MINUTES OF M768/03-2016
NIAGARA ESCARPMENT COMMISSION
GEORGETOWN, ONTARIO
March 17, 2016


Regrets: N. Borodczak, M. Miller.


Also Present: R. Pineo, Niagara Escarpment Program Team Leader, Natural Heritage Section, MNRF; R. Patrick, President, C.O.N.E.

Meeting called to order: 10:00 a.m.

Chair Don Scott presided.

Introductions:

No introductions required.

APPROVAL OF MINUTES – M767/02-2016

M768R1/03-2016 Moved By: Beattie
Seconded By: Horner

“That the Commission accept the Commission Minutes of February 18, 2016, as written.”

Motion Carried
Business Arising from the Previous Minutes

There was a discussion regarding the Director’s Report. A Commission member requested that the Director’s Report be included in the Minutes. Staff provided that given the Commissioners receive a copy of the Director’s Report in their information packages and that the Report is not something that requires further approval, there was no need to also include this Report in the Minutes.

The Chair proposed that meeting Minutes should be provided to the upper and lower tier municipalities after approval.

Staff advised the Commission that the Conditions for the Red Hill decision will come before the Commission at the April 21, 2016 Commission meeting. It was noted by a Commissioner that the report did not reference that there are two landfills in the area.

CONFLICTS OF INTEREST – Declaration of Conflicts of Interest

None declared.

MOTION FOR SPEAKERS

M768R2/03-2016 Moved By: Little
Seconded By: Elgar

“That the persons representing the Applications listed on the Agenda be invited to address the Commission.”

Motion Carried

A4

DEVELOPMENT PERMIT APPLICATION N/R/2014-2015/035
Andre and Judene Benoit
Part Lot 156
City of Thorold Niagara Region

REVISED PROPOSAL:

To construct a 2½ storey, ± 12.2 m (40 ft) high, ± 512 sq m (5,510 sq ft) single dwelling (including attached garage) plus attached porches / patios and a swimming pool, with a private sewage disposal system and driveway access; also to construct a 108 sq m (1,163 sq ft) hoop greenhouse accessory to a new agricultural operation; and to
establish within the existing single dwelling a small-scale commercial use accessory to agriculture and a dwelling accessory to agriculture with a new customer parking area; all on a 3.1 ha (7.6 ac) lot.

**RECOMMENDATION 1:**

The portion of the revised proposal requesting the retention of the existing single dwelling as a second dwelling unit accessory to agriculture be **refused**.

**RECOMMENDATION 2:**

The remaining portion of the revised proposal which will permit only one single dwelling on the lot be **approved** subject to conditions.

**Note:** Martin Kilian, NEC Planner, reviewed the staff report and answered questions. Andre and Judene Benoit, Applicants, presented and answered questions.

**M768R3/03-2016**

Moved By: Beattie  
Seconded By: Horner

“That the Commission defer this matter for two months to allow for continued discussion between the Applicants and NEC staff to consider alternate options.”

Motion Carried

**A6**

**DEVELOPMENT PERMIT APPLICATION S/A/2015-2016/9089**

Blueridge Cedar Ltd. c/o Patrick Kraemer  
Part Lot 14, Concession 7  
Township of Clearview Simcoe County

**PROPOSAL:**

To construct a one (1) storey, 35.7 sq m (384 sq ft) agricultural accessory building (farm equipment storage), having a maximum height of 5.5 m (18 ft), in support of a proposed organic orchard / berry farm, on a 9.4 ha (23.3 ac) existing lot accessed by a right-of-way.

**RECOMMENDATION:**

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

1. The lot is landlocked and access to the property is by way of a deedened shared ROW which is unimproved and not accessible by vehicle. The Niagara
Escarpment Commission refused an application to construct a driveway access up the steep slope through Escarpment Natural on the ROW and any proposal for improvement is unlikely to meet the Development Criteria of the Niagara Escarpment Plan.

2. The proposal does not meet the definition of “accessory building” as there is not a principal use established on the property and therefore it is not a permitted use.

3. The lot does not meet municipal servicing requirements as required under the General Development Criteria 2.2.1.d).

4. The Township of Clearview objects to proposed construction on a lot without frontage and objects to the proposed NEC development permit application.

