

NOTICE OF PUBLIC HEARING

Minor Variance

You are receiving this notice because you are either:

- Assessed owner of a property located within 60 metres of the subject property
 - Applicant/agent on file, or
 - Person likely to be interested in this application
-

APPLICATION NO.: FL/A-21:140

APPLICANTS: B. & C. Taugher

SUBJECT PROPERTY: Municipal address **550 Concession 10 E., Flamborough**

ZONING BY-LAW: Zoning By-law 05-200, as Amended

ZONING: "A2" (Rural (A2) Zone

PROPOSAL: To permit the construction of an addition, with an approximate area 158 square metres, to the existing building which is accessory to an existing single family dwelling, notwithstanding,

1. An accessory building shall be permitted to be located within the front yard whereas the Zoning By-law does not permit an accessory building to be located within a front yard; and,
2. A maximum lot coverage of 342 square metres shall be permitted instead of the maximum permitted lot coverage of 200 square metres.

NOTES:

1. As shown on the submitted drawings, the existing accessory building, including the area of the canopy supported by columns, provides an approximate area of 184 square metres and the proposed addition provides an approximate area of 158 square metres.
2. Please note that the proposed building is permitted to be as an accessory building to the existing single detached dwelling only and cannot be used for human habitation.
3. A further variance will be required should the proposed building height exceed 6.0 metres, provided in accordance with the definition of "Building Height" and "Grade" as defined within the Zoning By-law.

This application will be heard by the Committee as shown below:

DATE: Thursday, May 20th, 2021
TIME: 1:35 p.m.
PLACE: Via video link or call in (see attached sheet for details)
To be streamed at
www.hamilton.ca/committeeofadjustment
for viewing purposes only

PUBLIC INPUT

Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, including deadlines for submitting to be seen by the Committee.

Orally: If you would like to speak to this item at the hearing you may do so via video link or by calling in. Please see attached page for complete instructions, including deadlines for registering to participate.

MORE INFORMATION

For more information on this matter, including access to drawings illustrating this request:

- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

DATED: May 4th, 2021.

Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public.

DESCRIPTION OF LAND
BEING THE LOT 1 CONVEYED TO AND TOWNSHIP OF EAST
FLAMBOURG, KNOWN AS MUNICIPAL NO. 222 CONVEYED TO
IN EAST, CITY OF HAMILTON

REGISTERED EASEMENTS AND/OR RIGHTS OF WAY
NO EASEMENTS LISTED ON THE PARCEL REGISTRY FOUND IN THE
LAND REGISTRY OFFICE.

BOUNDARY FEATURES
NOTE LOCATION OF THE FENCES AS THEY RELATE TO THE
BOUNDARIES OF THE SUBJECT PROPERTY.

CONFORMANCE WITH MUNICIPAL ZONING BY-LAW
WILL BE ISSUED BY THE REPORT

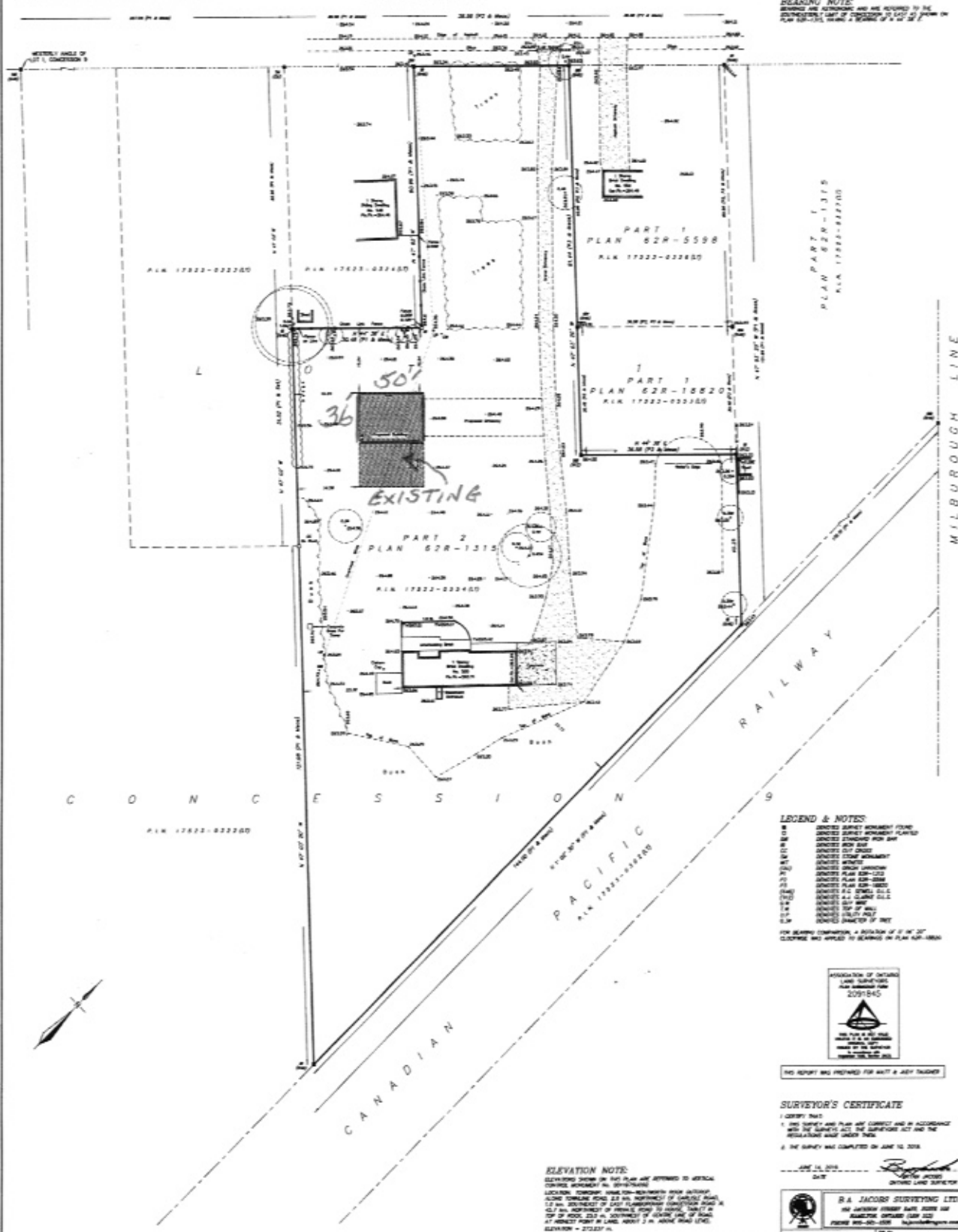
PLAN OF SURVEY OF
PART OF LOT 1
CONCESSION 9
(GEOGRAPHIC TOWNSHIP OF EAST FLAMBOURGH)
CITY OF HAMILTON

(2) *Small alluvial deposits between concordance B and C, P.L.N. 17534-555F (L1)*

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Journal compilation © 2007 Blackwell Publishing Ltd

METRIC NOTE:
DISTANCE GIVEN ON THIS PLAN ARE IN METERS AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 2.3048

BEARING NOTE:
 BEARINGS AND AZIMUTHS ARE REFERRED TO THE
 SOUTHEASTERLY LIMIT OF CONTINENT TO EAST AS SHOWN ON
 PLANS 529-1-175, TAKING A BEARING OF 90° 28' E.



