

MINUTES OF THE MEETING OF THE PLANNING & DEVELOPMENT COMMITTEE HELD IN THE ADMINISTRATION OFFICE, 1024 HURLWOOD LANE, MONDAY, MARCH 30, 2009 AT 7:30 P.M.

PRESENT:	Chair	Douglas Beach
	Members	Frank Coyle Judith Cox Ian Crichton Karen Marriott Phil Sled Mark Taylor
STAFF:	Deputy Clerk	Sharon Goerke
	Director of Planning & Development	David Parks
	Director of Corporate Services	Henry Sander

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"

March 30, 2009

CORRESPONDENCE (*for direction*)

Discussion Paper #1, 03/09, with respect to the Comprehensive Zoning By-law Review – Foundation.

Discussion Paper #2, 03/09, with respect to the Comprehensive Zoning By-law Review – Agricultural & Rural Zones.

MOTION NO. PD033009-01: *Moved by Member Cox and seconded by Member Sled that the presentation of Planscape Planning Consultants with respect to review of the new Comprehensive Zoning By-law be received; AND FURTHER THAT the recommendations contained in Discussion Paper #2 be adopted, in principle, for inclusion in the Draft Zoning By-law.*

CARRIED

UNLISTED ADDITIONS

- “NIL”

CONFIDENTIAL AGENDA

Reports from Officials

- “NIL”

Correspondence

- “NIL”

ADJOURNMENT – 8:28 p.m.

MOTION PD033009-02: *Moved by Member Marriott and seconded by Member Coyle 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, MONDAY, MARCH 30, 2009 AT 7:30 P.M.

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REVIEW OF TOWNSHIP OF SEVERN COMPREHENSIVE ZONING BY-LAW

Greg Corbet, representative of Planscape Planning Consultants, provided an overview of Discussion Paper #1 – Foundation for members of the Committee (**Appendix “1”**).

Brad Noble, representative of Planscape Planning Consultants, provided an update on the digital mapping being prepared to support the new Zoning By-law (**Appendix “2”**).

Greg Corbet, representative of Planscape Planning Consultants, provided an overview of Discussion Paper #2 – Agricultural & Rural Zones for members of the Committee (**Appendix “3”**).

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

- Expand on the provision for legal non-conforming uses to provide consistency when property ownership is transferring.
- Include provincial flood plain policies to regulate “no building or expansion areas” and reduce flooding of personal property – no permits would be issued (include reference to regulations for fill)
- Identify permitted uses only for pits and quarries to ensure continued public process for regulation of new quarries.
- Ensure storage units will require a roof, foundation, etc. and eliminate the use of truck trailers and storage containers.
- Identify crown land separately as the Township of Severn cannot regulate its use.

March 30, 2009

- Define universal lot sizes to be considered as outlined in Discussion Paper #2 – Tables 2 & 3).
- Ensure hunt farms are not permitted within the Township of Severn.
- Review Matchedash Zoning By-law and the restriction on accessory buildings in front of the primary residence.
- Review water frontage and road frontage to identify the “front” description of properties using 911 criteria.
- Provide a list of vacant land to consider severance potentials.
- Provide schematics for lot coverages in each zone category.

(see Resolution No. PD033009-02)