

**CONSERVATION HALTON
RP/WM 05-04-08**

REPORT TO: Resource Planning/Water Management Advisory Committee

FROM: Brenda K. Axon, Manager Watershed Planning Services
(905) 336-1158 ext. 222

DATE: October 27, 2004

SUBJECT: Lowndes Holdings Corp. - Flamborough Quarry Proposal
Proposed Dolostone Quarry
Part Lots 1, 2, and 3, Concession 11
City of Hamilton (East Flamborough)
Proposed Official Plan Amendment (OPA-04-17) and
Rezoning (ZAC-04-89)

Recommendation

That the Resource Planning/Water Management Advisory Committee recommend to the Conservation Halton Board of Directors that the staff letter to Mr. Paul Mallard, City of Hamilton, dated October 27, 2004, regarding the Lowndes Holdings Corporation - Flamborough Quarry Proposal, be endorsed wherein staff object to the proposed Official Plan Amendment and Rezoning and find them to be premature.

Policies, Procedures and Process Pertaining to this Report

Reference is made to Conservation Halton's role in the municipal plan input and review process as outlined in the Memorandum of Agreement between the Regional Municipality of Hamilton-Wentworth and the Halton Region Conservation Authority (1996), the Fish Habitat Agreement with MNR and Conservation Halton, the Memorandum of Understanding between the Ministry of Municipal Affairs and Housing and Conservation Ontario with respect to hazardous lands and the Provincial Policy Statement. Reference is also made to the Hamilton-Wentworth Official Plan, Town of Flamborough Official Plan, Town of Flamborough Zoning By-law, the *Planning Act*, and the *Aggregate Resources Act*.

Report

Lowndes Holdings Corporation has submitted an application to the City of Hamilton to locate a limestone quarry in Lots 1, 2 and 3, Concession 11 (E.F.), City of Hamilton (Figures 1, 2 and 3). The subject property is located in the northeastern corner of the City of Hamilton in close proximity to the Town of Milton/Region of Halton. The applicant has applied for an amendment to the Town of Flamborough Official Plan to change the designation from "Rural" to "Extractive Industrial" and a Zoning By-law Amendment to rezone the property from "A" (Agricultural) and "CM" (Conservation Management) to "EI" (Extractive Industrial).

In support of the applications, the proponent has submitted a document entitled "Lowndes Holdings Proposed Dolostone Quarry Planning Report" (Long Environmental Consultants Inc. August 2004). This document contains the following technical reports:

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- Agricultural Report Proposed Dolostone Quarry (Stovel and Associates Inc. June 2004)
- Geological Investigation Proposed Dolostone Quarry (John Emery Geotechnical Engineering Limited July 16, 2004)
- Preliminary Level 2 Natural Environment Report (Stantec Consulting Ltd. September 7, 2004)
- Preliminary Hydrogeological Assessment, Proposed Dolostone Quarry, town of Flamborough (Gartner Lee August 2004)
- Archaeological Assessment (Stages 1, 2 and 3), Lowndes Holdings Corp., Proposed Dolostone Quarry (Archaeologix Inc. July 2004)
- Lowndes Holdings Corp., Proposed Dolostone Quarry, Preliminary Noise Control Study (Aerocoustics Engineering Limited August 24, 2004)
- Lowndes Property - Traffic Impact Study (Stantec August 2004)
- Lowndes Holdings Site Plan Drawings (Long Environmental Consultants Inc. September 15, 2004)

Overview of Property

The subject property is traversed by Mountsberg Creek and Flamboro Creek which are tributaries of Bronte Creek. A large portion of the property lies within the Mountsberg Wetlands and Wildlife Centre Environmentally Significant Area (ESA) and the Carlisle North Forests ESA, which contain the provincially significant Lower Mountsberg Creek Wetland Complex. Therefore, portions of the subject property, associated with Bronte Creek and its flood plain and wetland features, are regulated by Conservation Halton pursuant to Ontario Regulation 150/90.

