**APPENDIX 1**

A1 Staff Report

Date: February 20, 2025

File: N/R/2022-2023/444

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# Development Permit Application:

N/R/2022-2023/444

Property Legal Address:

1490 Pelham Road, Pelham

Part Lot 2, Concession 1

Town of Pelham, Regional Municipality of Niagara

ARN 27320100070040000000

Property Owner: REDACTED

Applicant: REDACTED

**Executive Summary**

Staff are recommending refusal of the proposed second dwelling at 1490 Pelham Road. The subject lands are designated as Escarpment Protection Area in the Niagara Escarpment Plan (NEP) (Appendix 1). The proposed new dwelling would be a second dwelling on the property, which is not a permitted use in the Escarpment Protection Area (Part 1.4.3 of the NEP).

The existing 2.71 ha (6.71 ac) lot currently contains a Serviced Dwelling (the “Serviced Dwelling”) and an un-serviced cottage (the “Cottage”) with various minor accessory structures. The property was two separate lots owned by members of the same family. The lots merged into a single lot in 2005, when the applicant acquired the lots. The applicant is proposing to demolish the Cottage and to build a second serviced dwelling on the property.

Part 1.4.3 permits *existing uses* in the Escarpment Protection Area. The applicant contends that the existing Cottage has been used for habitation, and the proposed new second dwelling would be a continuation of that use. However, NEC staff are of the opinion that construction of a second serviced dwelling is not an *existing use* underthe NEP for the following reasons:

* The Cottage has never had indoor plumbing or indoor sanitary facilities, therefore does not meet the NEP definition of *dwelling unit.*
* The applicant has not satisfactorily demonstrated that the Cottage has been used as a *dwelling unit* without interruption, since at least, 12 June 1985, the day of approval of the NEP.

At this time, the applicant has not submitted plans with the level of detail needed for NEC staff to thoroughly consider Part 2, Development Criteria policies.

# Recommended Motion

*That the Development Permit application be refused as the proposed development does not conform with Part 1.4.3 of the Niagara Escarpment Plan.*

# 1.0 Proposal

To undertake the following on an existing 2.71 ha (6.71 ac) lot that supports a single dwelling, accessory buildings, and private servicing:

* To construct a new two storey ± 232.3 sq. m (2,500 sq. ft) second dwelling with a maximum height to peak of ± 8.5 m (28 ft), and
* To install a new second septic system and cistern.

Note: The proposed demolition of the existing ±64.1 sq. m (±690 sq. ft) Cottage, outhouse and two accessory buildings (storage sheds) are exempt from requiring a Development Permit under Section 5.20 of R.R.O. 1990, Regulation 828.

# 2.0 Niagara Escarpment Plan Designation

Escarpment Protection Area

# 3.0 Site Description

The subject lands are approximately 2.71 hectares (6.71 ac) in size and located at the southeast corner of Pelham Road and Effingham Road in the Town of Pelham. The property has approximately 50 metres frontage on the south side of Pelham Road and 180 metres along the east side of Effingham Road.

Surrounding lands to the north and immediately east are predominately agricultural with a few rural residential lots. Lands to the south and further to the east are steeply sloped, wooded areas, bordering on Short Hills Provincial Park, a Niagara Escarpment Park and Open Space System (NEPOSS).

The north portion of the subject property supports the Serviced Dwelling on private servicing and is accessed via a driveway from Pelham Road.

In the southwest portion of the subject property are buildings and structures associated with the former homestead, including an open storage (driveshed), barn, sheds, an outhouse (not in use) and the Cottage. These buildings are accessed via an existing driveway from Effingham Road.

NEC and agency mapping identify key hydrologic and natural features on the lands including:

* Minor escarpment slope
* Toe of Escarpment
* Significant woodlands
* Ground water protection area – quality
* Richardson Creek Sub-watershed – Highly Vulnerable Aquifer

# 4.0 Background

The application proposes to demolish existing buildings associated with a former homestead, and to construct a new second two storey ± 232.3 sq. m (2,500 sq. ft) dwelling serviced by a new septic system and cistern. Access would be via the existing driveway from Effingham Road.

Based on a history and timeline provided by the applicant, the subject property now known municipally as 1490 Pelham Road, was at one time, two separate lots owned by members of the same family. The lots merged into a single lot in 2005, when the applicant acquired the lots from the estate of a family member. Under the *Planning Act*, when two or more abutting properties are held in common ownership, they merge under a single property (merger on title).

