



MOTION PD022108-03: *Moved by Member Cox and seconded by Member Beach that a presentation of G.W. Jordan Planning Consultants Ltd. with respect to the proposed development of the Narrows Marina be received; AND FURTHER THAT the Committee of Adjustment be advised that this Committee supports the applications with respect to this development.*

CARRIED

**REPORTS FROM OFFICIALS (for information)**

Building Report for the month of January 2008.

Society for the Prevention of Cruelty to Animals – Statement of Pound Services for the month of January 2008.

Planning Report No. P08-016, 01/31/08, with respect to a Septic Inspection – 2359 Burnside Line.

Planning Report No. P08-015, 01/31/08, with respect to a Septic Inspection – 9049 Highway No. 11.

Planning Report No. P08-018, 02/06/08, with respect to Nichols Line Community Meeting.

Planning Report No. P08-019, 02/06/08, with respect to Outstanding Building Permits.

Planning Report No. P08-020, 02/06/08, with respect to 2359 Burnside Line.

Planning Report No. P08-021, 02/12/08, with respect to Hope Community Church – 9049 Highway No. 11.

MOTION PD022108-04: *Moved by Member Coyle and seconded by Member Marriott that the following Reports from Officials be received as information:*

- (a) *Building Report for the month of January 2008;*
- (b) *Ontario Society for the Prevention of Cruelty to Animals – Statement of Pound Services for the month of January 2008;*
- (c) *Planning Report No. P08-016, 01/31/08, with respect to a Septic Inspection – 2359 Burnside Line;*
- (d) *Planning Report No. P08-015, 01/31/08, with respect to a Septic Inspection – 9049 Highway No. 11;*
- (e) *Planning Report No. P08-018, 02/06/08, with respect to the Nichols Line Community Meeting;*
- (f) *Planning Report No. P08-019, 02/06/08, with respect to Outstanding Building Permits;*
- (g) *Planning Report No. P08-020, 02/06/08, with respect to 2359 Burnside Line; and*
- (h) *Planning Report No. P08-021, 02/12/08, with respect to Hope Community Church – 9049 Highway No. 11.*

CARRIED

**REPORTS FROM OFFICIALS (for direction)**

Planning Report No. P08-022, 02/14/08, with respect to 1 Shaw Street – Draft Zoning By-law Amendment, Site Plan & Condominium.

MOTION PD022108-05: *Moved by Member Sled and seconded by Member Coyle that Planning Report No. P08-022, dated February 14, 2008, with respect to 1 Shaw Street be received; AND FURTHER THAT a Draft Zoning By-law be forwarded to Council for its consideration once all applicable issues have been addressed.*

CARRIED

**CORRESPONDENCE (for information)**

Ed Perryman Consulting/Construction Services, 02/02/08, with respect to Proposed Development – 1 Shaw Street.

Thompson Environmental Planning & Design Ltd., 01/21/08, with respect to Lock Port Golf Course.

Ministry of the Transportation, 01/16/08, with respect to Hewitt Quarry & Georgian Quarry Expansion – Transportation Assessment Addendum.

Meridian Planning Consultants Inc., 02/13/07, with respect to Scollard Development – 1 Shaw Street.

MOTION PD022108-06: *Moved by Member Marriott and seconded by Member Coyle that the following correspondence be received as information:*

- (a) Ed Perryman Consulting/Construction Services, 02/02/08, with respect to the proposed development of 1 Shaw Street;*
- (b) Thompson Environmental Planning & Design Ltd., 01/21/08, with respect to the Lock Port Golf Course;*
- (c) Ministry of Transportation, 01/16/08, with respect to Hewitt Quarry & Georgian Quarry Expansion – Transportation Assessment Addendum; and*
- (d) Meridian Planning Consultants Inc., 02/13/08, with respect to Scollard Development – 1 Shaw Street.*

CARRIED

**CORRESPONDENCE (for direction)**

Rudy & Associates Ltd., 01/31/08, with respect to Westshore Cove Lifestyle Retirement Community.

MOTION PD022108-07: *Moved by Member Marriott and seconded by Member Coyle that a letter from Rudy & Associates Ltd., dated January 31, 2008, with respect to the Westshore Cove Lifestyle Retirement Community be received; AND FURTHER THAT a Public Information Meeting be scheduled for April 17, 2008 for further consideration fo this development.*

CARRIED

**UNLISTED ADDITIONS**

- “NIL”

**CONFIDENTIAL AGENDA**

**Reports from Officials**

- “NIL”

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**Correspondence**

- "NIL"

**ADJOURNMENT** – 8:58 p.m.

MOTION PD022108-08: *Moved by Member Marriott and seconded by Member Coyle that this meeting be and it is hereby now adjourned.*

*CARRIED*

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Mark Taylor  
Chair

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Sharon R. Goerke  
Deputy Clerk

NOTES OF PUBLIC MEETINGS - PLANNING & DEVELOPMENT COMMITTEE HELD  
IN THE ADMINISTRATION OFFICE, 1024 HURLWOOD LANE, THURSDAY,  
FEBRUARY 21, 2008 AT 7:30 P.M.

