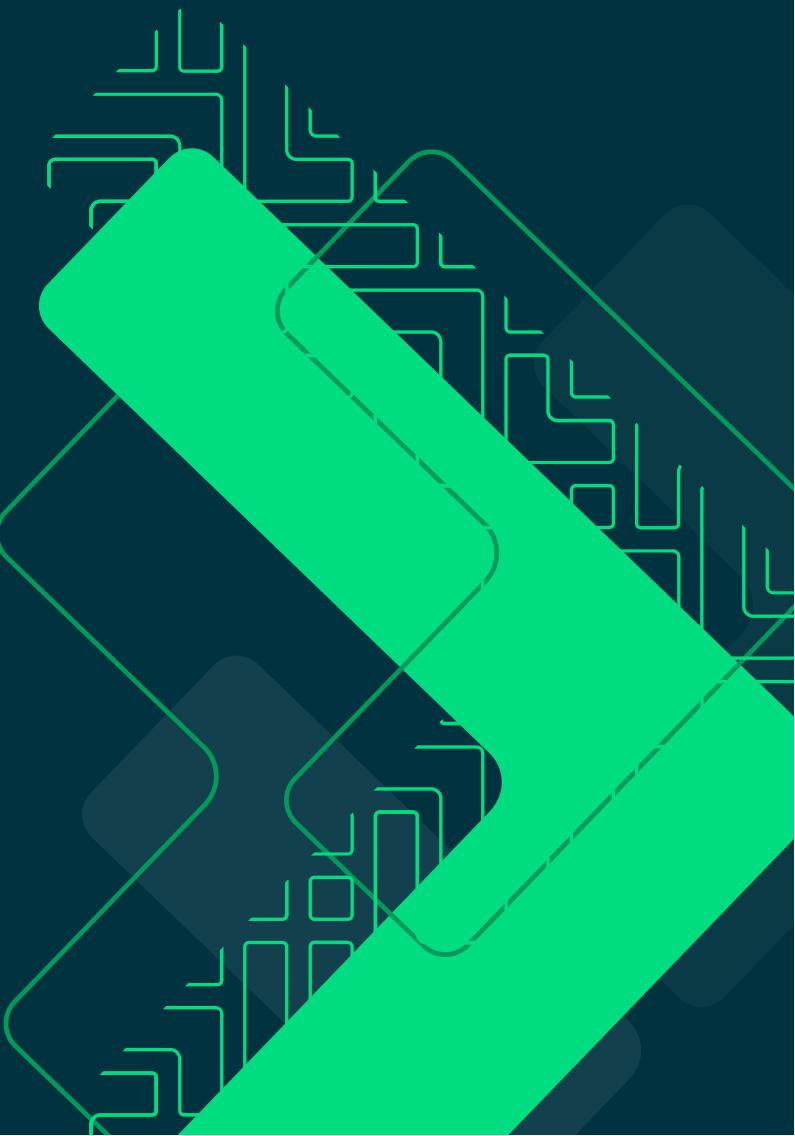




# Comprehensive due diligence report

**3477 UHTHOFF LINE, SEVERN**

Report created March 10th, 2024  
Generated by LandLogicai



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✓ **Favourable** (10)

i **Informative** (7)

! **Attention** (6)

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**✓ Favourable (10)**

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## Servicing

|   |                      |    |
|---|----------------------|----|
| ● | Water Infrastructure | 89 |
| ● | Water Infrastructure | 91 |
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✓ Favourable (10)

● Informative (7)

! Attention (6)

✗ Warning (12)

# Property Information Summary

My parcel

6

Parcel summary

7

# My parcel

20m

# Parcel summary

 **Address** 3477 UHTHOFF LINE, SEVERN

 **Area** 4343262.25sqft

 **Ward Name** -

 **Ward Number** -

 **Councillor Name** -

 **Councillor Website** -

# Neighborhood Profile

|            |    |
|------------|----|
| Population | 9  |
| Employment | 10 |
| Education  | 11 |
| Structures | 12 |
| Households | 13 |
| Migration  | 14 |
| Culture    | 15 |
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# Population

## Total population in your neighbourhood

in 2021

**14576**

people lived in your neighbourhood.

in 2016

**13462**

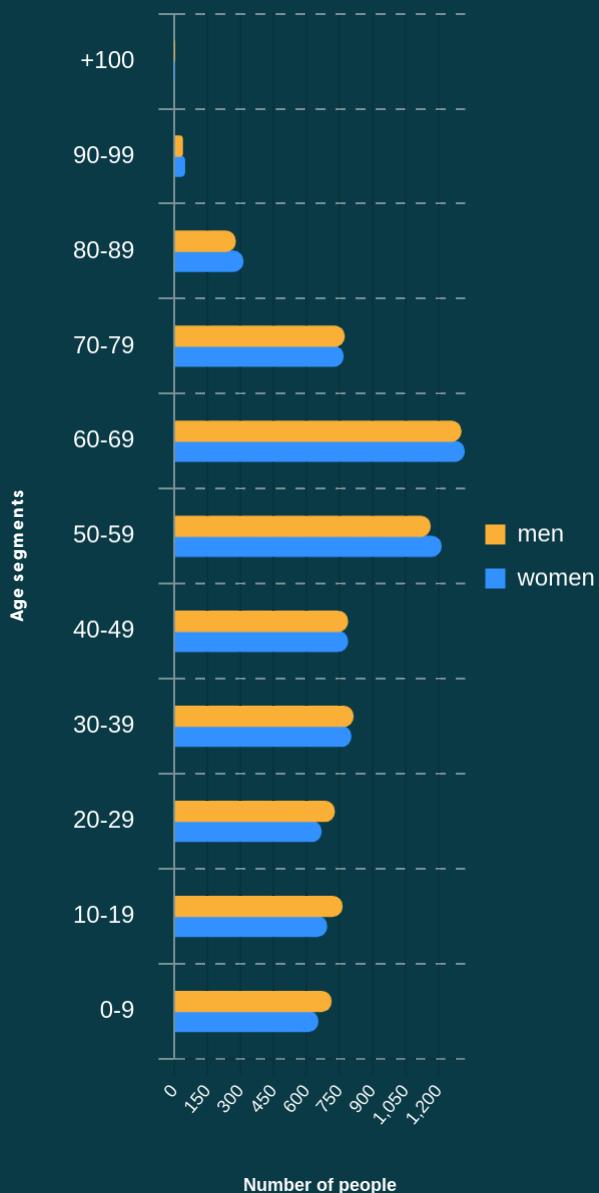
people lived in your neighbourhood.

