# Bac's ZEA 03\_02

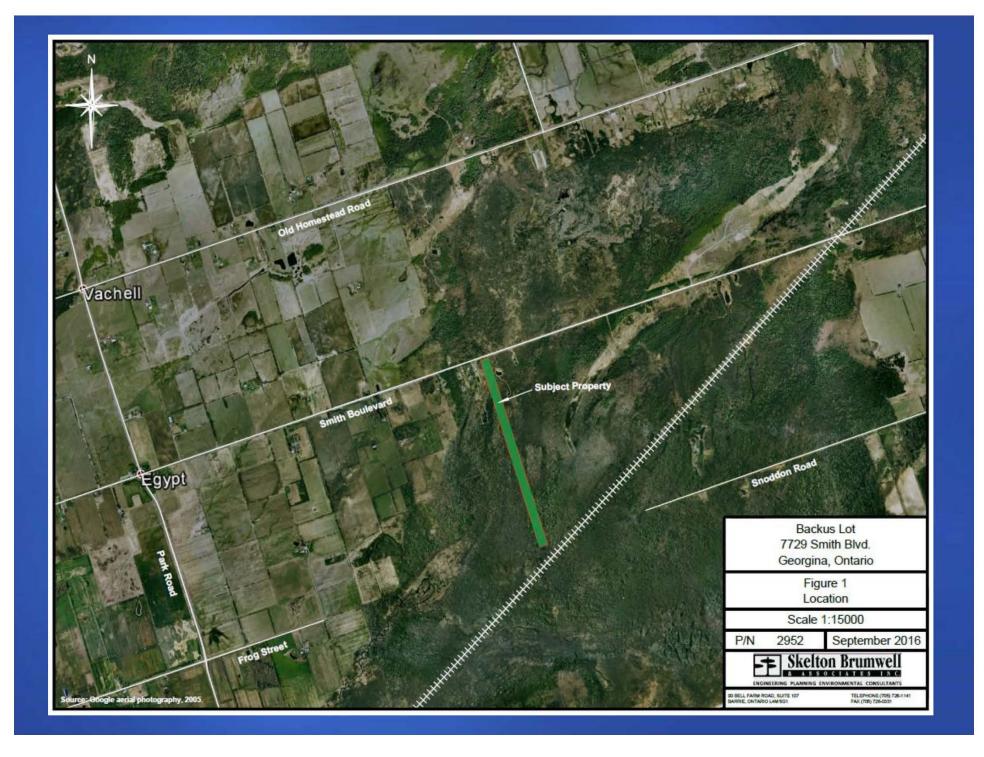
Michael Wynia, MCIP, RPP Senior Planner Skelton, Brumwell and Associates



In May 2016, Skelton Brumwell & Associates was retained by the property owner to prepare an Arborist Report, Tree Compensation Plan, Site Plan, and Planning Justification Report for the Zoning By-Law Amendment Application.

The following provides a summary of our planning review, opinion and recommendations regarding the rezoning of the Backus Property from Rural to Rural-Exception (RU-XX) and Open Space-Exception (OS-XX).

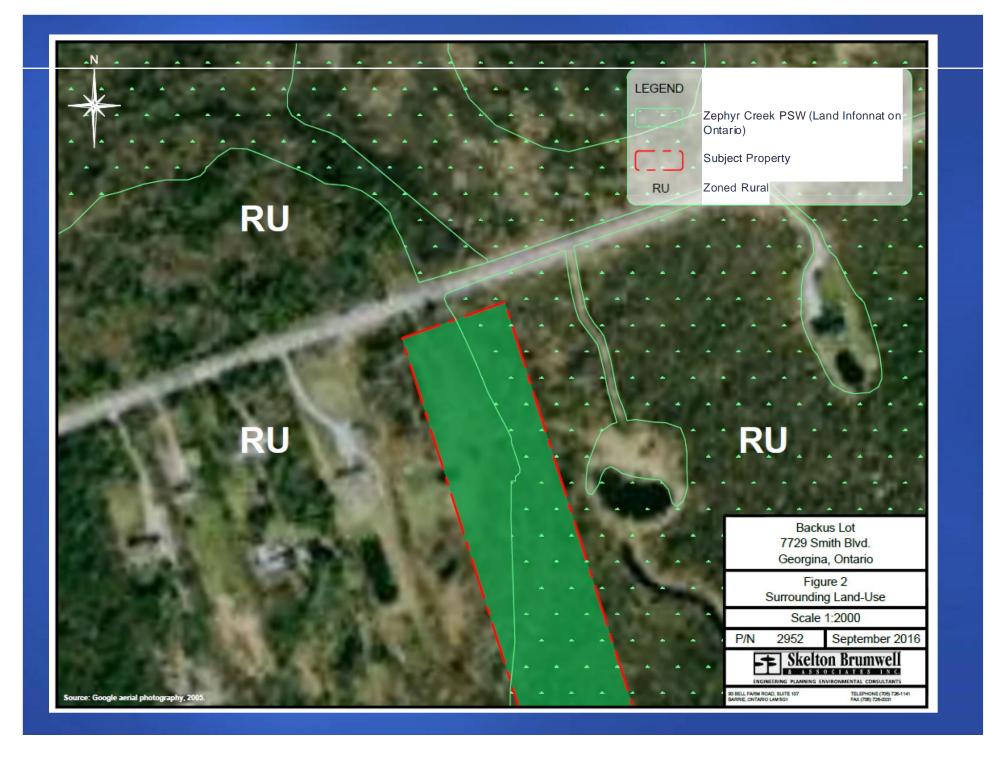
The property is 8.69 ha and consists of Part Lot 11 Concession 3, Town of Georgina and is known municipally as 7729 Smith Blvd. The property is long and narrow with dimensions of approximately 61m wide by 1425m long. The subject property is approximately 5km east of the Black River and 10km south of Lake Simcoe. The property is located adjacent to the Zephyr Creek Wetland, a Provincially Significant Wetland Complex.



