

# Pelham Committee of Adjustment Public Hearing – 1<sup>st</sup> February 2022

Regarding File Number: B4/2022P

Subject Lands: 1620 Haist Street

Submitted by:

Dale Nicholson

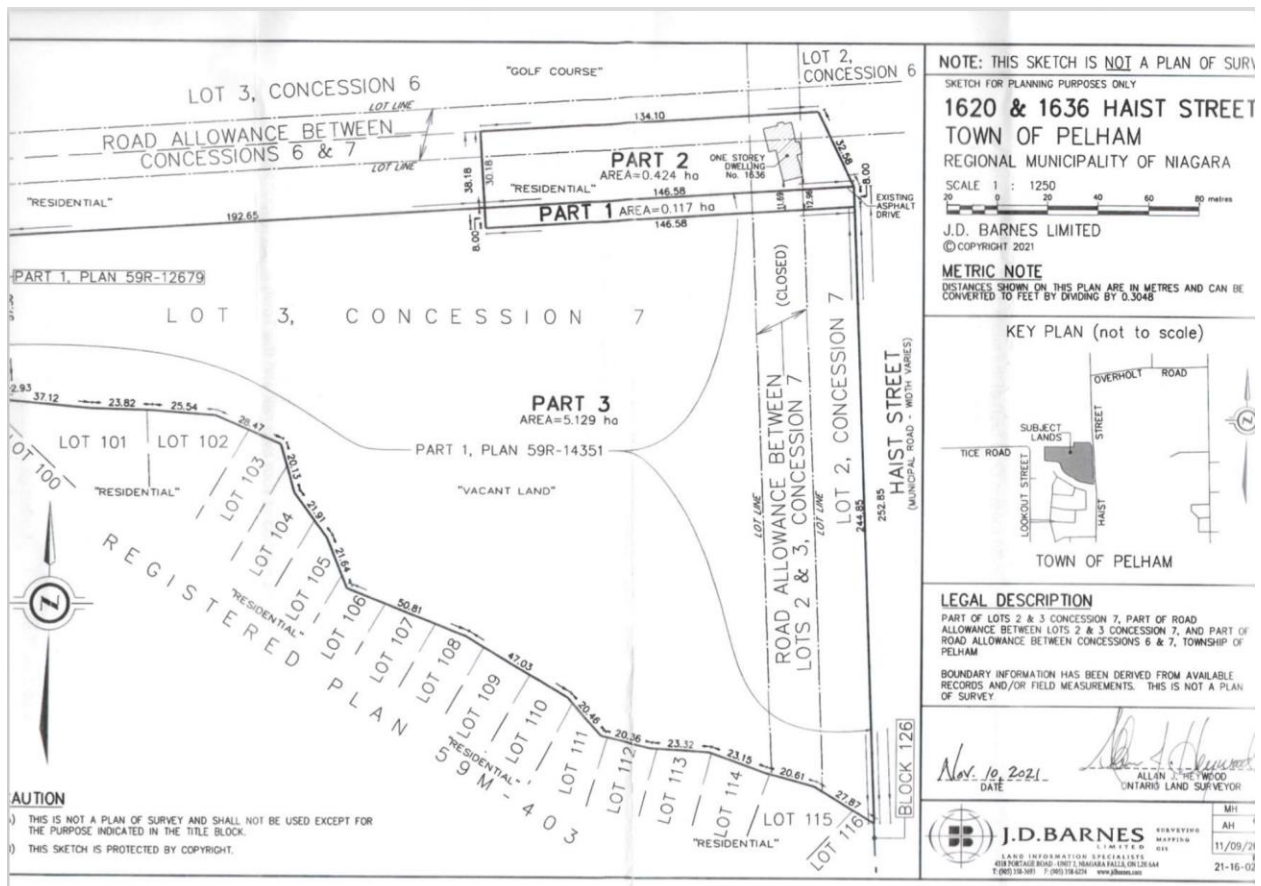
■ Philmori Blvd (Lot ■ on Sketch “1620 & 1636 Haist Street”)