 that's 

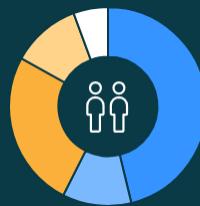
**1114**

more people in 5 years

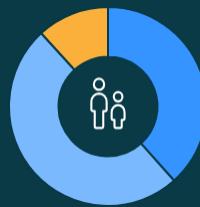
## Population range



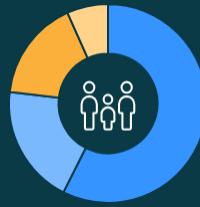
## Marital status



## Children



## Family size

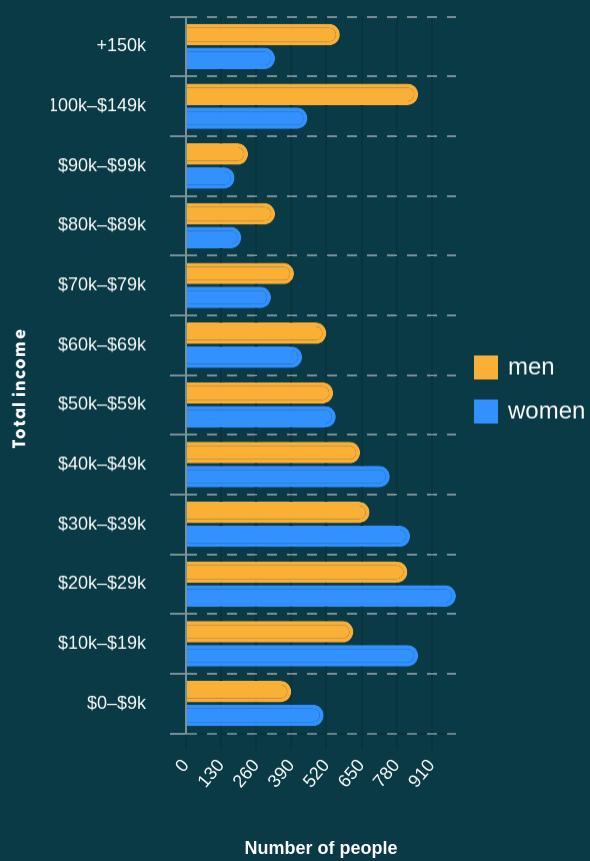


# Employment

## Top five employment industries



## Income range



## Average income



## Employment status

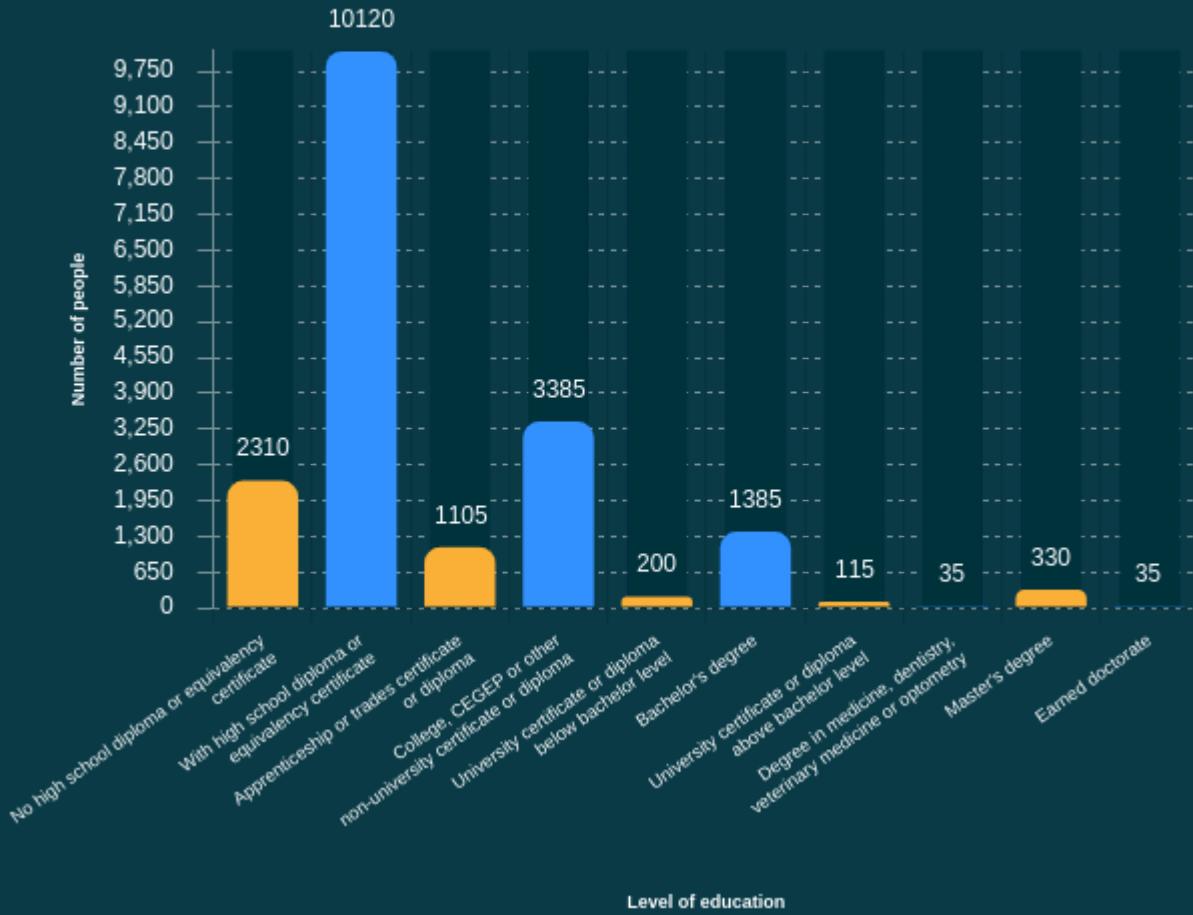


## Time worked



# Education

## Period of construction

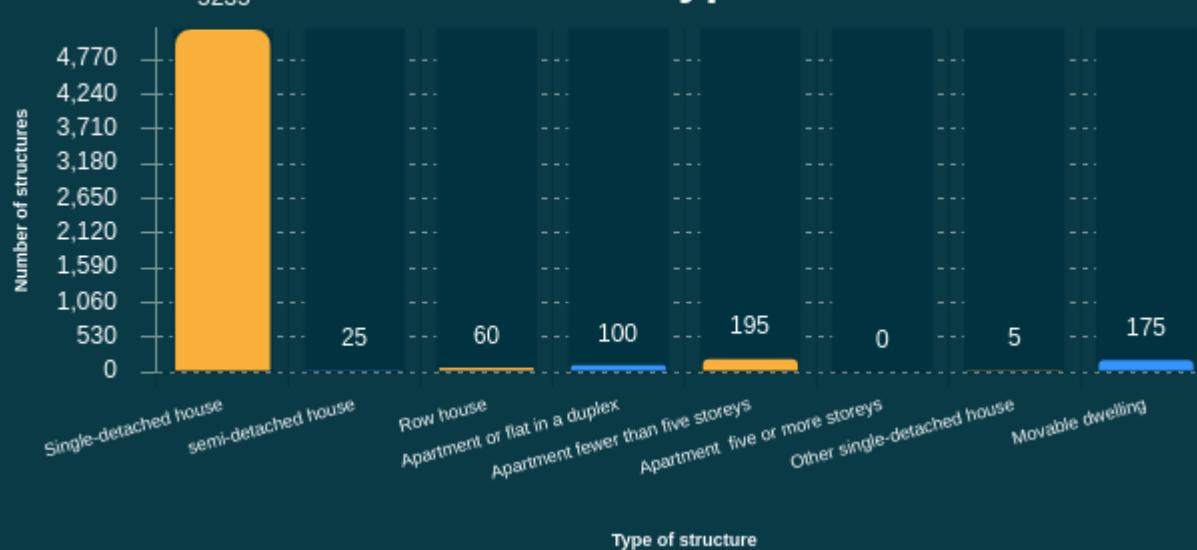


## Top five fields of study

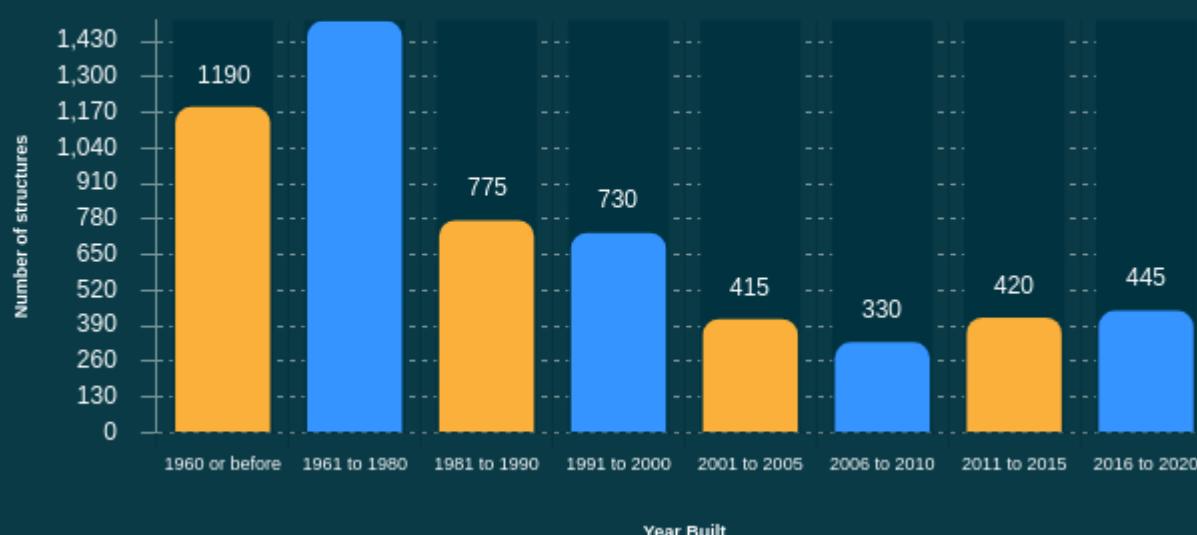


# Structures

## Structural type



## Period of construction



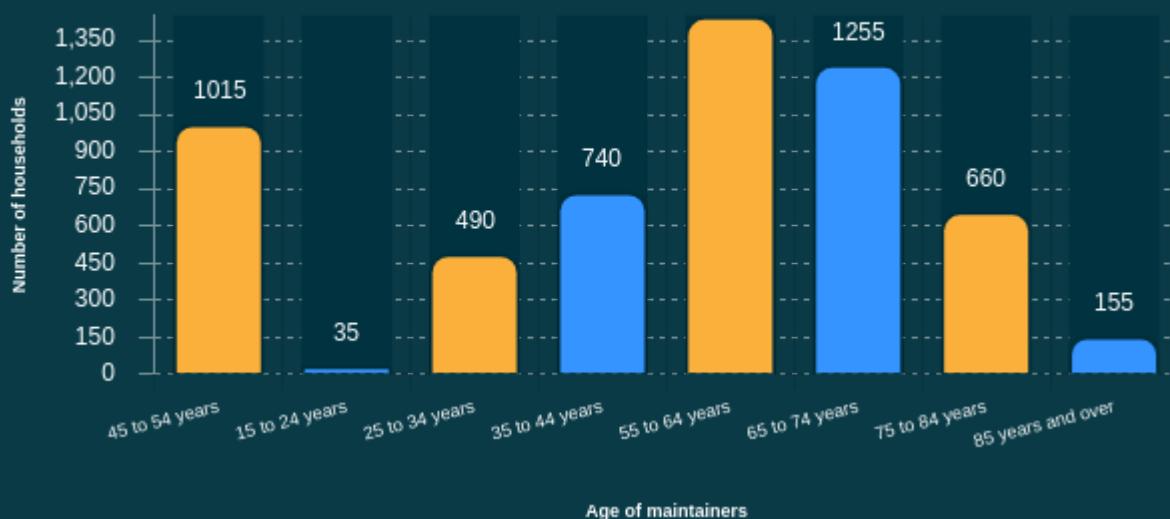
## Condominium status

  
Condo  
2%

  
Non-condo  
98%

# Households

## Age of household maintainers



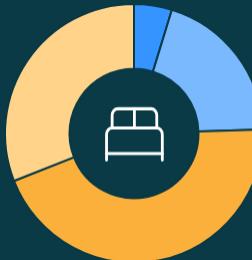
### Total dwellings



**7,073**

private homes in your area

### Number of bedrooms



### Ownership

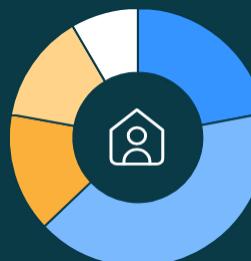


Owned  
90%



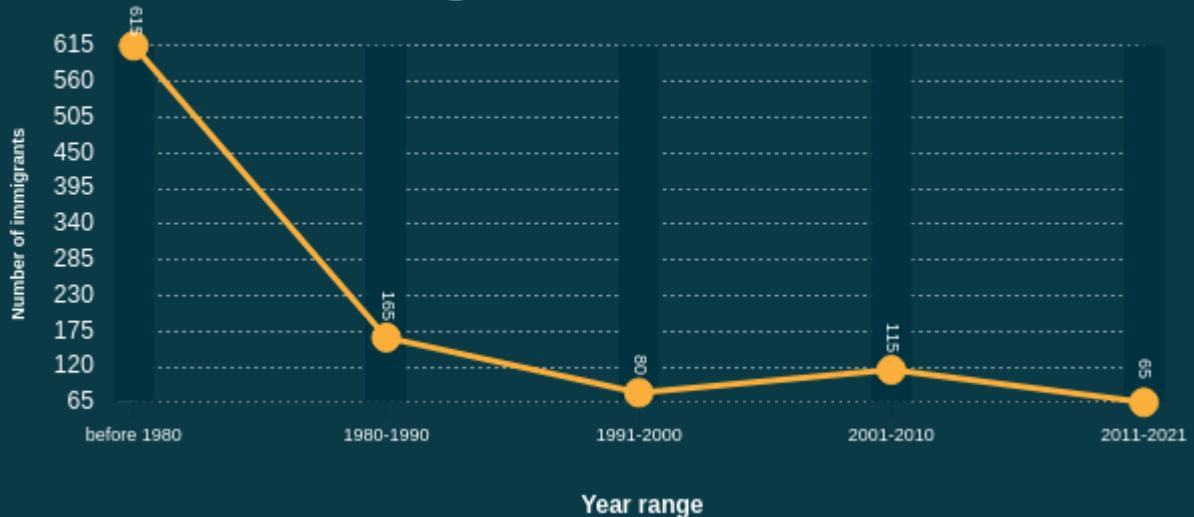
Rented  
10%

### Household size



# Migration

## Immigration over time



## People moving homes

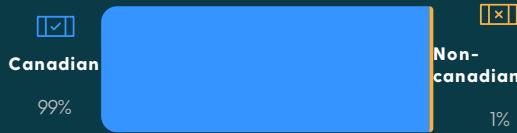


● people who didn't move  
5 years ago: 13195  
1 years ago: 8980

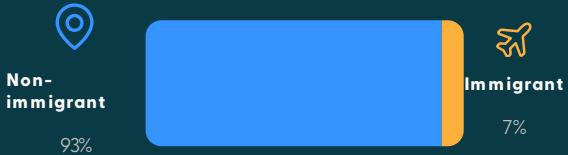
● People who moved within the same general location of origin  
5 years ago: 1200  
1 years ago: 4875

● people who left their general location origin  
5 years ago: 960  
1 years ago: 4295

## Canadian citizen

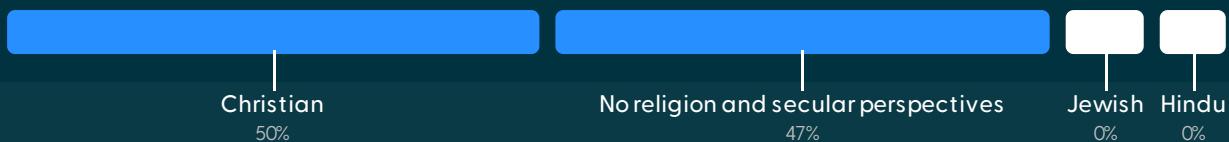


## Immigration status



# Culture

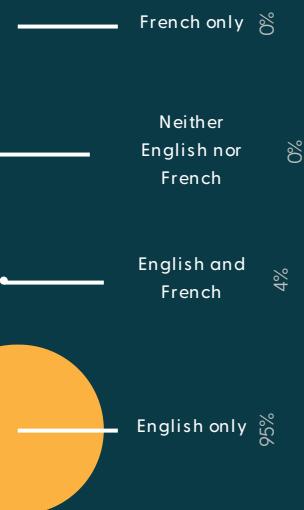
## Most Common Religions



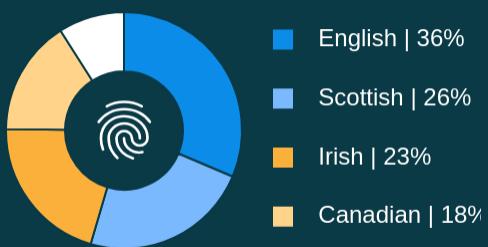
## Top five languages spoken at home other than English



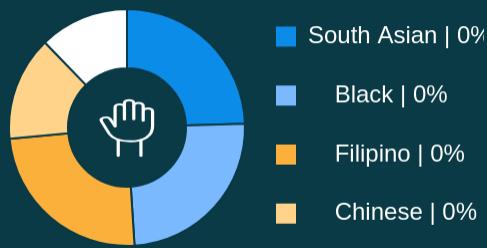
## Knowledge of official Language



## Top five ethnic / cultural origins



## Top five visible minorities



# School

## Elementary and secondary schools

| Name                                      | Distance |
|---|----------|
| Marchmont Public School                   | 4.0 km   |
| Notre Dame Catholic School                | 5.7 km   |
| Patrick Fogarty Catholic Secondary School | 5.2 km   |
| Monsignor Lee Catholic School             | 5.6 km   |
| Orchard Park Public School                | 5.7 km   |

# Conservation

✓ Greenbelt Designation

18

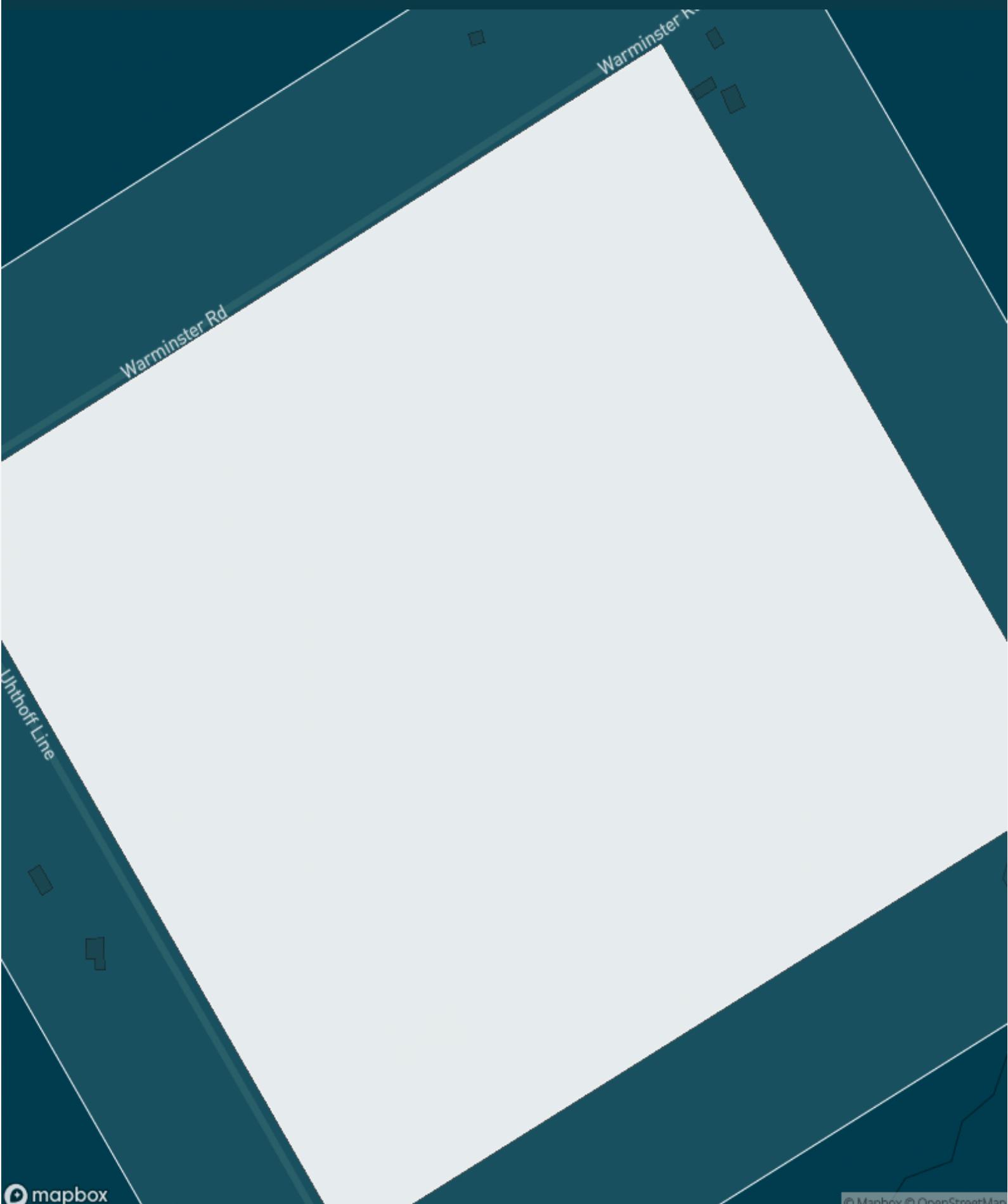
✓ Oak Ridges Moraine (ORM) Land Use Designation

21



# Greenbelt Designation

120m range





# Greenbelt Designation

120m range

## Assessment



Pass

Your location is not situated in a Greenbelt zone.

## Risk Factor

### Greenbelt Designation

## Description

#### Greenbelt & Woodland

A concept used to designate and protect open spaces around urban areas, restricting extensive urban development in favour of preserving natural landscapes and controlling urban sprawl. Green belts are enforced through zoning regulations that limit development types, densities, and land uses within these areas.

#### Protected Countryside

The Protected Countryside designation includes Specialty Crop Areas, Prime Agricultural Lands and Rural Lands, to provide for different levels of protection against loss and fragmentation of the agricultural lands.

#### Niagara Escarpment

The Niagara Escarpment is the most prominent of several escarpments formed in the bedrock of southern Ontario. It is traceable from the Niagara River to northern Michigan, forming the spine of the Bruce Peninsula and Manitoulin and other islands in northern Lake Huron.

#### OakRidges Moraine

The Moraine has a unique concentration of

environmental, geological and hydrological features that make its ecosystem vital to south central Ontario, including: clean and abundant water resources, healthy and diverse plant and animal habitat, an attractive and distinct landscape.

### **Urban River Valley**

River valleys connect the suburban and rural lands of the Greenbelt to Lake Ontario, providing our communities with greenspaces to explore, clean water and air, reduced flood risks, critical habitat for wildlife, and much more!

### **Specialty Crop Areas**

Specialty crops are defined in law as “fruits and vegetables, tree nuts, dried fruits and horticulture and nursery crops, including floriculture.” This definition, although more exact than previous legal definitions, leaves a certain amount of latitude in interpretation.

### **Provisional Removals**

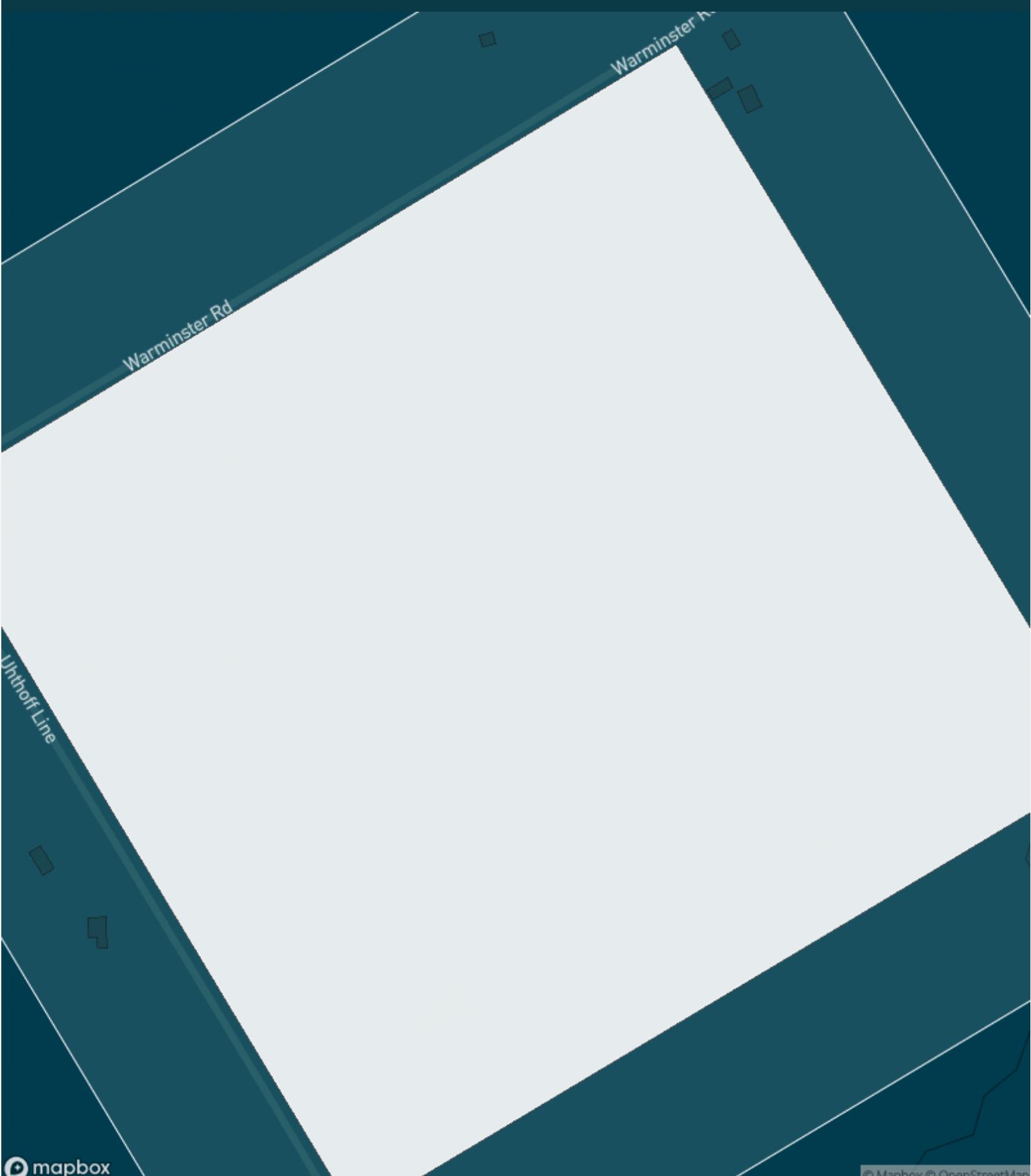
In 2022, the Province added approximately 7,000 acres of the Paris Galt Moraine (a unique landform that provides drinking water, wildlife habitat and agricultural land) and 2,400 acres of Urban River Valleys (URVs) to the Greenbelt to offset removals.

---



# Oak Ridges Moraine (ORM) Land Use Designation

120m range





# Oak Ridges Moraine (ORM) Land Use Designation

120m range

## Assessment

Pass

## Risk Factor

Oak Ridges Moraine (ORM) Land Use Designation

## Description

Null

# Environmental

|   |    |
|---|----|
| ! Wetland                                       | 24 |
| ✓ Area of Natural or Scientific Interest (ANSI) | 26 |
| ✓ Mineral and Aggregate Resources               | 28 |
| ✓ Mineral and Aggregate Resources               | 30 |
| ✓ Mineral and Aggregate Resources               | 32 |
| ! Woodland                                      | 34 |
| ! Wooded Area                                   | 36 |
| ! Natural Heritage Systems                      | 38 |
| ✓ Wellhead Protection Area                      | 40 |
| ! Waterbody                                     | 42 |
| ! Watercourse                                   | 44 |
| ! Water Wells                                   | 46 |
| ✓ Waste Disposal Sites                          | 48 |
| ✓ Waste Disposal Sites                          | 50 |

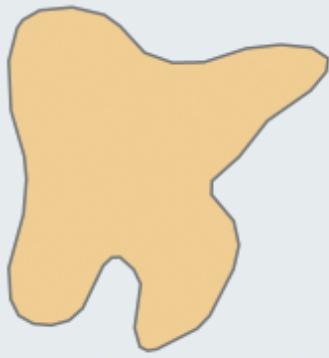


# Wetland

120m range

Warminster Rd

Warminster Rd



Unthoff Line



# Wetland

120m range

## Assessment

### Caution

Your location is situated partially in a Wetland Area.