Conservation Halton Comments

Conservation Halton staff have prepared initial comments to Mr. Paul Mallard, City of Hamilton, dated October 27, 2004, wherein staff object to the proposed Official Plan Amendment and Rezoning applications and are of the opinion that they are premature. There are serious environmental issues which have not been adequately addressed and further, the applications are contrary to the Provincial Policy Statement (Policies 2.3.1 Natural Heritage, 2.3.2, 2.3.3, 2.4.1 Water Quality and Quantity), contrary to the Hamilton Wentworth Official Plan (Part C, Policies 1.1 Environmentally Significant Areas, 1.1.2, 2.2.9 Mineral Aggregates), and contrary to the Flamborough Official Plan (Policies B.1.10 Wetlands, B.7.4(iii), C.3 Environmentally Significant Areas). The proposal gives limited consideration to the impacts of the proposed extraction on the environmentally significant areas, provincially significant wetlands, fish habitat, significant wildlife habitat, endangered or threatened species, ecological linkages/wildlife corridors, hydrology and hydrogeology. Nor does the applicant adequately address mitigation measures and monitoring to ensure that these features are protected during the proposed extraction and rehabilitation phases, and following rehabilitation.

Conservation Halton is a commenting agency and has prepared its comments in light of the following:

- Conservation Halton mandate and regulations;
- Memorandum of Understanding with the Ministry of Municipal Affairs and Housing - Conservation Authorities represent the Province's interest with respect to development and hazardous lands;
- Memorandum of Agreement with Hamilton-Wentworth - Conservation Halton provides environmental planning services to the municipality with respect to Natural Heritage features and the Provincial Policy Statement; and

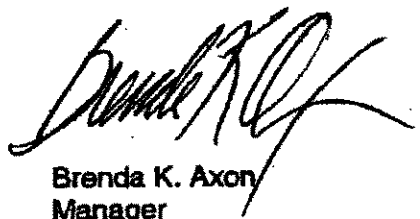
- Agreement with Department of Fisheries and Oceans - Conservation Halton is responsible for reviewing development proposals to ensure that they will not result in a harmful alteration or destruction of fish habitat as per the *Fisheries Act*. Conservation Halton has a Level 2 agreement with DFO which includes reviewing applications with respect to mitigating potential impacts. DFO approval is necessary for applications which would require compensation for any destruction of fish habitat.

Conservation Halton staff further recommended to the City of Hamilton staff, that they consider implementing a similar review protocol to the "Halton Consolidated - Streamlined Mineral Aggregate Review Protocol" and the associated formation of a Joint Agency Review Team (JART). This has been successfully used in Halton for the review and processing of multiple applications submitted under the *Aggregate Resources Act* and the *Planning Act*.

Conclusion

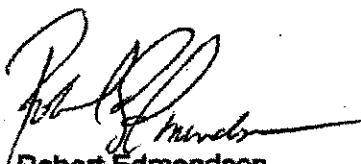
Conservation Halton staff have prepared comments to Mr. Paul Mallard, dated October 27, 2004, objecting to the Official Plan Amendment and Rezoning Applications for the Lowndes Holdings Corporation on the basis that the applications are premature. These applications would allow for aggregate extraction of the property located in Lots 1, 2, and 3, Concession 11, City of Hamilton (East Flamborough). It is recommended that the comments of staff be endorsed.

Prepared by:



Brenda K. Axon
Manager
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Respectfully submitted:



Robert Edmondson
Director
Watershed Management Services

Approved for circulation:



Theresa Maguire-Garber
CAO/Secretary Treasurer



PROTECTING THE NATURAL ENVIRONMENT FROM LAKE TO ESCARPMENT

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October 27, 2004

Mr. Paul Mallard, MCIP, RPP
 Manager, Development Planning
 City of Hamilton
 71 Main Street West
 Hamilton, Ontario
 L8P 4Y5

Dear Sir:

**Re: Lowndes Holdings Corp.
 Proposed Dolostone Quarry
 Part Lots 1, 2, and 3, Concession 11
 City of Hamilton (East Flamborough)
 Official Plan Amendment (OPA-04-17) and Rezoning (ZAC-04-89)**

Conservation Halton staff are in receipt of the Lowndes Holdings Corporation proposed Official Plan Amendment and Rezoning Application, and the supporting Lowndes Holdings Proposed Dolostone Quarry Planning Report (Long Environmental Consulting Inc. August 2004) (received October 6, 2004).

Conservation Halton, as a commenting agency, has prepared these comments in light of the following:

- Conservation Halton mandate and regulations;
- Memorandum of Understanding with the Ministry of Municipal Affairs and Housing - Conservation Authorities represent the Province's interest with respect to development and hazardous lands;
- Memorandum of Agreement with Hamilton-Wentworth - Conservation Halton provides environmental planning services to the municipality with respect to Natural Heritage features and the Provincial Policy Statement; and
- Agreement with Department of Fisheries and Oceans - Conservation Halton is responsible for reviewing development proposals to ensure that they will not result in a harmful alteration, disruption or destruction of fish habitat (HADD) as per the *Fisheries Act*. Conservation Halton has a Level 2 agreement with DFO which includes reviewing applications with respect to mitigating potential impacts. DFO approval is necessary for applications which would require compensation for any destruction of fish habitat.

