

Staff Review of Property Requests for Removal of Lands from the Greenbelt Plan Area and Inclusion in the Urban Area

Site	Parcel Size	Location (Adjacent Urban Boundary)	Reason for Removal (Justification Request)	Existing Land Use	Specialty Crop Area?	Available Service Infrastructure	*Soils Study/ Land Use Study	Unable to accommodate agriculture or related uses	Impact on defensible Urban Boundary
Kowalik - 1406 Louth Street South	14 Ha; 9 Ha tableland	Immediately adjacent QEW to south; separated from urban boundary by Richardson's Creek	salt damaged, compromised for agr. use	Golf Driving Range	yes	no sanitary service; water service is approx. .5 km north	Information submitted, but needs to be augmented	no justification provided	yes
Wiens - 1258 Old Martindale Rd.	1.1 Ha	rear property line abuts Martindale Rd. and urban boundary	isolated from agricultural area/ adjacent to urban boundary	residential	yes	adjacent to Regional sewer trunk line on Martindale Rd.; has local water service	no	no justification provided	yes
Aita - 1233 Fourth Ave.	27 Ha	yes - immediately north of NHS Hospital	urban development	vacant; former golf driving range	yes	water and sanitary sewer is located on Fourth Ave. adjacent to property	no	no justification provided	yes
Vahrmeyer - 2488 First St. Louth	7.5 Ha	abuts urban area boundary at hydro corridor	urban development; urban/rural conflict	vacant	yes	no; existing services located east of hydro corridor	no	no justification provided	yes
G.Wang - 2316 First St. Louth	3.15 Ha	abuts urban area boundary at hydro corridor	urban development	vacant	yes	no; existing services located east of hydro corridor	no	no justification provided	yes

Pawlik - 2614 First St. Louth	7.5 Ha	abuts urban area boundary at hydro corridor	urban development	agr. With dwelling	yes	no; existing services located east of hydro corridor	no	no justification provided	yes
Bakker- 15 Courtleigh Rd.	23 Ha	abuts urban area adjacent to Courtleigh Rd.	urban development; urban rural/conflicts; adjacent to municipal services	agriculture (part of Nursery operation)	yes	adjacent to water, sanitary sewer on Courtleigh Rd.	no	no justification provided	yes
Burtch - 349 St. Paul St. West	0.5 Ha	split in half by GB plan boundary and urban area boundary	boundary adjustment to include entire property in urban area; better define boundary	residential	yes	water and sanitary service extends to property	no	east half (0.5 Ha) of property in residential use; west half (0.25 Ha) in GB; unsuitable for agriculture and crossed by hydro lines and not developable for additional urban use	no
Bakker Nurseries - 1200 Old Martindale Rd	2.6 Ha	rear property line abuts Martindale Rd. and urban boundary	isolated from agricultural area/ adjacent to urban boundary	agriculture - greenhouse	yes	adjacent to Regional sewer trunk line on Martindale Rd.; has local water service	no	no justification provided	yes
Trinity Reformed Church - 1230 Old Martindale Rd	.85 Ha	rear property line abuts Martindale Rd. and urban boundary	isolated from agricultural area/ adjacent to urban boundary	church	yes	adjacent to Regional sewer trunk line on Martindale Rd.; has local water service	no	no justification provided	yes
Smith - 1240 Old Martindale Rd	.30 Ha	rear property line abuts Martindale Rd. and urban boundary	isolated from agricultural area/ adjacent to urban boundary	residential	yes	adjacent to Regional sewer trunk line on Martindale Rd.; has local water service	no	no justification provided	yes

Goldfinch - 1244 Old Martindale Rd	.28 Ha	rear property line abuts Martindale Rd. and urban boundary	isolated from agricultural area/ adjacent to urban boundary	residential	yes	adjacent to Regional sewer trunk line on Martindale Rd.; has local water service	no	no justification provided	yes
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* Has a Soils Study/Land Use Study been conducted to substantiate removal from the Specialty Crop Area