LEGEND & NOTES

- B DENIED JURNET MONUMENT FOUND
 C DENIED JURNET MONUMENT PLAYS
 D DENIED STANDARD MON DAY
 E DENIED MON DAY
 F DENIED CUP DENIED
 G DENIED STAMP MONUMENT
 H DENIED DENIED
 I DENIED DRINK UNKNOWN
 J DENIED PLAN 82H-122
 K DENIED PLAN 82H-122
 L DENIED PLAN 82H-122
 M DENIED PLAN 82H-122
 N DENIED PLAN 82H-122
 O DENIED PLAN 82H-122
 P DENIED PLAN 82H-122
 Q DENIED PLAN 82H-122
 R DENIED PLAN 82H-122
 S DENIED PLAN 82H-122
 T DENIED PLAN 82H-122
 U DENIED PLAN 82H-122
 V DENIED PLAN 82H-122
 W DENIED PLAN 82H-122
 X DENIED PLAN 82H-122
 Y DENIED PLAN 82H-122
 Z DENIED PLAN 82H-122

FOR PLANNING CONSTRUCTION, A DISTANCE OF 15' OR 20' (CHOOSE ONE) APPLIED TO SEAWALLS ON PLANS SHOWN.




has always been regarded for what it is and not for what it might be.

SURVEYOR'S CERTIFICATE

1. THE SURVEY WAS COMPLETED ON JUNE 12, 2018.

DATE JUN 14, 2018 BY [Signature]

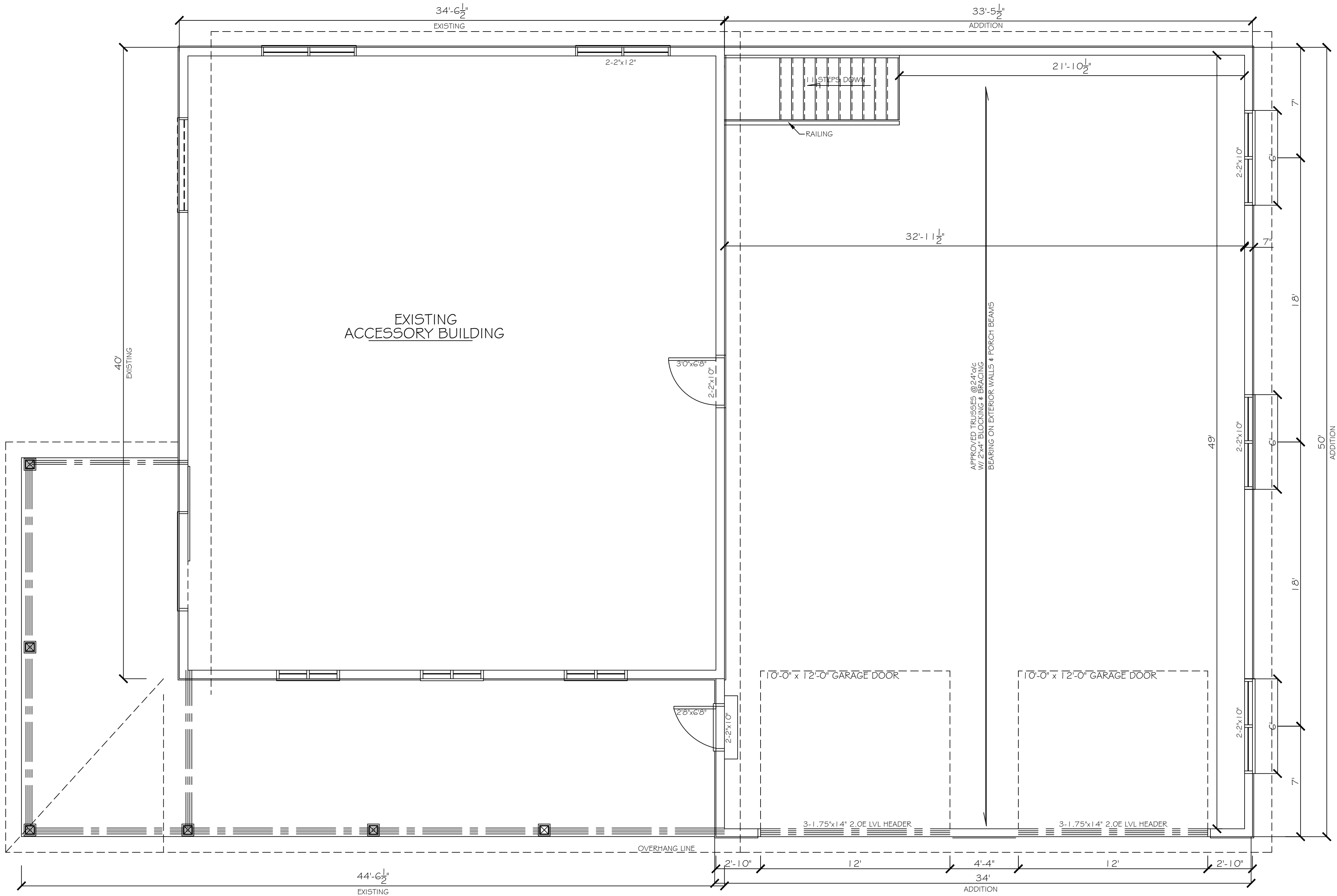


B & JACOBS SURVEYING LTD
104 JARVIS STREET SUITE 200E 104
WILLOWDALE, ONTARIO (M2H 3C2)
PHONE 416-591-0500 bjacobs@jag.net

ELEVATION NOTE

ELEVATION: 2060 ft. (617 m). SEE ALSO ADJACENT TO AERIAL
CORRIDOR, WILSONVILLE, OR. (2014-01-04)

LOCATION: TOWNSHIP: WILSONVILLE, NEW HAMPSHIRE, BRIDGE
ALONG TOWNLINE ROAD, 2.5 MI. NORTHWEST OF (SARASOTA) ROAD,
1.0 MI. SOUTHWEST OF EAST CLAMBERG ROAD (CLAMBERG ROAD),
0.1 MI. NORTHWEST OF FRESH AIR ROAD TO ROAD, 1.0 MI. N. OF
TOP OF ROAD, 2.0 MI. SOUTHWEST OF (SARASOTA) ROAD,
AT INTERSECTION IN LAND, ABOUT 2 MI. ABOVE ROAD (THE
ELEVATION = 2,023.0 ft.)