Applicable

Not applicable

Ontario Regulation 150/90
 Lakes and Rivers Improvement Act
 Top of Bank Erosion Limits
 Groundwater Recharge/Discharge
 Crown Land
 Shorelines



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Flood Plain and Flood Hazards	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Woodlands	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ANSI	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wildlife Habitat	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wetlands	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Endangered and Threatened Species	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fish Habitat	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hazardous Geology	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Aggregates/Petroleum/Wayside Pits	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Stormwater Management	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hamilton Harbour RAP Recommendations	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The following preliminary comments relate to those issues which are applicable to the applications.

The subject property is traversed by Mountsberg Creek and Flamboro Creek which are tributaries of Bronte Creek. A large portion of the property lies within the Mountsberg Wetlands and Wildlife Centre Environmentally Significant Area (ESA) and the Carlisle North Forests ESA, which contain the provincially significant Lower Mountsberg Creek Wetland Complex. Therefore, portions of the subject property, associated with Bronte Creek and its flood plain and wetland features, are regulated by Conservation Halton pursuant to Ontario Regulation 150/90.

Based upon Conservation Halton's preliminary review of the applications and supporting documentation, staff object to the proposed applications and are of the opinion that they are premature. There are serious environmental issues which have not been adequately addressed and further, the applications are contrary to the Provincial Policy Statement (Policies 2.3.1 Natural Heritage, 2.3.2, 2.3.3, 2.4.1 Water Quality and Quantity), contrary to the Hamilton Wentworth Official Plan (Part C, Policies 1.1 Environmentally Significant Areas, 1.1.2, 2.2.9 Mineral Aggregates), and contrary to the Flamborough Official Plan (Policies B.1.10 Wetlands, B.7.4(iii), C.3 Environmentally Significant Areas). The proposal gives limited consideration to the impacts of the proposed extraction on the environmentally significant areas, provincially significant wetlands, fish habitat, significant wildlife habitat, endangered or threatened species, ecological linkages/wildlife corridors, hydrology and hydrogeology. Nor does the applicant adequately address mitigation measures and monitoring to ensure that these features are protected during the proposed extraction and rehabilitation phases, and following rehabilitation.

Conservation Halton staff further recommend to the City of Hamilton staff, that they consider implementing a similar review strategy to the "Halton Consolidated - Streamlined Mineral Aggregate Review Protocol" and the associated formation of a Joint Agency Review Team (JART). The protocol provides a coordinated and efficient means of reviewing and processing applications with the involvement and participation of all affected agencies. It has been successfully used in Halton for the review and processing of multiple applications submitted under the *Aggregate Resources Act* and the *Planning Act*. A description of the protocol can be found at:

<http://councilarchive.region.halton.on.ca/webagmn/agpp1704/ppw13504.pdf>

Conservation Halton staff would be pleased to participate on a joint agency review committee.

Conservation Halton staff offer the following preliminary comments with respect to the natural heritage and fisheries components of the Planning Report and Appendix 6. It should be noted that a very short review period was provided for these applications and therefore, further comments will be provided in the future to address issues related to ground and surface water and any other areas of concern which may arise.

Natural Heritage

Executive Summary

- Page 4 - Natural Environment- Although it is stated that the provincially significant wetland feature will be protected, the figures presented in the main report show that a portion of the wetland is proposed for extraction and another portion will be impacted by the entrance road. Protection of wetland features requires not only that the feature itself be excluded from extraction limits, but also that a suitable buffer area be established. The Provincial Policy Statement does not permit development or site alteration in significant wetlands. Further development and site alteration on adjacent lands may be permitted if it has been demonstrated that there will be no negative impacts on the natural features or on the ecological functions for which the area is identified. The zone of influence of drawdown adjacent to the extraction area and its impact on the provincially significant wetlands will also have to be assessed and mitigated. Also, Conservation Halton staff would not consider the proposed large lake feature as an equitable replacement for lost wetland.

