

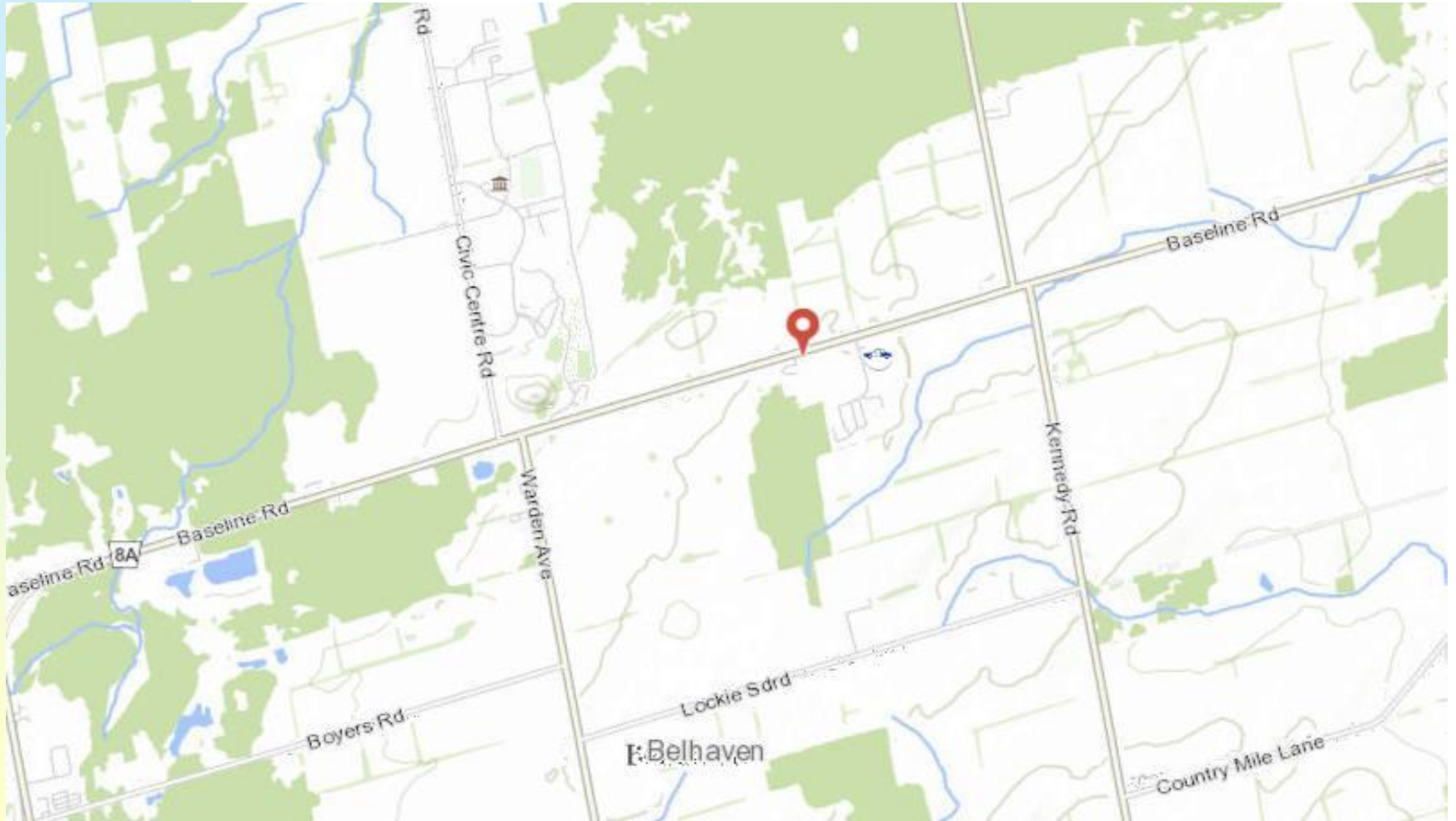
Public Meeting 3449 Baseline Road Town of Georgina



Overview

- Penny and Doug Closs, the Owners of DC Marine Services, have made application to the Town, for a temporary use by-law, to permit their existing business D.C. Marine Services to continue to operate.
- The property is located on the south side of Baseline Road between Warden Avenue and Kennedy Road, and is located just west of the Police Station.

FIGURE 1 –LOCATION MAP FOR 3449 BASELINE ROAD, TOWN OF GEORGINA



Overview

- The property has a lot frontage of ± 139 (± 456 feet) and a lot area of approximately ± 5.4 hectares (± 13.3 acres) in total.
- The northerly third of the property is used for the residence of the owners, and the site of D.C. Marine Services, which has operated on the lands for the past 8 years.
- D.C. Marine repairs boats, personal watercraft, and snowmobiles. The owners also operate a U-Haul business on the lands and sell parts and oils etc., as part of the business. They also provide outside storage of boats, commercial and recreational vehicles. They currently have 700 to 800 clients.
- The southerly two thirds of the property contain natural heritage features being a wetland and treed area, which are not proposed for development.