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PRESENT:	Chair	Mark Taylor
	Members	Douglas Beach Frank Coyle Judith Cox Karen Marriott Shirley McDougall Phil Sled
STAFF:	Deputy Clerk	Sharon Goerke
	Director of Planning & Development	David Parks
	Chief Administrative Officer	Eric Peterson

*The Chair stated that two public meetings have been called with respect to development within the municipality.*

*The Chair stated that the purpose of public meetings are to inform and provide the public with the opportunity to ask questions or to express views with respect to development proposals. In accordance with By-law No. 2007-153, members of the Planning & Development Committee were there to observe and listen to comments.*

*The Chair continued by outlining the format of the Public Meeting to those in attendance as follows:*

- (a) The Township Planner will generally explain the purpose and details of the application;*
- (b) Next, the applicant will present any further relevant information;*
- (c) Next, the public will be permitted to ask questions and express views on the proposal.*
- (d) Next, members of the Committee will be given an opportunity to ask questions for clarification on the proposal.*

*At the conclusion of the public meeting, the applicant, and where possible, Township staff will be given the opportunity to respond to the questions and comments received.*

*The Chair advised that after the public meetings are concluded, the Committee will consider the application with due regard to the presentations and views expressed this evening. The Committee will then do one of three things:*

- (1) recommend the application be approved by Township Council – at a future meeting, or*
- (2) deny the application, or*
- (3) defer the application pending further reports from Township staff.*

*The Chair stated that if Township Council decides in favour of the application by adopting the Committee's recommendation, members of the public who have provided oral submissions or written objections but disagree with the decision may appeal the decision to the Ontario Municipal Board, as entitled under the Planning Act.*

## **PUBLIC MEETING NO. 1**

*Chair Taylor requested the Township Planner to present the particulars of a Zoning By-law Amendment for 2359 Burnside Line.*

The Township Planner advised those in attendance that the Township is in receipt of a Complete Application for a Zoning By-law Amendment for 2359 Burnside Line, Concession 5, Part Lot 13, former Township of Orillia. The proposed amendment would rezone the subject property from Agriculture (AG) and Rural (RU) Zones to a Rural (RU) Exception Zone and Agriculture (AG) Exception Zone. The rezoning application is a condition of Consent Application B-35-07. The consent application proposes a lot adjustment between two abutting properties. The proposed exception zones will recognize the two proposed lot areas of 6 acres (Rural) and 57 acres (AG). The Rural Exception Zone will also establish a rear yard setback of 33 feet for a barn and restrict the maximum number of animal units to five to ensure the use of the property does not exceed appropriate agriculture standards.

The Planner advised that notice of the public information meeting was given in accordance with the Planning Act on January 25, 2008, a sign was posted on-site, and that the following correspondence has been submitted:

**Planning Report No. P08-016, 01/31/08**

Septic Inspection – Please be advised that there is no objection to the proposed Zoning By-law Amendment at the above-noted property.

**Planning Report No. P08-020, 02/06/08**

Recommendation

THAT Planning Report No. P08-020, dated February 12, 2008, with respect to 2359 Burnside Line be received as information.

Background

A complete zoning application has been received (Z-01-08) for 2359 Burnside Line, Concession 5, Part of Lot 13, former Township of Orillia. The proposed amendment would rezone the subject property from Agriculture (AG) and Rural (RU) Zones to Rural (RU) Exception Zone and Agriculture (AG) Exception Zone. The rezoning application is a condition of Consent Application B-35-07. The consent application proposes a lot adjustment between two abutting properties. The proposed exception zones will recognize the two proposed lot areas of 6 acres (Rural) and 47 acres (AG). The Rural Exception Zone will also establish a rear yard setback of 33 feet for a barn and restrict the maximum number of animals units to five, to ensure the use of the property does not exceed appropriate agriculture standards. For information purposes attached is **APPENDIX 1** which is an “Animal Unit Calculator” used to determine the five animals units.

Conclusion

That Council considers passing a Zoning By-law Amendment for 2359 Burnside Line that addresses the conditions as noted herein.