Introductory Section

- Figure 13- Other lands owned by the applicant are shown on this figure- what is the proposed future land use of these properties? If they are also to be extracted at some point, the submission should include them to allow a more realistic assessment of cumulative impacts.
- Page 50- The reference to the Class 2 wetland should be removed (also in Tab 6, page 25), as this system is no longer used by MNR to describe wetland significance. The wetland should be referred to consistently as provincially significant.
- Page 60- It is stated that this application will be reviewed with Conservation Halton and others to enable the completion of a scoped EIS. On what basis is the proponent suggesting that scoping would be appropriate? Conservation Halton staff wish to advise from the outset that a full evaluation of environmental features, functions, impacts, mitigation, compensation and monitoring will be required. Since the proposal is located within and adjacent to an ESA, an Environmental Impact Statement will be necessary.
- Section 11.4 requires clarification. It is first stated that one salamander species was found, then that no evidence of salamanders was encountered, and finally that a salamander egg mass was collected. "The frog surveys recorded six frogs, one toad and one salamander species". Salamanders are not frogs, and they require different survey methods than frogs. It is also stated that one reptile and a snapping turtle were documented- snapping turtles are reptiles, and this is the only reptile species listed in Section 6, Appendix B. Was an additional reptile species found?
- Page 64- It is implied that the proposed improvements to Milborough Line will enhance the safety of deer crossings. According to the traffic study (Tab 10), operations are anticipated to produce approximately 570 truck trips entering and leaving the property during an average maximum day. Conservation Halton staff are of the opinion that this level of increase in traffic will certainly not result in safer crossing areas for deer or any other wildlife. Furthermore, the proposed access location and lowering of a hill north of 11th Concession appear to be within, or very close to, the limits of the ESA, PSW and fill regulated area. The proposed Milborough Line access point also corresponds to an area shown as an ecological linkage in Conservation Halton's Bronte Creek Watershed Study.
- The statement that there is no habitat for endangered or threatened species on the subject lands (page 72 and 106; Tab 6, page 37) is premature pending resolution of the identity of the salamanders present (Tab 6, page 18), which may be a threatened species. For example pure Jefferson salamander (*Ambystoma jeffersonianum*) is considered threatened both nationally and provincially and polyploid salamanders of the Jefferson complex are provincially rare (S2) where the *jeffersonianum* genome dominates.
- The statement (page 72) that "The Lower Mountsberg Creek PSW, when mapped on a site specific basis, is off limits" is correct, but consideration for adjacent lands (i.e. setbacks, buffers) is also

required. This statement is also contradicted in Tab 6, pages 31, 32 and 37, which speak to "proposed direct removal of portions of the PSW" for the entrance road.

Tab 6 Preliminary Level 2 Natural Environment Report

- As stated above, justification has not been provided for "scoping" the EIS.
- The red-shouldered hawk survey (May 12) was completed outside the window recommended in Bird Studies Canada's survey methodology (April 17- May 7; pages 2 and 7).
- One of the breeding bird surveys should have been conducted earlier in the year to capture earlier breeders (pages 2 and 7). Conservation Halton staff support the conservative approach to determining breeding status (page 8, 17). One of the owl survey locations was outside of the subject lands (Figure 5).
- Faunal surveys are also required for reptiles (particularly snakes), odonates and butterflies.
- What was the rationale behind using a wandering transect method for the salamander survey? Were all vernal pools inspected for evidence of salamanders (as stated on page 7), or a subsample? It is stated that one egg mass was collected, but how many were found? (page 7)
- To date, 174 species of vascular plants have been recorded from Stantec's field inventory work on the subject property. For the sake of comparison, 220 species were known from the entire Mountsberg East Wetlands ESA by the time of the 1991 Hamilton Natural Areas Inventory (page 11).
- Ecological Land Classification work has not yet been completed on the eastern portion of the property (Figure 3.0).
- Conservation Halton staff anticipate further discussion in the final report regarding the provision of significant wildlife habitat on the subject property (page 17).
- It is stated that that all of the frog call count locations correspond to areas identified as either wetland or watercourse/pond, but stations 3 and 4 appear to correspond to mixed and deciduous forest, respectively, as depicted on Figure 3.0.
- It is stated that "A portion of the Lower Mountsberg Creek Provincially Significant Wetland Complex (PSW) is located partially within the northern sector of the Subject Lands." It should be clarified that the wetland in the southeast corner of the property is also part of the PSW.
- It is stated that hydrogeological investigation has suggested that the PSW could be directly connected to the water table- how will water levels in the wetland be maintained during and after extraction? (page 25)
- It is erroneously stated that the NHIC database does not contain any records of threatened or endangered species on or within 120 m of the subject lands (page 25). The NHIC web site geographic query in fact indicates the presence of several threatened species "squares" on and adjacent to the subject property- #16841 and #7692, both redbreast dace.
- Conservation Halton staff look forward to further discussion regarding significant woodlands and significant wildlife habitat, and appropriate mitigation measures, following the completion of 2004 fieldwork (page 29, 32).
- The text on page 29 is cut off.
- Potential habitat of threatened or endangered species should be added to the list of natural heritage features under further consideration (page 31) and addressed in the applicable sections that follow. Further work to genetically identify the salamander species present is essential.
- Conservation Halton staff look forward to further discussion regarding potential impacts on the PSW during and after quarry operations following the completion of additional hydrogeology work (page 31).
- The preferred access location for the haulage route must be reconsidered given its current location within the PSW (page 31).
- It is stated on page 32 that the breeding bird survey took place in late June, versus July 1 and 2 on page 2.

