



April 9, 2021

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: M/L/2020-2021/374**

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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 copy of an 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](http://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 submitted via **fax, email, courier or in person** to this office (address and fax # above) or sent by email to [necowensound@ontario.ca](mailto:necowensound@ontario.ca)

Please note that the last day that appeals may be received is: **April 23, 2021** (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 If the appeal is withdrawn or the appellant fails to appear at the Hearing, the Commission's decision is confirmed.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 905-703-5837 or [John.Stuart@ontario.ca](mailto:John.Stuart@ontario.ca)

Yours truly,

A handwritten signature in black ink, appearing to read "John Stuart", written over a light blue horizontal line.

John Stuart, MCIP RPP  
Senior Planner

**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**

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**FILE NUMBER:** M/L/2020-2021/374

**LOCATION:** Part Lot 22 E, Concession 2 WHS  
Township of Mulmur, County of Dufferin  
**ARN** 221600000608900

**PROPOSED DEVELOPMENT:**

To sever a  $\pm$  33.2 ha (82.0 ac) parcel from a 41.6 ha (102.8 ac) vacant agricultural property for conservation purposes (BTC Trail and Conservation lands).

**Note:** The application seeks to construct a 2 storey  $\pm$  464.5 (5,000 sq ft) single dwelling with a maximum height to peak of 8 m (26.2 ft), a 47.5 sq m (511 sq ft) attached garage, a private sewage treatment system, well, and driveway on the retained 8.1 ha (20 ac) lot. This proposal has been provided to NEC Staff as a hypothetical scenario thus it will not form part of this approval. The owner of the severed lot will be required to submit a separate NEC DPA when plans for the single dwelling are finalized and if the consent application is approved.

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**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: March 31, 2021

SIGNED:



Kim Peters, MCIP/RPP, Manager (A)

<p>THIS IS NOT A DEVELOPMENT PERMIT DEVELOPMENT IS NOT TO COMMENCE UNTIL THE DEVELOPMENT PERMIT HAS BEEN ISSUED</p>
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## APPENDIX