The Serviced Dwelling was constructed in 1955 and was intended to be the primary family dwelling for the merged lot (formerly two lots). It is currently occupied by the applicant and was renovated in 2011 (seeApplicationN/R/2010-2011/358 below for more information).

The applicant contends that from the 1960’s until 2005, when he acquired the two lots, the Cottage continued to be occupied and used by family members as a residence, in parallel with the Serviced Dwelling, and later for visitor accommodation. Since 2005, the Cottage has been used as a seasonal bunkie, playhouse for young kids and for storage.

The Cottage has never had plumbing, or indoor bathroom facilities and instead was serviced by an outhouse.

Site photos (Appendix 8) from October 2024 show the Cottage to be in poor condition. The outhouse (unused) remains on the property.

## 4.1 Policy and Studies

Permitted uses (Parts 1.4.3.3 and 1.4.3.4) for Escarpment Protection Areas are key to the review of this application. At this time, Development Criteria under Part 2 of the NEP have not been fully addressed, but a preliminary assessment has been undertaken for General (Part 2.2) and Existing Uses (Part 2.3).

The applicant has not undertaken any studies to support this application.

# 5.0 Related Files

The following related files provide further background and context for the current application.

**N/R/2010-2011/358** –On September 8, 2011, a NEC permit was issued for the construction of a 2-storey 139.35 sq m (1,500 sq ft) accessory building (garage and storage) on an existing 2.7 ha (6.7 ac) lot that supports a single dwelling and several old accessory structures. Interior renovations to the dwelling and construction of a deck were deemed exempt. Based on an October 2024, site visit, it appears the garage was never constructed. (see Appendix 6)

**N/R/1996-1997/104** – On April 3, 1997, a Notice of Decision was issued for the construction of a 2-storey single dwelling to a maximum size of 279 sq m (3,000 sq ft) and maximum height 2-storey and 9.1 m (30 ft) and a new septic system. The application stated that existing structures include a former cottage (not used in recent years), a barn with lean-to, a chicken coop, and a small garage on a 1.4 ha (3.4 acre) lot. Conditional approval lapsed and no permit was issued. (see Appendix 5)

Note: In 1997 the property was two separate lots, and the proposed dwelling would have been a single dwelling on, the then, existing lot of record.

# 6.0 Summary of Agency Comments

Note agency comments are provided in **Appendix 4**.

## 6.1 Town of Pelham:

The Regional Official Plan Core Natural Heritage mapping designates the following features on the property:

• Significant woodlands;

• Groundwater protection - quality; and,

• Tertiary watersheds.

The Town noted that the proposed second dwelling appears to be located outside of the significant woodland feature, but within the groundwater protection and tertiary watershed areas. Town staff advised that the proposed second dwelling should not negatively impact the Escarpment’s natural and rural character.

Town staff were unable to find evidence that substantiated the applicant’s contention that two dwelling have existed on this property since 1995. The Town has no record of when the dwelling(s) was constructed. Municipal Property Assessment Corporation (MPAC) records indicate one residential dwelling on the property (not two), which was constructed in 1955. Town staff are aware that in 2011 the existing two-storey dwelling underwent a major renovation as part of NEC permit 10060/N/R/2010-2011/358. The drawings submitted as part of that application identified the Cottage as a “shed” and accordingly Town staff question the continued use of this building dwelling. Town staff encouraged the Commission to ensure that the property has historically contained two dwellings and that the objectives of the Escarpment Protection Area are satisfied as well as the development criteria.

The Town’s Zoning by-law is not in effect because the lands are subject to the NEP. However, Town staff note that the Town’s Official Plan and new Comprehensive Zoning By-law 4481(2022) set regulations for the construction of detached second dwelling units. Second dwelling units are intended to provide affordable housing opportunities, are to be accessory to a primary residential use and are permitted to have a maximum floor area of 93sq m (1,000 sq ft) when located outside of the Town’s urban boundary. The proposed 2,500 sq ft dwelling is significantly larger than what is permitted by the Town’s Zoning By-law. Town planning staff do not object to the application subject to any conditions of the NEC, Niagara Peninsula Conservation Authority (NPCA), and/or Niagara Region and that the applicant:

* Undertake a Stage 1 – 2 Archaeological Assessment.
* Obtain Building Permit approval.