**Appendix “1”**

**NO. ANIMALS EQUIVALENT TO 8 AU\*  
Animal Units Calculator**

<b>Beef Cattle</b>			
Mature Bull (>1700 lbs.)	0	1.5	0
Mature Cow (1000 lbs.)	0	1	0
Calves (450 lbs.)	0	0.5	0
<b>Dairy Cattle</b>			
Holstein Bull	0	1.9	0
Holstein Cow	0	1.5	0

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Equine			
Work Horse (mature)	0	2	0
Saddle Horse (mature)	0	1.25	0
Colt (<2 years)	0	0.5	0

Swine			
Boar	0	0.5	0
Brood Sow	0	0.25	0
Feeder Pigs (100 lbs.)	0	0.05	0

Sheep & Goats			
Sheep (mature)	0	0.2	0
Goat (mature)	0	0.17	0

Poultry			
Roaster	0	0.004	0
Broiler	0	0.0025	0
Cornish	0	0.0015	0

*Chair Taylor requested if the applicant had any further information to provide with respect to this application.*

There were no further comments from the applicant.

*Chair Taylor requested if there was any persons present who required clarification or wished to speak in favour of or in opposition to this application.*

There were no comments from the public.

*Chair Taylor requested if there was further information which staff or the applicant may wish to provide.*

There were no further comments from staff or the applicant.

*As there were no further comments, the Chair declared the public meeting on this application to be closed at 7:34 p.m.*

*Chair Taylor requested if there were any questions or comments from members of the Committee.*

Member Beach requested a clarification of Appendix "1" attached to Planning Report No. P08-020 with respect to the animal unit calculation.

- This information is provided by the Ministry of Agriculture and calculates the amount of manure an animal may produce and the affect on the surrounding land.

**(See Resolution No. PD022108-01)**

## **PUBLIC MEETING NO. 2**

*Chair Taylor requested the Township Planner to present the particulars of proposed Official Plan and Zoning By-law Amendments for 9049 Highway No. 11.*

The Township Planner advised those in attendance that the meeting is to introduce the development proposal for the West Part of Lot 6, Concession 10, known as 9049 Highway No. 11. The development proposes to divide the property along the east side of the existing creek. The retained lot will remain vacant and will be sold as a commercial lot. The severed lot will consist of two new buildings, a renovated metal clad garage and an existing residential duplex to house the Hope Community Christian Church. The proposed uses include a Place of Worship, an Auditorium, Day Care Centre and community related offices.

The Township Planner advised that the proposed Official Plan Amendment would include institutional uses as permitted under the Settlement Employment Area. The proposed Zoning By-law Amendment would rezone the subject property from its current Highway Commercial Holding (C2-H) Zone to a Community Facility Exception Zone. The site specific exception zone will permit the existing duplex residential dwelling to continue on the property and will permit a Place of Worship, Day Care Centre and community related offices.

The Planner advised that notice of the public meeting was given in accordance with the Planning Act on January 29, 2008, a sign was posted on-site, and that the following correspondence has been submitted:

**Planning Report No. P08-015, 01/31/08**

Septic Inspection – Please be advised that there is no objection to the proposed Zoning By-law Amendment at the above-noted property.

**Planning Report No. P08-021, 02/12/08**

Recommendation

THAT Planning Report No. P08-021, dated February 12, 2008, with respect to the Hope Community Christian Church to be received as information.

Background

The Township of Severn received and accepted complete applications (Report P07-0246) for an Official Plan Amendment, Zoning By-law Amendment, and Consent. These applications will facilitate the development of the Hope Community Christian Church in the West Shore Settlement Area, Cumberland Beach. The property is located on the corners of Bayou Road, Cumberland Road and Highway 11 North. The property is adjacent to the Cumberland Beach Public School.

A public information meeting was held on January, 24 2008 by Planning Advisory Committee. A number of concerns were brought up by area residents with regard to traffic and entrances. The proponent is further addressing this issue.

County Official Plan – Settlement Area  
Township Official Plan – West Shore Settlement Area  
Township Zoning – Highway Commercial C2-H

The applications proposes a severance that will divide the property into two serviced lots. The Retained lot will be sold with the current Highway Commercial zoning. The retained portion of the property is proposed to be re-designated to Institutional and zoned Community Facility to accommodate the Hope Community Christian Church. The church will also be utilized as a local community centre for members as well as a daycare centre.

**Retained Lot**

The retained lot will be 9,892 m<sup>2</sup> in size with 63 metres of frontage along Cumberland Road. The lot will remain vacant and will be sold under its current Highway Commercial Hold (C2 – H) Zone.