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- Potential groundwater impacts on the wetland could result in changes to wildlife habitat- these possible impacts should be included in the numbered list in section 5.5. Impacts related to increased vehicular traffic across ecological linkages around the subject property (as identified in the Bronte Creek Watershed Study) should also be addressed.
- Appendix B- Tremblay's/silvery salamander is no longer recognized as a valid name for polyploid members of the Jefferson complex. These unisexual salamanders have been found to contain mtDNA which is distinct from either of the possible "parent" species, indicating that ongoing hybridization is not occurring, as previously believed.
- In keeping with the conservative determination of breeding status given the inadequacy of dates covered (pages 8, 17), magnolia warbler, black-throated green warbler, black-and-white warbler and pine siskin should all be considered breeding species. There are confirmed breeding records in the Halton area for all four species in the ongoing Ontario Breeding Bird Atlas.

Fisheries

The following comments relate to the fisheries components of the Planning Report and Appendix 6. The proposed quarry area tends to avoid the tributaries directly, but the proponent needs to examine fisheries effects in relation to:

- Removal of surrounding wetlands
- Removal of significant portions of riparian vegetation
- Groundwater and adjacent coldwater fisheries.

Further it will be necessary to determine whether the proposed aggregate activities will result in a HADD pursuant to the *Fisheries Act*.

Section 11.3 Fisheries

- This section is extremely misleading and does not adequately summarize Stantec's habitat assessment (Appendix 6) and fisheries issues associated with the site.
- Water temperature measurements are reported in this summary with no further discussion on what the temperatures mean biologically.
- Results from the water quality measurements, temperatures surveys, and benthic surveys could not be found in the appendix. Since this is a preliminary report, it is assumed that results from the water quality, temperature and benthic surveys will be provided in a subsequent report.

Preliminary Level 2 Natural Environment Report

- Electrofishing was conducted but was limited to a single year mid-June surveys during 2004. Additional electrofishing should be conducted in early spring during higher flows.
- When were the aquatic habitat assessments conducted? The beginning of the report suggests October, November, January and June but the site descriptions tend to describe June conditions. A table showing the consultants' observations during different seasons should be included.

Appendix D of Preliminary Level 2 Natural Environment Report

- A quantitative definition for habitat typing should be included in the document. A consistent approach should be taken to describe each tributary and reach.
- The text describing habitat at each station does not match how they are presented in Figure 7.
- Figures 6 and 7 appear to show a different configuration for Tributary B than Figure 5.
- Some of the streams are classified in Figure 7, but were not assessed according to the station boundaries on Figure 6. How can some reaches be classified if they were not part of the stream assessment? These reaches include portions of B1, tributary C1 downstream of 11th Concession.
- A table summarizing the findings within each reach and watercourse should be included to ensure a consistent approach is taken in establishing fish habitat designations.

- The lack of fish captured (from a single sampling date) and intermittent nature of a station is not adequate justification for classifying a tributary as "not fish habitat". Further sampling is required during periods of flow.
- Indirect contributions to fish habitat from the watercourses and associated riparian areas are not included in the station characterizations. The discussion of each watercourse should include an assessment of direct and indirect habitat.
- Is there photo documentation of the sites for reference?

Flambo Creek

- The online pond and instream barrier on Flamboro Creek south of 11th Concession should be included in the survey since there are anecdotal reports of brook trout associated with the pond.

