August 17, 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/2019-2020/311

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: August 31, 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 If the appeal is withdrawn or the appellant fails to appear at the Hearing, the Commission’s decision is confirmed.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 Cheryl.tansony@ontario.ca.

Yours truly,

Cheryl Tansony,
Senior Planner(A)
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/2019-2020/311

LOCATION: 8065 Appleby Line
Part Lot 1, Concession 6
Town of Milton, Region of Halton

PROPOSED DEVELOPMENT:
To construct a second storey, ± 91 sq m (± 979.51 sq ft) dwelling addition (living space),
with a height to peak of ± 11 m (± 36.1 ft); and to replace the private sewage disposal
system on an existing 0.19 ha (0.46 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: August 17, 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 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 the site grading and building construction. All trees, shrubs, herbs 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. Prior to the issuance of a Development Permit by the Niagara Escarpment Commission, an accurate and detailed Final Site Plan that includes the locations and details of the sewage disposal system and the location of vegetation to be preserved as well as all protection measures shall be submitted Niagara Escarpment Commission approval. The approved Final Site Plan shall form the Site Plan referred to in Condition # 1 and will be stamped “NEC Approved”. Development shall proceed in accordance with the approved Final Site Plan.

8. Prior to the commencement of any development, appropriate tree protection 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 tree protection measures through the submission of photographs to the Niagara Escarpment Commission. It is the responsibility of the landowner to implement, monitor and maintain all tree protection measures.
until vegetative cover has been successfully established. Any deficiencies shall be addressed immediately.

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

10. All waste materials generated from the partial demolition of the existing dwelling (roof structure) 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.

11. This conditional approval expires one (1) year from the date of confirmation of the decision to approve the Development Permit application. Condition # 7 of this conditional approval shall be fulfilled before the expiry date.

Notes/Advisories:

1. 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., Ontario Building Code, Conservation Authorities Act, Endangered Species Act, etc.). The Niagara Escarpment Commission Development Permit is required prior to the issuance of any other applicable approval, licence or certificate.

2. The Niagara Escarpment Commission supports the protection of the night sky from excessive residential lighting and recommends that the applicant obtains information on shielding the night sky through the use and operation of appropriate lighting fixtures. This information is available at www.darksky.org
11. CONSTRUCTION DETAILS

**PLEASE NOTE**

**Ground Floor Area** is the total **exterior** measurements of any building, **including** attached garages and enclosed decks (as applicable).

**Total Floor Area** (i.e., total mass) is based on the **exterior** measurements of the building and includes the total of the ground floor area (including attached garages, etc.), plus walkout basements, plus full or half second storeys, etc.

**Maximum Height** is measured from the **lowest** grade (e.g., walkout side), to the **peak** of the roof.

<table>
<thead>
<tr>
<th>Ground Floor Area (Exterior measurements)</th>
<th>Total Floor Area</th>
<th>No. of Storeys</th>
<th>Maximum Height (to peak)</th>
<th>Use of Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>existing Dwelling</td>
<td>178.63 sm</td>
<td>178.63 sm</td>
<td>1</td>
<td>6 m</td>
</tr>
<tr>
<td>proposed Dwelling Addition</td>
<td>91 sm</td>
<td>269.63 sm</td>
<td>2</td>
<td>11 m</td>
</tr>
<tr>
<td>Accessory Building 1</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Accessory Building 2</td>
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</tr>
<tr>
<td>Accessory Building Addition</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Other Building</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Demolition (Specify what structure)</td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

*If fill is required for any of the developments proposed above please provide details in Section 12 below.*

12. ACCESSORY FACILITIES, STRUCTURES, FILLING, GRADING, etc.

(e.g. Driveways, Decks, Gazebos, Swimming Pools, Tennis Courts, Lighting, Signs, Wind Turbines, free-standing Solar Panels, Hydro Poles/Lines, Retaining Walls, Placement of Fill, Grading, Barms, Parking Areas, Tree/Site Clearing, etc.) (See next page for Ponds)

**Describe and provide information such as:** dimensions, size, height, amount of fill etc.

- Septic tank dimensions - 102" (L) x 60" (W) x 63" (H) as per OBC
- Leach bed - 4 trenches of 10m(L) x 600mm(W) x 1200mm(dp) as per OBC
- Filling for septic system - septic bedding for septic tank - filler medium (sand) 0.25mm with uniformity coefficient of not less than 3.5mm and greater than 1.5mm
- Leach bed - filler medium (sand) 0.25mm with uniformity coefficient of not less than 3.5mm and greater than 1.5mm, total of 38m³ (cubic meter) of CLEAN Sand as filter medium. Also 8m³ of 19mm stone as per OBC