### **Severed Lot**

The severed lot will be 15,572 m<sup>2</sup> in size with 89 metres of frontage along Cumberland Road. The existing house will remain on the property and will continue to be rented out as a duplex residential dwelling. The metal clad building located on the retained lands will be renovated and utilized to accommodate the community facility development. The existing frame shed on the property will be removed. Two additional buildings are proposed on the severed lands to accommodate the Hope Community Christian Church.

### **Building and Parking Facilities**

The proposed buildings will have a number of different uses and will provide a range of employment opportunities. The following are the proposed uses for the site: Place of Worship, Day Nursery, Gym and Auditorium. It is proposed that two new buildings will be built on the severed lot in two phases.

Phase 1 - The first phase of the development proposes the renovation of the existing metal clad garage as well as a proposed new one storey building, approximately 400 m<sup>2</sup> in size, and 56 parking spaces. Access to Phase one will be from the existing driveway off of Cumberland Road.

Phase 2 - The second phase proposes a one storey building with approximately 960 m<sup>2</sup> in gross floor area. The building will have a drop off port at the front of the church being approximately 150 m<sup>2</sup> in size. There will be 107 parking spaces provided in phase two. Access to the second phase of the development will be from a new entrance at Cumberland Road. Upon completion of Phase two, the existing driveway will be removed.

The existing one storey clad residential dwelling with an attached garage on the property will be maintained and used as a duplex residential dwelling on the site.

*The Supporting Technical Study prepared by Pearson- McCuaig addresses servicing for the site: sewer and water, utilities, storm water management and traffic.*

### **Sanitary Servicing**

The report indicates the servicing of the development will involve the connection to the Township of Severn's West Shore water and sewer servicing network. The site will be serviced through gravity sanitary sewers which will connect to the existing 250mm municipal gravity sewer located at Cumberland Road. The proposed internal sewer network will drain through the site from north to south and tie into the existing manhole at Cumberland Road and Beachview Avenue. The report concluded no limitations to the proposed sewer system have been identified.

### **Water**

The report indicates that service will be to the site via 150mm PVC fire main and a 50mm domestic main line that will be looped through the development. The internal water distribution will connect into the existing 300mm water main at the entrance to the site. The report concluded no capacity or pressure issues are anticipated.

### **NOTE:**

*The Public Works Department indicates that upgrades to the existing service connections (water and sewer) will be required.*

### **Utilities**

The report indicated, given the location of the subject site within the Township's settlement area, it is assumed that secondary utilities (hydro, cable, phone and gas) will be available to service this site.

### **Storm Drainage and Stormwater Management**

The report indicates the existing drainage from the property flows west and south to an existing drainage ditch located on the western portion of the property. This drainage ditch directs flow from the north and east towards Bayou Road where it crosses the street through culverts. The report concluded an enhanced grassed swale would be best suited to provide quality control for the proposed development. The grassed swale may be enhanced to provide additional quantity control if required.

### **Traffic**

The report indicated Cumberland Drive parallels Highway 11 and is a connector between Bayou Road to the west and Highview Avenue to the east. The report shows trip generations based on the proposed land use and types of development for a church, day care centre and general office will have no negative impacts on traffic.

### **NOTE:**

*The proponent will be doing more work with regard to traffic to address concerns brought up at the public information meeting.*

### **Official Plan**

The subject property is currently designated as Settlement Employment Area and Environmental Protection in the Township of Severn's Official Plan. The Settlement Employment Area designation does not currently permit institutional uses. An Official Plan Amendment is required to include institutional uses (a day nursery, an auditorium/gym and a place of worship) as permitted uses under the Settlement Employment Area. It is the opinion of the Planning Department that this use is an appropriate use in this designation.

### **Zoning By-law**

The subject property is zoned Highway Commercial Hold (C2 – H) Zone. The Highway Commercial (C2) Zone permits a range of industrial and commercial uses. Institutional uses are not permitted in this zone. The property will be zoned Community Facility to accommodate the proposed use of a Place of Worship.

### Conclusion

Subject to further issues being brought up at the public meeting, staff will prepare the necessary Official Plan and Zoning By-law Amendments once all traffic, stormwater management issues amongst others being appropriately addressed. The subject development will be under site plan control.

*Chair Taylor requested if the applicant had any further information to provide with respect to this application.*

Michelle Cutts, representative of Rudy & Associates Ltd., addressed the Committee on behalf of the applicant and provided the following information:

- There is a severance proposed along the existing creek. The retained lot will be 1 hectare along Cumberland Road and the severed parcel will be 1.8 hectares, remain as commercial and be sold for future development.
- Access to the development site will be off of Cumberland Road.
- The existing duplex residential unit will be retained, the existing frame shed removed, and the existing garage structure renovated to house the place of worship temporarily.
- One new one storey building will be erected for the future church in an additional phase of the development.
- There will be a provision for 163 parking spaces once the development is completed.
- During Phase II, the entrance onto Cumberland Road will be relocated to accommodate the development.