Tributary B, Mountsberg Creek

Station B:1

- The description of the site and mapping is confusing. It is difficult to ascertain the specific site conditions for section B1. As mentioned above, Figures 5, 6 and 7 appear to show different configurations for tributary B.
- The text mentions perched culverts, but does not discuss the extent or nature of the barriers to fish passage. What is the potential for upstream fisheries if the barriers were removed or corrected? Why was the tributary downstream of the culverts and the confluence with the main Mountsberg Creek not included in the assessment?
- Further justification is required to qualify the habitat classification. The lack of fish captured (from a single sampling date) and intermittent nature of a station is not adequate justification for classifying a tributary as containing no fish habitat.

Station B:2

- The description of this station is extremely brief, and does not contain sufficient documentation. The stream is described as a dry streambed, but the channel characteristics such as substrate, instream cover, bank stability etc are not included. What is the potential for this reach for seasonal use for fish if the downstream barriers were removed? Further justification is required to qualify the habitat classification of no direct or indirect habitat.

Tributary C, Mountsberg Creek

Station C:1

- Further justification is required to qualify the habitat classification of no direct or indirect habitat. The lack of fish captured (from a single sampling date) and intermittent nature of a station is not adequate justification for classifying a tributary as containing no fish habitat.
- Why was the tributary not examined downstream of 11th Concession? Tributary D adjacent to this tributary contains fish and unless there are significant barriers, is it possible that fish could utilize this reach (at least seasonally)?
- Figure 7 classifies the creek as intermittent and no fish downstream of 11th Concession, but the station and habitat assessment is shown to end upstream of 11th Concession. If this area was not assessed, how can it be classified?

Tributary D, Mountsberg Creek

Station D1

- Station D1 is described as fish habitat. The station boundaries indicate a road crossing, but no description of the crossing is included. Why was this tributary not sampled further downstream?

Station D2

- Further justification is required to qualify the habitat classification of no direct or indirect habitat. The lack of fish captured (from a single sampling date) and intermittent nature of a station is not adequate justification for classifying a tributary as containing no fish habitat. The presence of fish downstream and fish upstream suggest that in larger rain events fish would utilize this reach.
- Why was a survey upstream of the pond not conducted?

Station: Pond

- A description of the inlet and outlet of pond was not included in the report. Although there are no defined channels at the inlet or outlet, what is the potential for fish passage between the pond and upstream and downstream. The presence of fish in the pond suggests that there is at least some downstream connection.
- Is there any evidence of groundwater upwellings in the pond?

Mountsberg Creek**Stations M4 and M5**

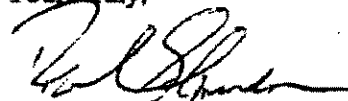
- The stations are shown on Figure 6 but no discussion is included in Appendix D.

Summary

In summary, Conservation Halton staff find the applications to be premature based on the deficiencies identified above. Please note that these comments are preliminary and further comments will be prepared with respect to ground and surface water and any other areas of concern which may arise. Conservation Halton would welcome the opportunity to participate in the further review of the proposal as part of a joint agency review committee.

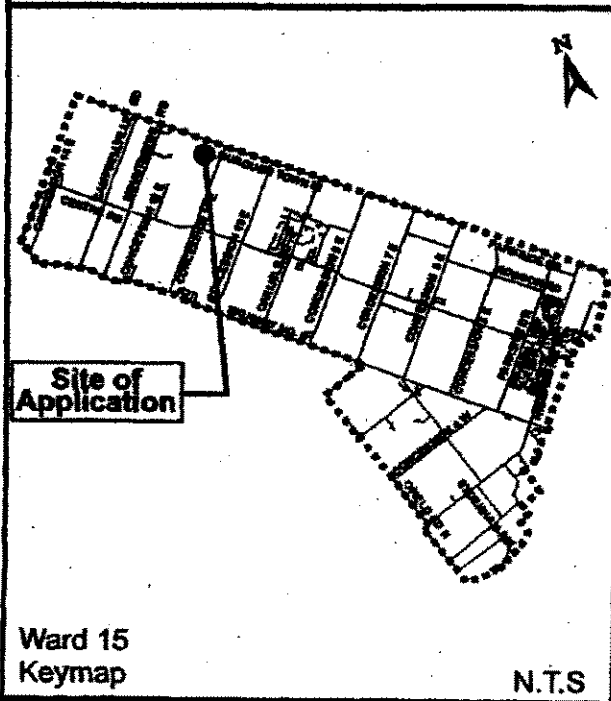
We trust these comments are of assistance to you. If you require clarification please contact Brenda Axon, Manager Watershed Planning Services (ext. 222) or the undersigned at ext. 228.