MAIN FLOOR PLAN
SCALE 1/4" = 1'-0"

NOTE:
ALL BUILDING MATERIALS AND CONSTRUCTION METHODS TO COMPLY WITH CURRENT OBC
VERIFY ALL DIMENSIONS BEFORE AND DURING CONSTRUCTION TO CONFIRM ACCURACY
VERIFY ALL DIMENSIONS OF SPECIALTY ITEMS BEFORE ORDERING TO CONFIRM ACCURACY

NOTE:
TRUSS DESIGNS AND LAYOUT PROVIDED BY TRUSS MANUFACTURER

NOTE:
DUE TO THE POSSIBLE VARIANTS ON THE SITE IT IS IMPORTANT FOR THE CONTRACTOR AND TRUSS MANUFACTURER VERIFY ALL DIMENSIONS, BEARING AND ROOF PITCHES OF TRUSSES ON SITE AND ON ALL PAGES OF ARCHITECTURAL DRAWINGS TO ASSURE ACCURACY AND SOFFIT ALIGNMENT

NOTE:
FINAL GRADING WILL DEPEND ON SIGHT AND SOIL CONDITIONS
FINAL DEPTH OF FOUNDATION WILL DEPEND ON SIGHT AND SOIL CONDITIONS

Project North:	True North:
<p>THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS AS SET OUT IN THE ONTARIO BUILDING CODE 3.17.4.1 (D)101 TO BE AN "OTHER DESIGNER"</p> <p>QUALIFICATION INFORMATION: RON CRICKMORE BCIN: 41922</p> <p><i>Ron Crickmore</i></p>	

Note:

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY.

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ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF S.D.H. DESIGNS.

USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.

CRICKMORE DESIGN
111 Valcourt Street, Ancaster, Ontario, Canada L9C 4Z8
Tel: 905.870.4535

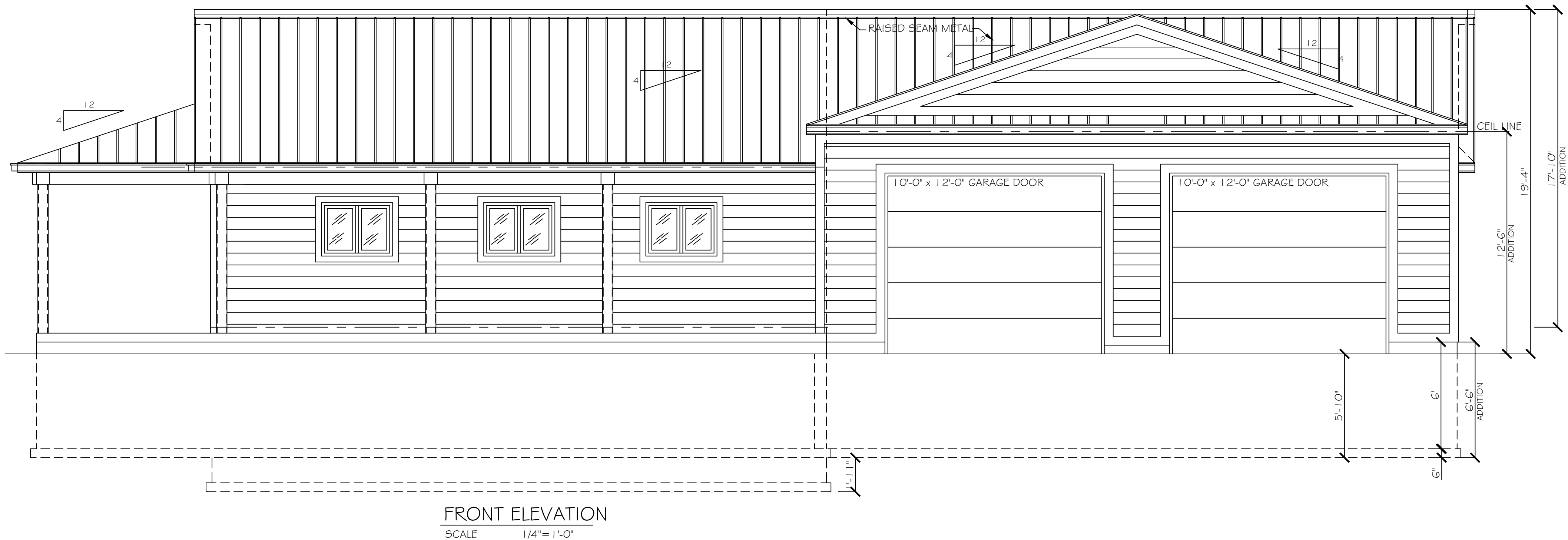
Project:
**TAUGHER CONSTRUCTION
ACCESSORY BUILDING**
550 10TH CONCESSION EAST
FLAMBOROUGH ONTARIO

Sheet Title:
MAIN FLOOR PLAN

Design By: RJC	Drawn By: RJC	Approved By: RJC
Scale: 1/4" = 1'-0"	Date: MAR 2021	Project No.: 19018-S

Drawing No:
A2

Drawing Series:



FRONT ELEVATION
SCALE 1/4" = 1'-0"

