

This is Schedule 'A' attached to and forming part of the decision on application for Consent File B02/2020WL – on behalf of Pamela, Gary & Gale Davis

Conditions:

1. That this approval applies to the transaction as applied for.
2. That the applicant provides the Secretary-Treasurer with a copy of the transfer documents for the conveyance of the subject parcel, or a legal description of the subject parcel to be registered, together with a copy of the deposited reference plan, if applicable, for use in the issuance of the Certificate of Consent.
3. The applicant's solicitor shall provide the Secretary-Treasurer with an undertaking confirming that the Property Identification Numbers (PINS) of the subject parcel and the land with which the subject parcel will be merged with will be consolidated (consolidation of PIN's). A conveyance of land or parcel to the Township or Region to effect merger may be required.
4. That a Zoning By-law application be submitted and deemed complete to rezone the lands to an appropriate zone and recognize any deficiencies.
5. That, an application be submitted and deemed complete to amend the existing site plan agreement to include the additional lands to be severed and merged.
6. That the applicants obtain an NPCA work permit to re-align the watercourse and that the approved work permit be provided to the Regional Planning and Development Services and the Township of West Lincoln.
7. That a Restoration Planting Plan be prepared and submitted to Regional Planning and Development Services for review and approval, to identify and illustrate the location of additional native trees, shrubs and/or groundcover to be planted within the Fish Habitat buffer, as appropriate.
8. That the owner submits a signed Legal Undertaking to Regional Planning and Development Services wherein the owner agrees to implement the mitigation measures and recommendations found in Section 5.1 of the EIS (prepared by Beacon Environmental, dated February 2020) and that these be included within the site plan agreement, including but not limited to:
 - a. That the channel for the realigned portion of the Headwater Drainage Features will be designed to replicate the seasonal flow conveyance of the existing features.
 - b. That detailed sedimentation and erosion control plans be prepared for review and approval by the Region. All sediment and erosion control measures shall be maintained in good condition for the duration of construction until all disturbed surfaces have been stabilized. Muddy water shall not be allowed to leave the site.
 - c. That clearing/grading of the meadow habitat should not be undertaken from mid-April through to the end of August, to avoid impacts to nesting birds.
 - d. That no construction materials or equipment is to be located, even on a temporary basis, within the buffers of Fish Habitat.
 - e. Implementation of the approved Restoration Planting Plan.
9. That the owner dedicates a 0.74 metre road widening to the Regional Municipality of Niagara along the frontage of Regional Road 20 (Highway 20), to the satisfaction of the Niagara Region Planning & Development Services Department. All costs for providing the necessary survey plan and all related documents are the responsibility of the applicant.
10. That a final certification fee, payable to the Township of West Lincoln, be submitted to the Secretary-Treasurer.
11. All municipal requirements be met to the satisfaction of the municipality including servicing connections if required, cash-in-lieu of parkland dedication, property maintenance, compliance with Zoning By-law provisions for structures, and any related requirements, financial or otherwise.
12. That all conditions of consent be fulfilled within one (1) year of the notice of decision, failing which the application shall be deemed to be refused.

Reasons:

1. The Committee is satisfied that the application would conform to the general intent and purpose of the Provincial Policy Statement (2014), and for the consent policies of the Regional Policy Plan.
2. That the application meets the general purpose and intent of the Township Official Plan policies.

Attachment No. 3 to PD-125-2021

3. That written and oral comments received throughout the public consultation process were considered as part of the decision making process as discussed in Planning Report PD-059-20 and identified in the minutes of the June 24th, 2020 hearing date.
4. This decision is rendered having regard to the provisions of Section 51(24) and 51(25) of the Planning Act, R.S.O 1990, as amended.

Date of Decision: **June 24th, 2020**

Date of Mailing: July 8th, 2020



Alexa Cooper
Secretary-Treasurer

Last date of filing an appeal to the Local Planning Appeal Tribunal under Section 53 of the Planning Act: July 28th, 2020

Effect of Public Input:

Public consultation on the proposal for Consent application B02/2020WL was provided for a 22 day public commenting period, between June 2nd, 2020 and June 24th, 2020. A public meeting to receive input on the proposal was held on June 24th, 2020. As a result of the public consultation, the Township received 0 comments in writing and 1 oral submissions at the public meeting. Written and oral comments received throughout the public consultation process were considered as part of the decision making process as discussed in Planning Report PD-059-20 and identified in the minutes of the June 24th, 2020 hearing date.