



# Hamilton

Planning and Economic  
Development Department

# Memorandum Hamilton

Building Division


**Reviewed for Ontario  
Building Code Compliance.**

Subject to Corrections Noted  
on Plans and Field Inspections.

Permit: 21 104265 000 00 DP

Date: 04/21/21

Name: Laurie Smith

Approved by: 

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**To:** George Wong  
Acting Manager, Building Engineering and Zoning

**From:**  Cathy Plosz, Natural Heritage Planner (ext. 1231)  
Development Planning, Heritage and Design

Melissa Kiddie, Natural Heritage Planner (ext. 1290)  
Development Planning, Heritage and Design

**Date:** **January 27, 2021**

**Subject:** **Exemption from Site Plan Control By-law No. 15-176 for 688 and 690  
Crooks Hollow Road, Flamborough for Development within or  
adjacent to Core Areas**

In accordance with Section 9.1 of Site Plan Control By-law No. 15-176, Site Plan Control shall apply to “any buildings or structures, including accessory buildings and structures, decks and additions to existing buildings, situated Adjacent to or within a Core Area (s), except for single detached, duplex, semi-detached or street townhouse dwellings located within a plan of subdivision or plan of condominium draft approved after January 1, 2013”.

Proposed Development (Please briefly describe proposed development and attach concept plan/map):

Demolish portion of house and rebuild addition, new septic bed.

Core Areas include:

Significant Woodland and Environmentally Significant Area.

Based on a review of the proposed development, the following is applicable:

- Proposed development is located within the footprint of an existing structure.
- Proposed development is located within a disturbed area (i.e. manicured area).
- Proposed development is located at least 10 metres away from the Core Areas.
- Correspondence has been provided by the relevant Conservation Authority (attached).

Therefore, Site Plan Control for the above property is waived.

**Notes:**

The proposed development is outside of the area regulated by the Conservation Authority.

This memo does not exempt the proposal from the requirements of a building permit, nor does it exempt the proposal from the requirements of the Zoning By-law or any further regulations. Please be advised that should the application change, the Planning Division has the right to review the revised submission.

If you have any questions, please contact Catherine Plosz by e-mail at Catherine.Plosz@hamilton.ca.



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