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: H/R/2019-2020/297
4201 No. 2 Side Road
City of Burlington, Region of Halton

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 If the appeal is withdrawn or the appellant fails to appear at the Hearing, the Commission’s decision is confirmed.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 905-877-8538.

Yours truly,

Michael Baran, Senior Planner

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: H/R/2019-2020/297
LOCATION: 4201 No. 2 Side Road
           City of Burlington, Region of Halton

PROPOSED DEVELOPMENT:
To establish a home occupation (food preparation) within an existing single dwelling,
including associated interior renovations, on an 8.01 ha (19.80 ac) existing lot.

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 forty-eight (48) hours prior to the commencement of development, and within fourteen (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.

5. No vegetation shall be cut or removed from the property.

6. **Prior to establishing the home occupation (food preparation),** the owner/applicant shall file a copy of the municipal building permit and any related floor plans with the Niagara Escarpment Commission.

7. The single dwelling, as modified for the home occupation (food preparation), shall not contain an apartment unit(s) or a secondary residential unit, and shall not be used for retail, commercial, institutional, industrial or livestock purposes.

8. The total floor area devoted to the home occupation shall not exceed 53.5 square metres (575 square feet).

**Notes/Advisories:**

1. 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/municipal Building Permit/Letter of Use/site plan identifying all components of the existing sewage disposal system, etc.).

2. The landowner/applicant is advised that the installation of any signage related to the home occupation requires a Development Permit.

3. No on-site sales direct to customers shall occur in accordance with the City of Burlington Official Plan.