June 15, 2020

TO: Applicant/Agent/Owner; Assessed owners of land within 120 m of the subject property; Consulted Agencies, parties who requested Notice or are considered to have an interest in the Decision.

RE: NOTICE OF DECISION
Development Permit Application: P/R/2018-2019/408
47 Baturyn Road
Part Lot 28, Concession 5 WHS, Town of Caledon, Region of Peel

Attached is a Notice of Decision from the Niagara Escarpment Commission regarding an application for a Niagara Escarpment Development Permit.

You have the right to appeal this decision. If you have reason to appeal, you must submit a completed Appeal Form or a written letter, specifying your reasons for appeal, within 14 days of the date of this letter.

An Appeal Form can be downloaded from www.escarpment.org. If you submit a written letter of appeal, please include your name, address, daytime phone number, e-mail address and your fax number. The completed Appeal Form or the letter of appeal must be mailed or faxed to this office (address and fax # above) or sent by email to necgeorgetown@ontario.ca.

Please note that the last day that appeals may be received is: June 29, 2020 (midnight).

The Commission’s decision is confirmed if no appeal is received within the 14 days.

If the Commission’s decision is appealed, a Hearing Officer will be appointed by the Minister of Natural Resources and Forestry to conduct a Hearing. The Hearing Office may contact you for additional information regarding your appeal, and all parties will be notified by mail of the time and location of the Hearing. If you appealed, you are expected to attend the Hearing to present your reasons for appeal. If the appeal is withdrawn or the appellant fails to appear at the Hearing, the Commission’s decision is confirmed.

If you have questions about this process, or about the details of the Development Permit application, please contact me at kim.peters@ontario.ca.

Yours truly,

Kim Peters
(A) Manager

Ontario’s Niagara Escarpment - A UNESCO World Biosphere Reserve
NOTICE OF DECISION
OF THE NIAGARA ESCARPMENT COMMISSION
REGARDING
AN APPLICATION FOR A DEVELOPMENT PERMIT UNDER SECTION 25
OF THE NIAGARA ESCARPMENT PLANNING AND DEVELOPMENT ACT,
R.S.O. 1990, CHAPTER N.2

FILE NUMBER: P/R/2018-2019/408

LOCATION: 47 Baturyn Road
Part Lot 28, Concession 5 WHS
Town of Caledon, Region of Peel

PROPOSED DEVELOPMENT:
To construct a 2 storey with partial rear walk-out, ± 318 sq m (± 3,417 sq ft) single
dwelling and attached garage and decking, with a height to roof peak of 12 m (39 ft –
includes walk-out), install a sewage disposal system and a driveway, on a 0.17 ha (0.42
ac) parcel located at 47 Baturyn Street (Lot 56) within the 38 ha (94 ac) Poltawa Country
Club property.

DECISION of the NIAGARA ESCARPMENT COMMISSION:
The application for a Development Permit, as described above, has been
CONDITIONALLY APPROVED.

The Conditions of Approval are listed on the attached APPENDIX.

DATE: June 15, 2020

SIGNED: __________________________
Kim Peters, RPP, MCIP
(A) Manager

THIS IS NOT A DEVELOPMENT PERMIT
DEVELOPMENT IS NOT TO COMMENCE UNTIL THE DEVELOPMENT PERMIT HAS BEEN ISSUED
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 (NEC) 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. Development shall proceed in accordance with the details of the approved Final Site Plan (i.e., Lot Development Plan prepared by Van Harten Surveying Inc, Project No. 25747-18, dated April 6, 2020), and Credit Valley Conservation red-lined revision dated January 7, 2020.

8. Development shall proceed in accordance with the approved Final Construction Details (i.e., prepared by Bev Gray-Gosling, Architect, Project No. 018-003, signed February 1, 2020, Drawings A1 – A9).

9. 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 April 15, 2011.

10. Prior to the commencement of any development, erosion and sediment control measures (e.g., silt fencing, blankets, rip-rap), and/or vegetation protection fencing shall be implemented and maintained as shown on the Final Site Plan (Condition #7) 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 until vegetative cover has been successfully established.

11. No other grading or construction activities shall take place on-site until the new swale is established, stabilized, and isolated from the rest of the site by the silt fencing.

ADVISORY NOTES:

a) A Development Permit does not limit the need for or the requirements of any other applicable approval licence or certificate under any statute (e.g., Ontario Building Code, Conservation Authorities Act, Environmental Protection Act, etc.). The Niagara Escarpment Commission Development Permit is required prior to the issuance of any other applicable approval, licence or certificate. Should another approval, licence or certificate contradict or require changes to the development as specified in the development Permit, a new Development Permit Application may be required.

b) 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.