Yours truly,



Robert Edmondson
Director Watershed Management Services

cc: Jane Clohecy, Region of Halton
Anne Bouck, Town of Milton
Bruce Krushelnicki, City of Burlington




Planning and Development Department
Location Map

File Name/Number: OPA-04-17/ZAC-04-89		Date: September 30, 2004
Appendix "A"	Scale: N.T.S	Technician: S.H/L.M


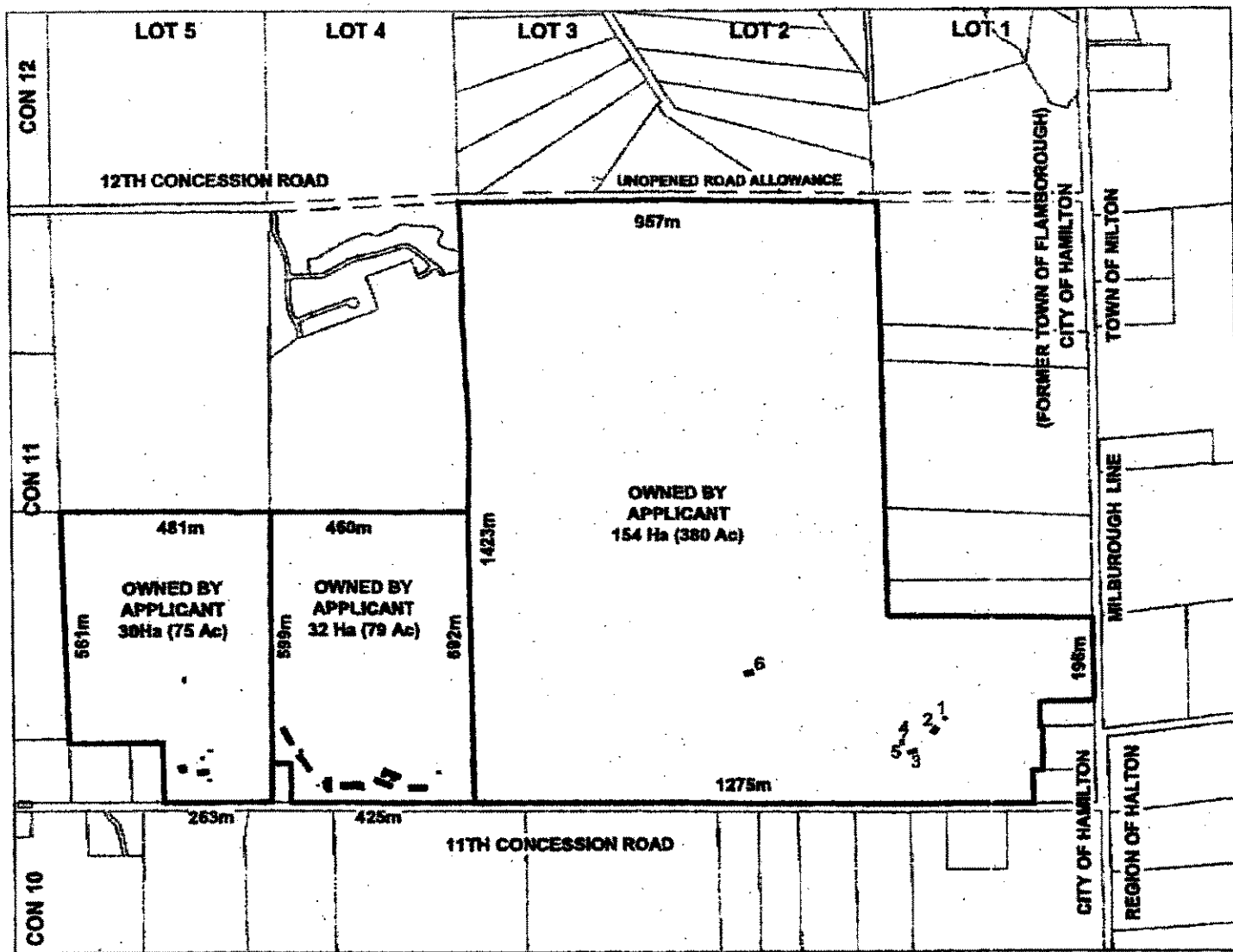

Subject Property
 476-515 11TH Concession Road East
 (Flamborough)