## Risk Factor

Wetland

Unevaluated

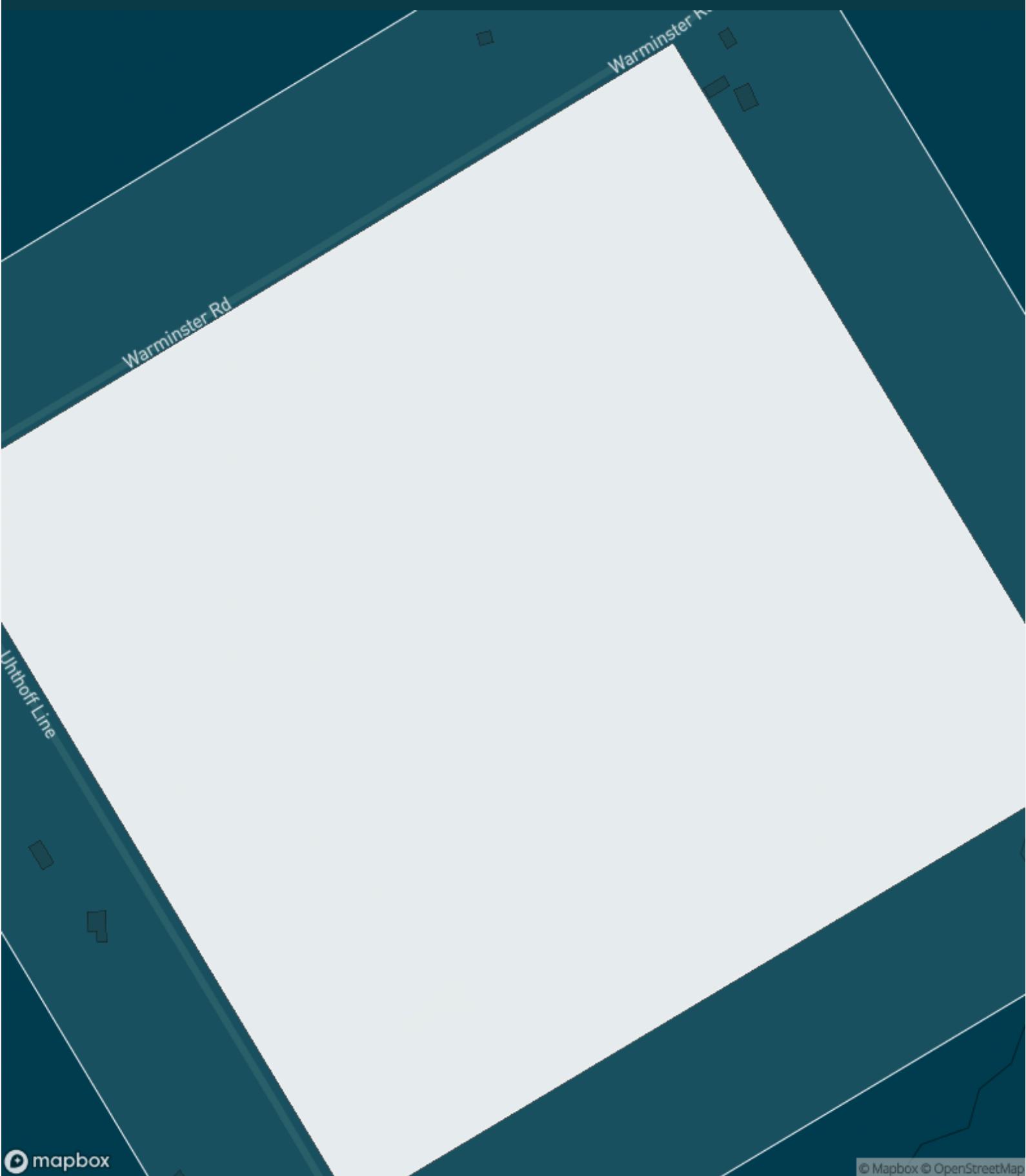
## Description

Null



# Area of Natural or Scientific Interest (ANSI)

120m range





# Area of Natural or Scientific Interest (ANSI)

120m range



**Pass**

## Assessment

Your location is not situated in a Area of Natural or Scientific Interest (ANSI).

## Risk Factor

Area of Natural or Scientific Interest (ANSI)

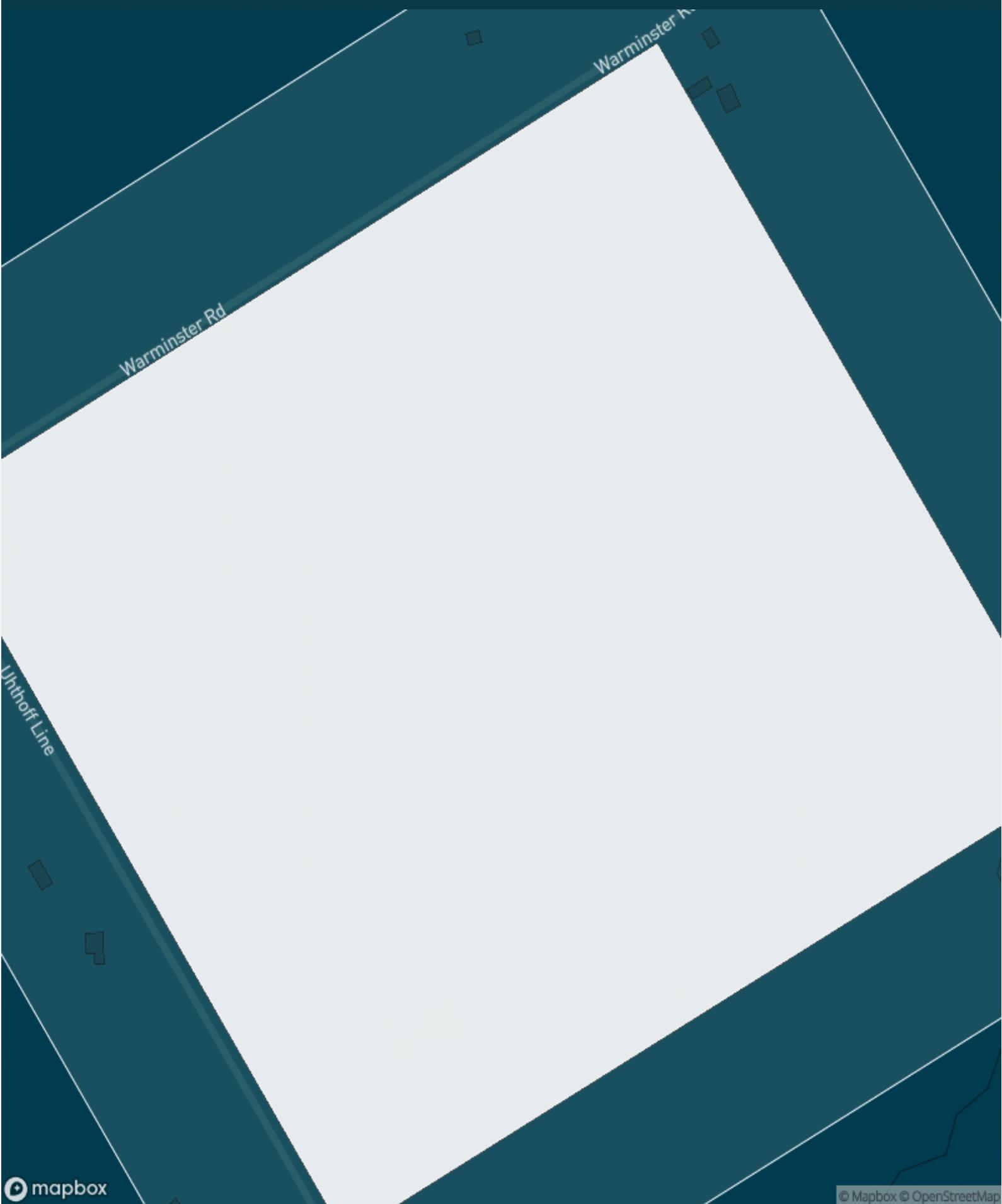
## Description

Null



# Mineral and Aggregate Resources

120m range





# Mineral and Aggregate Resources

120m range

## Assessment

Pass

Your location is not situated in a Aggregate Site

Authorized - Active.

## Risk Factor

Mineral and Aggregate Resources

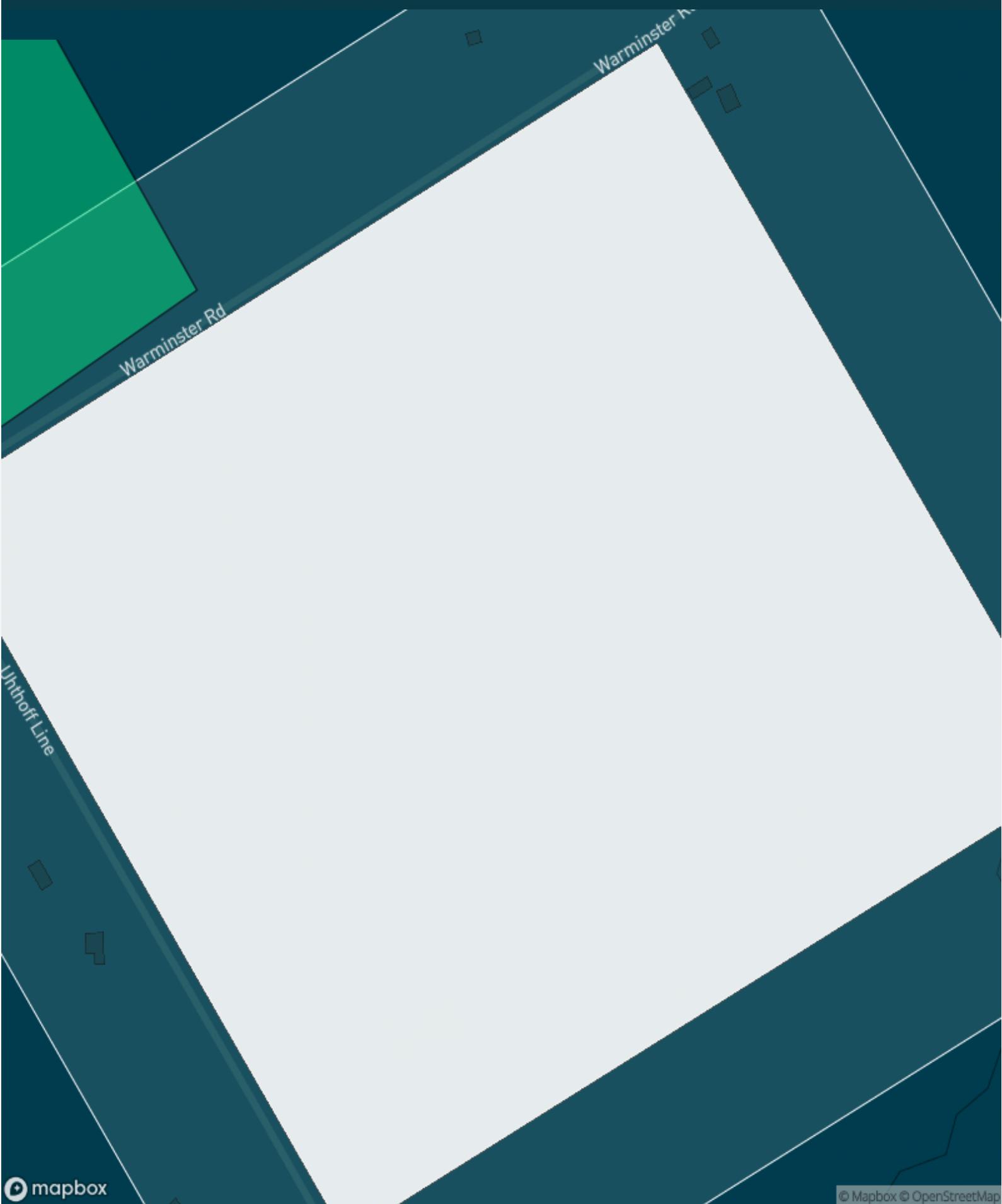
## Description

Null



# Mineral and Aggregate Resources

120m range





# Mineral and Aggregate Resources

120m range

Pass

## Assessment

Your location is not situated in a Mineral and Aggregate Resources.

## Risk Factor

Mineral and Aggregate Resources

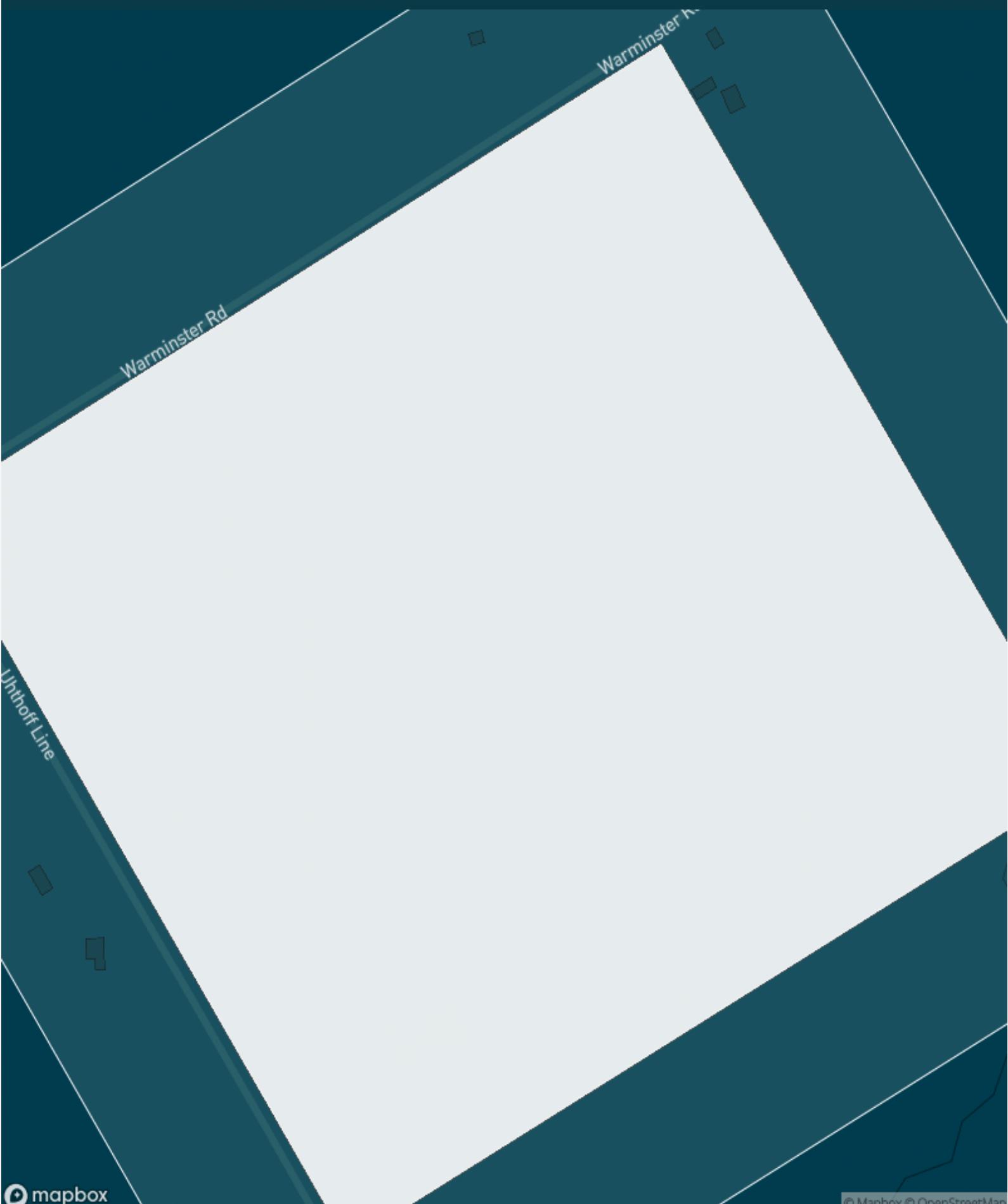
## Description

Null



# Mineral and Aggregate Resources

120m range





# Mineral and Aggregate Resources

120m range

## Assessment

Pass

Your location is not situated in a Aggregate Extraction Area.

## Risk Factor

Mineral and Aggregate Resources

## Description

Null

# ! Woodland

120m range





# Woodland

120m range

## ! Caution

### Assessment

Your location is situated partially in a Woodland Area.

### Risk Factor

Woodland

### Description

Null



# Wooded Area

120m range





# Wooded Area

120m range

## Assessment

### ! Caution

Your location is situated partially in a Wooded Area.

## Risk Factor

Wooded Area

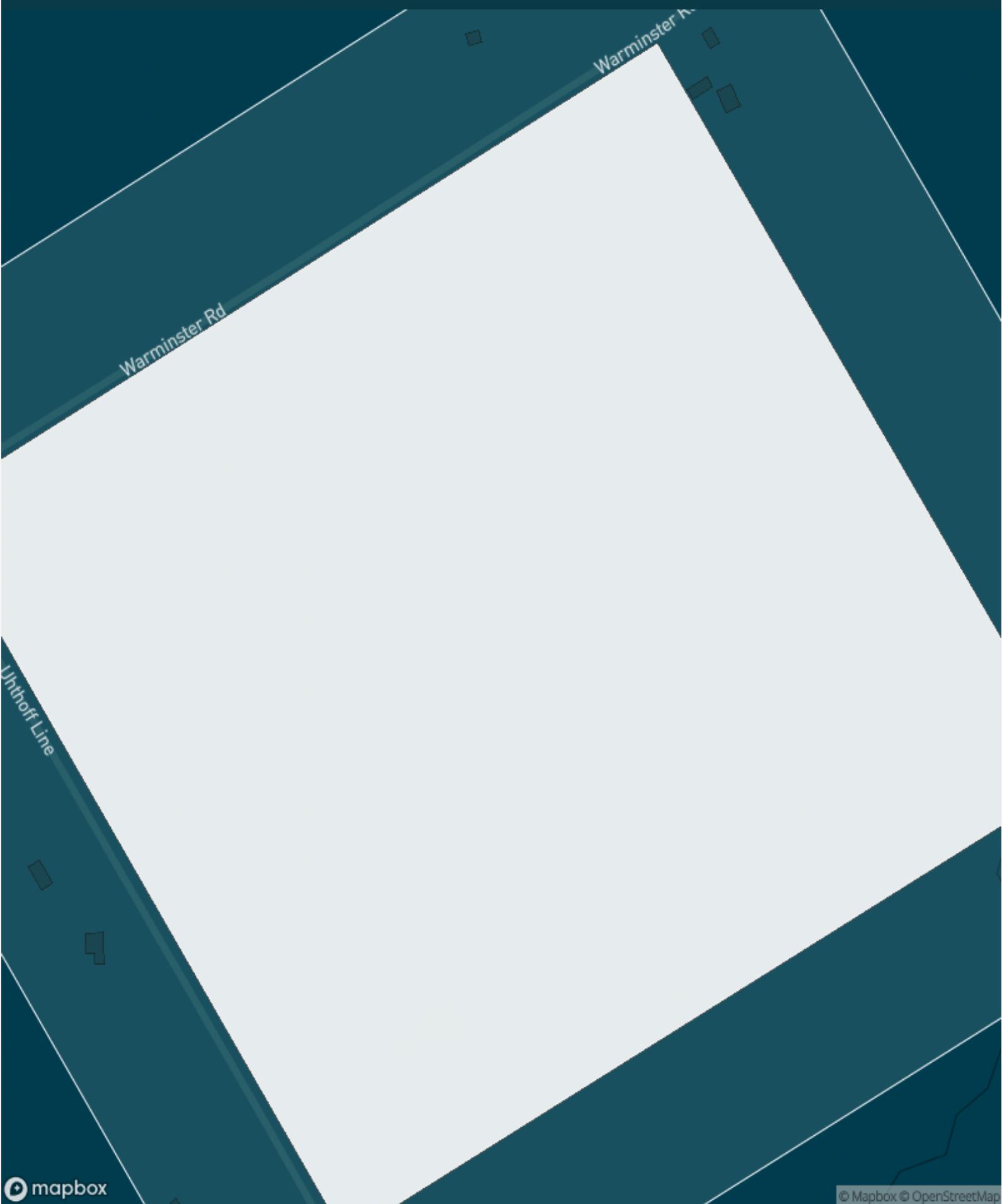
## Description

Null



# Natural Heritage Systems

120m range





# Natural Heritage Systems

120m range

## Assessment

### ! Caution

Your location is situated partially in a Natural Heritage.

