

MINUTES OF THE MEETING OF THE PLANNING & DEVELOPMENT COMMITTEE HELD IN THE ADMINISTRATION OFFICE, 1024 HURLWOOD LANE, THURSDAY, APRIL 30, 2009 AT 4:00 P.M.

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

CALL TO ORDER

Chair Beach called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST & THE GENERAL NATURE THEREOF

- "NIL"

PUBLIC MEETINGS

- "NIL"

DELEGATIONS

Planscape Planning Consultants with respect to a review of the Comprehensive Zoning By-law for the Township of Severn (see attached notes).

REPORTS FROM OFFICIALS (*for information*)

- "NIL"

REPORTS FROM OFFICIALS (*for direction*)

- "NIL"

CORRESPONDENCE (*for information*)

- "NIL"

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CORRESPONDENCE (for direction)

Discussion Paper #3, 04/09, with respect to the Comprehensive Zoning By-law Review – Residential Zones.

MOTION NO. PD043009-01: *Moved by Member Cox and seconded by Member Coyle that the presentation of Planscape Planning Consultants with respect to a review of Discussion Paper #3 –Residential Zones be received; AND FURTHER THAT the recommendations contained in this paper be adopted, in principle, for inclusion in the Draft Zoning By-law with the following amendments:*

- (a) Removal of accessory apartments in SR1 Zone;*
- (b) Restrictive components for home occupations in townhouses, apartments and mobile homes;*
- (c) Inclusion of Haul Route (HR) classification;*
- (d) Inclusion of Home Day Care n (R1) Zone; and*
- (e) Regulations of Table 9 as discussed and removal of the SR2 Zone.*

CARRIED

UNLISTED ADDITIONS

CONFIDENTIAL AGENDA

Reports from Officials

- “NIL”

Correspondence

- “NIL”

ADJOURNMENT – 8:47 p.m.

MOTION PD043009-02: *Moved by Member Cox and seconded by Member Marriott that this meeting be and it is hereby now adjourned.*

CARRIED

Douglas Beach
Chair

Sharon R. Goerke
Deputy Clerk

DISCUSSION NOTES OF THE MEETING OF THE PLANNING & DEVELOPMENT COMMITTEE HELD IN THE ADMINISTRATION OFFICE, 1024 HURLWOOD LANE, THURSDAY, APRIL 30, 2009 AT 4:00 P.M.

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REVIEW OF TOWNSHIP OF SEVERN COMPREHENSIVE ZONING BY-LAW

Greg Corbet and Rick Hunter, representatives of Planscape Planning Consultants, provided an overview of Discussion Paper #3 – Residential Zones for members of the Committee (**Appendix “1”**). (see Resolution No. PD043009-01)

During the discussions, the following matters were identified for further consideration:

- Detailed qualifications for properties on seasonal/private access to highlight full services are not available and that there is a difference between services provided and the classification of use on the property (Limited Service Zone).
- Ensure there are adequate provisions and requirements for private communal services.
- Bunkies to be allowed under SR1 only.
- Review appropriate setbacks for properties with frontages on cold water, warm water and streams.
- Note heavy traffic/noise potential in Haul Route areas.
- Table 8 – include home day care as a permitted use in the R1 Zone.
- Review and clarify group home/retirement home provisions.
- Exclude accessory living quarters in townhouse units and amend the Official Plan in the future.

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- Clarify and provide for certain restrictions for home occupation provisions in apartments and townhouses to address parking and noise issues – define certain components required to reduce impact on area residents.
- Review accessory dwellings on SR1 areas on partial services – municipal water and private septic services (eg. Sandcastle Estates).