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- The site will eventually house a place of worship, auditorium, day care centre and community related offices.
- The applicant is requesting that the applications be presented to Council for consideration in April 2008.

*Chair Taylor requested if there was any persons present who required clarification or wished to speak in favour of or in opposition to this application.*

There were no comments from the public.

*Chair Taylor requested if there was further information which staff or the applicant may wish to provide.*

There were no further comments provided.

*As there were no further comments, the Chair declared the public meeting on this application to be closed at 7:42 p.m.*

*Chair Taylor requested if there were any questions or comments from members of the Committee.*

Member Sled inquired if the traffic concerns were being addressed.

- A new Traffic Impact Study will be submitted and reviewed.
- Preliminary comments indicate that there will be minimal impact on the traffic in this area.
- The Planner will be reporting to the Committee once the peer reviews have been completed.

Member Marriott advised that she has spoken to a number of residents in the area and they are in favour of this development.

**(See Resolution No. PD022108-02)**

TOWNSHIP OF SEVERN  
PLANNING AND DEVELOPMENT COMMITTEE MEETING  
FEBRUARY 21<sup>ST</sup>, 2008

**PRESENTATION BY**  
**G. W. JORDEN PLANNING CONSULTANTS LIMITED**  
Concerning the  
**NARROWS MARINA PROPERTY AND DEVELOPMENT PROPOSAL**

Purpose

I am the planning consultant retained by the NGP Development Partnership with regard to their development proposal for the lands associated with the Narrows Marina. The Committee's recommendations are being sought on two applications to the Committee of Adjustment relating to these lands (see attached sketch). The purpose of this submission is to provide some background on both the current status of the related development proposal and the importance of these applications.

Background

The development proposal and related planning applications concerning the Narrows Marina lands proposed a 20 lot residential subdivision involving both the main island, Island 190, and Pilkington Island. While not directly related to the development proposal, notification has also been given of the impending closure of the marina as a full service facility.

The loss of dockage that will result from the marina's closure was a substantial concern to most of those cottagers who use the marina as their base to reach cottages accessible only by water. This concern was expressed in written submissions to the Township and others, and at the public meetings relating to the development proposal.

At the end of the first public information meeting the Committee, by resolution, asked the development group to attempt to reach an agreement with the concerned cottagers. Since that time my clients have continued to seek resolution with various groups of affected cottagers. This has been a very difficult and time consuming process but it has now resulted in an agreement being reached that will enable cottagers to continue to use this dockage.

The Agreement

Agreement has been reached for the sale of the large island to a company headed by John Holditch and Ron Noblett, both area cottagers. That sale is scheduled to close in April and will result in the continued operation of the existing dockage thereby enabling cottagers to use it as a base to access their cottages.

The existing owners will retain Pilkington Island and the development group will continue to pursue the approval of that portion of the proposed residential plan of subdivision relating to that island. This will result in the creation of five residential lots on the island with access to be provided by a bridge from Island 190, the large island. A right of way will also be required to provide vehicular access across Island 190 to the bridge linking to Pilkington Island.

## Appendix "1" (cont'd)

### The Committee of Adjustment Applications

There are two applications before the Committee of Adjustment. One is for consent to a land division to separate the ownership of the two islands. The second is to create the right of way across the main island to provide access to the bridge leading to Pilkington Island.

The subject property consists of not only the two principal islands and another small island but also those lands under the water between the islands north of the line between Lots 18 and 19, Concession 14, former Township of Tay. The land severance application seeks to create a lot division down approximately the middle of the channel between Island 190 and Pilkington Island.

The proposed division line does extend onto a small portion of Island 190 in order to include the entire proposed bridge and the associated abutments in the same ownership as Pilkington Island. The line also includes all of the northern covered dockage with the ownership of the main island.

The requested 20 metre wide right of way follows the existing road leading to the marina and extends to the proposed severance line near the west end of the proposed bridge. For much of its length this would follow the alignment of an existing right of way. It would also continue to provide linkage with the right of way that crosses Island 190 to provide access to Darling Island.

### Conclusion

We are now approaching the end of a process that has achieved a resolution of the issues associated with dockage for those having cottages accessible only by water. These Committee of Adjustment applications are essential elements in implementing that resolution. We ask that this Committee recommend approval of those applications to the Committee of Adjustment.

G. W. JORDEN PLANNING CONSULTANTS LIMITED

G. W. Jorden, RPP