5. The proposal does not satisfy Policy 1.1.1.c) and Policy 1.1.5.5 of the Provincial Policy Statement.

Note: Judy Rhodes-Munk, NEC Planner, reviewed the staff report and answered questions. Patrick Kraemar, Duncan, Linton LLP, Agent, presented and answered questions. Mike MacBain, Neighbour, presented and answered questions.

M768R4/03-2016 Moved By: Little
Seconded By: Louis

“That the Commission approve the staff recommendation to refuse for the reasons given in the recommendation.”

Motion Carried

A5

STAFF SUMMARY REPORT
PROPOSED NIAGARA ESCARPMENT PLAN AMENDMENT PH 211 15
UNION GAS
Part Lot 10, Concession 4, Nelson, and Part Lot 12, Concession 4, Nelson
City of Burlington and Town of Milton Halton Region

PROONENT: Union Gas Ltd.
AGENT: Harold Elston, Barriston Law LLP
OWNERSHIP: Union Gas Ltd.

PROPOSAL:

To amend the Niagara Escarpment Plan (NEP) by adding a special provision to apply to a portion of Limestone Creek located in Part Lot 10, Concession 4 (Nelson) in the City of Burlington and Part Lot 12, Concession 4 (Nelson) in the Town of Milton in the Regional Municipality of Halton, to:

a) permit development associated with the construction of a buried natural gas pipeline in a watercourse that includes the identified habitat of an endangered species, and

b) permit the removal of a dam and on-line pond, and replacement of an undersized culvert with a box culvert to provide overall benefit to the species within the identified habitat of the endangered species

The development must be carried out in accordance with all other provisions of the NEP, and in accordance with a permit issued pursuant to Section 17(2)(c) of the Endangered Species Act.

RECOMMENDATION:

That the Niagara Escarpment Commission instruct staff to initiate and process the proposed Amendment PH 211 15 (Union Gas) for circulation and notification pursuant to Section 6.1(2) of the Niagara Escarpment Planning and Development (NEPDA).

Note: Lisa Grbinicek, (Acting) Manager, reviewed the staff report and answered questions.

Moved By: Elgar
Seconded By: Louis

"That the Commission approve the staff recommendation."

Motion Carried
DEVELOPMENT PERMIT APPLICATION G/R/2015-2016/9109

Michael Sloss
Lot 8, Concession 1
Township of Georgian Bluffs (Sarawak) Grey County

PROPOSAL:

To construct a 2 storey, 186 sq m (2,000 sq ft) dwelling with a height to peak of 9.1 m (30 ft), construct a 1 storey, 93 sq m (1,000 sq ft) accessory building (detached garage) with a height to peak of 6.1 m (20 sq ft), install a sewage disposal system and a driveway on a ±2.2 ha (±5.5 ac) proposed lot to be severed from a 40 ha (100 ac) existing lot.

RECOMMENDATION:

The application should be approved subject to Conditions.

Note: Rick Watt, Senior Planning Coordinator, reviewed the staff report and answered questions.

Moved By: Little
Seconded By: McQueen

“That the Commission approve the staff recommendation with the following Conditions.”

CONDITIONS of APPROVAL

1. Non-fulfillment or breach of any one of the conditions shall render the Development Permit void.

2. A site inspection(s) to the property may be undertaken by the Niagara Escarpment Commission to ensure that the development complies with the conditions of the Development Permit. Persons may accompany the Commission representatives on the site inspection(s) who possess expert or special knowledge related to the conditions of the Development Permit.

3. No municipal Building Permit or other license, certificate, permit or similar permission relating to development shall be issued or be considered to be in force unless the Development Permit is in effect.
4. The Development Permit shall expire **three years** from its date of issuance unless a valid municipal Building Permit is issued within the three years and the development has been completed.

5. Development shall take place only in accordance with the Site Plan and Development Permit Application as approved, and in accordance with the following conditions.

6. No grading of the existing contours of the property is permitted with the exception of that which is absolutely required for the construction of the dwelling, accessory building, sewage disposal system and driveway within the approved development envelope.

7. No trees other than dead or diseased trees shall be cut or removed from the development envelope with the exception of those absolutely necessary for the construction of the dwelling, accessory building, sewage disposal system and driveway. Tree removal shall be kept to a minimum to retain the visual character of the property and the ecological values of the treed area(s).