## 6.2 Region of Niagara:

The Niagara Official Plan, 2022 designates the lands as ‘Specialty Crop Area’. Regional staff note that the subject property is not currently used for agricultural operations and has been used for residential purposes since before December 16, 2004. In Speciality Crop Areas, the Niagara Official Plan 2022 permits single detached dwellings and accessory structures on existing lots of records that were permitted through other regulation (i.e., NEP and NEC Development Control) as of December 16, 2004, as well as “all existing uses lawfully used for such purpose prior to December 16, 2004”.

While the Niagara Official Plan currently does not make provision for a second dwelling unit in prime agricultural/specialty crop areas, recent amendments to the Provincial Planning Statement, 2024 (PPS) would allow it in areas outside of the NEP (see PPS analysis below). The Niagara Official Plan would not prohibit a second dwelling unit as a temporary garden suite (e.g., accessory to the single detached dwelling) in accordance with the temporary use provisions of the *Planning Act*.

The subject lands are within the Region’s Natural Environmental System (NES) the following identified as being present on the lands:

* Significant woodland
* Hydrologically sensitive area.

Regional staff note that the proposed development encroaches into a significant woodland area within the Region’s Natural Environmental System (NES), and that the proposed septic system must be located outside hydrologically sensitive area.

Regional staff note that the proposal is in conformity with Provincial and Regional policies and do not object to the proposed application, subject to the comments below and satisfaction of NEC requirements, and that the applicant:

* Undertake a Stage 1 – 2 Archaeological Assessment (and any subsequent assessments, if applicable).
* Obtain a Septic System approval.
* Obtain an Entrance Permit for access to Effingham Street.

**6.3 Niagara Peninsula Conservation Authority (NPCA):**

NPCA staff have identified a hazard slope as being present on the subject property. Hazard Lands are considered to be part of the NPCA’s regulated areas.

To complete their review of the proposed development, NPCA staff has requested a Grading Plan, showing the scope/extent of grading activities in relation to the toe of slope hazard on the property. Depending on the proximity of the development to the hazard slope, a technical study by a qualified Geotechnical Engineer may be required.

# 7.0 Planning Analysis

## 7.1 Overview:

The following planning analysis considers relevant policies of the NEP, with emphasis on permitted uses of Escarpment Protection Areas under Part 1.4.3 of the NEP. At this time, only a preliminary analysis has been undertaken for General (Part 2.2) and Existing Uses (Part 2.3). Full consideration of Part 2 policies would require the applicant to submit detailed plans, drawings and technical studies. NEC staff would not require the applicant to undertake the additional work where an application does not meet Part 1 policies, as it would be an added expense for the applicant.

## 7.2 NEP 1.4.3 Permitted Uses in Escarpment Protection Area

NEP Part 1.4.3.3 and 1.4.3.4 permits e*xisting uses and single dwellings,* respectively,in Escarpment Protection Areas. Detached secondary *dwelling units* are not a permitted use in Escarpment Protection Areas, unless it can be demonstrated the detached secondary *dwelling unit* is an e*xisting use* under the NEP.

### 7.2.1 Analysis:

The proposal for a secondary *dwelling unit* does not meet the definition of an *existing use.*

The NEP defines *existing use* as:

The legal use of any land, building or structure for a purpose that is not otherwise listed as a permitted use under the applicable designation in the Niagara Escarpment Plan, and that was:

1. existing on the day of approval of the Niagara Escarpment Plan, June 12, 1985; or
2. approved in accordance with the provisions of the Niagara Escarpment Plan since June 12, 1985 but prior to the date of any amendment to this Plan under which the use ceased to be a permitted use; or
3. existing, in an area added to the Niagara Escarpment Plan at the date of the approval of the amendment to this Plan that added the lands to this Plan;

provided that the existing use has continued without interruption after the effective date as set out under a), b), or c).

The subject property was at one time, two separate lots owned by members of the applicant’s family. The lots merged into a single lot in 2005, when the applicant acquired the lots from the estate of a family member. The Serviced Dwelling was constructed in 1955 and was intended to be the family’s primary dwelling. It is currently occupied by the applicant.

