

MINUTES OF A REGULAR MEETING OF SEVERN TOWNSHIP COUNCIL HELD IN
THE COUNCIL CHAMBERS AT THE ADMINISTRATION BUILDING, 1024
HURLWOOD LANE, THURSDAY, NOVEMBER 7, 2013 AT 7:00 P.M.

PRESENT:	Mayor	Mike Burkett
	Deputy Mayor	Judith Cox
	Councillors	Ian Crichton Jane Dunlop Ron Stevens Mark Taylor
ABSENT:	Councillor	Rob Ferguson
STAFF:	Director of Planning & Development	Andrew Fyfe
	Deputy Clerk	Sharon Goerke
	Director of Corporate Services/Clerk-Treasurer	Andrew Plunkett
	Chief Administrative Officer	W. Henry Sander

CALL TO ORDER

Mayor Burkett called the meeting to order.

PRAYER

Mayor Burkett opened the meeting with prayer.

**DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE
THEREOF**

Member Cox - Agenda Item No. L-2 with respect to being an employee of the Simcoe County District School Board.

Member Crichton - Agenda Item No. L-2 with respect to a personal relationship with the property owners.

ADOPTION OF COUNCIL MINUTES

Regular Council Meeting – October 3, 2013.

MOTION C110713-01: *Moved by Deputy Mayor Cox and seconded by Councillor Stevens that the Minutes of a Regular Council Meeting held October 3, 2013 be adopted.*

CARRIED

PUBLIC MEETINGS/HEARINGS

Public Meeting with respect to An Application for Cancellation, Reduction or Refund of Taxes under Sections 357/358/359 of the Municipal Act.

MOTION C110713-02: *Moved by Councillor Stevens and seconded by Deputy Mayor Cox that an Application for Cancellation, Reduction or Refund of Taxes under Section 357/358/359 of the Municipal Act be approved in the amount of \$4,893.61.*

CARRIED

Public Meeting with respect to a Proposed Zoning By-law Amendment – 2381, 2475 & 2555 Town Line. (see attached notes)

MOTION C110713-03: *Moved by Councillor Taylor and seconded by Councillor Dunlop that an Application for a Zoning By-law Amendment for 2381, 2475 & 2555 Town Line be approved; AND FURTHER THAT the Draft By-law be considered under the By-law portion of the Agenda.*

CARRIED

Public Meeting with respect to a Proposed Zoning By-law Amendment – 39 Coldwater Road. (see attached notes)

MOTION C110713-04: *Moved by Deputy Mayor Cox and seconded by Councillor Dunlop that an Application for a Zoning By-law Amendment for 39 Coldwater Road be approved; AND FURTHER THAT the Draft By-law be considered under the By-law portion of the Agenda.*

CARRIED

PRESENTATIONS/DEPUTATIONS

South East Georgian Bay Chamber of Commerce with respect to a Request for 2014 Grant Funding.

MOTION C110713-08: *Moved by Deputy Mayor Cox and seconded by Councillor Stevens that a presentation of the South East Georgian Bay Chamber of Commerce with respect to 2014 grant funding be referred to 2014 budget deliberations.*

CARRIED

Brian Zeman of Ontario, Sand, Stone and Gravel Association with respect to the Aggregate Industry.

MOTION C110713-05: *Moved by Councillor Stevens and seconded by Deputy Mayor Cox that a presentation of Ontario, Sand, Stone & Gravel Association be received as information.*

CARRIED

ACCOUNTS

Accounts for the Month of October 2013.

MOTION C110713-06: *Moved by Councillor Taylor and seconded by Councillor Crichton that Accounts Payable Cheque Registers in the amount of \$1,358,895.41 and Journal Entry No. 41715 in the amount of \$18,930.55 for a total of \$1,377,825.96 for the month of October 2013 be approved for payment.*

CARRIED

REPORTS FROM OFFICIALS (for information)

Planning Report No. P13-099, 10/28/13, with respect to a Housekeeping Amendment – 2381, 2475 & 2555 Town Line.

Planning Report No. P13-100, 10/28/13, with respect to a Housekeeping Amendment – 39 Coldwater Road.