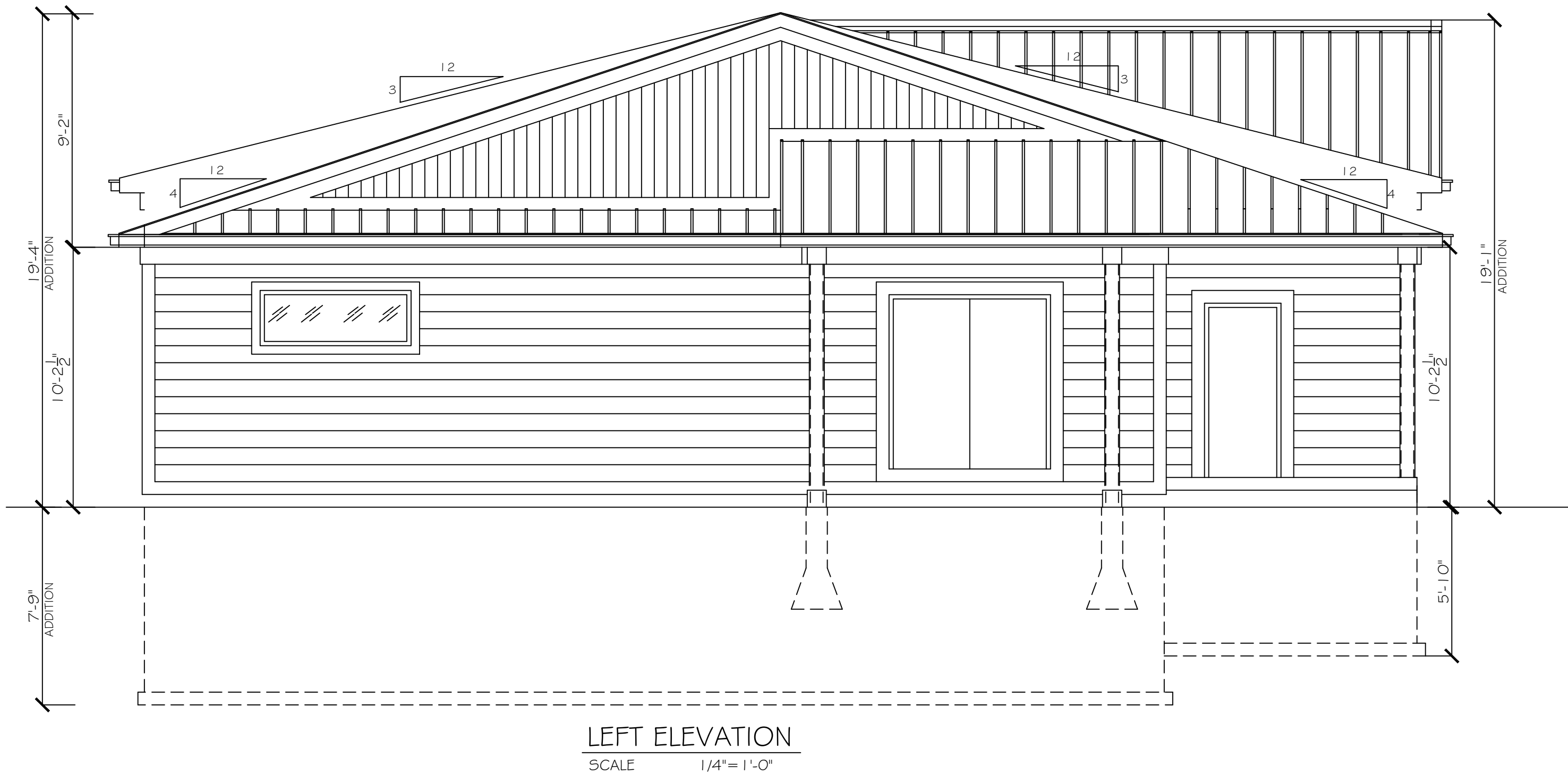
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ON SITE AND ON ALL PAGES OF ARCHITECTURAL DRAWINGS TO
ASSURE ACCURACY AND SOFFIT ALIGNMENT

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FINAL DEPTH OF FOUNDATION WILL DEPEND ON SIGHT AND SOIL CONDITIONS

Project North:		True North:	
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<p>Note:</p>			
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<p>CRICKMORE DESIGN</p> <p>111 Valcourt Street, Markham, Ontario, Canada L3R 4Z8 Tel: 905.870.4535</p>			
<p>Project:</p> <p>TAUGHER CONSTRUCTION ACCESSORY BUILDING</p> <p>550 10TH CONCESSION EAST FLAMBOROUGH ONTARIO</p>			
<p>Sheet Title:</p> <p>FRONT ELEVATION</p>			
Design By: RJC	Drawn By: RJC	Approved By: RJC	
Scale: 1/4" = 1'-0"	Date: MAR 2021	Project No.: 19018-S	
Drawing No:			
A3			
Drawing Series:			



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QUALIFICATION INFORMATION:
RON CRICKMORE BCIN: 41822

Ron Crickmore

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Tel: 905.870.4535

Project:

**TAUGHER CONSTRUCTION
ACCESSORY BUILDING**

**550 10TH CONCESSION EAST
FLAMBOROUGH ONTARIO**

Sheet Title:

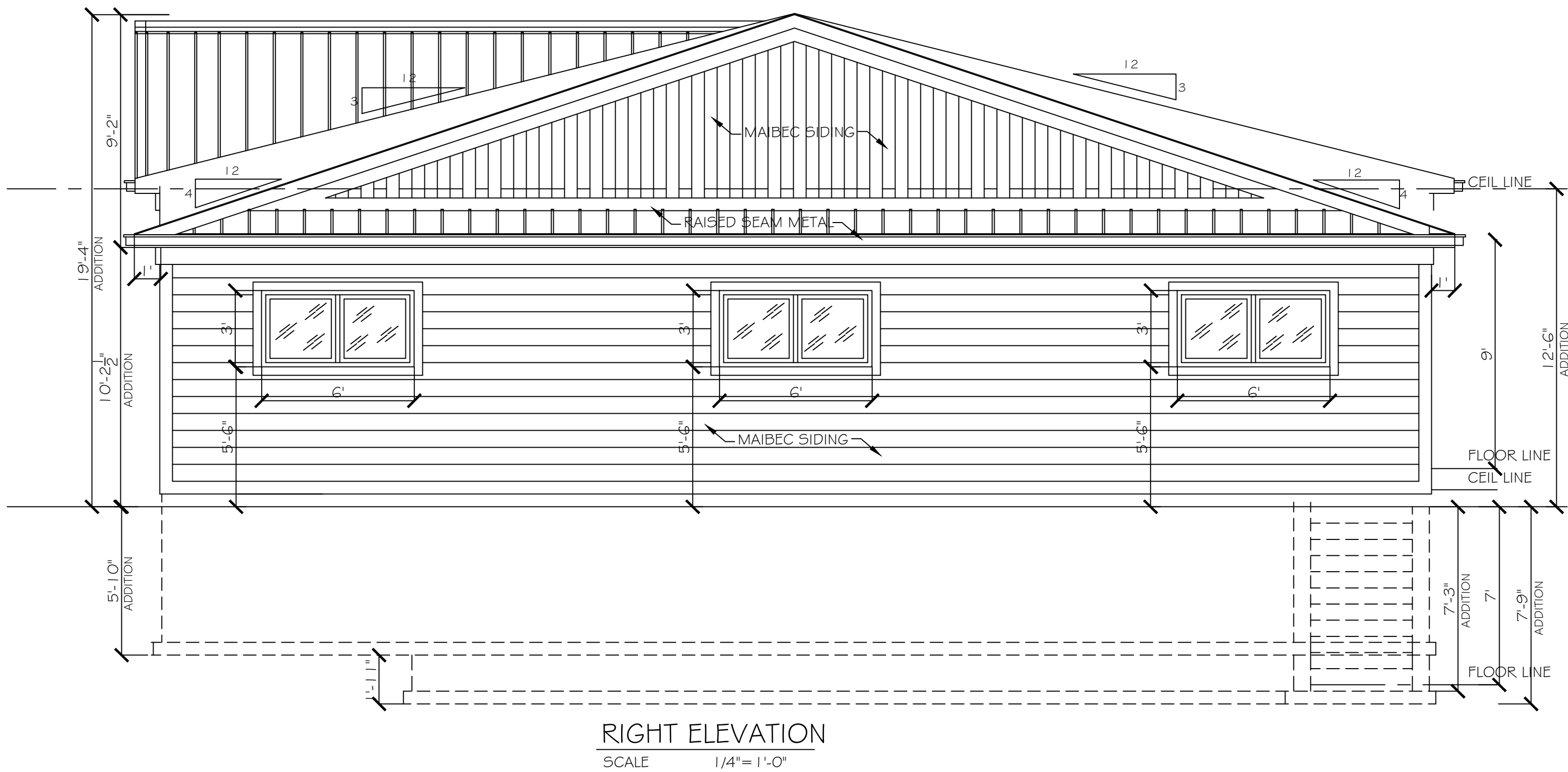
LEFT ELEVATION

Design By: RJC	Drawn By: RJC	Approved By: RJC
Scale: 1/4"=1'-0"	Date: MAR 2021	Project No.: 19018

Drawing No:

A4-S

Drawing Series:



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RON CRICKMORE BCIN: 41822

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Project:

TAUGHER CONSTRUCTION
ACCESSORY BUILDING

550 10TH CONCESSION EAST
FLAMBOROUGH ONTARIO

Sheet Title:

RIGHT ELEVATION

Design By:
RJC

Drawn By:
RJC

Approved By:
RJC

Scale:
1/4"=1'-0"

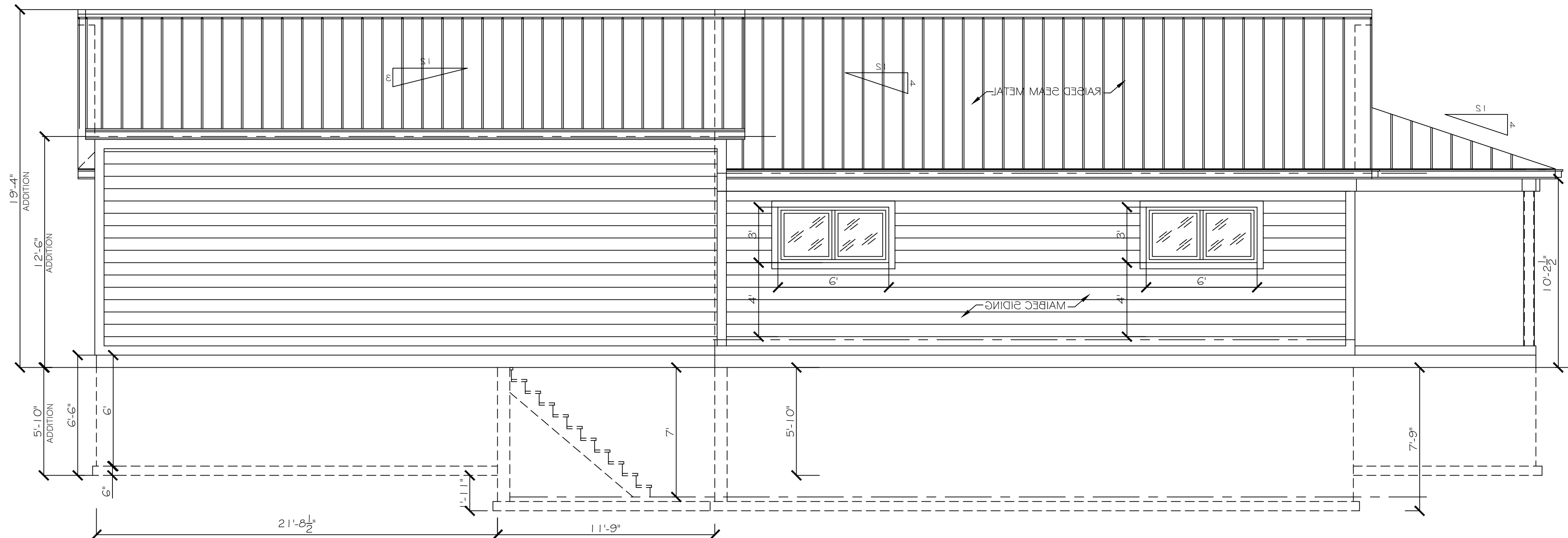
Date:
MAR 2021

Project No.:
19018-S

Drawing No:

A5

Drawing Series:



REAR ELEVATION

SCALE 1/4" = 1'-0"

