

MINUTES OF THE MEETING OF THE PLANNING & DEVELOPMENT COMMITTEE HELD IN THE ADMINISTRATION OFFICE, 1024 HURLWOOD LANE, THURSDAY, MAY 21, 2009 AT 4:30 P.M.

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PRESENT:	Chair	Douglas Beach
	Members	Frank Coyle Judith Cox Ian Crichton Karen Marriott Mark Taylor
ABSENT:	Member	Phil Sled
STAFF:	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"

May 21, 2009

**CORRESPONDENCE (for direction)**

Discussion Paper #8, 05/09, with respect to the Comprehensive Zoning By-law Review – General Provisions.

- MOTION NO. PD052109-01: *Moved by Member Coyle and seconded by Member Cox that the presentation of Planscape Planning Consultants with respect to a review of Discussion Paper #8 – General Provisions 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) garage & yard sales restricted to four per year for no more than two days each.*
  - (b) home day care as regulated by legislation.*
  - (c) the floor area of an accessory dwelling unit shall not exceed 35% of the floor area of the principal dwelling to a maximum of 60 square metres.*
  - (d) accessory uses - location 1.2 metres setback to any lot line.*
  - (e) accessory structures a maximum of 12,00 square metres and 75% of principal structure.*
  - (f) bed and breakfasts to be permitted in accordance with Township Licensing By-law.*
  - (g) home industry – restrict the number of employees to three (3) and one owner must live in dwelling; maximum of 1,500 square feet of gross floor area; minimum of one hectare lot size required.*
  - (h) sewage facilities with a 100 metre setback from Sewage Treatment Plants.*
  - (i) Section 9 (f) – remove “created after the passage of the By-law”.*
  - (j) Section 10 (c) – include “combined” parking.*
  - (k) Docks – maximum of two docks per lot.*
  - (l) Alternative frontages for permitted boathouses.*

**CARRIED**

- MOTION PD052109-02: *Moved by Member Cox and seconded by Member Marriott that a Planning & Development Committee Meeting be scheduled for June 11, 2009 at 4:00 p.m.*

**CARRIED**

May 21, 2009

**UNLISTED ADDITIONS**

**CONFIDENTIAL AGENDA**

**Reports from Officials**

- "NIL"

**Correspondence**

- "NIL"

**ADJOURNMENT – 6:35 p.m.**

MOTION PD052109-02: *Moved by Member Coyle and seconded by Member Marriott that this meeting be and it is hereby now adjourned.*

*CARRIED*

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Douglas Beach  
Chair

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Sharon R. Goerke  
Deputy Clerk

DISCUSSION NOTES OF THE MEETING OF THE PLANNING & DEVELOPMENT COMMITTEE HELD IN THE ADMINISTRATION OFFICE, 1024 HURLWOOD LANE, THURSDAY, MAY 21, 2009 AT 4:30 P.M.

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## REVIEW OF TOWNSHIP OF SEVERN COMPREHENSIVE ZONING BY-LAW

Greg Corbet, representatives of Planscape Planning Consultants, provided an overview of Discussion Paper #8 – General Provisions for members of the Committee (**Appendix “1”**). (see Resolution No. PD052109-01)

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

- E.P. Area and Frontage – review inclusion in calculation and potential negative impacts on new construction.
- Fences – review height/setbacks and visual impairments for waterfront properties.
- Motor Vehicles – review maximum licensed vehicles allowed per property.
- Mobile Homes, Trailers, Campers – review licensing requirement to deter use as storage units.
- Signs – review restrictions for setbacks and size permitted.
- Topsoil & Erosion Protection – Topsoil By-law required.
- Accessory Uses, Building & Structures – review exemption for small gazebos, saunas, outhouses.
- High Voltage Lines – include in special setbacks.
- Docks – allow 2 docks per lot maximum.