The Cottage does not meet the definition of a *dwelling unit*, which is defined as “one or more habitable rooms with a private entrance and designed for the use of one household in which **sanitary** and kitchen facilities are provided for the exclusive use of such household*”.* It does not have and has never had, plumbing or indoor sanitary facilities. Instead, it has relied on an outhouse which remains on the property (unused).

Further, documents submitted in 2011 to support a previous NEP Development Permit application did not identify the Cottage as a *dwelling unit*. The Site Plan attached to the 2011 Permit labeled the Cottage as a “shed”. See Appendix 6 for Permit N/R/2010-2011/358.

In 1997, REDACTED, the then owner, pursued a Development Permit under Application N/R/1996-1997/104 to construct a 2-storey 270 sq m (3,000 sq ft) *single dwelling* with septic system on the 1.4 ha (3.4 ac lot). At that time, the two lots were held under separate ownership, and a *single dwelling* would have been permitted on the, then, existing lot of record as the Cottage was not considered a *dwelling unit*. Furthermore, the Application Form stated that the Cottage “has currently no bathroom facilities or plumbing”. See Appendix 5 for Notice of Decision N/R/1996-1997/104. The NEC’s condition approval lapsed, and no permit was issued.

The Cottage has not been used as a dwelling without interruption since June 12, 1985. The applicant contends that from 1955 to 1970 the Cottage continued to be used by family as additional living space. From the 1970’s to until 2005, the Cottage was used a temporary visitor accommodation. Since 2005, when the applicant acquired the subject property, the Cottage has been used as a seasonal bunkie, playhouse for young kids and for storage. NEC staff are of the opinion that the Cottage is in and has been in a poor state of repair (uninhabitable) for some time, based on photos obtained during a site visit in October 2024 (See Appendix 8).

The proposal does not meet the definition of *existing use* in the following ways:

1. It has not been demonstrated that the cottage met the definition of a *dwelling unit* as of June 12, 1985;
2. It has not been demonstrated that the cottage continued to be habituated without interruption since June 12, 1985.

The definition of *dwelling unit* and *existing use* have not been met.

## 7.4 NEP Part 2.2.7 Single Dwellings

Part 2.2.7 stipulates that only one *single dwelling* is permitted on each *existing lot of record* in the Escarpment Natural, Escarpment Protection and Escarpment Rural Area designations, unless a second *single dwelling* is, in the opinion of the *implementing authority*, the only viable way to conserve the *heritage attributes* of an *existing single dwelling*; and

1. the existing *single dwelling* is a *heritage attribute* and is subject to a heritage conservation easement agreement;
2. the second *single dwelling* is located on the same *existing lot of record* as the existing *single dwelling* to be preserved;
3. the second *single dwelling* is not located within the Escarpment Natural Area unless the implementing authority has determined that there is no other less restrictive designation within which the new dwelling can be sited; and
4. municipal official plan policies and standards are met (e.g., lot size).

### 7.4.1 Analysis:

The property has not been identified or recognised as having cultural heritage value or interest nor does the Cottage demonstrate any potential for having cultural heritage value or interest. As such, a second *single dwelling* is not permitted on the lot. The proposal does not meet the requirements for a second single dwelling under Part 2.2.7.

## 7.5 NEP Part 2.2.11 Secondary Dwelling Units

Part 2.2.11 sets out the following provisions that apply to secondary *dwelling units*:

1. a single secondary *dwelling unit* may be permitted on an *existing lot of record*;
2. notwithstanding the above, a secondary *dwelling unit* shall not be permitted on an *existing lot of record* where there is more than one single dwelling, including any dwelling approved under Part 2.2.7 of this Plan;
3. the secondary dwelling unit shall be contained entirely within a single dwelling or in an addition to a single dwelling and shall not be permitted in a detached accessory facility;
4. the floor area of a secondary dwelling unit shall be subordinate in size to the single dwelling;
5. secondary dwelling units shall not be permitted in a group home or a single dwelling containing a bed and breakfast; and
6. a home occupation or home industry shall not be permitted within a secondary dwelling unit.

7.5.1 Analysis:

The proposed detached second dwelling does not meet Parts 2.2.11 (b), 2.2.11 (c) or 2.2.11 (d).

The property is an existing lot of record, and it currently contains one single dwelling. The property does not meet the requirements of Part 2.2.7 (see above). Therefore, as per Part 2.2.11 (b) a secondary dwelling unit shall not be permitted.