## Risk Factor

**Natural Heritage Systems**  
NHS Area (Undifferentiated)

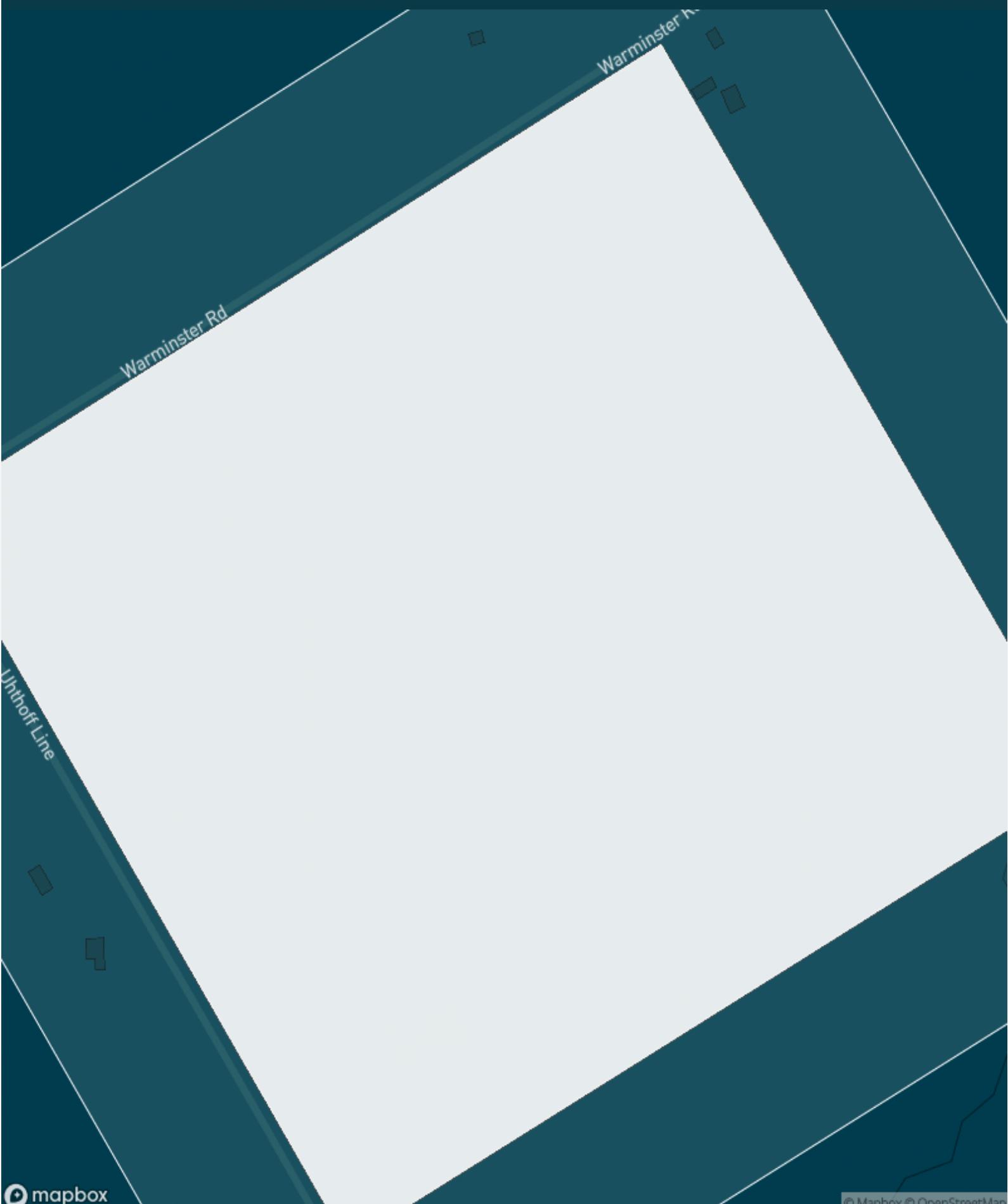
## Description

Null



# Wellhead Protection Area

120m range





# Wellhead Protection Area

120m range

Pass

## Assessment

Your location is not situated in a Wellhead Protection Area.

## Risk Factor

Wellhead Protection Area

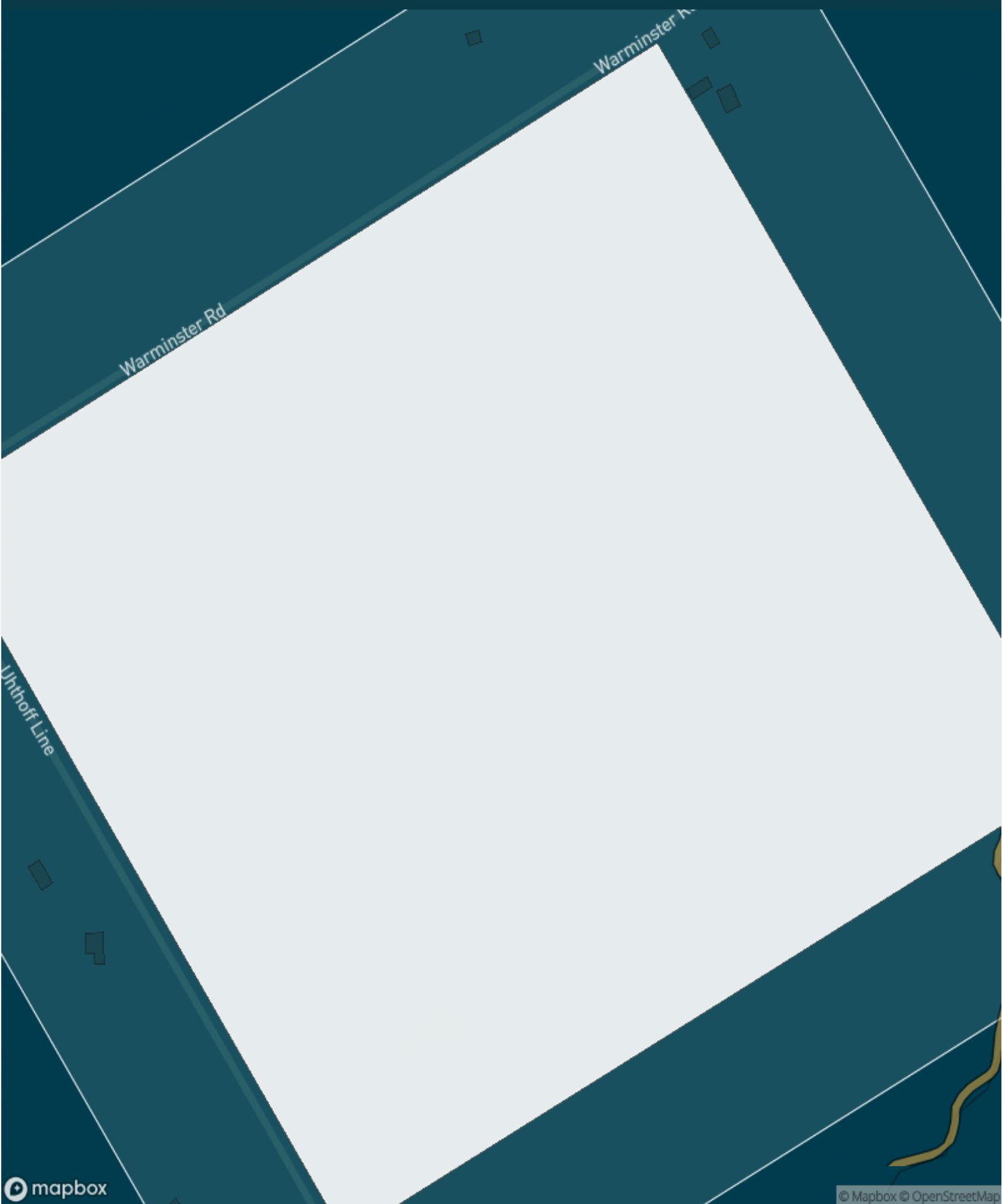
## Description

Null



# Waterbody

120m range





# Waterbody

120m range

## Assessment

### Caution

Your location is situated partially in a Waterbody.

## Risk Factor

Waterbody

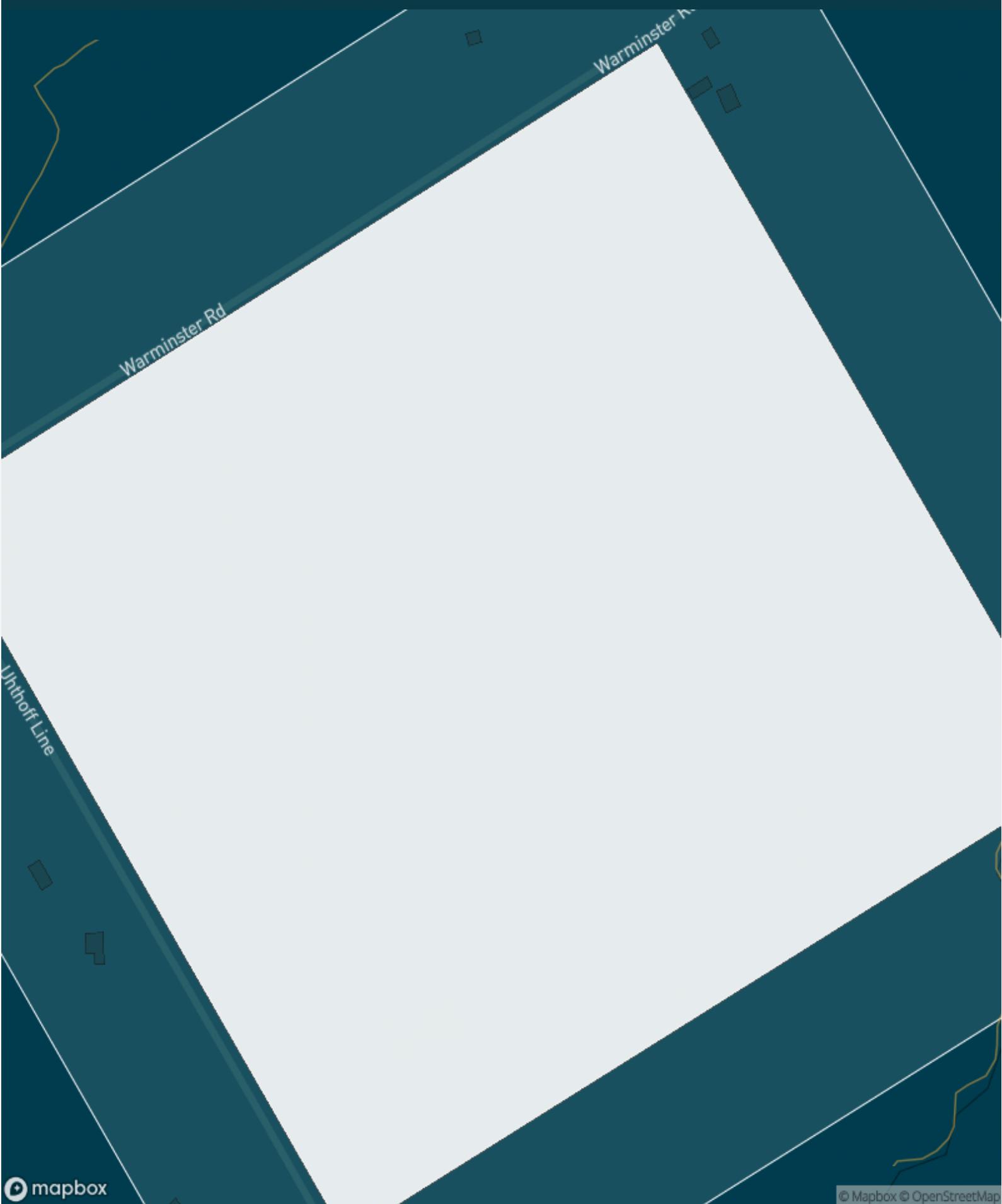
## Description

Null



# Watercourse

120m range





# Watercourse

120m range

## Assessment

### Caution

Your location is situated partially in a Watercourse.

## Risk Factor

Watercourse

## Description

Null

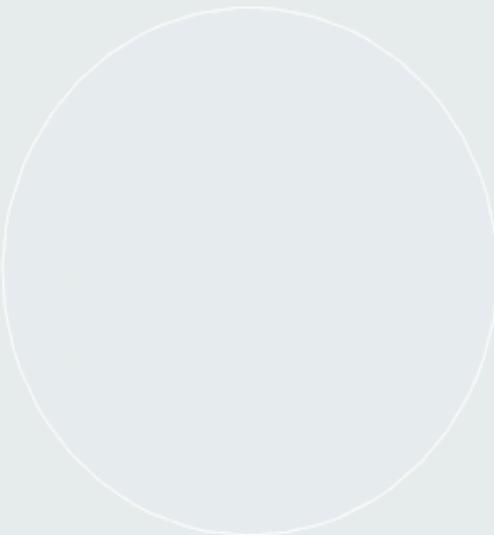


# Water Wells

120m range

Warminster Rd

Warminster Rd



Unhoff Line



# Water Wells

120m range

## Assessment

### Informative

You can find below the relevant information extracted from Water Wells based on your location.

## Risk Factor

Water Wells

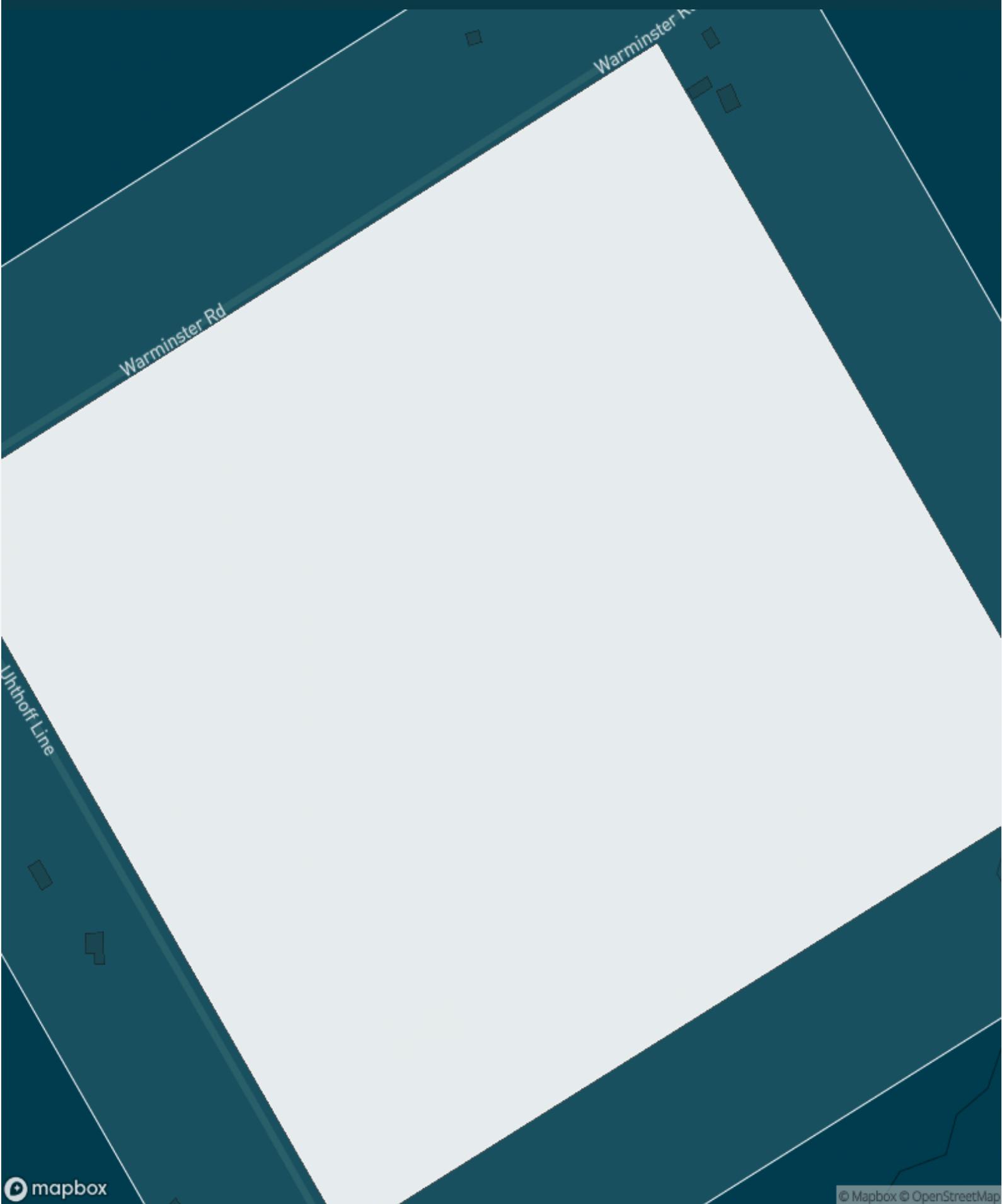
## Description

Null



# Waste Disposal Sites

120m range





# Waste Disposal Sites

120m range

## Assessment

Pass

Your location is not situated in a Waste Disposal Site.