MOTION C110713-07: *Moved by Councillor Stevens and seconded by Deputy Mayor Cox that the following Reports from Officials be received as information:*

November 7, 2013

- (a) *Planning Report No. P13-099, 10/28/13, with respect to a Zoning By-law Amendment for 2381, 2475 & 2555 Town Line; and*
- (b) *Planning Report No. P13-100, 10/29/13, with respect to a Zoning By-law Amendment for 39 Coldwater Road.*

CARRIED

REPORTS FROM OFFICIALS (for direction)

Planning and Development

- "NIL"

Recreation and Facilities

- "NIL"

Public Works

- "NIL"

Fire and Emergency Services

- "NIL"

Corporate Services

Corporate Services Report No. C13-045, 10/31/13, with respect to Kelly's Dock Agreement.

MOTION C110713-09: *Moved by Deputy Mayor Cox and seconded by Councillor Stevens that Corporate Services Report No. C13-045, dated October 31, 2013, with respect to Kelly's Dock Agreement be received; AND FURTHER THAT the Agreement be approved and forwarded to the operator for review and execution.*

CARRIED

Corporate Services Report No. C13-046, 11/07/13, with respect to a Leave of Absence from Council.

MOTION C110713-10: *Moved by Councillor Taylor and seconded by Councillor Dunlop that Corporate Services Report No. C13-046, dated November 7, 2013, with respect to a Leave of Absence from Council be received;*

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AND FURTHER THAT in accordance with Section 259. (1) of the Municipal Act, Councillor Ferguson be authorized to be absent from the office of Councillor for Ward 5 for a period of three successive months or more unless otherwise advised by Council.

CARRIED

Administration

Chief Administration Officer with respect to the December Planning Meeting.

MOTION C110713-11: *Moved by Councillor Crichton and seconded by Councillor Dunlop that the Planning & Development Committee Meeting scheduled for December 19, 2013 be cancelled.*

CARRIED

CORRESPONDENCE (for information)

Ministry of Environment, 10/22/13, with respect to MAQ Aggregates Inc.'s Hewitt Quarry.

Various Correspondence with respect to a Boat Launching Ramp Off of Doug Smith Drive.

MOTION C110713-12: *Moved by Councillor Crichton and seconded by Councillor Taylor that the following correspondence be received as information:*

- (a) Ministry of the Environment, 10/22/13, with respect to the Hewitt Quarry; and*
- (b) Various Correspondence with respect to a Boat Launching Ramp off of Doug Smith Drive.*

CARRIED

CORRESPONDENCE (for direction)

Various Organizations with respect to the Simcoe Muskoka Active Transportation Symposium.

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MOTION C110713-13: *Moved by Deputy Mayor Cox and seconded by Councillor Stevens that the following be authorized to attend the Simcoe Muskoka Active Symposium on November 14, 2013, with expenses:*
Director of Public Works
Director of Planning & Development

CARRIED

Various Organizations with respect to the Simcoe Muskoka Active Transportation Symposium – Opening Session.

MOTION C110713-14: *Moved by Councillor Stevens and seconded by Deputy Mayor Cox that the following be authorized to attend the Simcoe Muskoka Active Symposium on November 13, 2013, with expenses:*
Deputy Mayor Cox
Ron Stevens

National Union of Public and General Employees, 10/21/13, with respect to Community Social Service Worker Appreciation Day.

MOTION C110713-15: *Moved by Councillor Dunlop and seconded by Councillor Taylor that as requested by the National Union of Public & General Employees in a letter, dated October 21, 2013, November 6, 2013 be proclaimed as Community Social Service Worker Appreciation Day in the Township of Severn, without advertising.*

CARRIED

Severn Station #1 Firefighters Association, 07/12/13, with respect to Severn / Orillia Fire Department 50th Anniversary.

MOTION C110713-16: *Moved by Councillor Stevens and seconded by Deputy Mayor Cox that as requested by the Severn Station #1 Firefighters Association in a letter, dated July 12, 2013, an Open House be authorized at Station #1 with light refreshments in celebration of 50 years of firefighting service for the former Township of Orillia and Township of Severn.*

CARRIED

November 7, 2013

Severn River Association of Property Owners, 10/10/13, with respect to a Boat Ramp at Doug Smith Drive.