8. Screening, landscaping and rehabilitation shall commence by the end of the growing season after the development is completed. All trees, shrubs and nursery stock shall be native to Ontario.

9. The dwelling shall **not** contain an apartment unit, a second residential unit, or an accessory dwelling unit (e.g., an “in-law suite” or a “granny flat”).

10. The accessory building shall **not** be used as a dwelling unit, for human habitation / accommodation, for commercial / industrial uses or for animal husbandry purposes.

11. The accessory building shall **not** be constructed prior to the construction of the dwelling, but may be constructed in conjunction with the dwelling.

12. **Prior to the commencement of construction of the dwelling and accessory building,** a municipal Building Permit issued by Township of Georgian Bluffs, which is in accordance with the Development Permit Application and Site Plan as approved by the Niagara Escarpment Commission, shall be obtained.

13. **Prior to the commencement of construction of the dwelling,** approval for a sewage disposal system shall be obtained from the Township of Georgian Bluffs.

14. **Prior to the commencement of development, including any site disturbance,** an Entrance Permit shall be obtained from Grey County Transportation Services Department.
15. **Prior to the commencement of development, including any site disturbance**, an accurate and detailed **Final Site Plan** shall be submitted for Niagara Escarpment Commission approval. The Plan shall include but not be limited to the following:

   a) All drawings must be drawn to scale (bar scale shown), reference the application number and address of the proposal, and be dated;
   
   b) Accurately delineate the approved development envelope, and the location and type of protective fencing to be installed along the development envelope perimeter;
   
   c) The accurate location of all structures, sewage disposal system and driveway within the development envelope showing a minimum 10 m (33 ft) setback from the property lines;
   
   d) Extent of all disturbed areas within the development envelope.

The approved **Final Site Plan** shall form the Site Plan referred to in Condition #5 and development shall proceed in accordance with the details of the approved Final Site Plan.

16. **Prior to the commencement of development, including any site disturbance**, the landowner shall obtain a Consent to sever in accordance with this Development Permit and shall complete the transfer of title in accordance with the Development Permit.

**NOTES:**

   a) This Development Permit does not limit the need for or the requirements of any other approval, license or certificate under any statute (e.g., Ontario Building Code, *Conservation Authorities Act, Endangered Species Act*).

   b) The Niagara Escarpment Commission supports the protection of the night sky from excessive residential 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](http://www.darksky.org).

 Motion Carried

Broke for Lunch: 11:55 a.m.
Reconvened: 12:55 p.m.
DEVELOPMENT PERMIT APPLICATION S/A/2014-2015/9110
Megbrook Holdings Inc.
Part Lots 21 and 22, Concession 12
Township of Clearview Simcoe County

PROPOSAL:

To establish a small-scale commercial use accessory to the principal residential / agricultural use to provide additional income for the sustainability of Deerlake Farms on a portion of this approximately 607 ha (1500 ac) holding. The commercial use is described as follows:

- provide access for a rental fee to the private lake, terraced gardens and manicured grounds, approximately 7.7 ha (19 ac) in size, for the purpose of special events such as wedding ceremonies, family reunions, photography shoots and garden tours;
- parking is proposed in an open mowed field near to the house.

RECOMMENDATION:

The application should be refused for the following reasons:

1. The proposal is not a permitted use in the Escarpment Rural Area designation of the Niagara Escarpment Plan.
2. The proposal does not meet the definition of a Home Business in the Niagara Escarpment Plan.

Note: Judy Rhodes-Munk, NEC Planner, reviewed the staff report and answered questions. Tim De Groote, Owner, Megbrook Holdings Inc., presented and answered questions.

M768R7/03-2016 Moved By: Louis
Seconded By: Little

“That the Commission defer the application for two months to permit staff to do a more in depth policy interpretation with a friendly amendment to consider the problems that arose from previous ‘special events’ permits.”

Motion Carried
NOTE: The Chair suggested that the applicants, in the interim, could discuss with staff submission of an application for a limited number of events for 2016.

The Seconder noted that in the event that the Applicant submits an alternate Development Permit Application for a temporary 'special events' permit, NEC staff should review previous 'special event' permits issued as there have been issues with compliance for this type of approval in the past.