## Risk Factor

Waste Disposal Sites

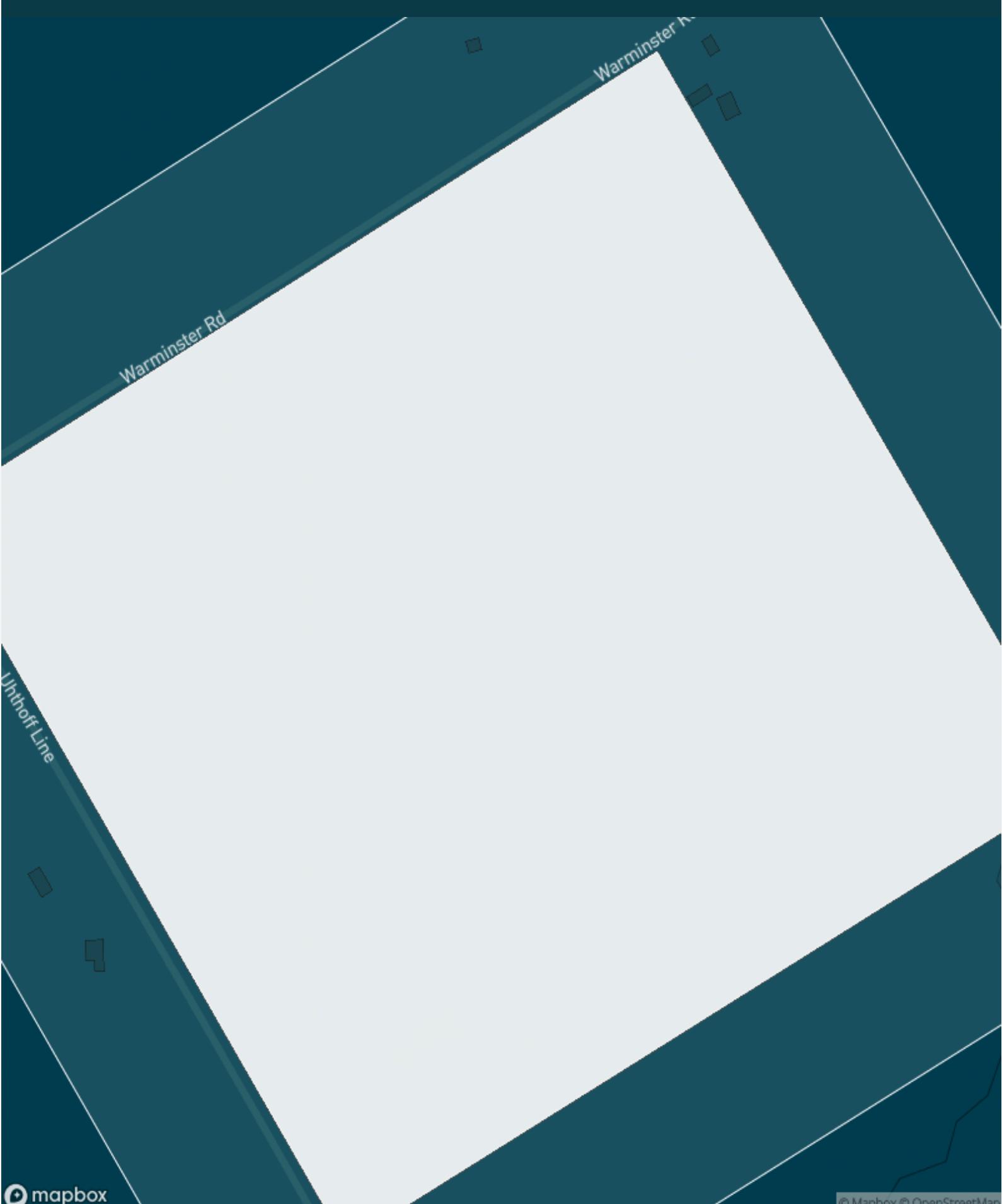
## Description

Null



# Waste Disposal Sites

120m range





# Waste Disposal Sites

120m range

## Assessment

Pass

Your location is not situated in a Waste Disposal Site.

## Risk Factor

Waste Disposal Sites

## Description

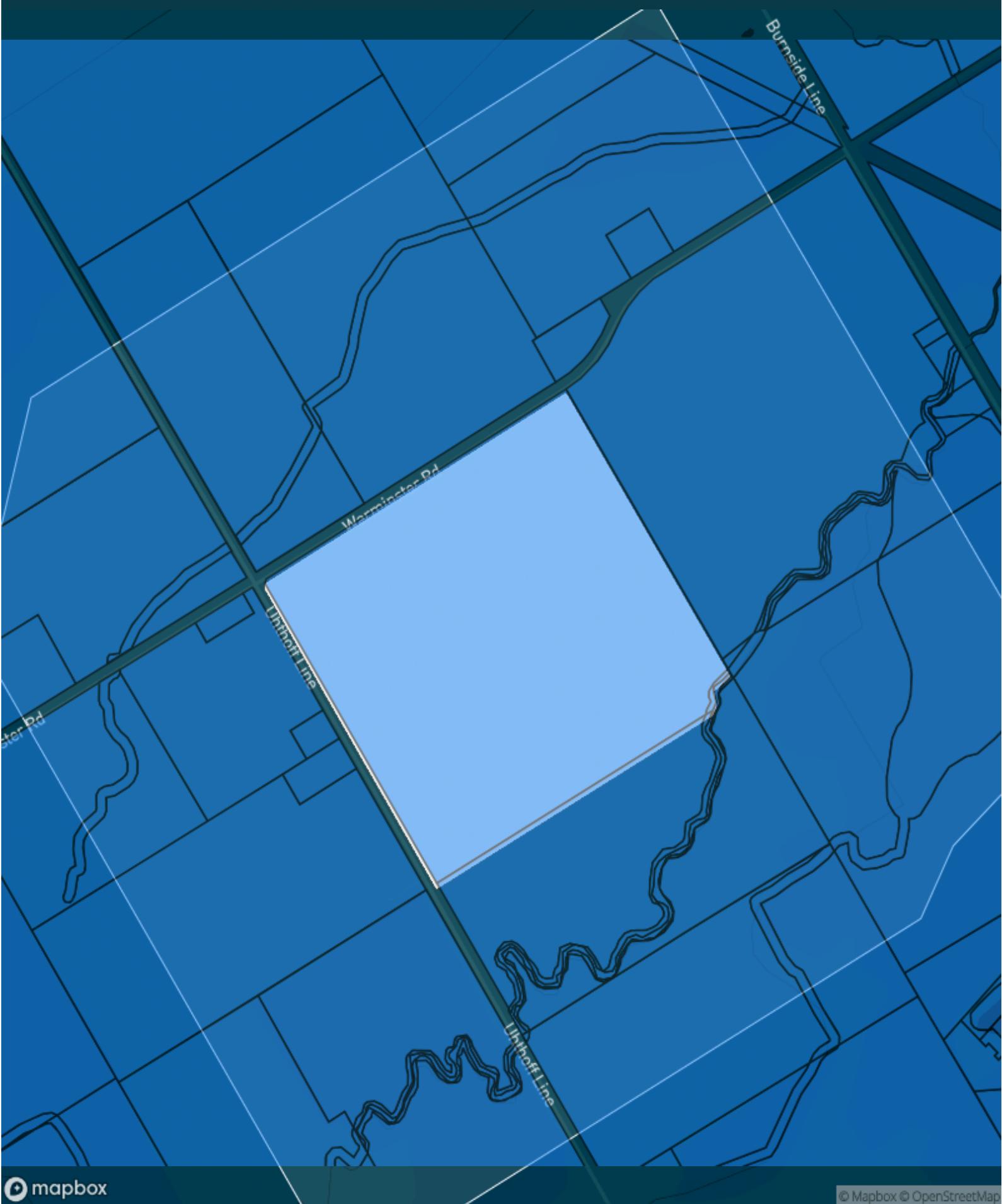
Null

# Planning



# Zoning Bylaw

500m range





# Zoning Bylaw

500m range

## **Informative**

## **Assessment**

You can find below the relevant information extracted from Zoning Bylaw based on your location.

## **Risk Factor**

### **Zoning Bylaw**

RU/HR,EP,RU

## **Description**

Null

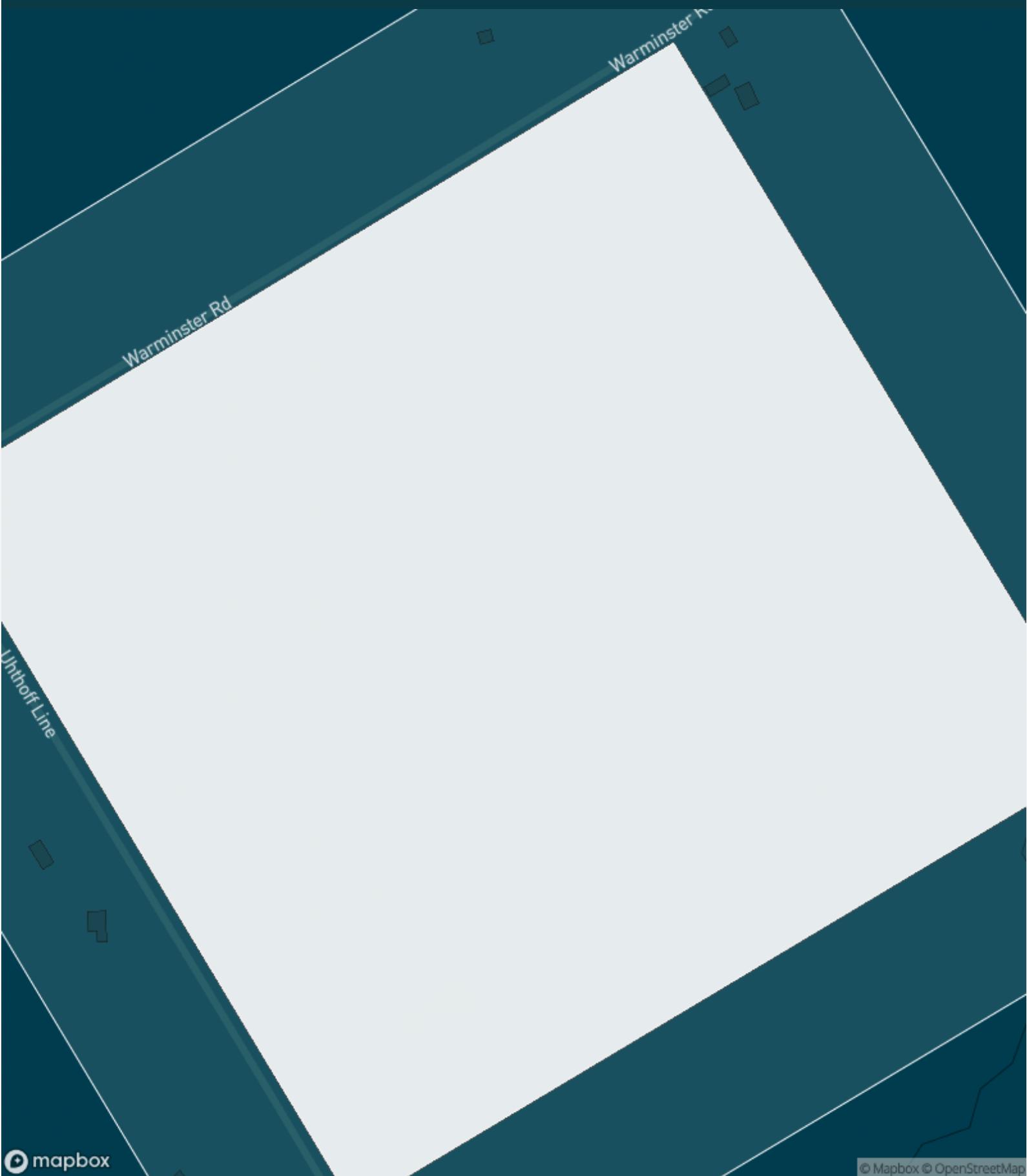
# Urban Blocks

|  |    |
|--|----|
| ✖ Built Boundary for the Growth Plan - Greater Golden Horseshoe (2006) | 56 |
| ⓘ Lot and Concession   | 58 |
| ⓘ First Nation Reserve Area  | 60 |



# Built Boundary for the Growth Plan - Greater Golden Horseshoe (2006)

120m range





# Built Boundary for the Growth Plan - Greater Golden Horseshoe (2006)

120m range

## Assessment

### Warning

Your location is not situated in a Built Boundary for the Growth Plan - Greater Golden Horseshoe (2006).

## Risk Factor

**Built Boundary for the Growth Plan - Greater Golden Horseshoe (2006)**

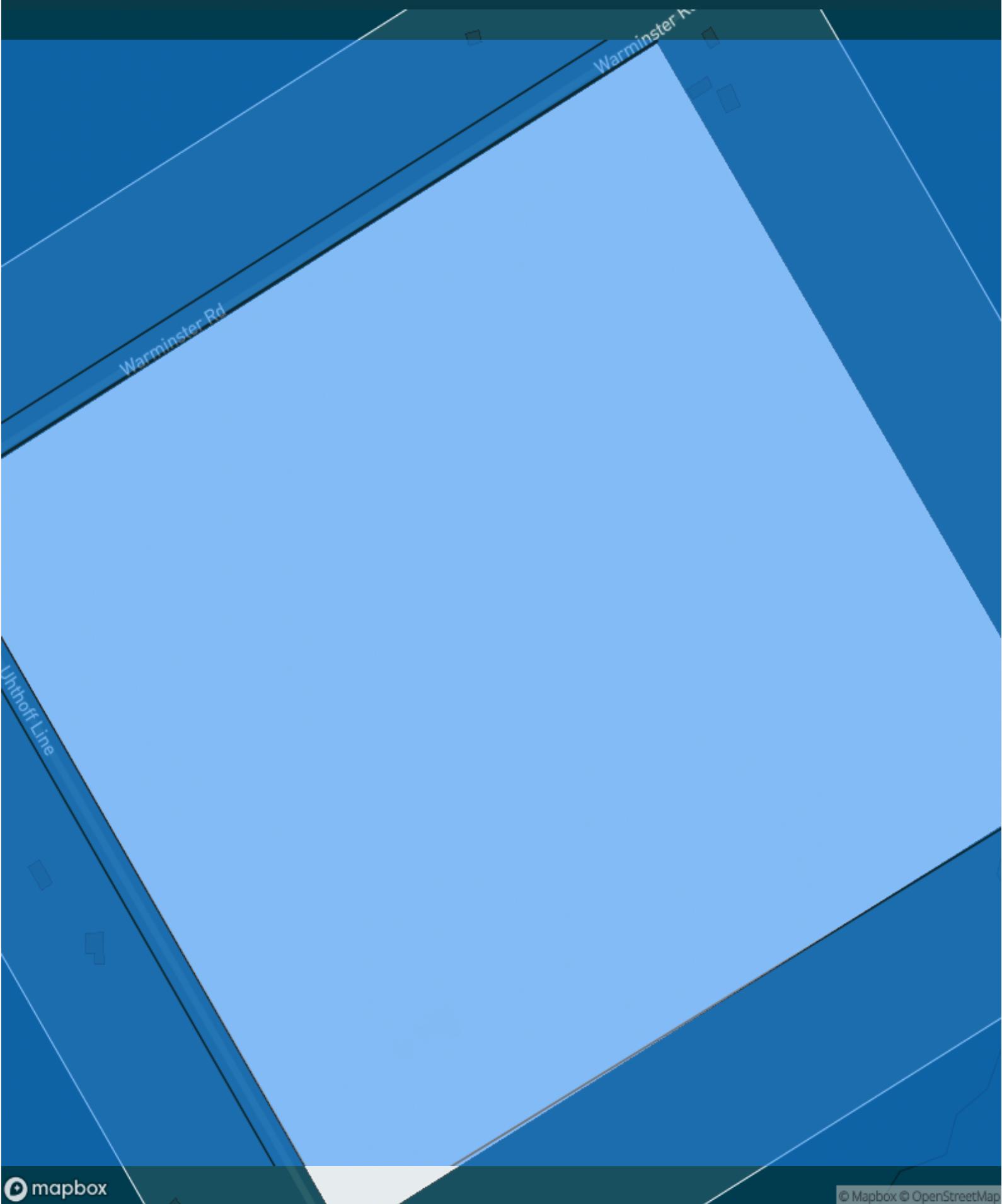
## Description

Null



# Lot and Concession

120m range





# Lot and Concession

120m range

## Assessment

### Informative

You can find below the relevant information extracted from Lot and Concession based on your location.

## Risk Factor

### **Lot and Concession**

LOT 4 CON 4 NORTHERN DIVISION,LOT 5 CON 4 NORTHERN DIVISION, ,LOT 5 CON 4 NORTHERN DIVISION,LOT 4 CON 4 NORTHERN DIVISION

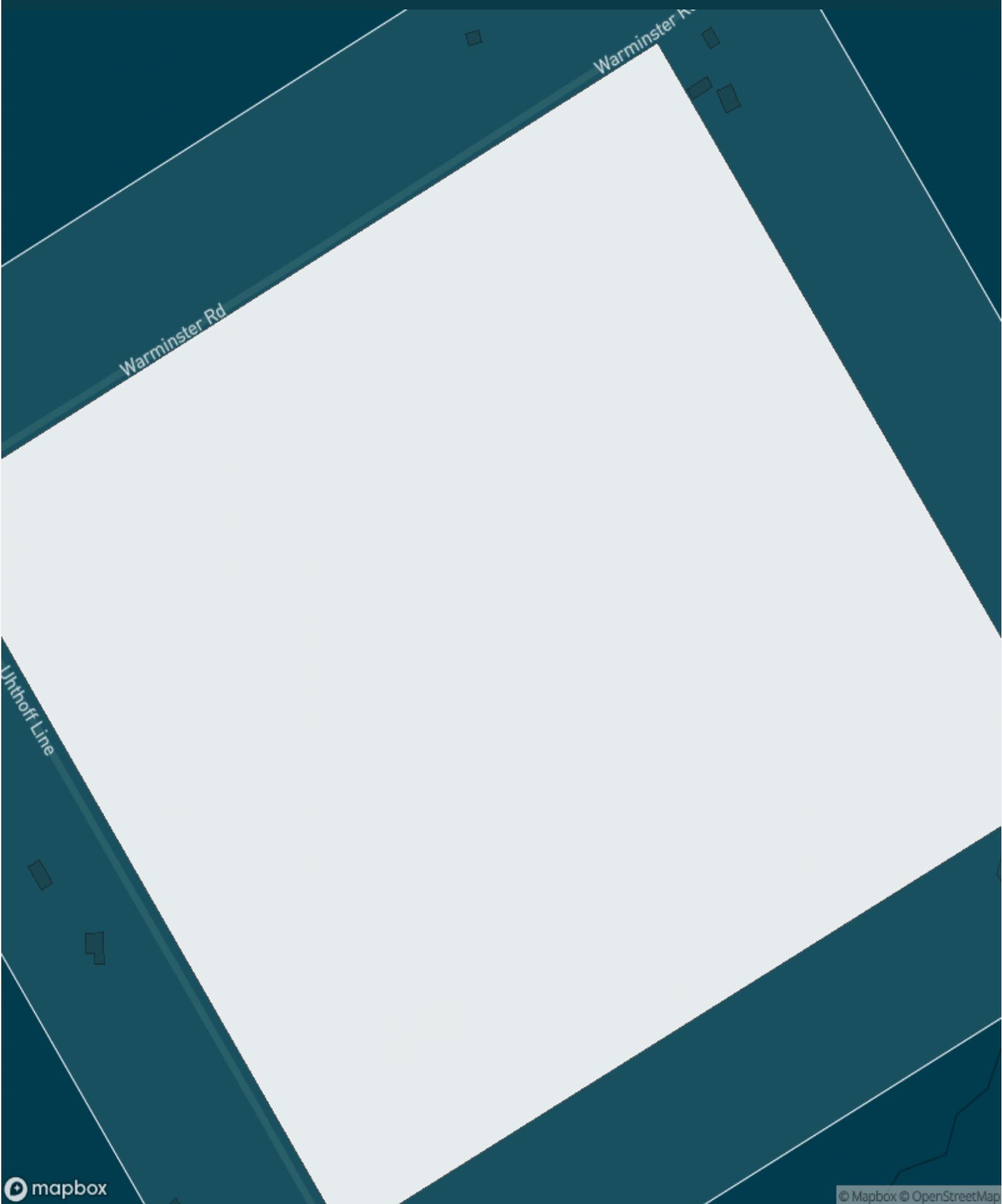
## Description

Null



# First Nation Reserve Area

120m range





# First Nation Reserve Area

120m range

## Assessment

### **Informative**

You can find below the relevant information extracted from First Nation Reserve Area based on your location.