Part Lot 22 E, Concession 2 WHS  
M/L/2020-2021/374

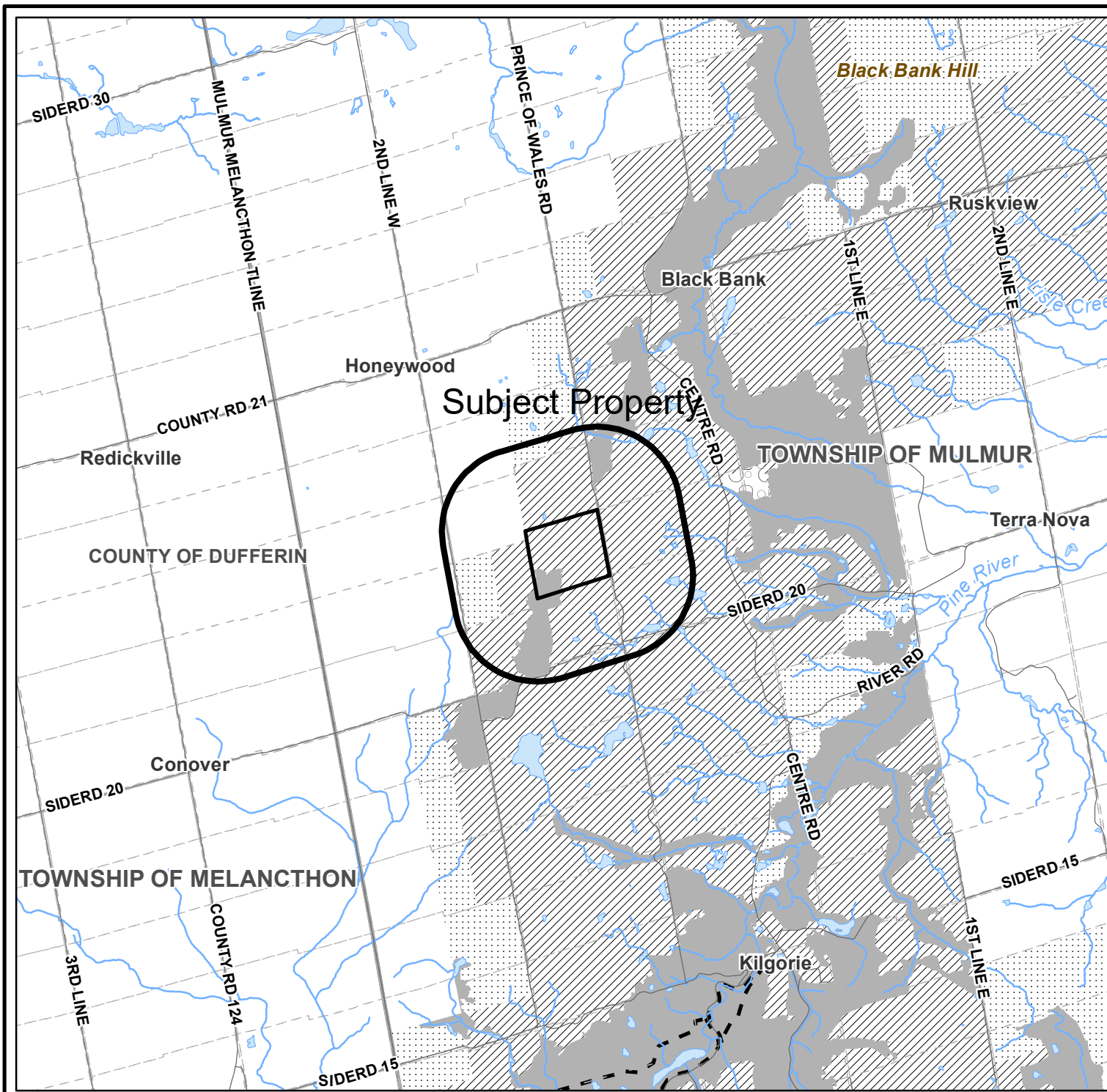
### CONDITIONS of APPROVAL

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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 obtain a Consent to sever the proposed lot in accordance with this Development Permit and shall complete the transfer of title in accordance with the Development Permit.
4. That prior to the issuance of the Development Permit that the applicant enters into an agreement with the Niagara Escarpment Commission to prohibit the construction of a single dwelling on the retained lands.

### ADVISORY NOTES:

- a) This 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*, *Endangered Species Act*, etc). The Niagara Escarpment Commission Development Permit is required prior to the issuance of any other applicable approval, licence or certificate.



# Map 1A Niagara Escarpment Plan

PRINCE OF WALES RD  
File: M/L/2020-2021/374

- Subject Property
- Plan Designations**
  - Escarpment Natural Area
  - Escarpment Protection Area
  - Escarpment Rural Area
  - Mineral Resource Extraction Area
  - Public Land (in Parks and Open Space System)
  - Roads
  - Waterbodies
  - Watercourse
  - Upper Tier Municipality
  - Lower/Single Tier Municipality
  - Lot and Concession Boundary

NOTE: The Niagara Escarpment Plan Designation boundaries shown on this map are approximate and subject to confirmation through Site Inspection and the application of the 'Interpretation of Boundaries' section of the Niagara Escarpment Plan

