

May 7, 2024 - CoA - HCA Comments for A-24:63 for 67 Cameron Ave, Dundas

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Thu 5/2/2024 11:28 AM

To:Committee of adjustment <cofa@hamilton.ca>

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Good afternoon,

The Hamilton Conservation Authority (HCA) has reviewed the Committee of Adjustment Agenda for May 7, 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 A-24:63 for 67 Cameron Avenue, Dundas. HCA has Bcc'd the owner/applicant on this email for their information.

A-24:63 – 67 Cameron Avenue, Dundas

The subject property is approximately 0.05 ha (0.12 ac) in size, located with the Spencer Creek watershed and within the Lower Spencer Creek sub-watershed. A tributary of Lower Spencer Creek flows through the front of the subject property. The property is regulated by HCA pursuant to the *Conservation Authorities Act* and *Ontario Regulation 41/24 (Prohibited Activities, Exemptions and Permits)*. The regulated area is associated with the flooding and erosion hazards produced by Lower Spencer Creek. Written permission from HCA is required for any construction, site alteration, or grading completed within the regulated portion of the subject site. HCA issued a Letter of Permission (LOP) on February 10, 2022 to recognize the conversion of the existing carport to an enclosed storage area. The materials approved by HCA though the February 10, 2022 LOP are consistent with those submitted in support of minor variance application A-24:63. Based on HCA's review, the existing house and enclosed storage area are located outside the flood and erosion hazards associated with the watercourse. As such, HCA is satisfied that the application is consistent with the natural hazard policies of the PPS and HCA staff have no concerns with the approval of the required minor variance.

Please note, the LOP issued by HCA expired on February 10, 2024. As such, all works outlined within the LOP issued by HCA on February 10, 2024 for the subject property should be already complete. If any additional activity is required to complete the works outlined in the LOP a new LOP will be required from HCA. If any additional work is required please contact HCA staff.

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

Conservation Planner

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