## Risk Factor

First Nation Reserve Area

## Description

Null

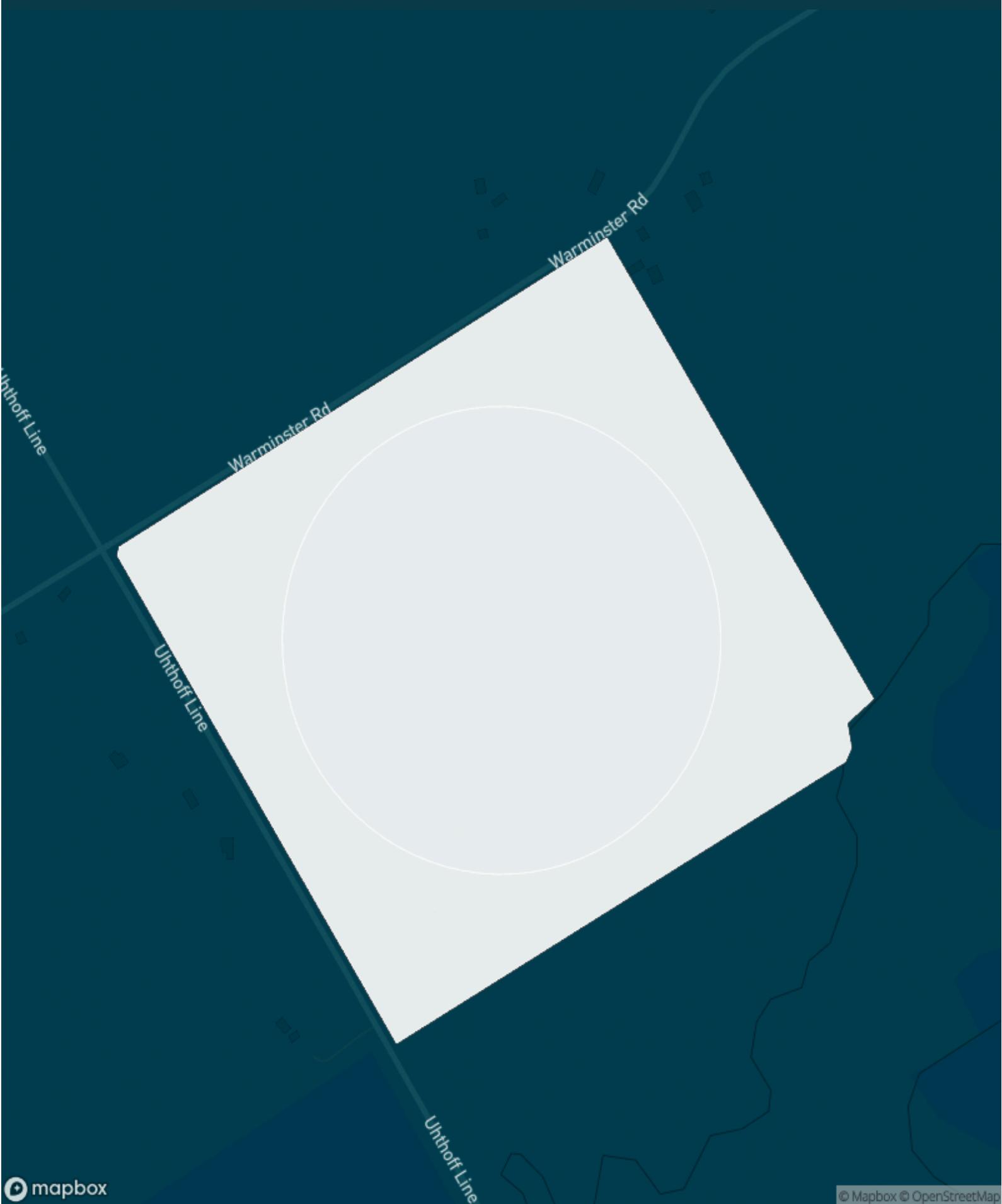
# Traffic and Access

|                              |    |
|------------------------------|----|
| ✖ Provincial Highways        | 63 |
| ✖ Provincial Road Network    | 65 |
| ✖ Regional Road Network      | 67 |
| ✖ Provincial Railway Network | 69 |
| ✖ Railway                    | 71 |
| ✖ Transit Stop               | 73 |
| ✖ Transit Route              | 75 |