Fonthill, ON

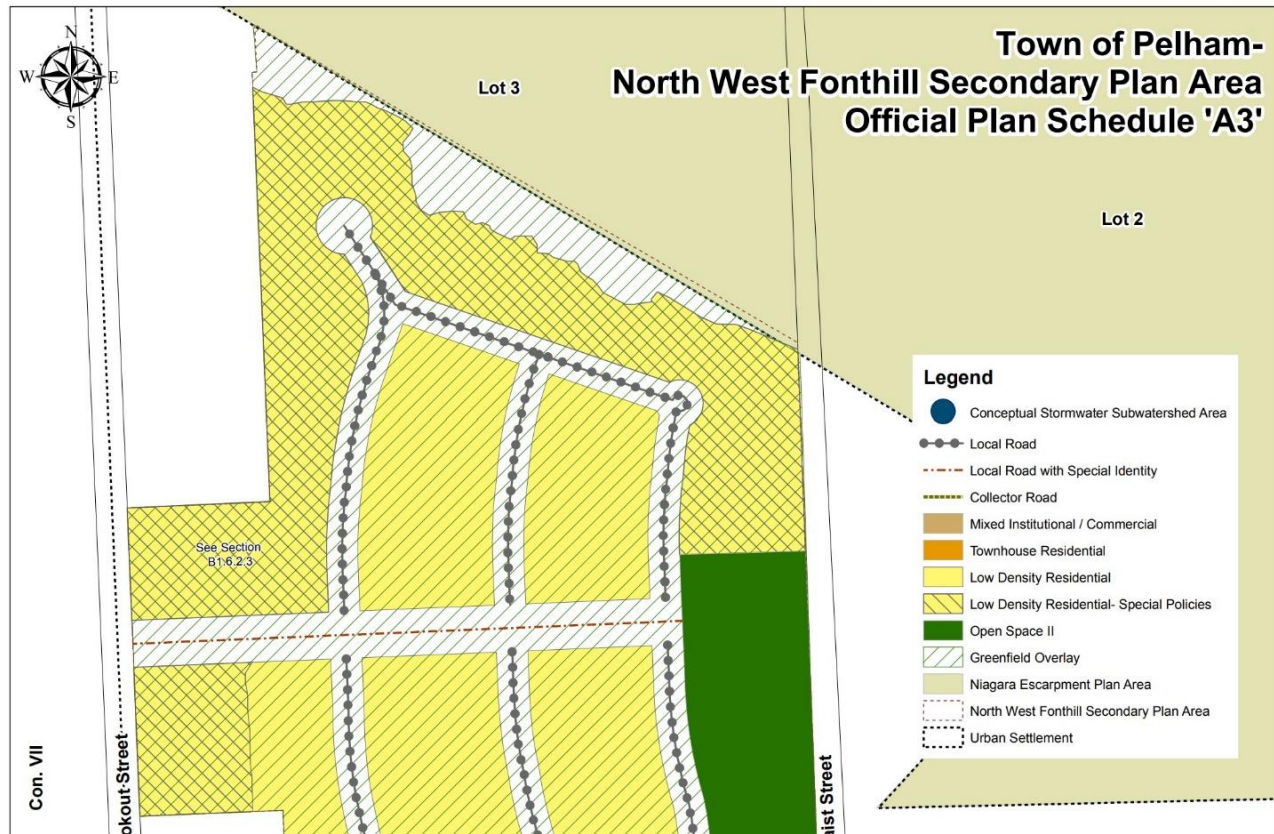
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Hello Committee Members,