C1 SUB # 9588

RE: STAFF REPORT
The Ministry of Environment and Climate Change’s Proposed Excess Soil Management Policy Framework

BACKGROUND:

The Ministry of Environment and Climate Change (MOECC) has developed this proposed policy framework in response to an Environmental Bill of Rights (EBR) application in 2013. This application requested that the government undertake a review of the need to establish a new comprehensive, province-wide policy to address the problem of compromised soil and to ensure that fill being dumped onto sites is safe.” The framework also supports a provincial commitment made in Ontario’s Great Lakes Strategy to “develop a policy framework for soil management, including encouragement of best management practices to support the re-use of excess soil for beneficial uses…”

The proposed policy framework is currently posted on the EBR Registry for comment with a deadline of March 26, 2016. Staff prepared the report to provide the Commission with an overview of the proposed policy framework, and to provide comments to the MOECC to ensure that Niagara Escarpment Commission (NEC) interests are reflected in the finalized policy framework.

OVERVIEW:

The proposed policy framework is intended to address concerns that the current system for oversight and management of excess soil is inadequate, and requires clear and enforceable rules at both source and receiving sites. The framework does take into account existing policies and mechanisms for the management of excess soil that are working well, or can be further built upon to improve oversight.

RECOMMENDATIONS:

Staff recommends that:

1. The Commission endorse the comments included in the report, and
2. The Commission direct staff to forward these comments to the MOECC in response to its request for comments on the *Proposed Excess Soil Management Policy Framework*.

**Note:** Lisa Grbinicek, Acting Manager, reviewed the staff report and answered questions.

**M768R8/03-2016**

*Moved By: Cambray*

*Seconded By: Beattie*

“That the Commission accept the staff recommendation and send the comments in response to the Environmental Registry posting with a minor modification to the table heading to indicate that the comments are those of the Commission and not staff.”

*Motion Carried*

**NOTE:** A request was made by a Commissioner to have a more detailed discussion on this matter and other matters at a policy meeting after the public’s comments have been received following the release of the proposed Amendments to the NEP. There are new members on the Commission that may find further discussion beneficial.

Staff confirmed that there will be further discussion on the proposed policy topics during Phase II of the Co-ordinated Plan Review after public consultation has taken place.

**A3**

**ADDENDUM REPORT**

**DEVELOPMENT PERMIT APPLICATION P/F/2014-2015/105**

*Terra Cotta Gardens*

Part Lot 29, Concession 6 WHS

Town of Caledon Peel Region

**BACKGROUND:**

At the October 2015 Commission meeting, the Commission voted to defer a decision regarding this proposal. The Commission asked NEC staff to contact the Credit Valley Conservation Authority to inquire about the potential impacts that the sodium contained in the unauthorized fill might have on the adjacent watercourse and the impact on drainage should the area of fill placement be re-sodded. Additionally, the Commission asked staff to obtain information from the applicant regarding the amount of topsoil that would be required to rehabilitate the site through the planting of grass seed.
COMMENT:

Based on the revised agency comments and the Town of Caledon’s position changing from “not supportive” to “no concerns”, NEC staff are of the opinion that this proposal is consistent with the PPS and the Development Criteria in Part 2.2 and 2.6 of Niagara Escarpment Plan (NEP). Concerns expressed by staff in the October 7th, 2015 Staff Report regarding a failure for this proposal to meet criteria outlined in Part 2.2.1 (c) and (d) of the NEP have been addressed by the additional agency comments. Concerns initially expressed by NEC staff with regard to this application and the development criteria outlined in Part 2.6 (3, 4, 16 and 17) of the NEP have also been addressed though the revised agency comments.

REVISED RECOMMENDATION:

That the proposal be approved subject to Conditions.

Note: Sean Stewart, NEC Planner, reviewed the staff report and answered questions.

Moved By: Beattie
Seconded By: Downey

“That the Commission approve the staff recommendation with the following conditions which includes an amendment to Condition 10 to include a note that the seeding be done at the appropriate time for it to grow and take.”