The application proposes construction of a detached second dwelling which is contrary to Part 2.2.11(c) which states that a second dwelling unit be contained entirely within a single dwelling or in an addition to a single dwelling and shall not be permitted in a detached accessory facility.

The detached second dwelling is proposed to be approximately 2,500 sq ft, which is larger than the existing single dwelling. As such, the proposal does not meet Part 2.2.11 (d).

## 7.6 NEP Part 2.3 Existing Uses

The objective of Part 2.3 is generally not to disrupt *existing uses* and to provide for changes to such uses in conformity with the Purpose and Objectives of this Plan, the objectives of the applicable land use designation and the relevant Development Criteria, including compatibility with the Escarpment environment and the surrounding land uses.

For this application the relevant Objectives of the NEP are:

5. to ensure that all new development is compatible with the purpose of the Plan;

7. to support municipalities with the Niagara Escarpment Plan Area in their exercise of the planning functions conferred upon them by the *Planning Act*.

Furthermore, Parts 2.3.3 and 2.3.4 state:

### 2.3.3 An existing use, or a building, structure or facility associated with an existing use, may expand or be replaced on the property where it is located, when it can be sufficiently demonstrated that the objectives of the applicable designation of this Plan are met.

2.3.4 An expansion or enlargement of a building, structure or facility associated with an existing use shall be minor in proportion to the size and scale of the use, building or structure, including its related buildings and structures at the time it became an existing use as defined by this Plan. An expansion or enlargement of a building, structure or facility associated with an existing use will be considered minor where the expansion or enlargement is no more than 25 per cent of the original development footprint, unless it can be demonstrated that a greater expansion or enlargement is compatible with the site and the surrounding landscape.

### 7.6.1 Analysis:

The Cottage is ±64.1 sq. m (±690 sq. ft) and has never had an associated septic system. A 25% increase in size would limit a new dwelling to ±80 sq. m (±862 sq. ft). The proposed 232 sq m (2,500 sq ft) dwelling is significantly larger than what is permitted under Part 2.3.4 of the NEP or intended in the Town’s official plan (a maximum floor area of 93 sq m (1,000 sq ft)).

Furthermore, the application would need to demonstrate that a greater expansion or enlargement is compatible with the site and the surrounding landscape.

## 7.6 Provincial Planning Statement (2024)

The intent of the 2024 PPS is to increase the supply and mix of housing options and provide a land use planning framework for how communities will grow. Growth and development are to be prioritized within urban and rural settlements that will, in turn, support and protect the long-term viability of rural areas.

Section 2.5.2 directs that *in rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.* However,section 2.6 states that growth and development may be directed to rural lands, and permits residential development, where site conditions are suitable for the provision of appropriate sewage and water services. Any proposed development must demonstrate that the property has enough usable area to support the installation of a second sewage system. The subject property appears to have enough space to accommodate a second sewage system and be located outside the hydrologically sensitive area. The Region has not expressed specific concerns, but detailed plans and a septic system design would be required for the Region to review.

Section 4.1 (Natural Heritage) directs that natural heritage features and areas shall be protected for the long term. The subject property contains key natural heritage features, including significant woodland but the proposed second dwelling appears to be located outside of the significant woodland feature. Any proposed development must demonstrate there will be no negative impacts on the natural features or their ecological functions.

Section 4.2.2 (Water) directs that development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved, or restored, which may require mitigative measures and/or alternative development approaches. A portion of the subject property is identified as a hydrologically sensitive area (a highly vulnerable aquifer). Any proposed development (including installation of a septic system) must demonstrate there will be no negative impacts to the hydrologically sensitive area.

Section 4.3 (Agriculture) directs that prime agricultural areas, including specialty crop areas, shall be designated and protected for long-term use for agriculture and that specialty crop areas shall be given the highest priority for protection. The subject property is within a ‘Specialty Crop Area’ but is not currently used for agricultural operations and is being used for residential purposes.

The 2024 PPS was recently amended to permit up to two additional residential units on a lot within prime agricultural areas. However, the NEP does not. The PPS directs that while provincial plans (i.e., the NEP) are to be read in conjunction with the PPS, provincial plans take precedence over the policies of the PPS to the extent of any conflict.