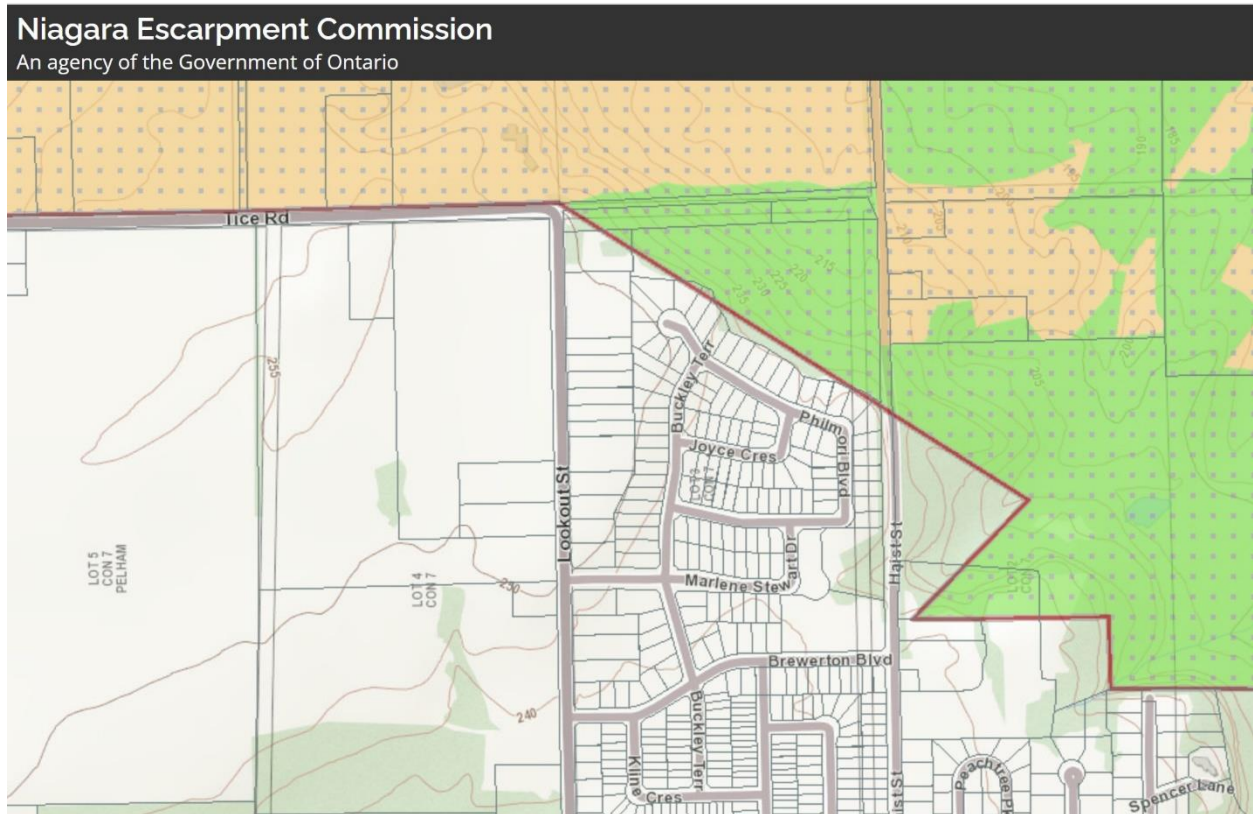
I am seeking clarification of an implied development plan for Lot 3, Concession 7 shown as “Part 3” on the Sketch entitled “1620 & 1636 Haist Street” (see below) provided in advance of the 1<sup>st</sup> February 2022 Public Hearing of the Committee of Adjustment.



I note that the Pelham North West Fonthill Secondary Plan Area Schedule 'A3' identifies this same land as "Niagara Escarpment Plan Area" as shown below.



I also note that the Niagara Escarpment Commission describes this land as “Escarpment Natural Area.” Please see the excerpt below from the NEC Interactive Map, including definitions for your convenience.



## NEC Definitions – Land Use Categories

The three land use categories that provide the greatest level of protection are Escarpment Natural Area, Escarpment Protection Area, and Escarpment Rural Area.

- **GREEN Escarpment Natural Area:** This designation is assigned to features such as stream valleys, wetlands and forests (including Provincially Significant Life Science ANSIs) that are either "relatively undisturbed" or in a "relatively natural state." These areas are considered to represent the most significant natural and scenic areas of the Escarpment. This designation provides the highest level of Greenlands protection and the associated policies of the Plan are intended to maintain these natural areas.

- **BROWN Escarpment Protection Area:** Although the name of this designation suggests that a higher degree of protection is accorded to these areas than Escarpment Natural Areas, this is not the case. Escarpment Protection Areas include features that have been significantly modified by land-use activities such as agriculture or residential development, land needed to buffer prominent Escarpment Natural Areas, and natural areas of regional significance (e.g., Regionally Significant Life Science ANSIs). The policies in the Plan are aimed at maintaining the remaining natural features and the open, rural landscape character of the Escarpment and lands in its vicinity.
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While I expect you are abundantly aware of all this information, the description provided in advance of the 1<sup>st</sup> February 2022 meeting on this matter indicates: "Part 3 is to be retained for future residential use."

Has there been a change to the designation of the area referred to as Part 3 in the Sketch? According to the policies of the Niagara Escarpment Commission, an Application for a Development Permit, including a consultation process with appeal rights, is required before this type of change could be made. Has that process occurred? Can you provide additional information regarding the long-term plan for the area indicated as "Part 3"?

I look forward to your clarification of this matter.

Thank you,

Dale Nicholson

[REDACTED]  
[REDACTED]