MOTION C110713-17: *Moved by Councillor Taylor and seconded by Councillor Dunlop whereas the Council of the Corporation of the Township of Severn adopted Resolution No. CSC021513-07 directing that no further action be taken with respect to the installation of a Boat Launching Ramp off of Doug Smith Drive;*
AND WHEREAS Section 19. of Council's Procedure By-law No. 2013-01, as amended, authorizes the reconsideration of previous decisions of Council;
NOW THEREFORE BE IT RESOLVED THAT Resolution No. CSC021513-07 be and it is hereby now reconsidered.

CARRIED

MOTION C110713-18: *Moved by Councillor Taylor and seconded by Councillor Crichton that a request of the Severn River Association of Property Owners, dated October 10, 2013, for a boat launching ramp off of Doug Smith Drive be deferred to the November Corporate Services Committee Meeting.*

CARRIED

AMP Solar Group Inc., 10/10/13, with respect to an Application for FIT Program – Marchmont Public School Rooftop Solar System.

MOTION C110713-19: *Moved by Deputy Mayor Cox and seconded by Councillor Stevens that as requested in a letter from AMP Solar Group Inc., dated October 11, 2013, the Township of Severn supports the construction and operation of rooftop project at the Marchmont Public School located at 1902 Division Road West.*

CARRIED

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Severn Sound Environmental Association with respect to 2014 Budget.

MOTION C110713-20: *Moved by Deputy Mayor Cox and seconded by Councillor Taylor that the 2014 Revenue and Expenditure Budget for the Severn Sound Environmental Association be received as information.*

CARRIED

Sherry French & Paul Gillespie, 10/23/13, with respect to Purchase of Shore Road Allowance – 3580 East Burrows Bay Road.

MOTION C110713-21: *Moved by Deputy Mayor Cox and seconded by Councillor Stevens that Paul Gillespie & Sherry French be advised in response to their letter, dated October 23, 2013, that this Council has no objection to the sale by the Ministry of Natural Resources of Crown Land located at Part Lot 21, Concession 2, former Township of Matchedash (3580 East Burrows Bay Road); AND FURTHER THAT the applicant be requested to provide a septic inspection prior to the sale of this land.*

CARRIED

Severn Falls Riverhouse Restaurant, 10/24/13, with respect to the Holding Tank Encroachment.

MOTION C110713-22: *Moved by Councillor Crichton and seconded by Councillor Taylor that a letter from the Riverhouse Restaurant, dated October 24, 2013, with respect to an update on the encroachment of a holding tank at 1725 Earl Haid Avenue be received; AND FURTHER THAT the applicants be provided an additional six (6) month extension to resolve the encroaching holding tank and be required to report back on updates within this timeframe.*

CARRIED

Walker Aggregates Inc. & 1662947 Ontario Inc. with respect to a Request to Close and Convey Part of the Road Allowance – Nichols Line.

MOTION C110713-23: *Moved by Councillor Stevens and seconded by Councillor Taylor whereas the Council of the Corporation of the Township of Severn adopted Resolution Nos. C040110-04 and CSC092612-08 to deny a request for disposal of an unopened road allowance north of Nichols Line. AND WHEREAS Section 19. of Council's Procedure By-law No. 2013-01, as amended, authorizes the reconsideration of previous decisions of Council; NOW THEREFORE BE IT RESOLVED THAT Resolution Nos. C040110-04 and CSC092612-08 be and it is hereby now reconsidered.*

LOST

Pioneer Solar, 10/29/13, with respect to a 100 kW Rooftop Solar Project – 3835 Campbell Road.

MOTION C110713-24: *Moved by Councillor Stevens and seconded by Deputy Mayor Cox that as requested in a letter from Pioneer Solar, dated October 29, 2013, the Township of Severn supports the construction and operation of a rooftop project at 3835 Campbell Road.*

CARRIED

Councillor Jane Dunlop with respect to the MM Maple Route.

MOTION C110713-25: *Moved by Councillor Dunlop and seconded by Councillor Crichton that as requested by Councillor Dunlop, funding for an information meeting respecting the M-Maple Route to be held November 26, 2013 be approved in the amount of \$150.00.*

CARRIED

ROMA/OGRA Combined Conference with respect to Housing for 2014.

MOTION C110713-26: *Moved by Deputy Mayor Cox and seconded by Councillor Stevens that the following be authorized to attend the 2013 ROMA/OGRA Conference to be held in Toronto, with expenses:*

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*Director of Public Works
Mayor Burkett
Councillor Dunlop*

CARRIED

ADOPTION OF COMMITTEE REPORTS

Culture & Recreation Advisory Committee – 10/10/13.

