

TOWN OF GEORGINA

26557 Civic Centre Rd., R.R. #2, Keswick, Ontario L4P 3G1

February 14, 2006

FAXED
11:05 am

The Regional Municipality of York
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1

Fax: 905-895-7735

Attn: Ian Buchanan, Manager of Natural Heritage and Forestry Services

Re: Special Permit Application – Regional Forest Conservation By-law
Part of Lot 7, Concession 1 (G)
23141 Park Road, Town of Georgina
Roll No. 011-380
(Owners: Mustafa and Fatma Gokkurt)

Town staff acknowledge receipt of your request for comments concerning an application by the above noted landowners to clear approximately 7 hectares of forested land for agricultural purposes. In this respect, please find the Town's comments outlined below.

Provincial Greenbelt Plan

The subject land is designated 'Protected Countryside' and is entirely located within the 'Natural Heritage System' on Schedule '4' of the Greenbelt Plan. Based on available mapping, the property contains a watercourse and early-to-mid successional forest, and is in close proximity to the Black River Provincial Wetland Complex, old growth forest and mid-to-late successional forest.

Having reviewed the applicable policies of the Greenbelt Plan, staff are of the opinion that the current proposal does not conform to same in the following ways:

- (i) Section 3.2.2.3 has not been addressed respecting site alteration within the Natural Heritage System and demonstrating that:
 - (a) There will be no negative effects on key natural heritage features (i.e. significant woodlands) or key hydrologic features (i.e. permanent or intermittent stream, wetland) or their functions;
 - (b) Connectivity between key natural heritage features and key hydrologic features is maintained, or where possible, enhanced for the movement of native plants and animals across the landscape;

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(905) 722-6516

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- (c) The removal of other natural features not identified as key natural heritage features and key hydrologic features should be avoided. Such features should be incorporated into the planning and design of the proposed use wherever possible; and,
 - (d) The disturbed area of any site does not exceed 25 percent of the total developable area.
- (ii) In accordance with Section 3.2.4.5, site alteration within 120 metres of a key natural heritage feature or a key hydrologic feature must be supported by natural heritage and hydrological evaluations that identify a vegetation protection zone which:
 - (a) Is of sufficient width to protect the key natural heritage feature or key hydrologic feature and its functions from the impacts of the proposed change and associated activities that may occur before, during and after construction, and where possible, restore or enhance the feature and/or its function; and,
 - (b) Is established to achieve, and be maintained as natural self-sustaining vegetation.

In this case, site alteration is proposed directly adjacent to a permanent or intermittent stream, and within 120 metres of a wetland and significant woodlands.

- (iii) Sections 3.2.4.1 and 3.2.4.4 expand upon (ii) above by stating that site alteration is not permitted in key hydrologic features and key natural heritage features, including any associated vegetation protection zone. The vegetation protection zone in the case of wetlands, permanent and intermittent streams, and significant woodlands shall be a minimum of 30 metres wide measured from the outside boundary of the feature.

Given all of the above, Town staff are of the opinion that natural heritage and hydrological evaluations are required in order to address the policies of the Greenbelt Plan.

Town of Georgina Official Plan

The subject land is designated 'Environmental Protection Areas 2 and 3' on Schedule 'A' to the Town's Official Plan and existing agricultural uses may be permitted to expand therein subject to a permit/exemption under the Regional Forest Conservation By-law.

As the proposal would result in site alteration within 120 metres of the Black River Provincial Wetland Complex, Section 3.6.3.15.2 requires the submission of an Environmental Impact Statement that indicates that:

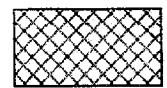
Gokkurt property



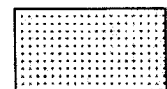
Legend



Forest



Removal



Planting

0 35 70 140 210 280 Meters

- (a) it does not result in the loss of wetland function;
- (b) it does not create a subsequent demand for future development that will negatively affect the wetland;
- (c) it does not result in the loss of contiguous wetland area; and,
- (d) it does not conflict with existing site-specific wetland management practices.

Given the above, staff are of the opinion that an Environmental Impact Statement is required in order to address the wetland policies of the Official Plan. Alternatively, the matters noted above can be dealt with through the natural heritage and hydrological evaluations required by the Greenbelt Plan.

Zoning By-law 500

The subject land is zoned Rural (RU) on Map 1 to the Town's comprehensive Zoning By-law and agricultural uses are permitted. As a result, the proposal does not conflict with Zoning By-law 500.

If you have any further questions on this matter, please contact me by phone at (905) 476-4301 extension 244, by fax at (905) 476-4394 or by e-mail at dbeaulieu@georgina.ca.

Sincerely,

A handwritten signature in black ink, appearing to read 'Denis Beaulieu', with a stylized, flowing script.

Denis Beaulieu, B.E.S. (Hons.)
Planner

Cc: Mayor and Council (via e-mail)
Velvet Ross, Senior Planner (via e-mail)
Adam Lucas, Planner (via e-mail)