NOTE:
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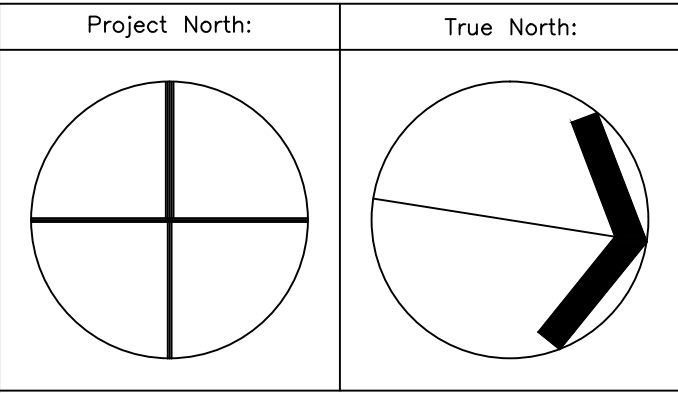
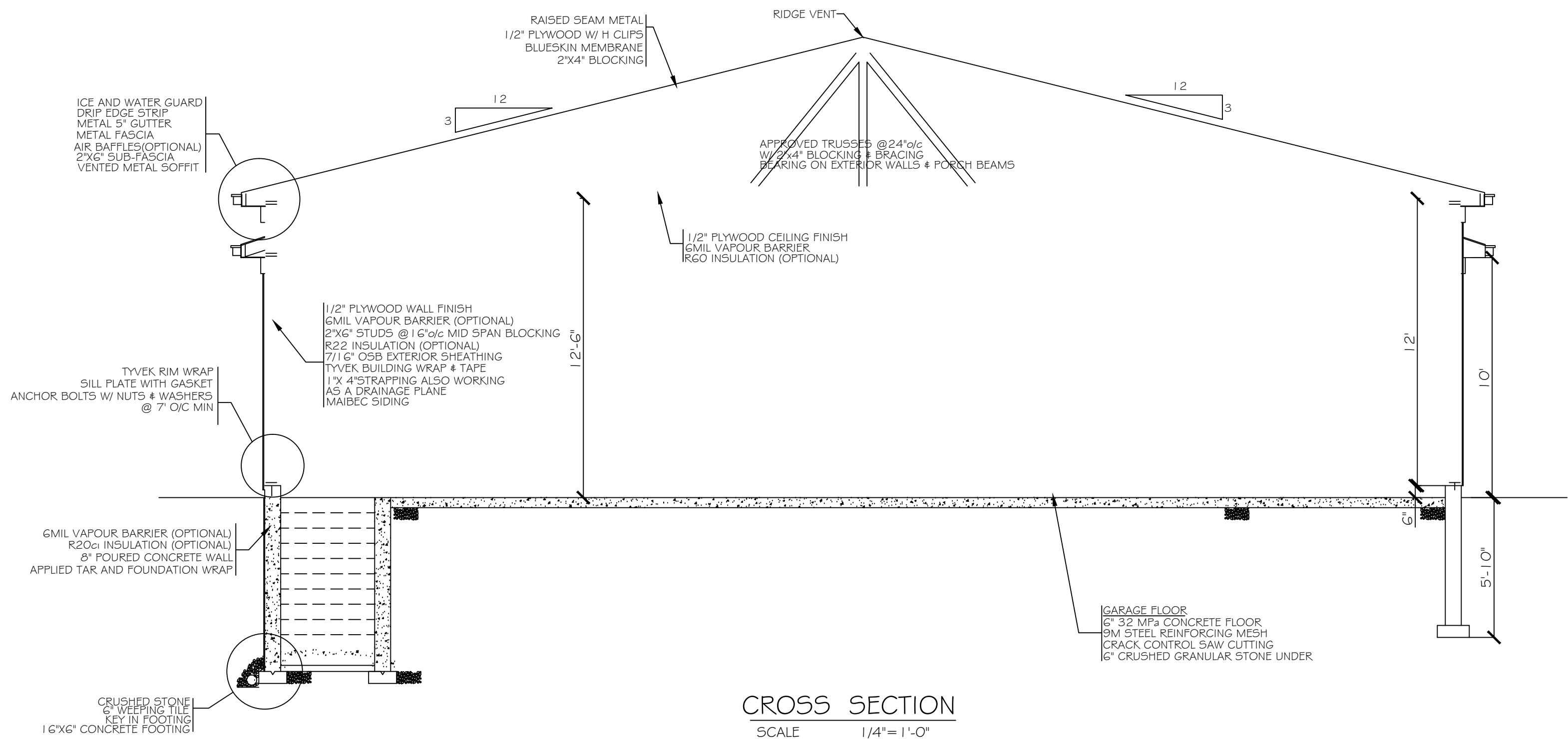
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Tel: 905.870.4535

Project:
**TAUGHER CONSTRUCTION
ACCESSORY BUILDING**
550 10TH CONCESSION EAST
FLAMBOROUGH ONTARIO

Sheet Title: REAR ELEVATION		
Design By: RJC	Drawn By: RJC	Approved By: RJC
Scale: 1/4" = 1'-0"	Date: MAR 2021	Project No.: 19018-S
Drawing No: A6		
Drawing Series:		



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QUALIFICATION INFORMATION:
RON CRICKMORE BCIN: 41822

Ron Crickmore

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Project:

TAUGHER CONSTRUCTION
ACCESSORY BUILDING

550 10TH CONCESSION EAST

FLAMBOROUGH

ONTARIO

Sheet Title:

CROSS SECTION

Design By: RJC	Drawn By: RJC	Approved By: RJC
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Scale: 1/4" = 1'-0"	Date: MAR 2021	Project No.: 19018-S
------------------------	-------------------	-------------------------

Drawing No:

A7

Drawing Series:



Hamilton

Committee of Adjustment

City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221

Email: cofa@hamilton.ca

APPLICATION FOR A MINOR VARIANCE

FOR OFFICE USE ONLY.

APPLICATION NO. _____ DATE APPLICATION RECEIVED _____

PAID _____ DATE APPLICATION DEEMED COMPLETE _____

SECRETARY'S
SIGNATURE _____

The Planning Act

Application for Minor Variance or for Permission

The undersigned hereby applies to the Committee of Adjustment for the City of Hamilton under Section 45 of the *Planning Act*, R.S.O. 1990, Chapter P.13 for relief, as described in this application, from the Zoning By-law.

1, 2	NAME	ADDRESS	
Registered Owners(s)	COOPER & BRITNEY TAUGHTER	550 CONCESSION RD. 10 EAST.	P E C
Applicant(s)*			Phone: E-mail:
Agent or Solicitor			Phone: E-mail:

Note: Unless otherwise requested all communications will be sent to the agent, if any.

3. Names and addresses of any mortgagees, holders of charges or other encumbrances:

RBC ROYAL BANK
304 DUNDAS ST. EAST
WATERDOWN, ON.
LOR 2H0

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

4. Nature and extent of relief applied for:

SIZE OF ACCESSORY BUILDING

5. Why it is not possible to comply with the provisions of the By-law?

*BY-LAW PROHIBITS ACCESSORY BUILDING
BIGGER THAN 200 sq meters.*

6. Legal description and Address of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number):

*PIN # 175 230 554
ROLL # 251 830 391 025 100
550 CONCESSION RD. 10 EAST. L8B 1H6*

7. PREVIOUS USE OF PROPERTY

Residential ☒ Industrial ☐ Commercial ☐
Agricultural ☐ Vacant ☐
Other _____

- 8.1 If Industrial or Commercial, specify use *N/A*
- 8.2 Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred?
Yes ☐ No ☒ Unknown ☐
- 8.3 Has a gas station been located on the subject land or adjacent lands at any time?
Yes ☐ No ☒ Unknown ☒
- 8.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?
Yes ☐ No ☒ Unknown ☒
- 8.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?
Yes ☐ No ☒ Unknown ☒
- 8.6 Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been used as pesticides and/or sewage sludge was applied to the lands?
Yes ☐ No ☒ Unknown ☒
- 8.7 Have the lands or adjacent lands ever been used as a weapon firing range?
Yes ☐ No ☒ Unknown ☒
- 8.8 Is the nearest boundary line of the application within 500 metres (1,640 feet) of the fill area of an operational/non-operational landfill or dump?
Yes ☐ No ☒ Unknown ☐
- 8.9 If there are existing or previously existing buildings, are there any building materials remaining on site which are potentially hazardous to public health (eg. asbestos, PCB's)?
Yes ☐ No ☒ Unknown ☐

8.10 Is there any reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?

Yes ☐ No ☒ Unknown ☐

8.11 What information did you use to determine the answers to 9.1 to 9.10 above?

REALTOR, LAWYER & PREVIOUS OWNER

8.12 If previous use of property is industrial or commercial or if YES to any of 9.2 to 9.10, a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed.