Planning & Development Committee - 10/17/13.

Coldwater Business Improvement Area – 10/21/13.

Corporate Services Committee Annual Road Tour – 10/23/13.

MOTION C110713-27: *Moved by Councillor Dunlop and seconded by Councillor Taylor that the following Committee Reports be adopted:*
(a) Culture & Recreation Advisory Committee – October 10, 2013;
(b) Planning & Development Committee – October 17, 2013;
(c) Coldwater Business Improvement Area – October 21, 2013; and
(d) Corporate Services Committee – October 23, 2013.

CARRIED

MOTIONS

- “NIL”

INQUIRES FOR STAFF REPORTS

- “NIL”

GENERAL BY-LAWS

Motion with respect to first and second reading of By-law Nos. 2013-82 to 2013-90, inclusive.

MOTION C110713-28: *Moved by Councillor Dunlop and seconded by Councillor Taylor that By-law Nos. 2013-82 to 2013-90, inclusive, be and they are hereby read a first and second time.*

CARRIED

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By-law No. 2013-82, Being a Zoning By-law to Regulate the Use of Land and the Character, Location and Use of Buildings or Structures on Certain Lands Described as Part of Lot 6, Concession 9, Geographic Township of North Orillia, Now in the Township of Severn (8966 Highway 11 South).

By-law No. 2013-83, Being a By-law to Authorize the Execution of a Site Plan Agreement Between the Corporation of the Township of Severn and Severn Falls Chapel Seniors Christian Housing (5791 Upper Big Chute Road).

By-law No. 2013-84, Being a By-law to Authorize the Execution of a Licence Agreement Between the Corporation of the Township of Severn and Bayview Wildwood Resorts Limited to Provide for Maintenance and Repair of the Water Lot and Wharf Located at Sparrow Lake (Port Stanton Dock).

By-law No. 2013-85, Being a By-law to Authorize the Acquisition of Land for Municipal Purposes (Expansion of North Works Yard - 2068 North River Drive).

By-law No. 2013-86, Being a By-law to Authorize the Acquisition of Land for Road Purposes (Extension of Lynch Street).

By-law No. 2013-87, Being a By-law to Authorize the Execution of a Franchise Agreement Between the Corporation of the Township of Severn and Enbridge Gas Distribution Inc.

By-law No. 2013-88, Being a By-law to Authorize the Execution of a Licence Agreement Between the Corporation of the Township of Severn and Robert Snider (River Emporium) to Provide for Maintenance and Repair of the Water Lot and Wharf Located at Severn Falls (Severn Falls Dock).

By-law No. 2013-89, Being a Zoning By-law to Regulate the Use of Land and the Character, Location and Use of Buildings or Structures on Certain Lands Described as Part of Lots 12 & 13, Concession 1, Geographic Township of North Orillia, Now in the Township of Severn (2381, 2475 and 2555 Town Line).

By-law No. 2013-90, Being a Zoning By-law to Regulate the Use of Land and the Character, Location and Use of Buildings or Structures on Certain Lands Described as Part of Lot 10, Plan 61, The Former Village of Coldwater, Now in the Township of Severn (39 Coldwater Road).

Motion with respect to third and final reading of By-law Nos. 2013-82 to 2013-90, inclusive.

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MOTION C110713-29: *Moved by Councillor Taylor and seconded by Councillor Dunlop that By-law No. 2013-82 to 2013-90, inclusive, be and they are hereby read a third time and finally passed.*

CARRIED

CONFIDENTIAL AGENDA

Motion to close the meeting to the public.

MOTION C110713-30: *Moved by Councillor Stevens and seconded by Deputy Mayor Cox that this meeting be and it is hereby now closed to the public pursuant to the Municipal Act, S.O. 2001, Chapter 25, Section 239.(2), for the purpose of considering:*
(a) litigation or potential litigation, including matters before administration tribunals, affecting the municipality or local board; and
(b) advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

CARRIED

- CONFIDENTIAL -

Motion to reopen the meeting to the public.