# Provincial Highways

250m range





# Provincial Highways

250m range

## Assessment

 Warning

## Risk Factor

Provincial Highways

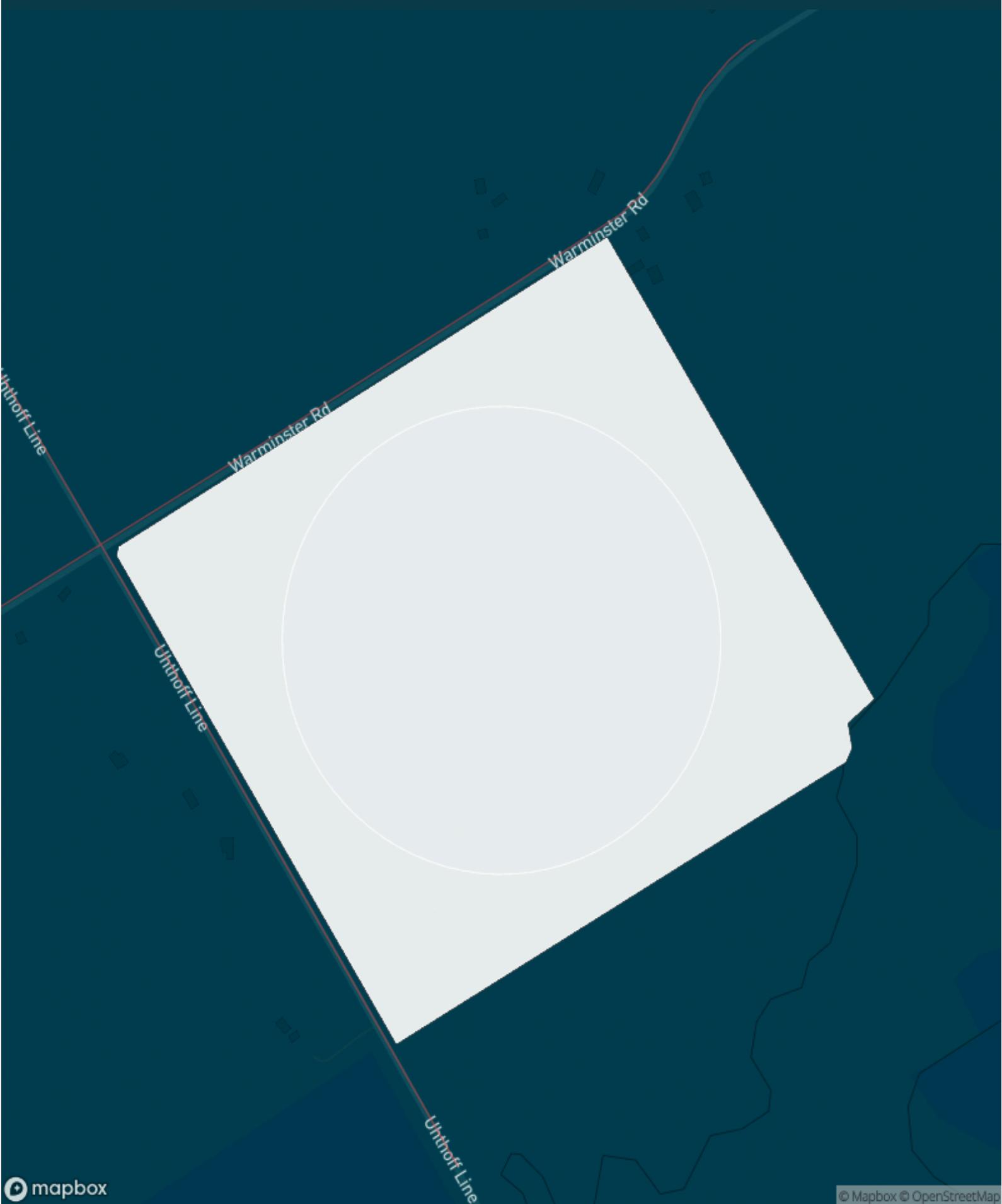
## Description

Null



# Provincial Road Network

250m range





# Provincial Road Network

250m range

## Assessment

 Warning

## Risk Factor

Provincial Road Network

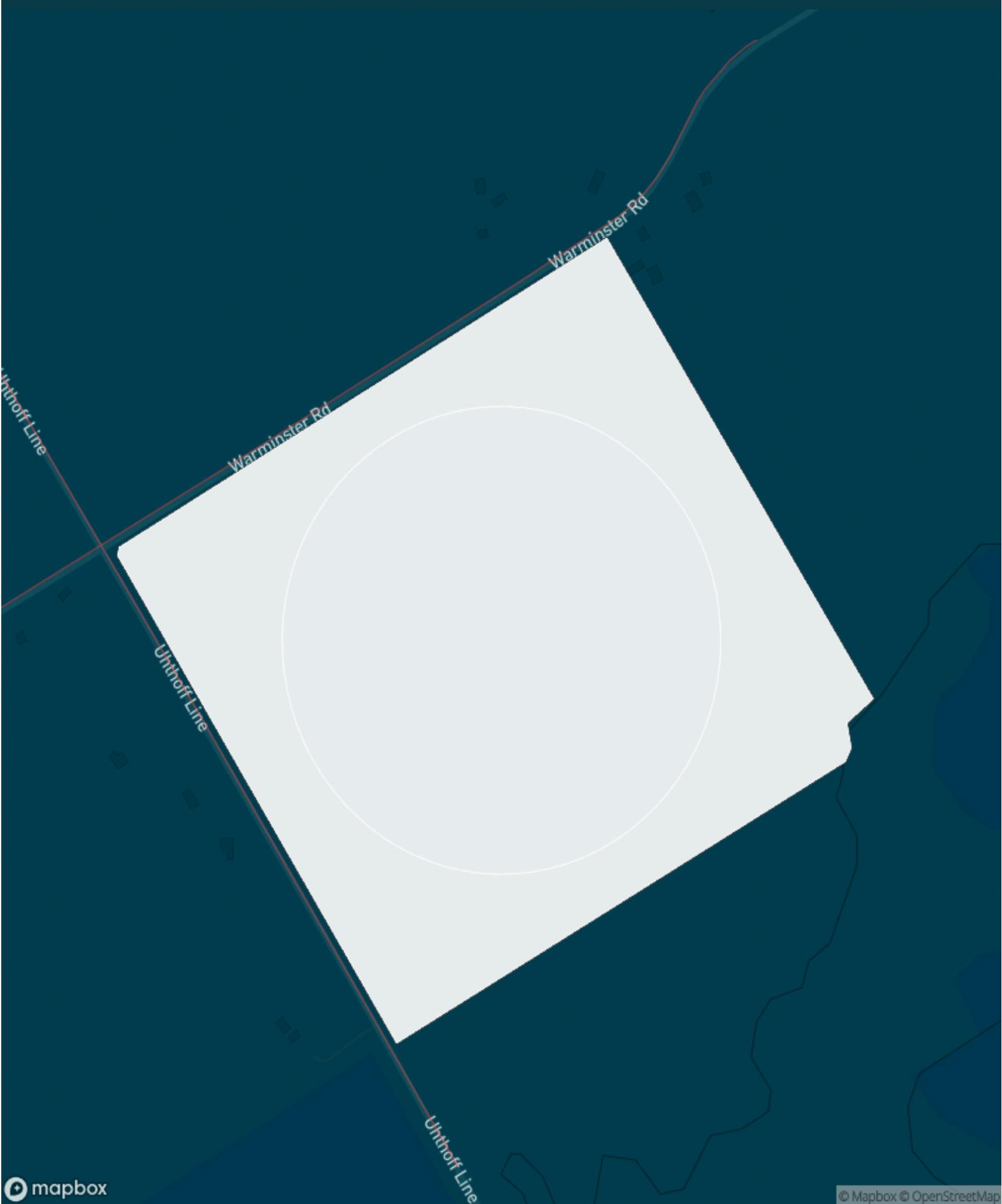
## Description

Null



# Regional Road Network

250m range





# Regional Road Network

250m range

## Assessment

Warning

### Risk Factor

Regional Road Network

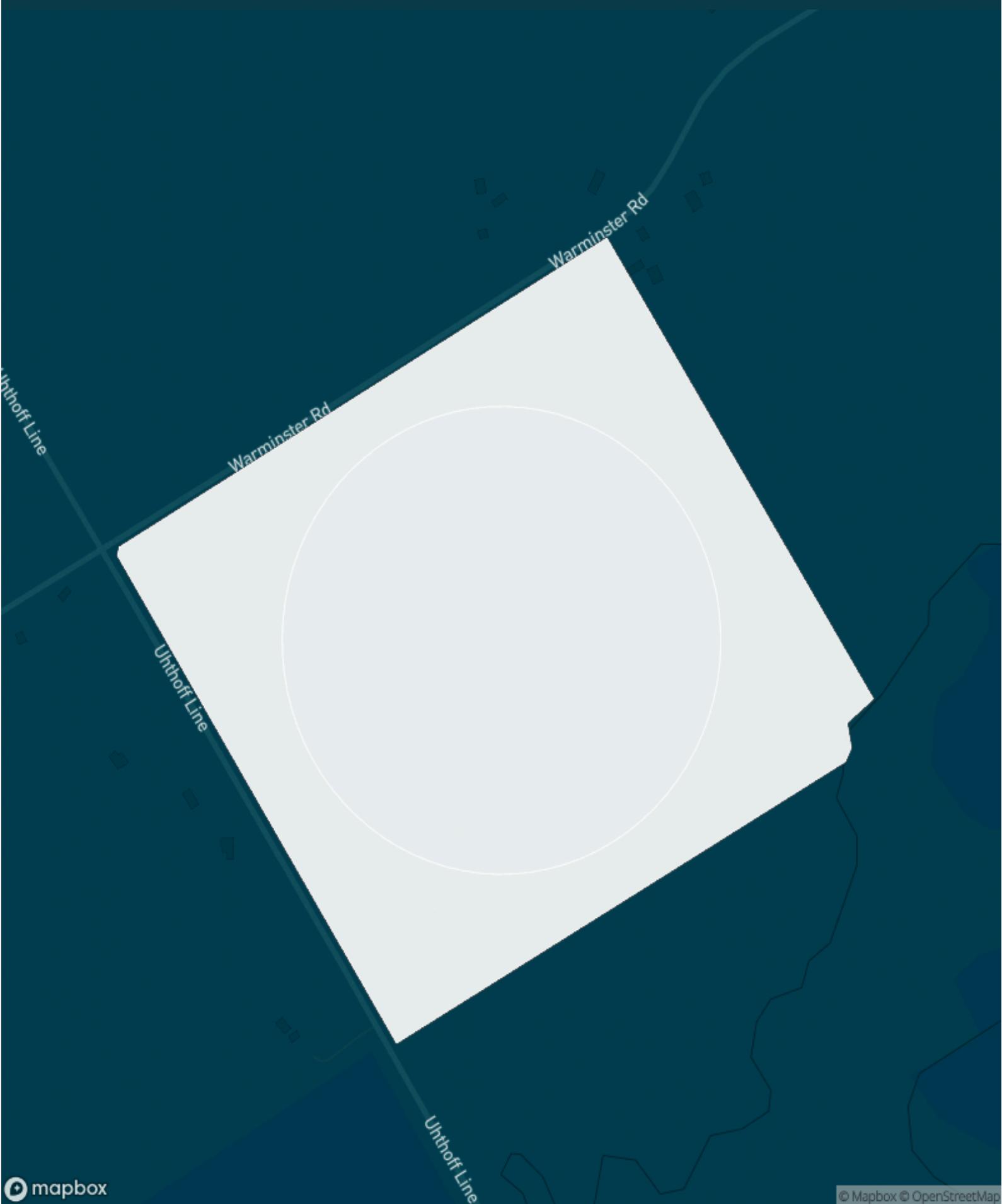
### Description

Null



# Provincial Railway Network

250m range





# Provincial Railway Network

250m range

## Assessment

Warning

## Risk Factor

Provincial Railway Network

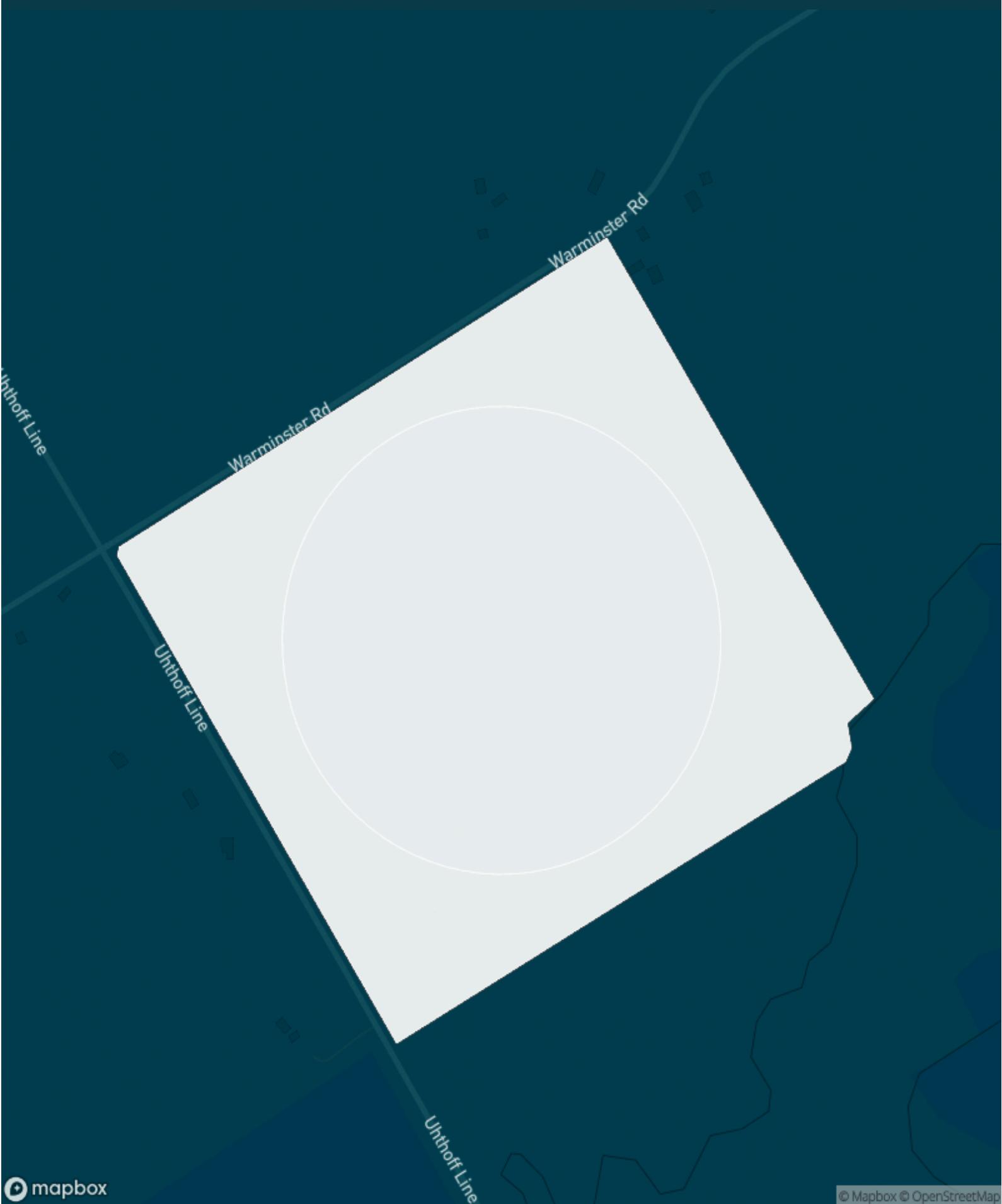
## Description

Null



# Railway

250m range





Railway

250m range

## Assessment

Warning

### Risk Factor

Railway

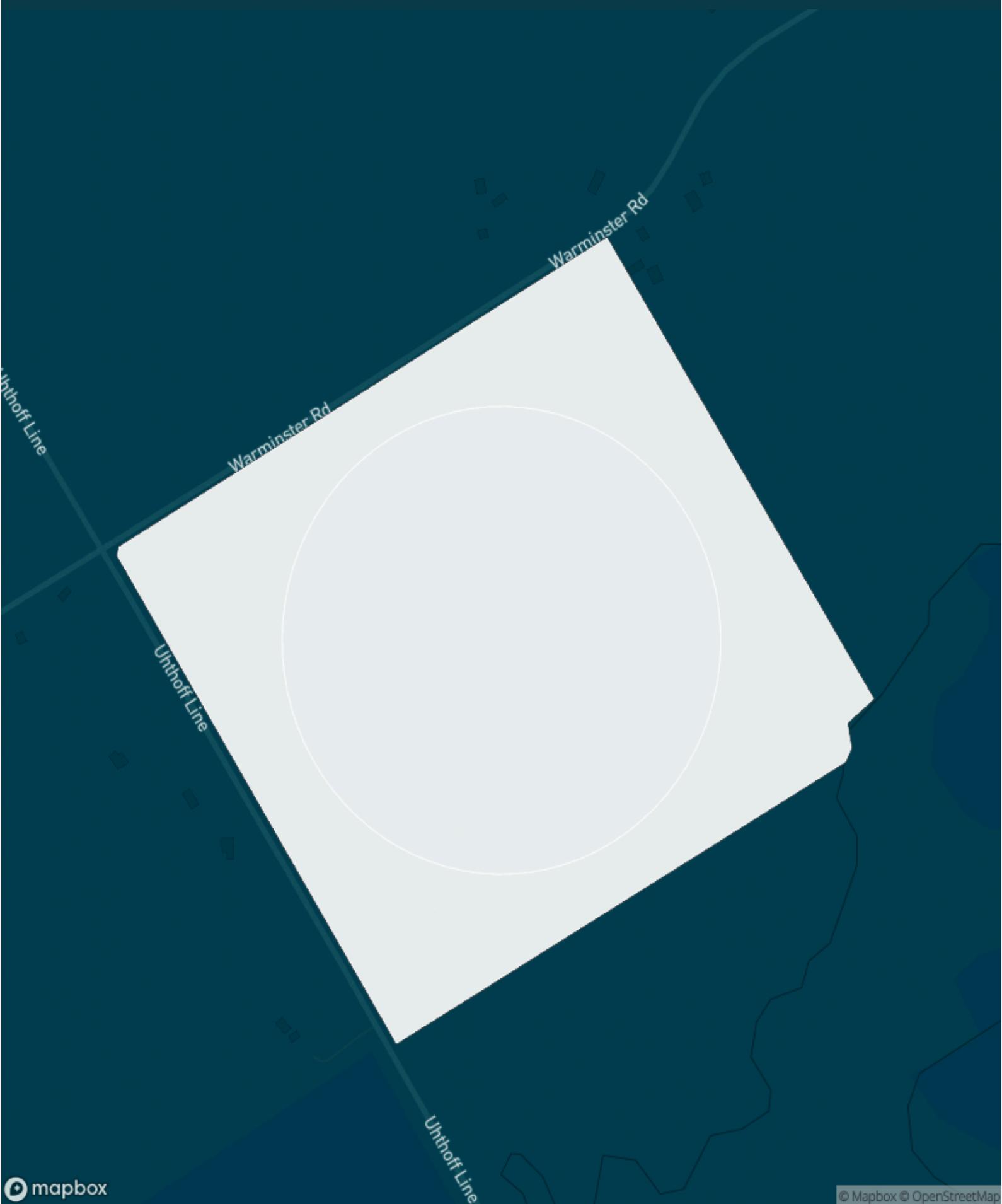
### Description

Null



# Transit Stop

250m range





# Transit Stop

250m range

## Assessment

 Warning

## Risk Factor

Transit Stop

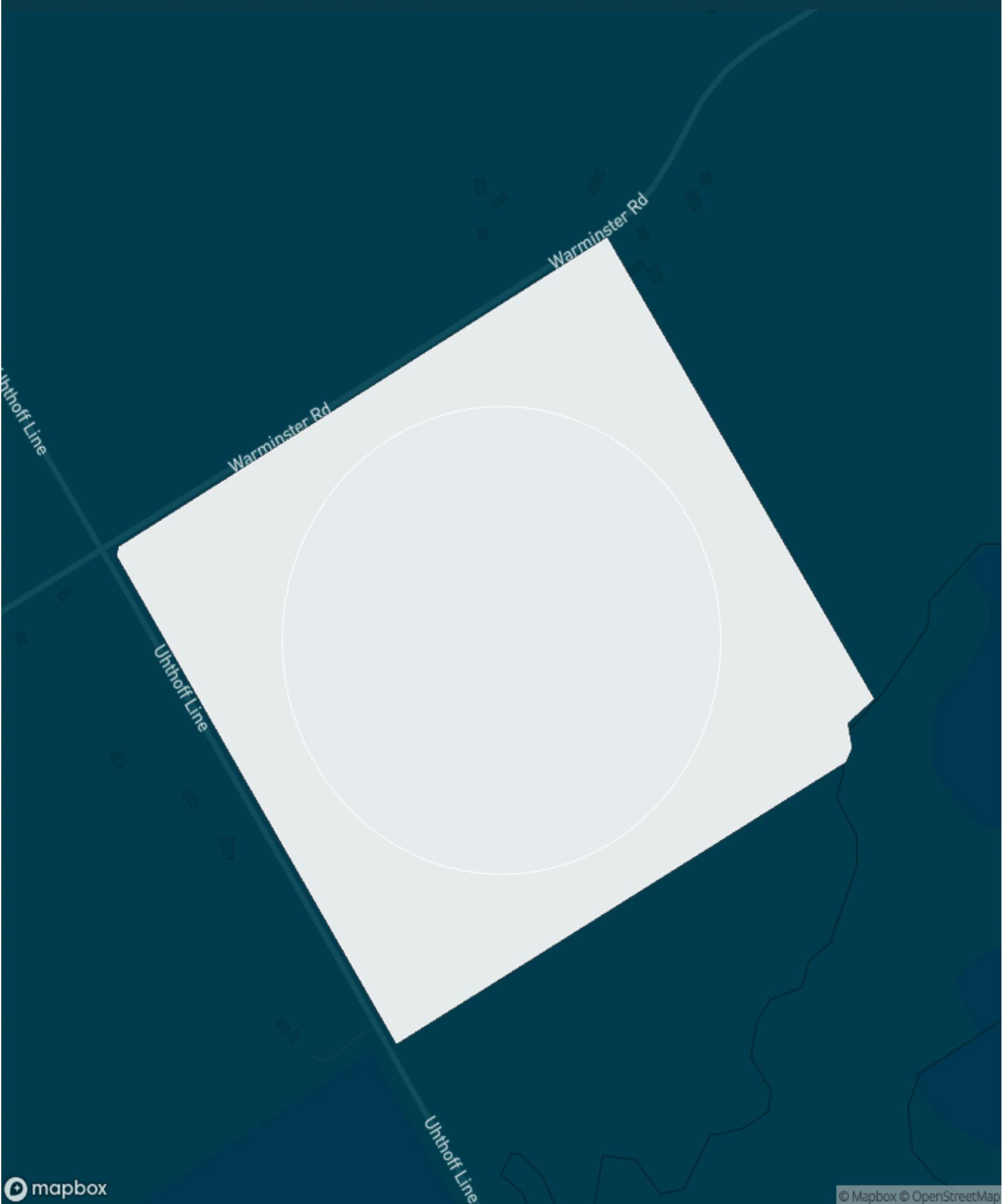
## Description

Null



# Transit Route

250m range





# Transit Route

250m range

## Assessment

Warning

## Risk Factor

Transit Route

## Description

Null

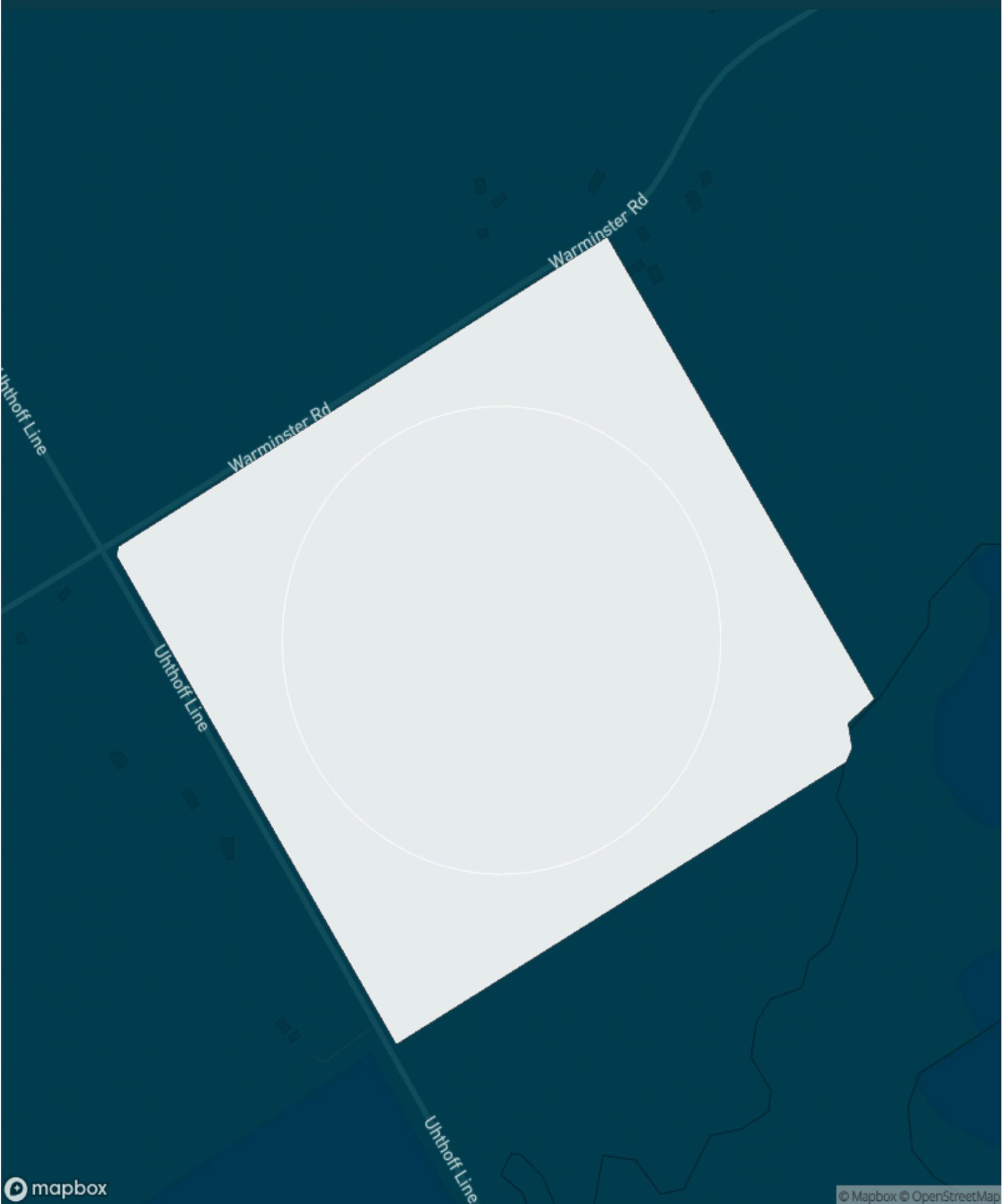
# Public Amenity

|                      |    |
|----------------------|----|
| ✖ Park               | 78 |
| ✖ Park               | 80 |
| ✖ Schools            | 82 |
| ✖ Emergency Services | 84 |