Is the previous use inventory attached? Yes ☐ No ☒

9. ACKNOWLEDGEMENT CLAUSE

I acknowledge that the City of Hamilton is not responsible for the identification and remediation of contamination on the property which is the subject of this Application – by reason of its approval to this Application.

MR. 2/21
Date

Signature Property Owner

COOPER TAUGHER
Print Name of Owner

BRITTNEY TAUGHER

10. Dimensions of lands affected:

Frontage

Depth

Area

Width of street

38.58 m / 126.57'
234.76 m / 771.52'
15,761.09 m² / 3.89 ACRES

11. Particulars of all buildings and structures on or proposed for the subject lands: (Specify ground floor area, gross floor area, number of stories, width, length, height, etc.)

Existing: SINGLE STORY w/ ATTACHED GARAGE

27.3 m x 9.67 m = 266 m²

GROUND FLOOR = 15.8 m x 7.5 m = 133.5 m²

GROSS FLOOR = 267 m² (INCLUDES BASEMENT)

Proposed GARAGE = 8 m x 10.7 m = 85.6 m² HEIGHT = 5.4 m

EXISTING ACCESSORY BUILDING = 12.19 m x 10.66 m = 130.06 m²
HEIGHT = 5.85 m

ADDITION TO ACCESSORY 10.97 m x 15.24 m = 167.22 m²
HEIGHT TO MATCH = 5.85 m

12. Location of all buildings and structures on or proposed for the subject lands: (Specify distance from side, rear and front lot lines)

Existing: REFER TO ATTACHED SURVEY

EXISTING NORTH 78.5 m SOUTH 33 m EXISTING NORTH 24.38 m SOUTH 135 m
RESIDENCE EAST 23.9 m WEST 25 m ACCESSORY EAST 52.7 m WEST 15.24 m

Proposed:

ADDITION TO ACCESSORY

NORTH 13.41 m SOUTH 145.87 m
EAST 52.7 m WEST 15.24 m

13. Date of acquisition of subject lands: FB 1/19
14. Date of construction of all buildings and structures on subject lands: 1985 PRINCIPAL RES. BUILT ACCESSORY BUILT 2020
15. Existing uses of the subject property:
RESIDENTIAL SINGLE FAMILY
16. Existing uses of abutting properties:
RESIDENTIAL
17. Length of time the existing uses of the subject property have continued:
36 YEARS.
18. Municipal services available: (check the appropriate space or spaces)
 Water NONE Connected NO
 Sanitary Sewer NONE Connected NO
 Storm Sewers NONE
19. Present Official Plan/Secondary Plan provisions applying to the land:
RURAL
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
A-2
21. Has the owner previously applied for relief in respect of the subject property?
☐ Yes ☒ No
 If the answer is yes, describe briefly.
22. Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?
☐ Yes ☒ No
23. Additional Information
24. The applicant shall attach to each copy of this application a plan showing the dimensions of the subject lands and of all abutting lands and showing the location, size and type of all buildings and structures on the subject and abutting lands, and where required by the Committee of Adjustment such plan shall be signed by an Ontario Land Surveyor.

Date: March 17, 2021

Restricted Land Use Notice

No Prohibition or Risk Management Plan Requirement

Issued under the *Clean Water Act*, Section 59 (2) (a)

Letter Number: HAM-CWE-21-004	
Description and Date of Application / Supporting Documents: 3/16/2021 – Restricted Land Use Submission Form	
Applicant Name: Cooper Taugher	
Telephone: (905) 973-1293	Email address: taugherconstructioninc@gmail.com
Property Address: 550 Concession 10 Rd. E	Town: Carlisle
Province: Ontario	Postal Code: L8B 1H6
Source Protection Plan: Halton-Hamilton	Drinking Water System: Carlisle
WHPA: E	Vulnerability Score: 8.1

This Notice is being issued under subsection 59 (2)(a) of the *Clean Water Act, 2006* and was prepared in response to an Application (as described above under Description / Supporting Documents) received for the property that is identified above. At the above noted property, one or more of the potential land use activities have been designated as restricted land uses under Section 59 of the *Clean Water Act* and, the application is either for a provision of the *Planning Act* prescribed under Section 62, Ontario Regulation 287/07 of the *Clean Water Act* or for a building permit under the *Ontario Building Code*.

The Application was reviewed in accordance with the *Clean Water Act* and the *Halton-Hamilton Source Protection Plan* which came into effect December 31, 2015 (Amended January 30, 2019). Based on the information submitted as part of the Application, Section 57 (Prohibition) or Section 58 (Risk Management Plan) of the *Clean Water Act* **do not** apply, at this time, to the activities outlined in the Application for the above referenced property.

Rationale: *The applicable policies relate to The Application of Hauled Sewage to Land, Sewage System Or Sewage Works; Application or Storage of Agricultural Source Material (ASM), Non-Agricultural Source Material (NASM) or Biosolids To Land; Application Of Pesticide To Land; Management Or Handling Of Agricultural Source Material - Agricultural Source Material (ASM) Generation (Grazing and pasturing, Yards or confinement). For this Application, based on the information submitted, none of these activities will be occurring. Please note that the future engagement of these activities will require review as they are considered a significant drinking water threat at this property .*

- This Notice is only effective as it relates to the above referenced Application
- Any change to the information submitted under the Application nullifies this Notice, unless otherwise permitted by the Risk Management Official
- This Notice is not valid for any subsequent approvals under the *Planning Act* or building permits under the *Ontario Building Code* for the property. Further Section 59 notices will be required for subsequent applications at the property and a risk management plan may be required
- Pursuant to Section 53 (3), Ontario Regulation 287/07 under the *Clean Water Act*, this notice, once issued, is a public document. All information submitted for development of this notice is subject to the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)
- This Notice has been issued under the Authority of the Risk Management Official appointed for the City of Hamilton under by-law 13170. This Notice has been issued in accordance with the *Clean Water Act*, 2006, Section 59, Ontario Regulation 287/07 and the Halton-Hamilton Source Protection Plan, approved August 5, 2015 and effective on December 31, 2015 (Amended January 30, 2019).