MOTION C110713-31: *Moved by Deputy Mayor Cox and seconded by Councillor Stevens that this meeting be and it is hereby now reopened to the public.*

CARRIED

Reports from Officials

- "NIL"

Correspondence

Ontario Municipal Board with respect to an Appeal for 3152 Muskoka Street.

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MOTION C110713-32: *Moved by Councillor Dunlop and seconded by Councillor Crichton that correspondence with respect to an Ontario Municipal Board Appeal for 3152 Muskoka Street be received;
AND FURTHER THAT the OMB be advised that this Council supports an extension to the Committee of Adjustment Decision for this property which is referred to the Committee of Adjustment for consideration.*

CARRIED

CONFIRMING BY-LAW

Motion with respect to a first and second reading of By-law No. 2013-91.

MOTION C110713-33 *Moved by Councillor Stevens and seconded by Deputy Mayor Cox that By-law No. 2013-91 be and it is hereby read a first and second time.*

CARRIED

By-law No. 2013-91, Being a By-law to Adopt the Proceedings of a Council Meeting Held on the 7th Day of November, 2013 and to Authorize Their Execution.

Motion with respect to a third reading and final passing of By-law No. 2013-91.

MOTION C110713-34: *Moved by Councillor Dunlop and seconded by Councillor Taylor that By-law No. 2013-91 be and it is hereby read a third time and finally passed.*

CARRIED

ADJOURNMENT **8:40 p.m.**

Motion to adjourn.

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MOTION C110713-35: *Moved by Deputy Mayor Cox and seconded by Councillor Stevens that this meeting be and it is hereby now adjourned.*

CARRIED

CORPORATION OF THE TOWNSHIP OF SEVERN

MAYOR

CLERK-TREASURER

NOTES OF PUBLIC MEETINGS HELD IN THE COUNCIL CHAMBERS OF THE
ADMINISTRATION OFFICE, 1024 HURLWOOD LANE, ON THURSDAY, NOVEMBER
7, 2013 AT 7:00 P.M.

PRESENT:	Mayor	Mike Burkett
	Deputy Mayor	Judith Cox
	Councillors	Jane Dunlop Ian Crichton Ron Stevens Mark Taylor
ABSENT:	Councillor	Rob Ferguson
ALSO PRESENT:	Director of Planning & Development	Andrew Fyfe
	Deputy Clerk	Sharon Goerke
	Director of Corporate Services/ Clerk/Treasurer	Andrew Plunkett
	Chief Administrative Officer	Henry Sander

PUBLIC MEETING NO. 1

Public Meeting with respect to an Application for Cancellation, Reduction or Refund of Taxes under Sections 357/358/359 of the Municipal Act.

Mayor Burkett advised that there is one public meeting called for this evening to consider an Application for Cancellation, Reduction or Refund of Taxes under Sections 357/358/359 of the Municipal Act.

Mayor Burkett inquired if there were any persons present who had either comments or questions on the applications. If so, they were requested to approach the Clerk to obtain the information required.

There were no comments from the public.

As there were no comments from the public, Mayor Burkett closed the public meeting at 7:03 p.m.

(see Resolution No. C110713-02)

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Mayor Burkett advised those in attendance that there are two public meetings called this evening in accordance with the Planning Act with respect to a proposed development within the municipality.

The Mayor advised that the purpose of public and information meetings are to inform and provide the public with an opportunity to ask questions or express views with respect to development proposals.

The Mayor advised that the format of the public meetings will be as follows:

- 1. The Planner will generally explain the purpose and details of the application;*
- 2. Next, the applicant will present any further relevant information;*
- 3. Next, the public will be permitted to ask questions and express views on the proposal and then the public portion of the meeting will be closed; and*
- 4. Next, members of the Committee will be given the opportunity to ask questions for clarification on the proposal.*

The Mayor advised that at the conclusion of the meeting the applicant, and if required Township staff, will be given the opportunity to respond to the questions and comments received. After the public meeting is concluded, Council will consider the application with due regard to the presentations and views expressed this evening.

Council will then do one of three things:

- (1) recommend the By-law be approved by Township Council, or*
- (2) deny the application, or*
- (3) defer the application pending further reports from Township staff.*

Mayor Burkett advised that if Township Council decides in favour of the application, 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. If individuals wish further notification of this application, please record your name, address and telephone number on the appropriate list located at the rear of the Council Chambers.