# Park

250m range





Park

250m range

## Assessment

Warning

### Risk Factor

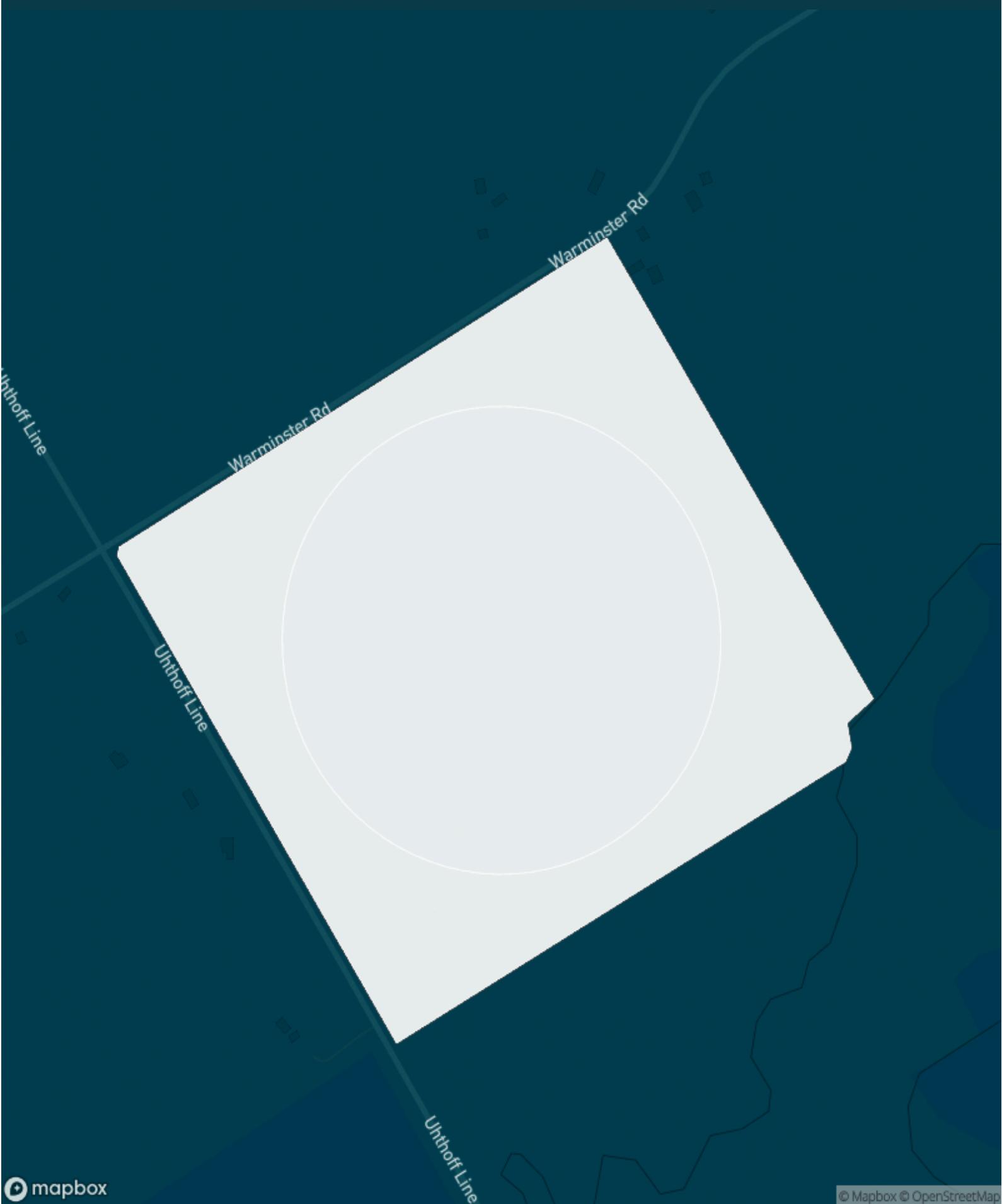
Park

### Description

Null



250m range





Park

250m range

## Assessment

Warning

### Risk Factor

Park

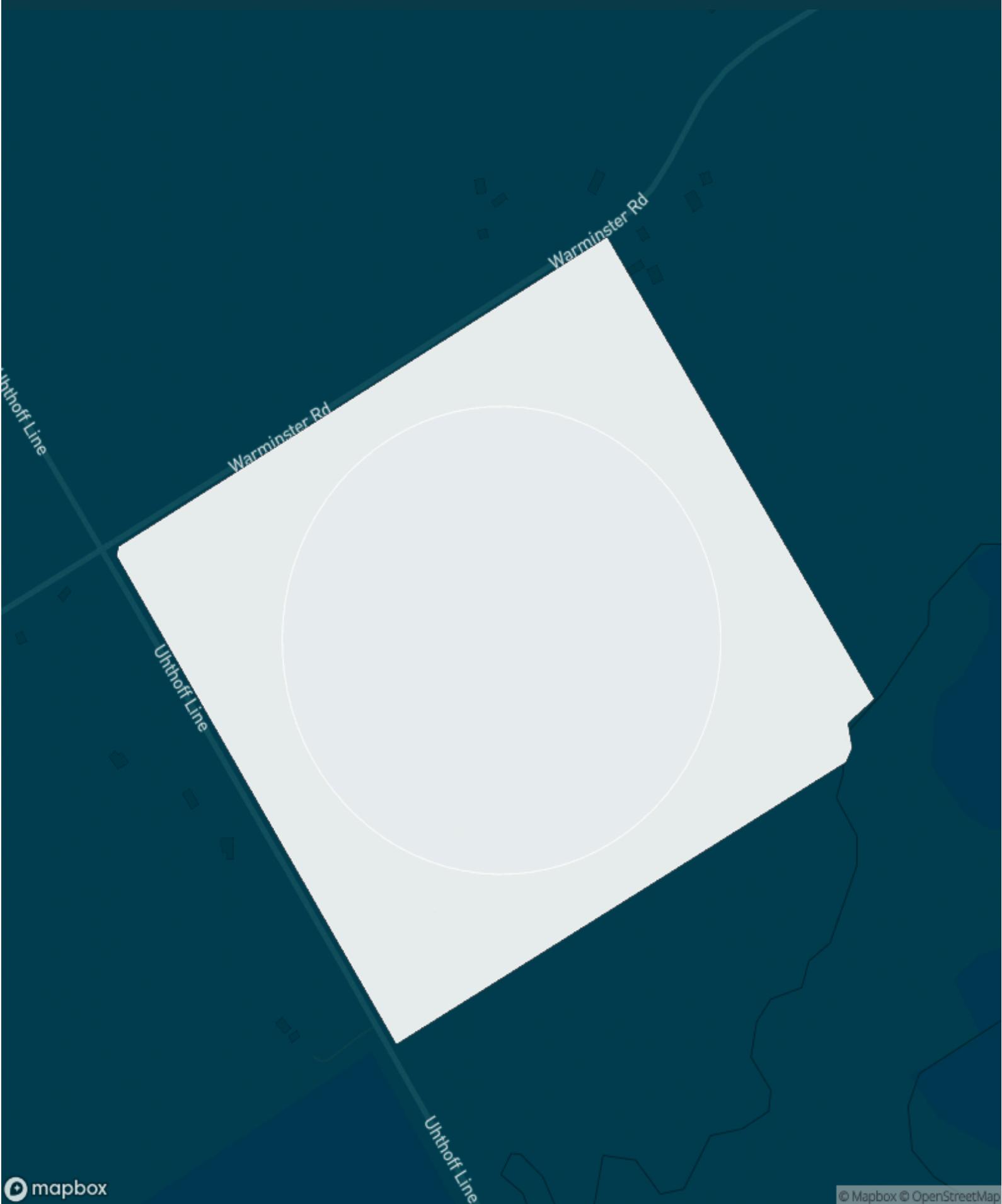
### Description

Null



# Schools

250m range





**Schools**

250m range

## Assessment

Warning

### Risk Factor Schools

### Description Null



# Emergency Services

1000m range

Unthoff Line

Warminster Rd

Unthoff Line

Burnside Line

Burnside Line



# Emergency Services

1000m range

## Assessment

Warning

## Risk Factor

Emergency Services

## Description

Null

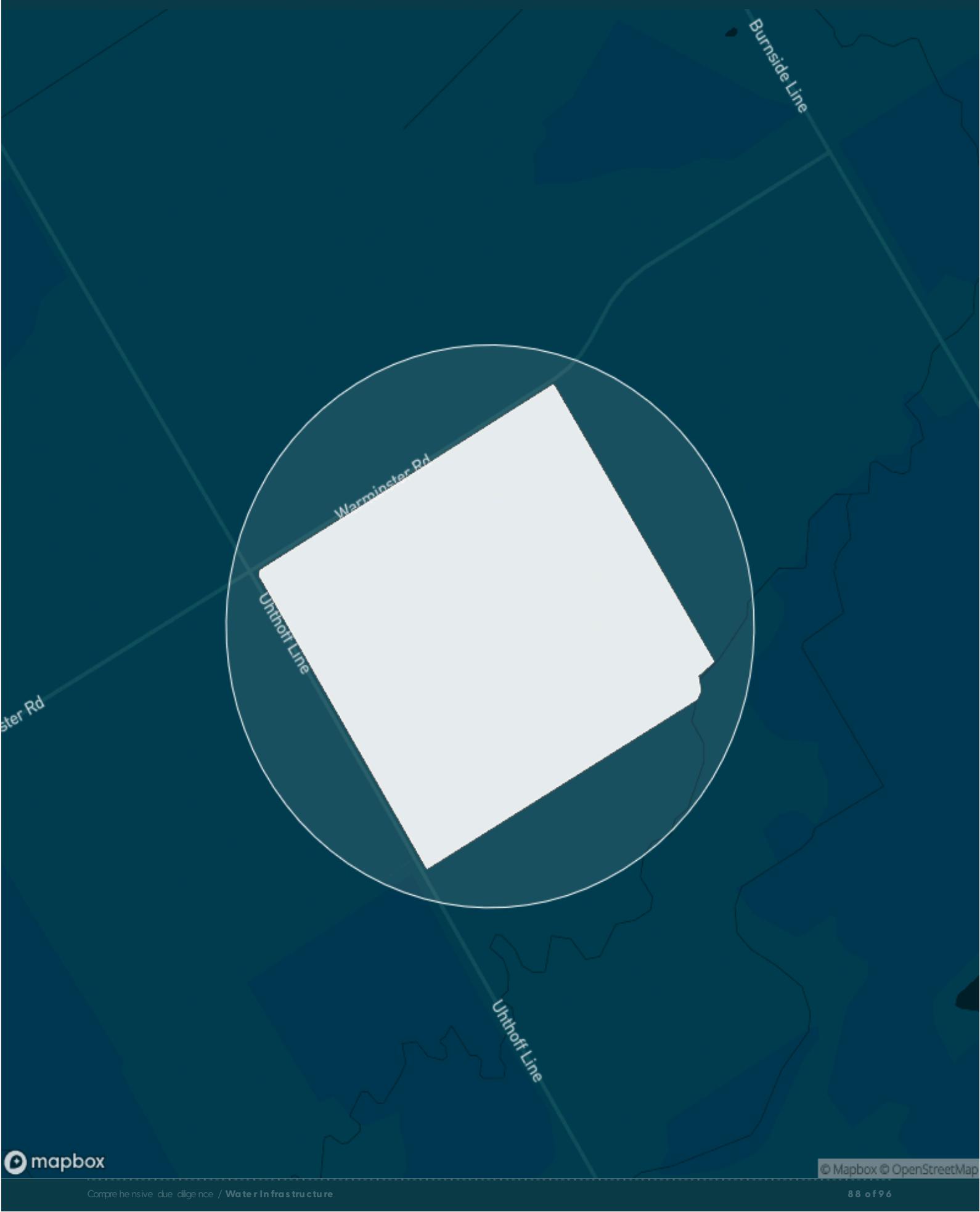
# Servicing

|                        |    |
|------------------------|----|
| ✓ Water Infrastructure | 88 |
| ⓘ Water Infrastructure | 90 |
| ⓘ Water Infrastructure | 92 |
| ⓘ Utility Network      | 94 |



# Water Infrastructure

500m range





# Water Infrastructure

500m range

## Assessment

Pass

## Risk Factor

Water Infrastructure

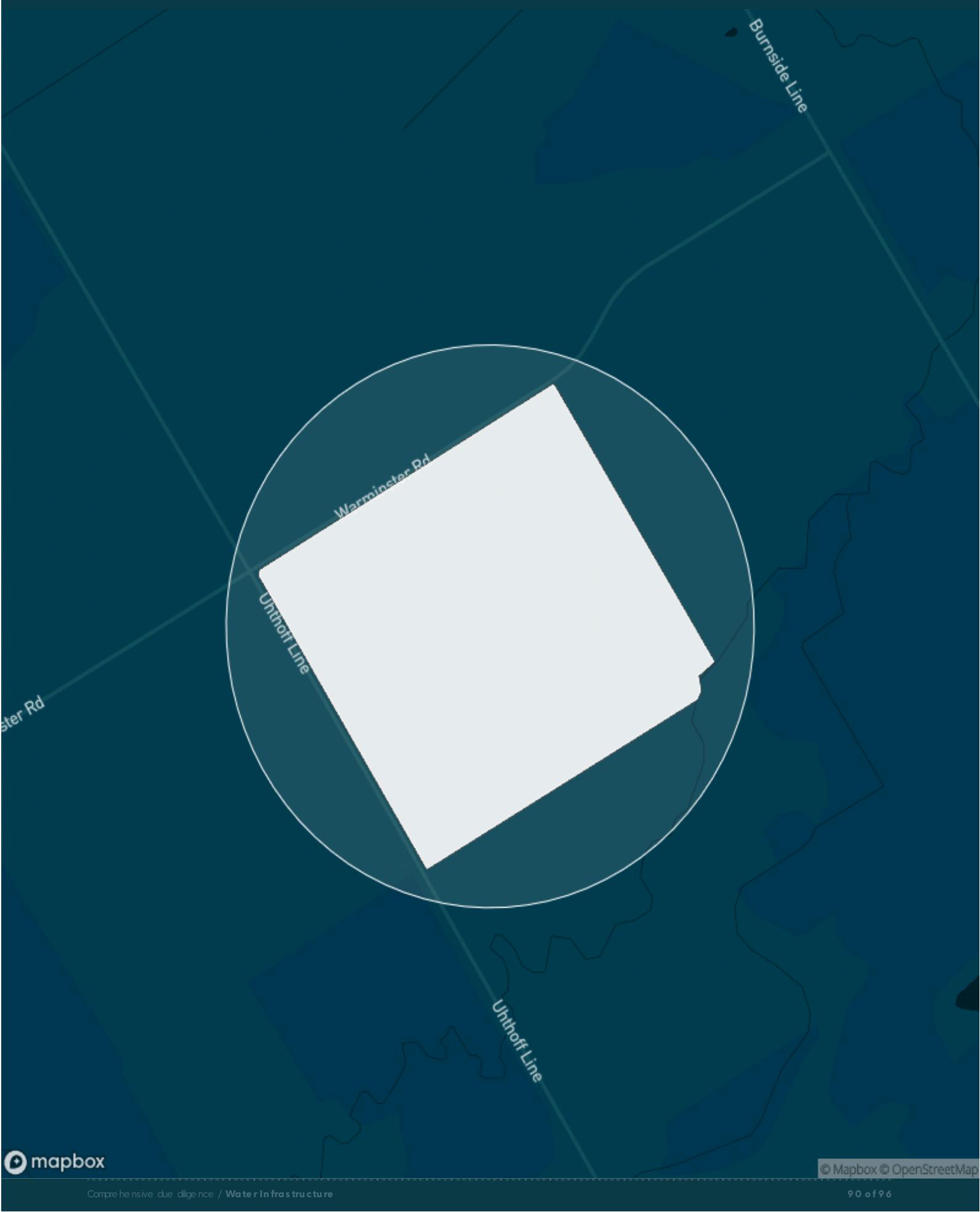
## Description

Null



# Water Infrastructure

500m range





# Water Infrastructure

500m range

## Assessment

### Informative

You can find below the relevant information extracted from Water Infrastructure based on your location.

## Risk Factor

Water Infrastructure

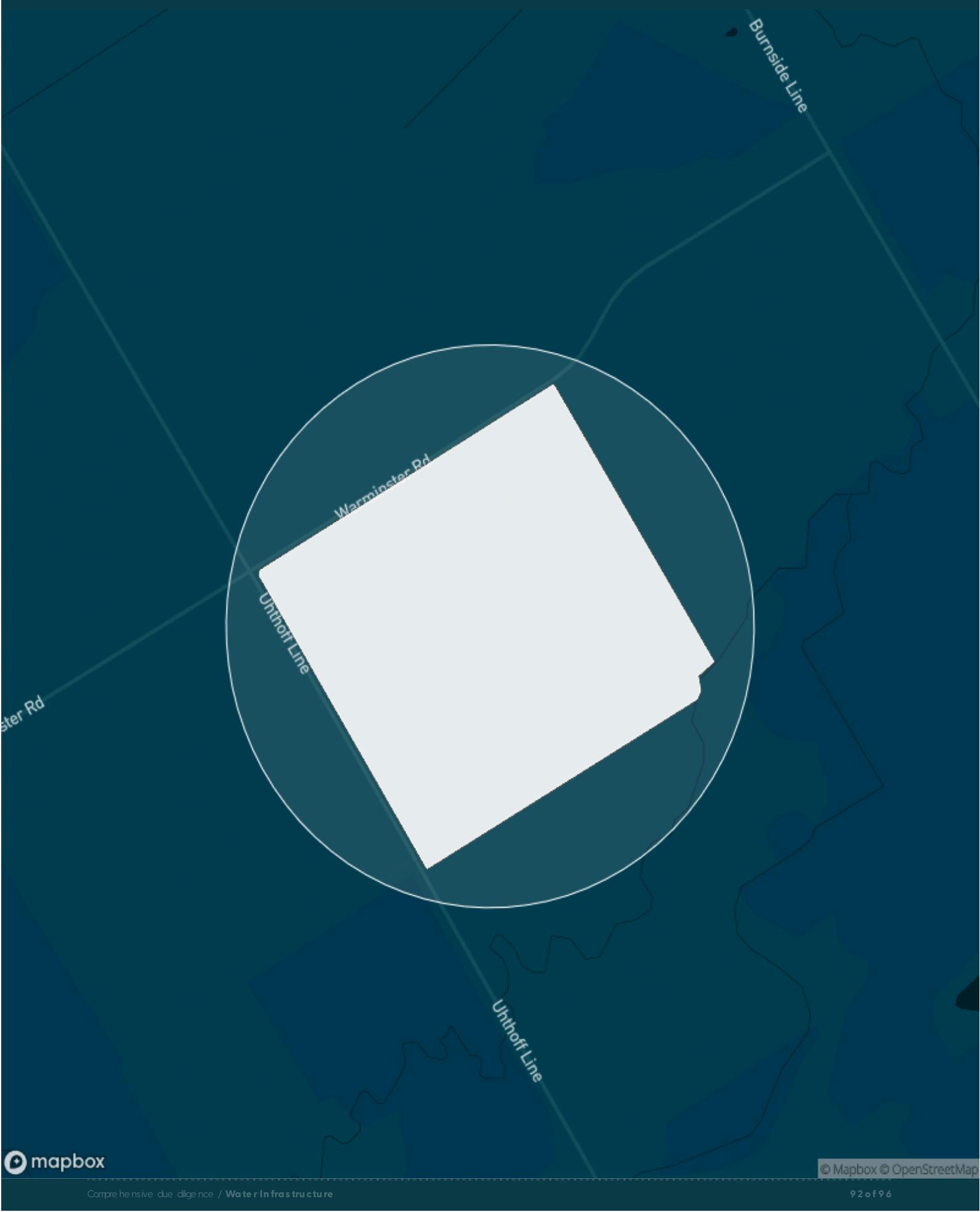
## Description

Null



# Water Infrastructure

500m range





# Water Infrastructure

500m range

## Assessment

### Informative

You can find below the relevant information extracted from Water Infrastructure based on your location.

## Risk Factor

Water Infrastructure

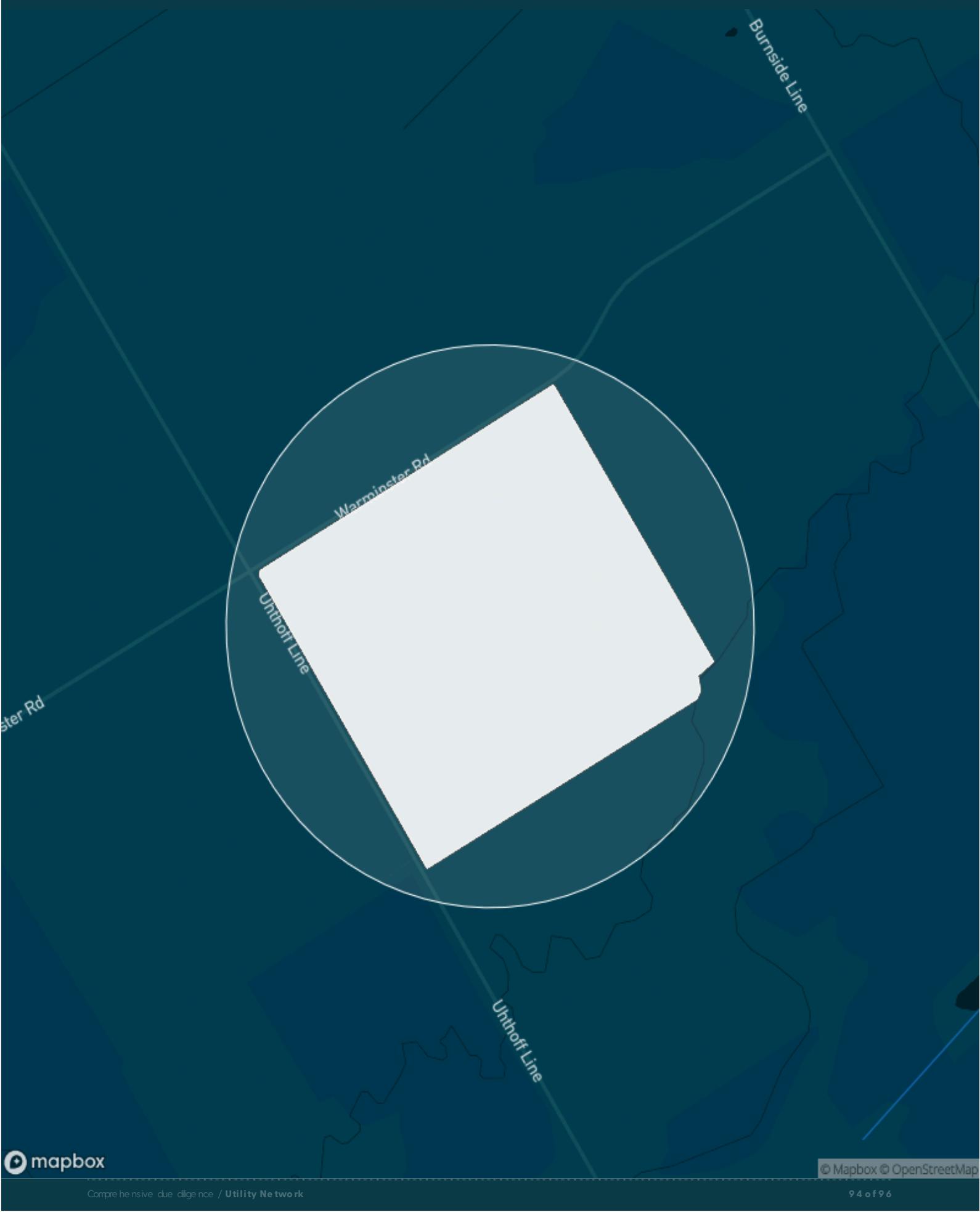
## Description

Null



# Utility Network

500m range





# Utility Network

500m range

## Assessment

### **Informative**

You can find below the relevant information extracted from Utility Network based on your location.

---

| Risk Factor | Utility Network |
|-------------|-----------------|
|-------------|-----------------|

---

| Description | Null |
|-------------|------|
|-------------|------|



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