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C.4

MEMORANDUM

DATE: February 20, 2008
TO: Council
FROM: Peter Tollefsen
SUBJECT: NEC Permit G/R/2007-
2008/9121 – Craigleith
Ski Club / Andrew
Brethour

Subsequent to the non-support of the NEC application by Town Planning Staff and Council, the Niagara Escarpment Commission has advised the applicant of the position of the Town (attached). We note that the NEC does not like to take an approval to the Commission when the local municipality has concerns.

As Council is aware, Planning Staff acknowledged that the proposed addition was relatively minor, would not appear to impact the proposed future condominium on the basis that this was one of the units that was to remain and further would have very little impact on the existing private services in that no additional plumbing was being proposed. The concern was more in line with the principle of allowing additional development in advance of the registration of the Condominium.

We have contacted the General Manager Jeff Courtemanche of Craigleith Ski Club, who has advised that Mr. Brethour is a "strong supporter of the proposed Condominium" and not one of the existing cabin owners who has concerns with the process and costs. Further, Mr. Courtemanche noted that the message has been received by the other cabin owners that the Town will not be supporting additions to existing cabins which was greatly appreciated by the proponents of the Condominium.

On the basis of the foregoing, Council could indicate to the Commission that they would not object to the NEC granting the NEC Development Control permit. There should however be a condition that, in the event that any requirements that come out of the detailed Condominium Agreement process (ie. need to establish fire sprinklers in dwellings) then the applicant will assume all financial costs to install said works irrespective of the works under this NEC Permit.