

WRITTEN COMMENT SUBMISSION

FILE NUMBER
D02-20005 ZONING BY-LAW AMENDMENT

LOCATION

57 BEAUFORT HILLS ROAD

SUBMITTED ON

June 3, 2020

PREPARED BY

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33 Lupine Crescent, Oak Ridges

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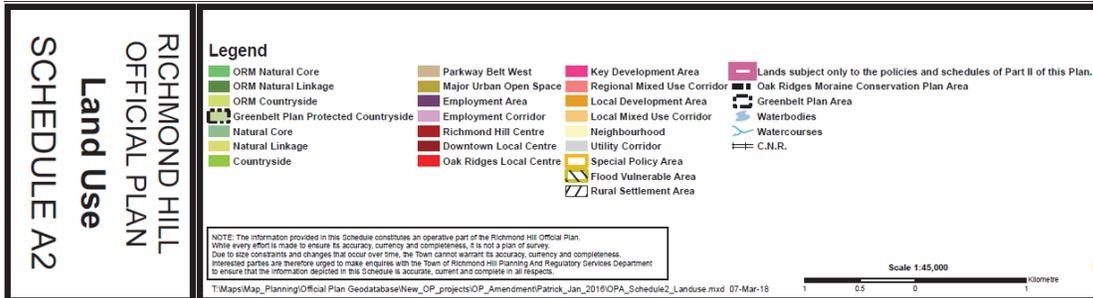
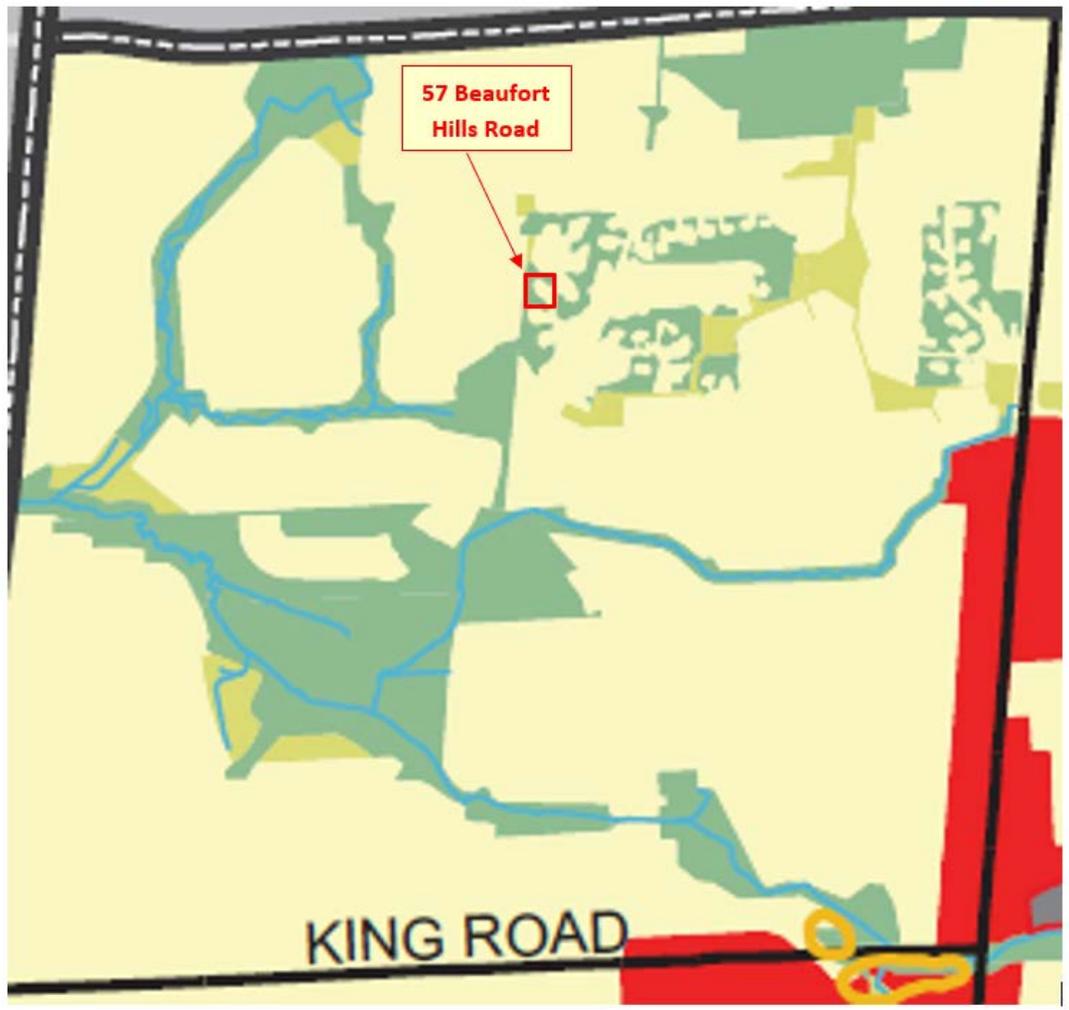
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SECTION 1: LAND USE INTENT

It is apparent that the intent of the land use plan is to create a network of land across the municipality through the land designations of Natural Core and Natural Linkage.