The property is currently vacant and was used by the previous owners for recreational purposes. There are a number of small sheds and old camping trailers still located on site. There is a well defined limit of disturbance within the northwest corner of the property, adjacent to Smith Boulevard. This are of disturbance includes some cultural plantings of non-native trees (e.g. Colorado Spruce). The majority of the property is densely forested and non-disturbed, consisting of primary succession forest (e.g. Red Maple, Trembling Aspen, Basswood etc.)

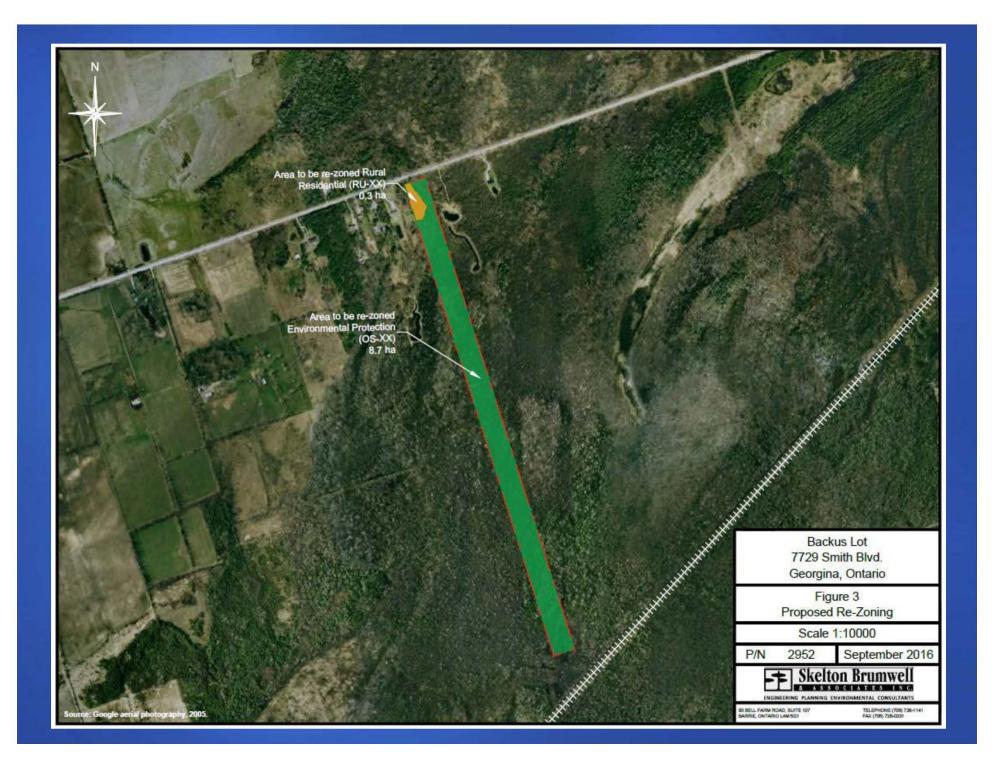
### The surrounding land uses include:

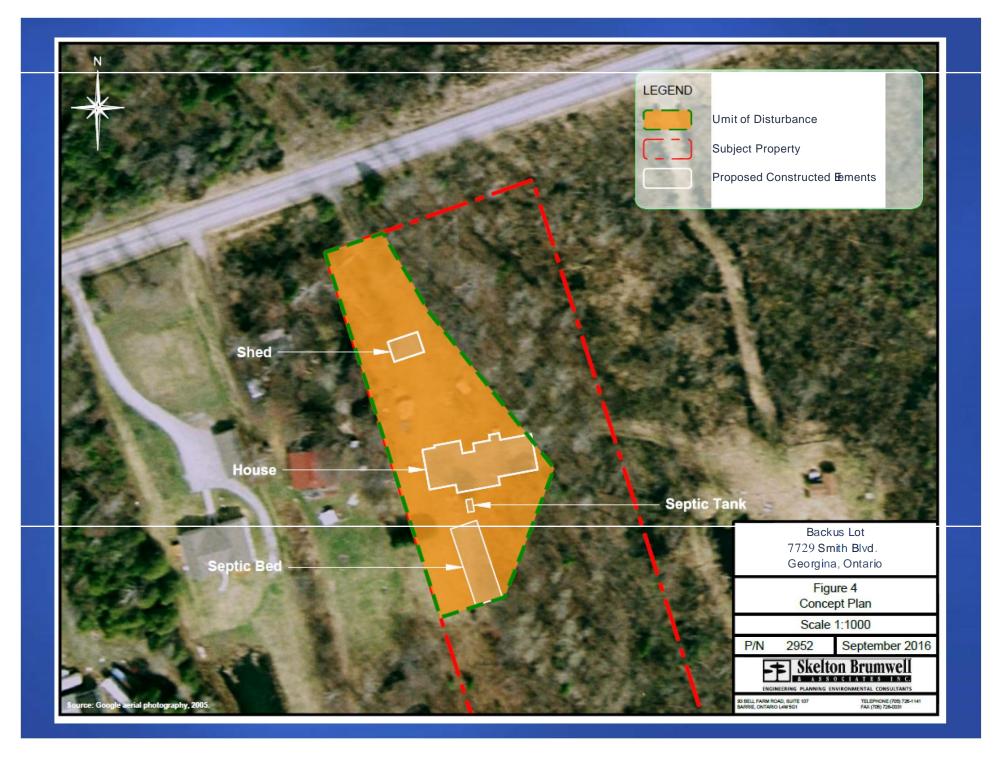
- North forested and wetland areas
- East forested, wetland, rural residential
- West forested and rural residential
- South forested

