

**From:** [Jeff Tweedle](#)  
**To:** [Committee of adjustment](#)  
**Cc:** [steve.fraser@ajclarke.com](mailto:steve.fraser@ajclarke.com)  
**Subject:** February 13, 2024 - CoA - HCA Comments for AN/A-23:344 for 1261 Mohawk Road Unit 1, Ancaster  
**Date:** Friday, February 9, 2024 9:49:33 AM  
**Attachments:** [image002.png](#)

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Good morning,

The Hamilton Conservation Authority (HCA) has reviewed the Committee of Adjustment Agenda for February 13, 2024 in accordance with HCA's responsibilities under the *Conservation Authorities Act* relating to provincial interests for natural hazards and offer the following comments for AN/A-23:344 for 1261 Mohawk Road Unit 1, Ancaster. HCA has cc'd the applicant's agent on this email for their information.

**AN/A-23:344 – 1261 Mohawk Road Unit 1, Ancaster**

The subject property is approximately 0.05 ha (0.11 ac) in size and located within the Chedoke Creek watershed which drains to Cootes Paradise and eventually Hamilton Harbour. A reach of Chedoke Creek traverses the HCA owned lands to the west of the subject site.

The requested minor variance is intended to recognize the elevated deck attached to the rear of the existing dwelling. It is HCA's understanding that this deck has been constructed and is currently in place and no additional modifications have been proposed for the deck as part of the minor variance application. HCA staff previously reviewed the plans for the constructed deck and advised Gillian Roberts, Plans Examiner by email on June 21, 2021 that the deck did not require HCA approval. However, it was requested that the as-built grading plan required by the City's Growth Management Division be provided to HCA for our records. Based on a review of HCA's records it does not appear this information was provided. HCA would request a copy of the as-built grading plan be provided to HCA by the City's Growth Management Division.

HCA staff do not have any concerns regarding the requested minor variance. HCA does not object to the granting of the requested minor variance or building permit by the municipality.

The property is partially regulated by HCA pursuant to *Ontario Regulation 161/06* (HCA's Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses) made under the *Conservation Authorities Act, R.S.O. 1990*. The regulated area is associated with the erosion hazards produced by Chedoke Creek. Written permission from HCA may be required for any future construction, site alteration, or grading completed within the regulated portion of the subject site.

Please contact the undersigned if there are any questions regarding the provided comments.

There will be no fee for HCA's review of this application.

Regards,

**Jeff Tweedle**

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