Terra Cotta Gardens

CONDITIONS OF APPROVAL

P/F/2014-2015/105

1. Non-fulfilment or breach of any one of the conditions shall render the Development Permit void.

2. A site inspection(s) to the property may be undertaken by the Niagara Escarpment Commission to ensure that the development complies with the conditions of the Development Permit. Persons may accompany the Commission representative on the site inspection(s) who possess expert or special knowledge related to the conditions of the Development Permit.

3. No municipal building permit or other licence, certificate, permit or other similar permission relating to development shall be issued or be considered to be in force unless a Development Permit is in effect.

4. The Development Permit shall expire one year from its date of issuance.

5. Development shall take place only in accordance with the site plan and Development Permit application submitted (except where special conditions are to apply as noted below).
6. **Prior to the issuance of a Development Permit**, the applicant shall provide a final site plan to the NEC for review and approval. The site plan shall indicate the limit of disturbance and the location of sediment and erosion control measures (e.g. light-duty silt fencing). The approved final site plan shall be the site plan referenced in Condition 5.

7. **Prior to the commencement of development**, the applicant shall install all erosion and sediment measures as shown on the approved final site plan. It is the responsibility of the landowner to inspect and maintain these measures until the site has been successfully rehabilitated. Any deficiencies shall be addressed immediately.

8. Any topsoil 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 Protections Act*, dated March 9, 2004.

9. The applicant shall advise the 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 with 14 days upon completion.

10. Screening and final site rehabilitation shall be completed immediately following the placement and grading of the topsoil approved under this permit. Seeding (of grass) shall occur in the 2016 growing season, and the applicant shall ensure that a majority of the grass is established on, or by, Sept 30, 2016.

11. This conditional approval shall expire in one (1) year if a Development Permit is not issued.

**NOTE:**

1. The applicant is advised to contact the Credit Valley Conservation Authority with regard to this permit prior to commencing any development.

> *Motion Carried*

**INFORMATION REPORTS** – G and H Packages

**M768R10/03-2016**

*Moved By:* Louis  
*Seconded By:* Elgar

> *That the Commission receive the Deferred Items Chart and the ‘G’ package.***

> *Motion Carried*
“That the Commission receive the ‘H’ package.”

Motion Carried

DISCUSSION

It was noted by a Commissioner that many of the Director Approvals are in the Escarpment Natural Area and that there was a motion made a few years ago by the Commission requesting that any applications for development in the Escarpment Natural Area be brought before the Commission. Also discussed was a situation a few years ago where the Commission had deferred a matter and it subsequently was approved by the Director. Staff will look into the previous minutes and report back to the Commission. (G1)

Commissioner Louis thanked staff for their hard work on the Niagara Escarpment UNESCO World Biosphere Reserve Periodic Review progress reporting and success in achieving confirmation that the Niagara Escarpment Biosphere Reserve has met the criteria of the Statutory Framework. (G3)

Staff advised the Commission that the NEC has 'party status” at the hearing for the appeal of the 26/27 Sideroad decision.

NEW BUSINESS

A Commissioner suggested that having Google maps available at the meetings for the applications going before the Commission would be beneficial to the Commissioners. Several Commissioners agreed. Staff will look into this further and report back.

The Chair noted that the Crombie Report’s recommendations regarding the NEC’s Development Permit process were not quite accurate; however there are ways to improve the procedures currently in place. Staff noted that they are currently reviewing streamlining and efficiencies that would lead to improvements in processing including length of time it takes to process Development Permit Applications. Staff have also developed recommendations for legislative changes that would help streamline the Development Permit Application review process (presented at the Commissions meeting in November 2015), and these recommendations have been submitted to MNRF for consideration. Staff will report back on progress made on these initiatives.
ADJOURNMENT

M768R12/03-2016

Moved By: Davidson

“That this meeting be adjourned.”

Motion Carried

Time of Adjournment: 2:15 p.m.