PUBLIC MEETING NO. 2

Public Meeting with respect to an Application for a Zoning By-law Amendment for 2381, 2475 & 2555 Town Line.

The Mayor requested the Planner to explain the intent and purpose of the Application for a Zoning By-law Amendment for 2381, 2475 & 2555 Town Line.

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The Planner advised that the purpose and effect of the proposed Zoning By-law Amendment is to amend Zoning By-law No. 2010-65 of the Township of Severn is to rezone land which is part of property described as Part of Lots 12 & 13, Concession 1, North Division, geographic Township of Orillia, now in the Township of Severn, municipally known as 2381, 2475 and 3565 Town Line from Agricultural (AG) to Rural (RU). This rezoning will restore the previous Rural zoning which was inadvertently replaced with an Agricultural zoning when By-law 2010-65 was adopted. The restoration of the Rural zoning will better reflect the agricultural capability of the subject land and restore the ability to construct a dwelling on a lot created by Consent. The portion of the lands that are currently zoned Environmental Protection will retain that zoning. The Planner also provided an overview of the location and use of the buildings and land in this location.

The Planner advised that this is one of the amendments previously approved by Council to be completed in order to correct zoning missed with the passing of Zoning By-law No. 2010-65.

The Planner advised that public notice of the information meeting was given on October 18, 2013 and the following correspondence has been received:

Planning Report No. P13-099, 10/28/13

Background

County Official Plan:	Rural & Agricultural
Township Official Plan:	Primarily Rural with some Agricultural
Existing Township Zoning:	Agricultural (AG) and Environmental Protection (EP)
Municipal Address:	2381, 2475 & 2555 Town Line
Legal Description:	Part of Lots 12 & 13, Concession 1, North Division, geographic Township of Orillia, now in the Township of Severn

The subject lands consist of three parcels located on the east side of Town Line, south of Foxmead Road, as follows:

2381 Town Line:	Vacant building lot created by consent in 2005. Property is well treed. Approximately 0.4 ha (1 acres) in size with 52 metres (170 ft.) frontage.
2475 Town Line:	Occupied by the original farmhouse and associated outbuildings. The balance of the property is a combination of hayfields and bush. Approximately 40 hectares (100 acres) in size with 553 metres (1,816, ft.) frontage.

2555 Town Line: Vacant farm-lot. Only the northern half of the property is worked land. Approximately 21 hectares (50 acres) with 620 metres (2,035 ft.) frontage.