Section 4.6 (Cultural Heritage and Archaeology) directs that protected heritage property shall be conserved and that development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved. The property is not a protected heritage property, nor has it been identified or recognised as having cultural heritage value or interest. The subject property has been identify as having potential for archaeological resources. Therefore, a Stage 1-2 (and any subsequent stages as warranted) archaeological assessment is required in advance of any development or ground disturbing activities.

## 7.6 Official Plan: Town of Pelham

Town of Pelham Official Plan Amendment No. 12 (By-law 4369(2021) updated the Official Plan to allow second dwelling units in conformity with Provincial legislation updates in Bill 108, *More Homes, More Choice Act, 2019*.

Development continues to be directed to urban areas and rural settlement areas. However, Section B.2.2.9 is added to Section B.2.2 – Specialty Agriculture, and states,

second dwelling units that are not required for farm help may be permitted without the need for a Zoning By-Law amendment and provided that:

a) The second dwelling is located within an existing dwelling, or a new dwelling must have been authorized for use prior to the effective date of the Greenbelt Plan (December 16, 2004)

e) The floor area of the Second Dwelling Unit is less than the gross floor area of the principle residential unit;

f) If the Second Dwelling Unit is located in a detached accessory building, the unit must be within the cluster of buildings on the property.

# 8.0 Additional Considerations

1. Should the Commission choose to refuse application, the applicant could submit a new application for a use that is permitted under Part 1 of the NEP. For example, an alternate proposal could be to renovate or rebuild the Cottage to continue its use as a seasonal bunkie, playhouse for young kids and/or for storage, but not to establish it as a dwelling. A*ccessory uses* to the existing single dwelling (i.e., the Service Dwelling) are permitted under Part 1.4.3 in Escarpment Protection Areas. NEC staff could work with the applicant on a new proposal to ensure it conforms with the NEP, including relevant Development Criteria of Part 2 of the NEP.
2. It is the opinion of NEC staff that the current proposal for a second *dwelling* within the Escarpment Protection Area is not consistent with the NEP. The proposal would not meet the Permitted Uses under Part 1.4.3 in Escarpment Protection Area: a second dwelling is not a listed permitted use, and the proposal does not meet the definition of an *existing use*, as the Cottage is not serviced with water and/or sewage and has not been inhabited for several years.

However, should the Commission wish to support the application in principle, for example as an *existing use*, NEC staff recommend that a decision on the application be deferred until the applicant submits a comprehensive proposal (e.g., site plan, construction details and septic design), and NEC staff undertake analysis related to Part 2 of the NEP and develop recommended conditions for approval.

NEC staff would recommend that the Commission direct the applicant to amend the proposal for the second dwelling, so it is no more than 25 per cent of the original development footprint, or require the applicant to demonstrated that a greater expansion or enlargement is compatible with the site and the surrounding landscape, as per Part 2.3 of the NEP.

The following Part 2 Development Criteria policies will require further consideration: Parts 2.5 (Steep Slopes), 2.6 (Water Resources), 2.7 (Natural Heritage), 2.10 (Cultural Heritage) and 2.13 (Scenic Resources). For example, the development envelope (dwelling and septic system) must be sufficiently setback from slopes, and not be located within or adjacent to a key hydrologic or natural heritage features and would not increase built form impacting scenic resources. Technical studies may be required, including but not limited to, a Stage 1-2 archaeological assessment, a geotechnical study (slope stability), and a hydrogeological study.

The application would be re-reviewed at a future Commission meeting and the Commission would be able consider any new information prior to making their decision.

# 9.0 Recommendation

That the Development Permit application be refused as the proposed development does not conform with Part 1.4.3 of the Niagara Escarpment Plan.

# Prepared by:

Original signed by

Rosi Zirger

Senior Planner

# Approved by:

Original signed by

Jessica Isaac

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# Approved by:

Original signed by

Shawn Carey

Director

# Attachments: (REDACTED)

Appendix 1 – Mapping: Niagara Escarpment Plan (Map 1B Designation; Map 2A Natural Heritage Features)

Appendix 2 – Mapping: Other Agencies

Appendix 3 – Applicant Submission: Preliminary Site Plan

Appendix 4– Agency Comments

Appendix 5 – Notice of Decision N/R/1996-1997/104 (see PDF)

Appendix 6 – Permit N/R/2010-2011/358 (issued September 8, 2011) ((see PDF)

Appendix 7 – Applicant’s Historic Photos ca 1955 (see PDF)

Appendix 8 – Site Photos (October 2024)