

## PROBLEM

A client owning a large country property contacted Jagger Hims Limited to discuss the environmental issues associated with the sale of a residential lot, and to determine a developable envelope. The property lay within the defined Greenbelt area and was subject to the restrictions of the Greenbelt Plan, and those imposed by the Town. The property also contained a portion of a Provincially Significant Wetland, several seasonal wetlands providing habitat for amphibian species, and a portion of identified Significant Forested Lands. Initial correspondence with the Town and Conservation Authority identified the need for a full Environmental Impact Study.



## APPROACH

In cooperation with the local municipality planning department, the Conservation Authority, and the client, Jagger Hims Limited developed accurate mapping of the property, showing the appropriate buffer areas required for each environmental concern. Mapping was verified through several site visits, with emphasis on the locations of sensitive vegetation, habitat types, and wildlife. Information collected was used to determine allowable development areas, to develop appropriate mitigative measures, and ensure that ecological and vegetative systems, or any significant landforms present on the site were not negatively impacted.

## RESULTS

An extensive Environmental Impact Study report was prepared to address any potential impacts of the proposed development on identified adjacent features and functions. A potential building envelope was also developed based on required buffer distances for each environmental feature.

## SOLUTION

Both the client and the Town accepted the study which was used for prospective buyers to more accurately define the developable land areas within the property.