, Lucyshyn, McKinlay, McQueen, Vida, Witteveen.

**Against the Motion: 1 vote**

Mackenzie.

***Motion Carried***

Note: due to technical issues, Commission Golden did not vote.

**DISCUSSION:**

Commissioner Mackenzie strongly encouraged the applicant to consider using green infrastructure and minimize hard surface area to protect ground water recharge, and recommended that staff discuss use of green infrastructure with applicants going forward. It was noted that use of green infrastructure is not a legislated requirement. A Commissioner advised that several municipalities have climate change actions plans to assist with green infrastructure.

Commissioner Horner thanked the neighbour, noting appreciation of citizens who actively protect the Niagara Escarpment.

## CONSENT AGENDA/ITEMS MOVED FOR DISCUSSION:

Information only Items

G1 Director Approvals and Dashboard for May and June 2022

G2 Appeals and Hearings Status Chart as of June 30, 2022

G3 Director’s Report for May and June 2022

G4 Plan Amendments Status Update as of June 30, 2022

**M817R8/07-2022:**

*Moved by: Driedger*

*Seconded by: Gibson*

*“That the Commission receive Consent Agenda information items.”*

***Motion carried***

**DISCUSSION:**

None.

**NEW BUSINESS**

Commissioner McKinlay requested that staff provide an update on how the NEP can support or implement the Bill 108, More Homes, More Choice Act while upholding the core objectives of the NEP, and also discuss how municipalities are meeting the government direction.

A Commissioner inquired about making the posting of notices advising of development permit applications mandatory. Staff noted that posting the notices is voluntary and requires a legislative amendment to make the posting mandatory.

Commissioner Downey advised that at the Caledon Town Council meeting held on July 19, 2022, the Council adopted a motion requesting that the province consult with municipalities that fall within the Niagara Escarpment Plan Area on providing effective enforcement tools to deal with illegal land uses, including enabling municipalities to undertake enforcement of the Niagara Escarpment Planning and Development Act in the NEC’s Development Control Area. The Town’s concerns resulted from a fatal fire involving an illegal rental unit on land in the Niagara Escarpment Plan Area.

## ADJOURNMENT

**M817R9/07-2022**

*Moved By: McKinlay*

*“That this meeting be adjourned.”*

***Motion Carried***

Time of Adjournment: 2:20 p.m.

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Rob Nicholson

Chair