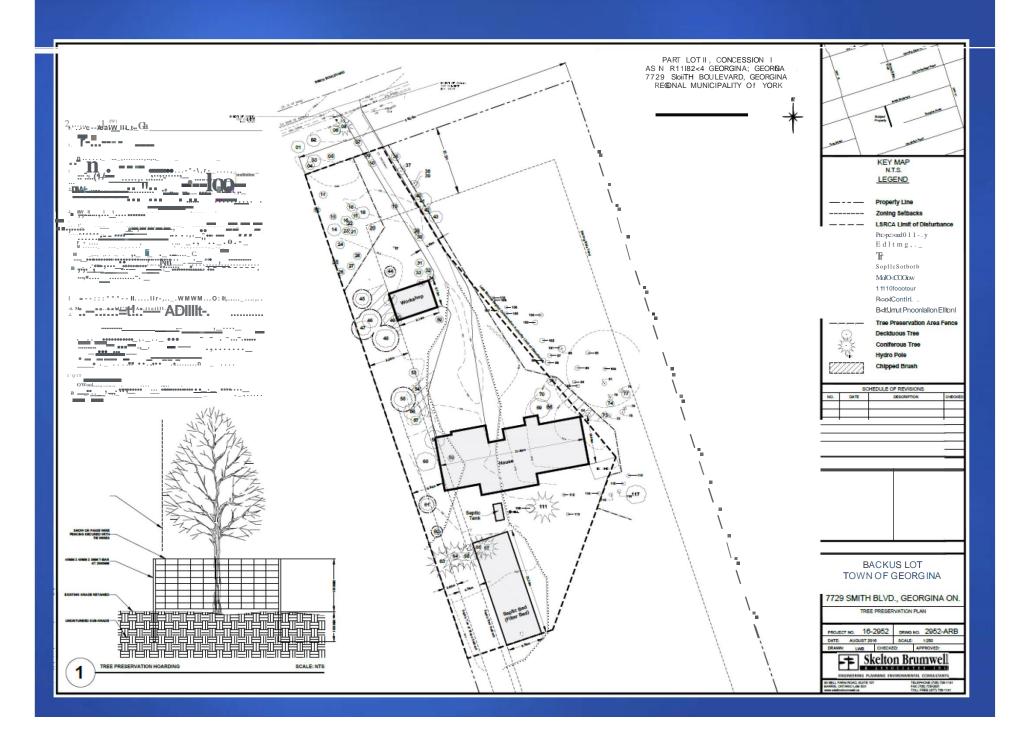


Section 6 - Zone Requirement for	Backus Property	Compliance
Residential Uses	7729 Smith Blvd.	
6.1 SinJ!le FarnilJJ Dwell in‼ in th€ Rl1 Zone		
(a) Lot Frontage - 180m minimum	61m	.ZBA.req
(b) Lot Area- 20 ha m:illimum	8.69ha	ZBA.req
(c) Front. Yard - 30m minimum for lots 4JJha or	63.5m	YES
greater		
(d) Exterior Side Yard -30m for lots 4.0ha or	NJA	N/A
greater		
(e) Rear Yard - 12m minllnum	>lOOOm	YES
(f) In.rerior Side Yard - 9tn minimum	6_94m	ZB req
(g) Floor Area - 112 sq metres t.n.inimum	384_1 m	Y"'ES
(i) Lot Coverage maximum	approx 5 fa.	YES
(j) Height of Building - 11m maximum	1.Om	YES
(k) Number of Single Family Dwellings per	1o.nly	YES
Lot -1 Only		

The property owner intends to apply for a building permit to allow for the construction of a single detached dwelling on the northerly portion of the lot. The property owner also intends to permanently preserve the majority of the woodland on the property.







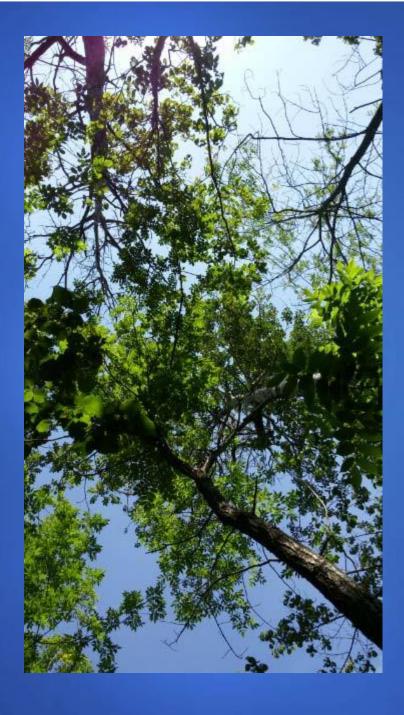
It is our opinion that the re-zoning of the Subject Property from RU to RU-XX and OS-XX with the exceptions:

- Is consistent with the Provincial Policy Statement 2014;
- Conforms to the objectives and policies of the Lake Simcoe Protection Plan;
- Conforms to the objectives and policies of the Greenbelt Plan
- Conforms to the objectives and policies of the York Region Official Plan
- Conforms to the objectives and policies of the Town of Georgina Official Plan;
- Conforms to Section 2, 51(24) of the *Planning Act*.

**LSRCA** – no comments or objections based on meeting the following conditions:

- •All new development will be restricted to the northwestern (existing disturbed) part of the existing Lot(~0.4ha) as illustrated on Figure 3 of the Planning Justification Report prepared by Skelton Brumwell & Associates Inc.;
- •The remaining part of the property will be rezoned to an environmental zone category (i.e. "EP") in order to adequately protect the existing provincially significant wetland and significant woodland on the property; and,
- •A permit under Ontario Regulation 179/06 will be obtained from the LSRCA for any new development prior to the issuance of a municipal building permit.





This Zoning By-Law Amendment Application will permit the construction of a new single detached dwelling on the property, which is an existing permitted use. In addition, 8.4 ha of privately owned land, containing Significant Natural Heritage Features, will be maintained and permanently protected. The implementation of the Tree Preservation Plan will ensure that impacts to the existing trees within the Limit of Disturbance area are mitigated with replacement plantings.

This application represents good planning for the property, the Town and the Region in that:

- 1) No new permitted use is being proposed;
- 2) No additional land division is being proposed;
- 3) No development will occur is Significant Natural Heritage Features.
- 4) Development on the property will be limited to a previously disturbed area of 0.3 ha.
- 5) No *negative impacts* are anticipated to the on-site or adjacent natural heritage and hydrological features and functions.
- 6) The implementation of the Tree Preservation Plan will ensure that maintenance of the ecological function of the woodlot on the property.
- 7) Appropriate limited use of an existing lot is permitted; and,
- 8) The application provides a long-term benefit to the Town of Georgiana through the permanent protection of privately owned land that contains: a *Provincially Significant Wetland, Significant Woodlands, and Endangered Species*.

The Zoning By-Law Amendment application can therefore be approved in compliance with relevant provincial and municipal policies.

## THANK YOU!

## QUESTIONS





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Skelton Brumwell A & Associates Inc.

mail@skeltonbrumwell.ca

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Michael Wynia, MCIP, RPP Senior Planner Skelton, Brumwell and Associates 705-726-1141 ext 115 mwynia@skeltonbrumwell.ca