



## 3878 Cambrian Road

The property at 3878 Cambrian Road is known as Part Lot 12, Concession 13, North Orillia, now the Township of Severn, County of Simcoe.

Please be advised that the Council of the Corporation of the Township of Severn passed By-Law No. 2010-65 on the 5th day of August, 2010, under Section 34 of the Planning Act, R.S.O. 1990. C.p.13, as amended. The purpose of the Township's new Comprehensive Zoning By-law is to modernize and update the zoning provisions that are used by the Township to regulate the use of land and the location of buildings within the municipality.

Please be advised that under the provisions of the Planning Act, there is an appeal period for all Zoning By-laws. As such, please be advised that during the appeals period and subsequently if any appeals are received, the provisions of both By-laws will apply to the subject property.

Please be advised that regard shall be had for the most restrictive provisions of Zoning By-law #1993-50 and Zoning By-law #2010-65. The subject property is zoned Rural (RU) and Environmental Protection (EP) under Zoning By-law #1993-50 and Greenlands (GL) and Environmental Protection under Zoning By-law #2010-65. The subject property is designated as Greenlands and Rural in the Township Official Plan (By-law #2005-90).

The following are a list of permitted uses in the Rural (RU) Zone under Zoning By-law #1993-50:

- a. Residential Uses
  - i. a single-family detached dwelling house; or
  - ii. a converted dwelling house.
  
- b. Non-Residential Uses
  - i. a cemetery;
  - ii. conservation, or other similar uses as provide for the preservation of the natural environment;
  - iii. a farm or nursery farm and green houses associated therewith;
  - iv. a farm produce retail sales outlet operated on a temporary and seasonal basis only provided that the majority of such produce

- offered or kept for sale is the produce of the farm on which such retail sales outlet is located;
- v. forestry and reforestation;
  - vi. a home occupation use in accordance with the provisions of Section 5.9 hereinafter set forth in this By-law;
  - vii. a kennel;
  - viii. a public park; and
  - ix. a public use or utility in accordance with the provisions of Section 5.17 hereinafter set forth in this By-law.

The following are a list of permitted uses in the Greenlands (GL) Zone under Zoning By-law #2010-65:

- Conservation or Wildlife Area
- Dwelling, Accessory Single Detached
- Dwelling, Single Detached
- Farm, Existing
- Forestry
- Historic Site or Monument
- Outdoor Recreation, Passive
- Park, Private and Public
- Public Use
- Scientific Research and Education
- Tourist Establishment, Existing

The following provisions apply to the subject property for primary structures.  
*Please note that regard will be had for the most restrictive provisions during the Zoning By-law appeals process:*

<b>Setback</b>	<b>RU (1993-50)</b>	<b>RU (1993-50) Residential Uses</b>	<b>GL (2010-65)</b>
Lot Area (min)	2 ha	2000 sq. m	Existing
Lot Frontage (min)	60 m	30 m	Existing
Lot Coverage (max)	10%	15%	20%
Front Yard (min)	15 m	15 m	15 m
Side Yard (min)	15 m	4.5 m	15 m
Rear Yard (min)	15 m	15 m	15 m
Building Height (max)	12 m	10 m	11 m
Min. Gross Floor Area	n/a	65 sq. m	n/a