______________________________
Don Scott
Chair
## OUSTANDING ACTION ITEMS

<table>
<thead>
<tr>
<th>Item Description</th>
<th>Commission Date</th>
<th>Action Required</th>
<th>Update</th>
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</thead>
<tbody>
<tr>
<td>Policy Paper on energy development on NEP lands.</td>
<td>October 16, 2014</td>
<td>NEC staff to produce a Policy Paper</td>
<td>Postponed due to Plan Review</td>
</tr>
<tr>
<td>Additions to the NEP also be considered for lands within the Greenbelt (Protected Countryside) and Oak Ridges Moraine Conservation Plan where such areas are in the Niagara Escarpment Planning Area and meet the Criteria for inclusion in the NEP, and where the NEP would be determined to be the most appropriate Provincial Plan to administer such lands, based on the Purpose and Objectives of the NEPDA.</td>
<td>July 15, 2015</td>
<td>Staff to review the lands in the NEP area that are currently under the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan for additions to the NEP if the criteria are met and add them to the list of lands previously on the list (e.g., Fonthill Kame Area)</td>
<td>Under consideration as part of the Coordinated Plan Review</td>
</tr>
<tr>
<td>Development Permit Application N/I/2011-2012/371 (Winona Concrete and Pipe Products Ltd.) Town of Grimsby Niagara Region.</td>
<td>July 16, 2015</td>
<td>Commission requested another progress report once Coordinated Review decisions have been made with respect to Urban Uses</td>
<td>Under consideration as part of Coordinated Plan Review</td>
</tr>
<tr>
<td>Review of Policy on Intensification of Use.</td>
<td>August 20, 2015</td>
<td>Staff Report</td>
<td>Postponed until after the Coordinated Plan Review is complete</td>
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<tr>
<td>Item Description</td>
<td>Commission Date</td>
<td>Action Required</td>
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<tr>
<td>Commission requested MNRF to provide more information on the supply of aggregate resources within and adjacent to the NEP area based on current data from aggregate licences.</td>
<td>November 18, 2015</td>
<td>Staff to follow up with MNRF</td>
<td>NEC staff contacted MNRF and were informed that at present time, additional statistical information on the supply of aggregate in/out the Plan area is not available. The Advisory Panel Report indicated that MNRF was seeking proposals for an updated supply / demand analysis of aggregate resource availability within the Greater Golden Horseshoe. Staff will keep the Commission informed on the status of this initiative.</td>
</tr>
<tr>
<td>History of Development Control in Minor Urban Centres.</td>
<td>October 15, 2015</td>
<td>Staff will bring this item forward for discussion</td>
<td>Summer of 2016</td>
</tr>
<tr>
<td>Commission requested that the municipalities be advised of the 2015 Coordinated Plan Review Discussion Paper being submitted for consideration by the Minister.</td>
<td>October 15, 2015</td>
<td>Staff to provide the lower and upper tier municipalities in the NEP Area with a link to the NEC website to the Discussion Papers regarding the 2015 Co-ordinated Plan Review once all the Discussion papers have been completed</td>
<td>April 2016</td>
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<tr>
<td>Item Description</td>
<td>Commission Date</td>
<td>Action Required</td>
<td>Update</td>
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<td>The Commission requested further clarification on the Closed Meetings section of the Guidelines for Procedure at Meetings regarding the coming out of a closed meeting and how this is recorded.</td>
<td>January 21, 2016</td>
<td>Staff to review the Closed Meetings Section regarding the procedures for recording the coming out of an in-camera session according to the Provincial FIPPA standards</td>
<td>Spring 2016</td>
</tr>
<tr>
<td>W/S/2015-2016/177 Empire (Red Hill) Ltd. Following consultations with the City of Hamilton and Proponent Conditions of Approval will be prepared.</td>
<td>February 18, 2016</td>
<td>Staff will have Conditions of Approval prepared for review and approval</td>
<td>April 21, 2016</td>
</tr>
<tr>
<td>The Commission suggested that Google maps be available for applications going before the Commission.</td>
<td>March 17, 2016</td>
<td>Staff to look into how to provide Google mapping on day of Commission meeting for those applications going before the Commission</td>
<td>April 21, 2016</td>
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<tr>
<td>A Commissioner noted that a number of the Director Approvals are in the Escarpment Natural Area, and recalled that a few years back a motion was made to have all decisions made by the Commission for Development Permit applications that are in the Escarpment Natural Area.</td>
<td>March 17, 2016</td>
<td>Staff to review previous Minutes and report back</td>
<td>April 21, 2016</td>
</tr>
<tr>
<td>Chair requested an update on NEC Development Permit process improvements and initiatives.</td>
<td>March 17, 2016</td>
<td>Staff to prepare a report back</td>
<td>Spring 2016</td>
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