If you require further information, please contact the Risk Management Office:

Phone: (905) 546-2424 x 6099

Email: Sourcewater@hamilton.ca

Carmen Vega

Carmen Vega
Risk Management Official
Hamilton Water
City of Hamilton



Hamilton

Planning and Economic
Development Department

Memorandum

To: George Wong
Acting Manager, Building Engineering and Zoning

From: ☒ Cathy Plosz, Natural Heritage Planner (ext. 1231)
Development Planning, Heritage and Design

☐ Melissa Kiddie, Natural Heritage Planner (ext. 1290)
Development Planning, Heritage and Design

Date: March 25, 2021

Subject: **Exemption from Site Plan Control By-law No. 15-176 for 550 Concession 10 East, Flamborough for Development within or adjacent to Core Areas**

In accordance with Section 9.1 of Site Plan Control By-law No. 15-176, Site Plan Control shall apply to *"any buildings or structures, including accessory buildings and structures, decks and additions to existing buildings, situated Adjacent to or within a Core Area (s), except for single detached, duplex, semi-detached or street townhouse dwellings located within a plan of subdivision or plan of condominium draft approved after January 1, 2013"*.

Proposed Development (Please briefly describe proposed development and attach concept plan/map):
Accessory building.

Core Areas include:
Provincially Significant Wetland, Environmentally Significant Area.

Based on a review of the proposed development, the following is applicable:

- ☐ Proposed development is located within the footprint of an existing structure.
- ☒ Proposed development is located within a disturbed area (i.e. manicured area).
- ☒ Proposed development is located at least 30 metres away from the Core Areas.
- ☒ Correspondence has been provided by the relevant Conservation Authority (attached).

Therefore, Site Plan Control for the above property is waived.

Notes:

This memo does not exempt the proposal from the requirements of a building permit, nor does it exempt the proposal from the requirements of the Zoning By-law or any further regulations. Please be advised that should the application change, the Planning Division has the right to review the revised submission.

If you have any questions, please contact Catherine Plosz by e-mail at Catherine.Plosz@hamilton.ca.

Letter of Permission in accordance with Ontario Regulation 162/06

October 24, 2019

Cooper & Brittney Taugher
550 Concession 10 Road East
Freelton, ON L8B 1H6

BY MAIL AND EMAIL

Dear Mr. and Mrs. Taugher:

**Re: Proposed construction of an accessory building with porch between 30 and 120 metres of a Provincially Significant Wetland
550 Tenth Concession Road East
City of Hamilton
Conservation Halton File: A/19/H/55**

Proposal

The applicant is proposing to construct a new accessory building (garage and storage) having a footprint ± 50 ft. x 74 ft., inclusive of a ± 10 ft. x 34 ft. porch, and a driveway extension to the new structure.

Ontario Regulation 162/06

The subject property is regulated by Conservation Halton (CH) pursuant to *Ontario Regulation 162/06* as it is traversed by a tributary of Bronte Creek and contains a portion of the North Progreston Swamp Provincially Significant Wetland (PSW) Complex. CH regulates a 15 metre regulatory allowance from the greater of the flooding and erosion hazards associated with Bronte Creek, and 120 metres from the limit of a PSW. *Ontario Regulation 162/06* requires that permission be obtained from CH prior to any development, interference with wetlands, and alteration to watercourses and shorelines. Staff note that the proposed development meets Policy 3.38.4 within CH's *Policies and Guidelines for the Administration of Ontario Regulation 162/06*, last amended February 25, 2016 as a setback of ± 30 metres from the PSW is maintained at the proposed developments closest point. Staff advise that more accurate delineation of the regulated hazards/features on site may be required at the time of future development proposals.

This Letter of Permission represents CH's consent to undertake the works as shown on the attached drawing stamped, redline revised, and dated October 24, 2019 subject to the following site specific conditions:

Conditions

- a. That disturbed areas be stabilized immediately following the completion of construction to the satisfaction of Conservation Halton.**

- b. That effective sediment and erosion control measures be installed prior to starting work, maintained during construction and fully removed once all disturbed areas have been stabilized. That site conditions be monitored and that the sediment and erosion control measures be modified if site conditions warrant it.
- c. That excess fill (soil or otherwise) generated from the proposed works shall not be stockpiled or disposed of within any area regulated by Conservation Halton, pursuant to Ontario Regulation 162/06.

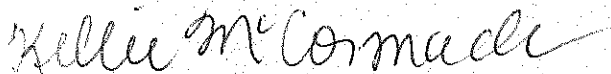
Please be sure that you read and understand the condition listed above. Please also note that contravention of a Letter of Permission, or the terms and conditions of a Letter of Permission, is considered an offence under Section 28(16) of the *Conservation Authorities Act*. It is your responsibility to ensure that any person working under the authority of this Permit is familiar, and complies with, the terms and conditions.

Conservation Halton must be contacted a minimum of 48 hours prior to commencement of construction. This Letter of Permission or a copy thereof as well as all approved drawings must be available at the site. Any changes to the approved design or installation methods must be reviewed and approved by Conservation Halton staff prior to their implementation. This letter of permission is valid for two years from the date of issue.

Please be advised that should you have any objection to any of the conditions of the Letter of Permission, you are entitled to request a hearing before the Authority, in accordance with Section 28(12) of the *Conservation Authorities Act*. Staff must receive a written notice of your request for a hearing within 30 days of the date of this letter. Please note that if a hearing has been requested, this Letter of Permission is withdrawn until such time as the hearing results have been finalized and commencement of any site alteration must not occur until the results of the Hearing are determined.

We trust the above is of assistance in this matter. Should you require further information, please contact Cassandra Connolly, Regulations Officer, at extension 2301.

Sincerely,



Kellie McCormack, MA, MCIP, RPP
Senior Manager, Planning and Regulations

Encl. 1

Cc: Building Department, City of Hamilton (Letter and Drawing)
Matt Taugher, Agent, taugherconstructioninc@gmail.com (Letter and Drawing)

Dear City of Hamilton By-Law Enforcement Friends,

We are writing this letter in support of the Accessory Building being constructed by the Taugher family at 550 Concession Road 10 East in Freelon.

We understand that due to a complaint the construction has come to a halt. This is very unfortunate, as the direct neighbor to the Taughers (we live at 548) we find it hard to fathom that the building could affect anyone more than it does us. It is barely even noticeable from the road.

The building so far looks awesome and fits with the country feel that we moved out here for. The Taughers have also added about a hundred trees to minimize any impact they thought the construction and structure may have had. They even completed this landscaping before the construction began. The combination of trees, as well as the structure itself actually give much needed privacy between our two properties (We used to stare right into each others yards).

Since the shutdown of work we are now forced to stare at an incomplete construction site that we know will look amazing when finished. It is disappointing that someone is complaining, seemingly for the sake of complaining, causing the delay in improving the view from our yard.

Hopefully, once you approve the building safety (which no doubt is completely up to code) you will allow construction to continue immediately so we can begin enjoying our yard again with the awesome ~~Knew~~ rustic, forest like view they have worked so hard to make for us.

Thanks,



Daniel and Trisha Morgan

548 Concession Road 10 East

Freelon, ON

L8B1H6

416-602-9747