Aerial View



View from Baseline Road



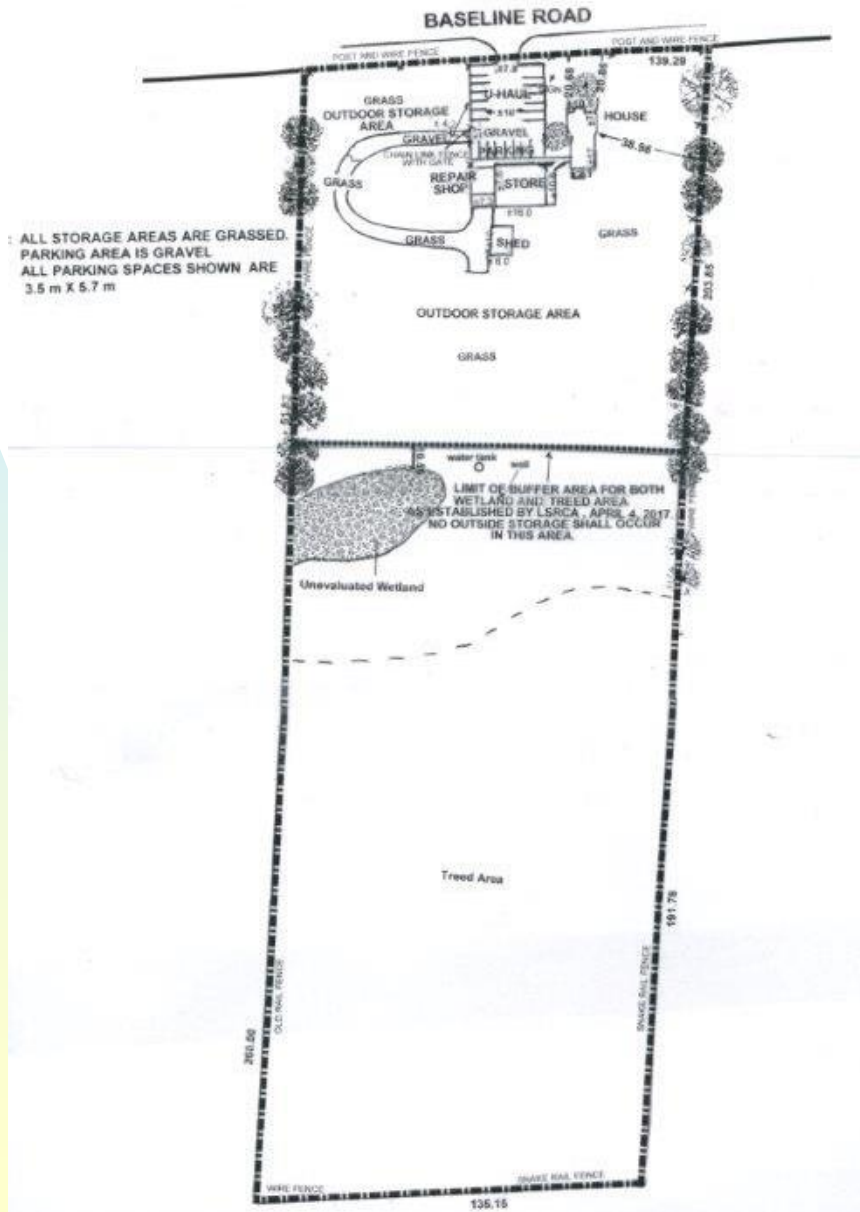
View from Baseline Road



Subject Lands

- The property is surrounded by:
 - North - Baseline Road and rural properties;
 - East - Region of York Works Yard, and Police Station;
 - South - Treed and rural/agricultural lands; and
 - West - Rural residential and treed area.
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- Other than the single family dwelling, where the Owners reside, the only other structures on the site is a small shed and a barn which has been converted to the store and repair shop for the business.

Site Plan



Official Plan and Zoning

- Lands are currently designated “Agricultural Area” in Region of York and Town of Georgina Official Plan.
- Lands are zoned “Rural (RU)” and “RU-79” in Town of Georgina Zoning By-law No. 500.
- Sufficient parking area is provided on site, in accordance with the Zoning By-law.

Nature of the Application

- The owners purchased the property in 2008 to operate their business, which they have done so for the past 8 years.
- In April 25, 2016 they, were made aware by the Town that they did not comply with the Zoning Bylaw, in regards to the open storage and operation of a motor vehicle sales and rental establishment for commercial and recreational vehicles.
- In order to continue to operate, a rezoning is required, but the Agricultural designation in both the Town and Region Official Plans on the property currently prohibits the rezoning of the lands to recognize the existing uses.

Nature of the Application (continued)

- Since this is an issue that affects a number of properties in the Town, we understand that Town staff have asked the Region consider as part of their Official Plan review process some form of flexibility clause that would allow certain properties to obtain the necessary approvals to continue to operate.
- Policy 11.2.6 of Town's Official Plan allows by-laws to be passed to permit the temporary use of lands, buildings or structures which may not conform to the Official Plan provided certain criteria can be met. This application would meet those criteria.
- Accordingly the Owners are requesting a temporary use by-law to allow their business to continue in the interim, until the lands can ultimately be rezoned to permit the existing uses on the lands.

Additional Information

- A portion of the lands falls within the LSRCA's regulated area.
- Due to the presence of natural heritage features on the lands the Lake Simcoe Region Conservation Authority in their comments on the application requested that a buffer to the natural features be provided. The limit of the buffer area, as agreed to with the Conservation Authority, is shown on the site plan.
- No outside storage shall occur in this area.

Aerial View



Conclusions

- The existing land use and operation of the existing business is compatible with, and respectful of the surrounding land uses.
- All development is located outside of all natural heritage features on site and their buffers.
- Lands are currently privately serviced, and have good sight lines for access on to Baseline Road.
- The highway commercial nature of the business is well suited to this location.