The treed area on 57 Beaufort Hills Road is part of this Land Use network. The destruction of the trees on this site would negatively impact the entire connectivity of this land across the neighbourhood and municipality.



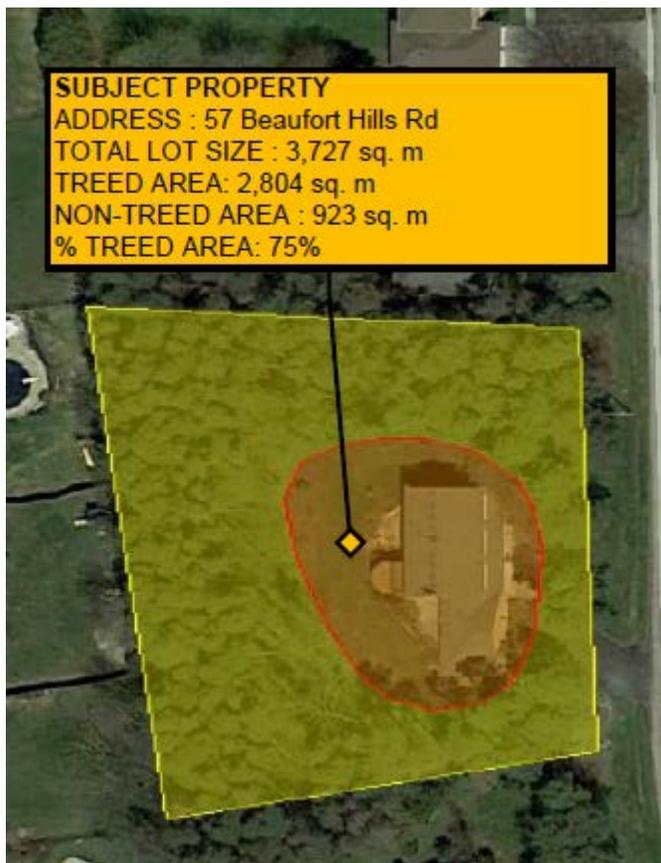
SECTION 2: SIGNIFICANT WOODLOT DETERMINATION

The treed area on 57 Beaufort Hills Road qualifies as a Significant Woodlot in the Oak Ridges Moraine Conservation Plan (ORMCP).

The initial town report utilized criteria for land designated as “Countryside or Settlement Areas” in its determination whether the trees qualify as a Significant Woodlot. The treed area on 57 Beaufort Hills Road is designated as “Natural Core”. Therefore, the criteria for land designated as Natural Core should be used to determine whether it is a Significant Woodlot.

Criteria #1: A tree crown cover of over 60% of the ground, determinable from aerial photography.

The Subject Property has a 75% tree crown coverage. Therefore, it is greater than 60% and qualifies under Criteria #1.



Criteria #2: 0.5 hectare or larger in size located in the Natural Core or Natural Linkage Areas of the ORMCP.

The connected treed area designated as Natural Core is 4.14 hectares. Therefore, it is greater than 0.5 hectares and qualifies under Criteria #2.



The treed area should qualify as a Significant Woodlot under the ORMCP and therefore is protected.

SECTION 3: CURRENT ZONING & BEAUFORT HILLS NEIGHBOURHOOD

The lands in the Beaufort Hills neighbourhood is zoned under By-law 146-76. By-law stipulates the minimum lot area and lot frontage be maintained as they existed when the original Plan of Subdivision was registered.

It is this By-law and the land use requirements that creates the character and integrity of the community. This By-law should not be amended for 57 Beaufort Hills Rd.

SECTION 4: IDENTIFICATION OF COMPARABLE PROPERTIES

125 & 127 Coons Road

125 Coons Road is on a Collectors Road and Beaufort Hills is a Local Road and Cul-de-Sac.

The treed area that existed on 127 Coons Road is not comparable to the treed area on 57 Beaufort Hills.

125 & 127 Coons Road is not a comparable property.

Lots on Beaufort Hills Road

The lots on Beaufort Hills Road were designed based on the usable non-treed area of the site, not the total site area. All lots on Beaufort Hills have a similar non-treed area and are therefore all comparable. The zoning By-law 146-76 stipulates that these lots should remain the same.