Scale 1:50,000  
0 380 760 1140 1520  
Metres

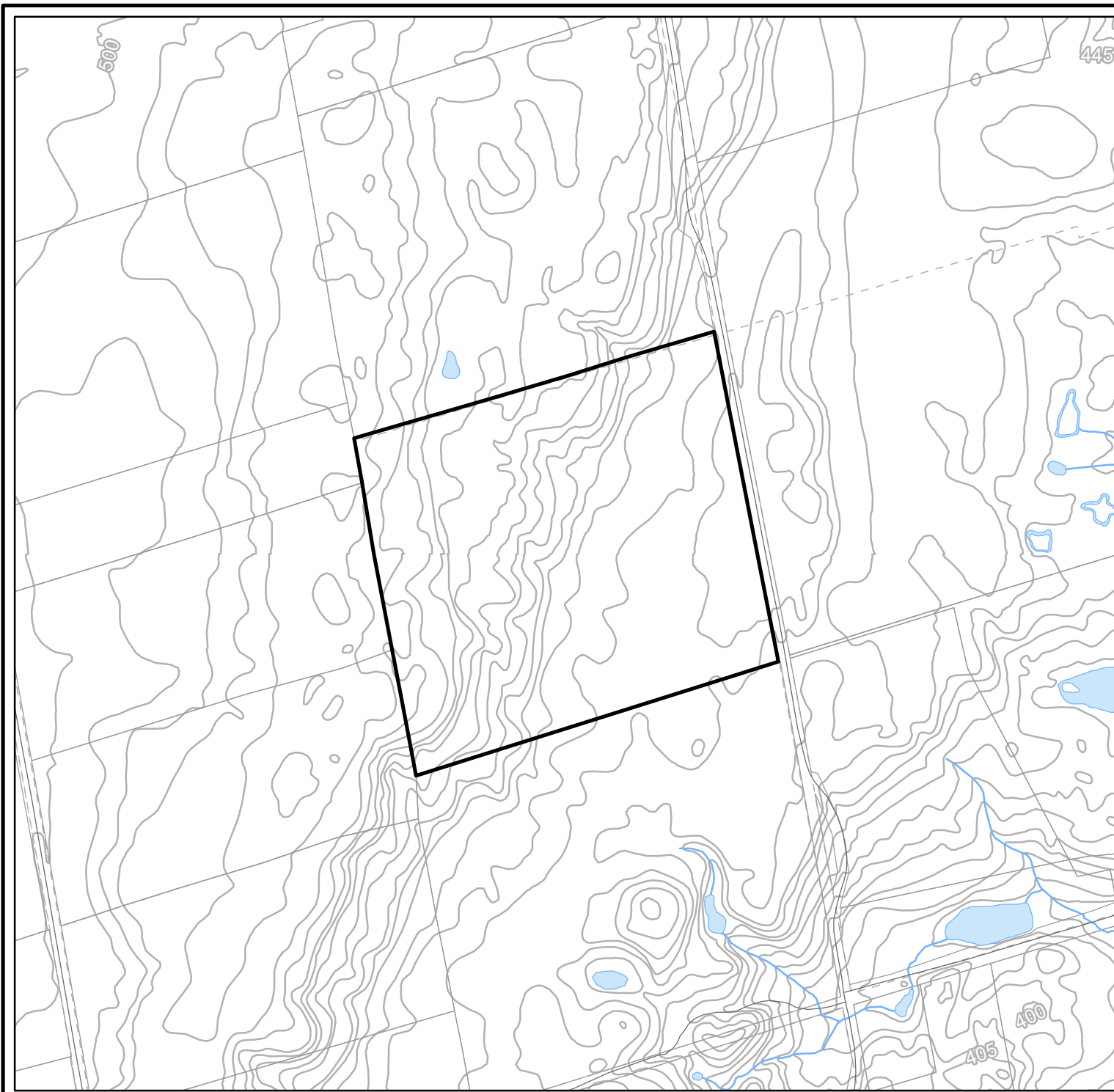
Printed on Dec 09, 2020

THIS IS NOT A PLAN OF SURVEY.  
This map is illustrative only. Do not rely on it as being a precise indicator of routes, location of features, nor as a guide to navigation. Base derived from various sources.  
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## Map 2

### Lot Configuration

PRINCE OF WALES RD  
File: M/L/2020-2021/374

- Subject Property
- Roads
- Waterbodies
- Watercourse
- Contour (5 metre intervals)
- Upper Tier Municipality
- Lower/Single Tier Municipality
- Lot and Concession Boundary
- Parcel Boundary

Scale 1:10,000  
0 75 150 225 300  
Metres

Printed on Dec 09, 2020

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Ontario



Proposed Severance  
Sketch  
Project: Paddles Up

29119-20 Bruce Trail  
January 28th, 2021