Figure 1

N.T.S

T&C File Name: OPA-04-17_ZAC-04-89

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Building or Structures					Building Dimensions	Ground Floor Area	Height	When Built
	Front	Rear	West Side	East Side				
1. QUONSET	198	240	500+	213	6x11	66	3	+/-1976
2. BARN	182	260	500+	235	14x18.5	273	6	2000
3. DWELLING	117	313	500+	288	9x20	180	7.6	1971
4. GARAGE	157	285	500+	316	3x7	21	3	+/-1971
5. COACH HOUSE	142	318	500+	292	9x12	108	8.5	1998
6. BARN	303	500+	500+	500+	12x20	240	12	pre 1950

SURVEY SKETCH

Figure 2



Scale: 1 : 15,000

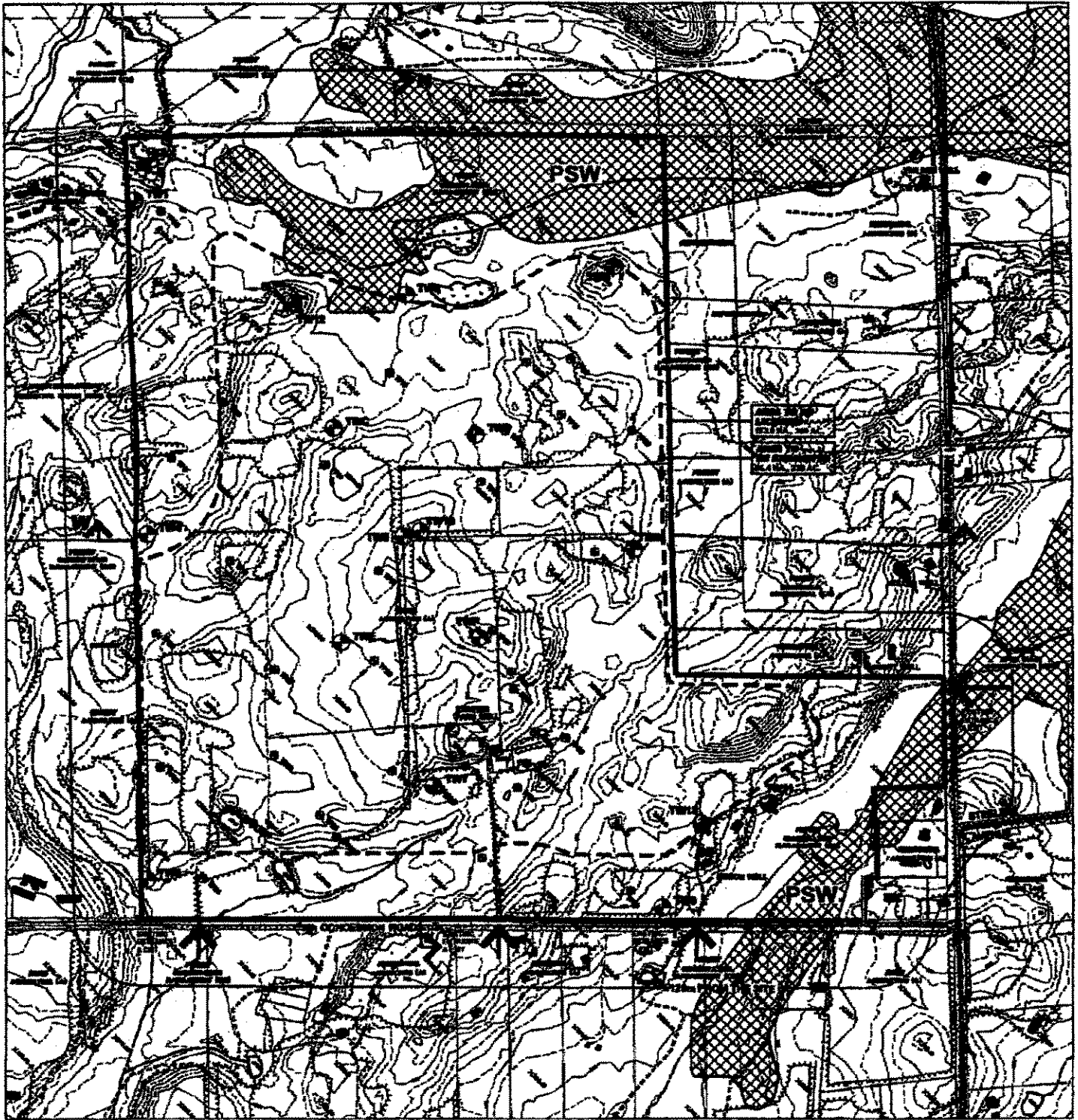


Figure 3

EXISTING FEATURES

Scale: 1:10,000