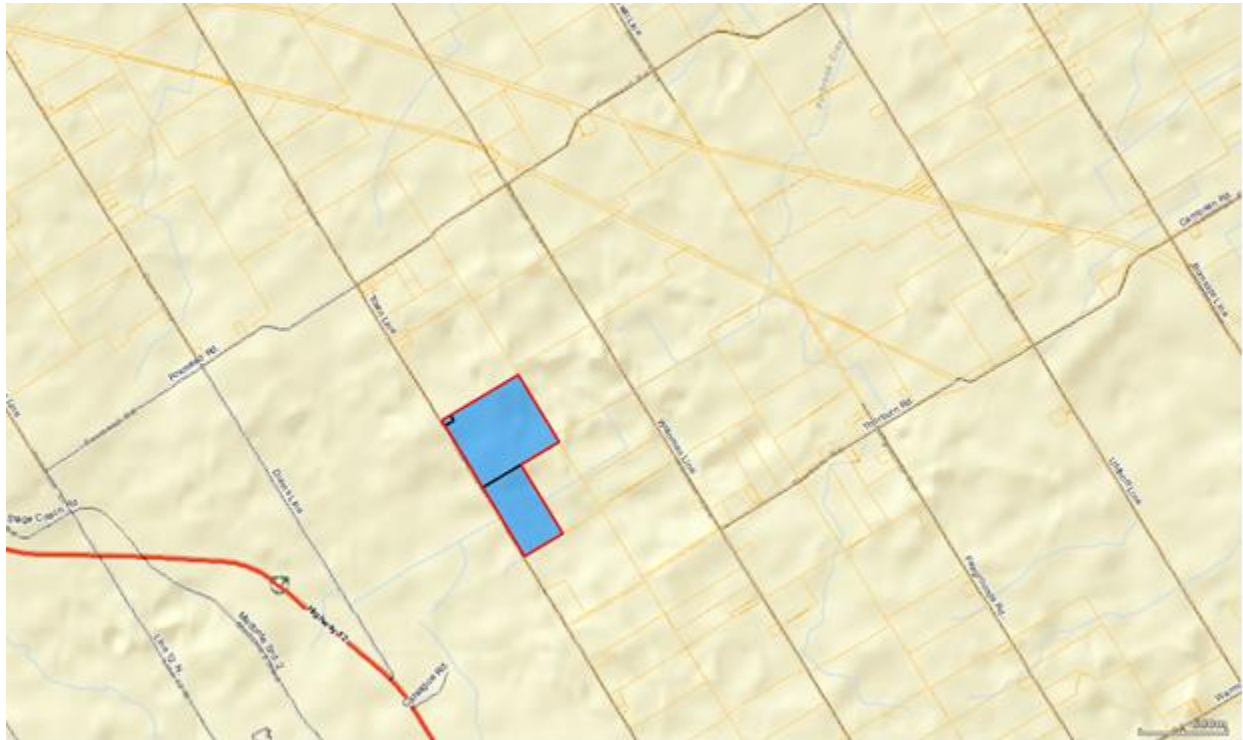


Figure 1: Key Map

In August of 2010, Council passed By-law No. 2010-65, the Township's new Comprehensive Zoning By-law. This replaced the zoning by-laws of the former Townships of Orillia, Medonte, Matchedash, Tay and the Village of Coldwater. At that time the previous Rural zoning in the former Township of Orillia Zoning By-law was replaced with an Agricultural (AG) zoning under By-law 2010-65. As the new Agricultural zoning only allows for new dwellings which are "accessory to a permitted use", unless a property is primarily used for agriculture or forestry, it is not eligible for a building permit for a new home. As the severed lot at 2381 Town Line is too small for any significant farming or forestry activity, the property was effectively sterilized. The effect of this change in zoning was to negate the purpose of the recently granted severance of a building lot.

The use of Agricultural and Rural zoning in the Township's zoning By-law is intended to differentiate between areas of better quality agricultural lands and those with more limited agricultural potential. The division is usually between "prime agricultural lands" which relate to Class I – IV lands under the Canada Land Inventory (CLI) classification system and "limited capability for agriculture" (CLI Classes 5-7). The subject lands are almost entirely categorized as being Class 5-7. The exceptions are a very small piece,

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approximately 2.5 hectares, at the back of the “home farm” (2475 Town Line) and the southern half of 2555 (approximately 10 ha.) which is identified as being an area of organic soils. Depending on their composition, organic soils can be quite productive for market gardening in some circumstances, but usually require tile drainage as a minimum. Therefore, they are usually placed in a Rural zoning category unless they have been improved and are under active cultivation. In this case the lands are not being farmed.

Soils mapping is one of the key tools used to determine the agricultural potential of agricultural lands, but it is not infallible. In areas where there is a lot of glacial deposition, like much of Severn Township, particular care must be taken due to the amount of variance in topography, surface and sub-surface materials. Therefore, a review of aerial photography, known crop history and site investigation is advisable to confirm the appropriate classification of specific properties. In this case, the small field size, amount of uncultivated land and topography indicate that the CLI soils mapping does reflect the limited agricultural potential of the subject lands. A staff site visit also indicated that the agricultural activity was limited to hay production, and that the topography, the stoniness of the soil and limited fertility restricted the productivity of most of the property to a single cut of hay and rough pasture.

As with any new zoning by-law, when applying the new by-law, various minor discrepancies and interpretation issues come to light with respect to some of the text provisions as well as the zoning map schedules. As authorized by Planning Committee at their September 19th, 2013 meeting, as staff become aware of any site-specific mapping corrections, they are brought forth to a public meeting as a municipally initiated zoning amendment. This approach is intended to give the Township the ability to deal with mapping errors in a more timely fashion and minimize the potential hardship on affected property owners. This situation appears to be a good reflection of the type of circumstances this approach was intended to address.

Conclusion

Detailed site investigation and review of soils mapping has confirmed that the Rural zoning category is a better reflection of the limited agricultural potential of the subject lands than the Agricultural zoning put in place by By-law 2010-65. It will also better reflect the Official Plan’s direction towards how agricultural lands are to be treated.

