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
2554 The Grange Sideroad
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 If the appeal is withdrawn or the appellant fails to appear at the Hearing, the Commission’s decision is confirmed.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 905-877-6425.

Yours truly,

Kim Peters, RPP, MCIP
(A) Manager
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

LOCATION: 2554 The Grange Sideroad
Town of Caledon, Region of Peel

PROPOSED DEVELOPMENT:
To demolish an existing 2 storey, ± 268.8 sq m (± 2893.3 sq ft) single dwelling, to construct a 2 storey, ± 494.5 sq m (± 5323 sq ft) single dwelling, with a height to peak of ± 11.3 m (± 37.2 ft), and to extend the existing driveway to the proposed dwelling on a 4.4 ha (10.9 ac) 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

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 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. Prior to the commencement of any development, appropriate erosion/sediment control measures shall be implemented and maintained as shown on the approved Site Plan (Condition #1) until all disturbed areas are stabilized. The landowner shall confirm the installation of the erosion/sediment control measures through the submission of photographs to the Niagara Escarpment Commission. It is the responsibility of the landowner to implement, monitor and maintain all erosion/sedimentation control structures until vegetative cover has been successfully established. Any deficiencies shall be addressed immediately.

5. Prior to the demolition of the existing dwelling, the landowner is responsible for ensuring a Town of Caledon Heritage Resource Officer attends the site to undertake photographic documentation and inspect the existing dwelling for any recognizable salvage potential. The landowner must provide the Niagara Escarpment Commission with confirmation that this has occurred prior to demolition.

6. All waste materials generated from the demolition shall be completely removed from the property (e.g., taken to an approved landfill site, salvage/reclamation facility, re-used/recycled elsewhere) and not otherwise stored or buried on-site. All disturbed areas shall be immediately stabilized / rehabilitated as per the approved Site Plan (Condition # 1).

7. No site alteration of the existing contours of the property is permitted with the exception of that identified within the development envelope in accordance with the approved Site Plans. Any excess soil must be retained on site and managed outside of the flood plain.

8. 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 Plans.

9. All disturbed areas shall be re-vegetated and stabilized 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. Native plant material should be sourced from local plant nurseries when available; bush dug plant material is not acceptable.

10. The dwelling shall not contain more than one dwelling unit.

Note:

a) This Conditional Approval does not limit the need for or the requirements of any other applicable approval, licence or certificate under any statute (e.g., Conservation Authorities Act, Ontario Building Code, etc.). The Niagara Escarpment Commission Development Permit is required prior to the issuance of any other applicable approval, licence or certificate.

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