Note: A Copy of a draft zoning by-law amendment is included in the “By-law” Section of the Council Agenda for November 7th, 2013.

The Mayor inquired if the applicant or his agent had any further comments on this application.

There were no further comments from the applicant or agent.

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The Mayor inquired if there were any persons present who had either questions or comments on the application. The Mayor requested that those providing comments on the application please rise, state their name and address and spell their last name for the minutes. The Mayor also advised that the names and addresses of those individuals who speak at the meeting will appear in the meeting minutes which are public documents.

There were no comments from the public.

The Mayor inquired if there was any 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 Mayor declared the public portion of this meeting closed at 7:10 p.m.

The Mayor inquired if members of the Committee had any comments or questions on this proposal.

(see Resolution No. C110713-03)

PUBLIC MEETING NO. 3

Public Meeting with respect to an Application for a Zoning By-law Amendment for 39 Coldwater Road.

The Mayor requested the Planner to explain the intent and purpose of the Application for a Zoning By-law Amendment for 39 Coldwater Road.

The Planner advised that the purpose and effect of the proposed Zoning By-law Amendment is to amend Zoning By-law No. 2010-65 of the Township of Severn is to rezone a portion of the property described as Part of Lot 10, Plan 61, formerly in the Village of Coldwater, now in the Township of Severn, municipally known as 39 Coldwater Road, from Residential One (R1) to Commercial One (C1) which was inadvertently replaced by the Residential zoning when Zoning By-law 2010-65 was adopted. The rezoning would restore the permitted uses allowed under the previous Commercial zoning of the site, including the existing veterinary clinic and accessory apartments.

The Planner advised that this is one of the amendments previously approved by Council to be completed in order to correct zoning missed with the passing of Zoning By-law No. 2010-65.

The Planner advised that public notice of the information meeting was given on October 18, 2013 and the following correspondence has been received:

Planning Report No. P13-100, 10/28/13

Background

County Official Plan:	Settlement Area
Township Official Plan:	Settlement Employment Area
Existing Township Zoning:	Residential One (R1)
Legal Description:	Part of Lot 10, Plan 61, formerly in the Village of Coldwater, now in the Township of Severn
Municipal Address:	39 Coldwater Road

In August of 2010, Council passed By-law No. 2010-65, the Township’s new Comprehensive Zoning By-law. This replaced the zoning by-laws of the former Townships of Orillia, Medonte, Matchedash, Tay and the Village of Coldwater. At that time the previous Commercial (C!) zoning in the former Village of Coldwater Zoning By-law which applied to the subject lands was replaced with a Residential One (R1) zoning. As the new R1 zoning only allows for residential dwellings, the effect of this change in zoning was to make the veterinary clinic a “legal non-conforming” use. Since the “overlay” schedule in By-law 2013-65 depicting the floodplain mapping for Coldwater still shows the underlying zoning as being C1 and the Residential zoning imposed does not reflect the commercial use of the property or its Official Plan designation, it appears that the zoning change was inadvertent.



Figure 2: Key Map

November 7, 2013

As with any new zoning by-law, as it is applied, various minor discrepancies come to light. As authorized by Planning Committee at their September 19th, 2013 meeting, as staff become aware of any site-specific mapping corrections, they are brought forth to a public meeting as a municipally initiated zoning amendment. This approach is intended to give the Township the ability to deal with mapping errors in a more timely fashion and minimize the potential hardship on affected property owners. This situation appears to be a good reflection of the type of circumstances this approach was intended to address.

Note: A Copy of a draft zoning by-law amendment is included in the “By-law” Section of the Council Agenda for November 7th, 2013.

The Mayor inquired if the applicant or his agent had any further comments on this application.

There were no further comments from the applicant or agent.

The Mayor inquired if there were any persons present who had either questions or comments on the application. The Mayor requested that those providing comments on the application please rise, state their name and address and spell their last name for the minutes. The Mayor also advised that the names and addresses of those individuals who speak at the meeting will appear in the meeting minutes which are public documents.

There were no comments from the public.

The Mayor inquired if there was any 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 Mayor declared the public portion of this meeting closed at 7:14 p.m.

The Mayor inquired if members of the Committee had any comments or questions on this proposal.

(see Resolution No. C110713-04)