

MINUTES OF THE MEETING OF THE PLANNING & DEVELOPMENT COMMITTEE
HELD IN THE ADMINISTRATION OFFICE, 1024 HURLWOOD LANE, THURSDAY,
OCTOBER 17, 2013 AT 7:00 P.M.

PRESENT:	Chair	Jane Dunlop
	Members	Mike Burkett Judith Cox Ian Crichton Rob Ferguson Ron Stevens Mark Taylor
STAFF:	Director of Public Works	Clayton Cameron
	Director of Planning & Development	Andrew Fyfe
	Deputy Clerk	Sharon Goerke
	Chief Administrative Officer	Henry Sander

CALL TO ORDER

Chair Dunlop called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST & THE GENERAL NATURE THEREOF

Member Cox - Agenda Item No. E-5 with respect to being an employee of the Simcoe County District School Board.

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

PUBLIC MEETINGS

Public Meeting with respect to a Proposed Zoning By-law Amendment – 8966 Highway No. 11 (**see attached notes**).

MOTION PD101713-01: *Moved by Member Cox and seconded by Member Ferguson that a Proposed Zoning By-law Amendment – 8966 Highway No. 11 be approved;*

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AND FURTHER THAT the Deputy Clerk be directed to prepare a Draft By-law for consideration of Council.

CARRIED

DELEGATIONS

- "NIL"

REPORTS FROM OFFICIALS (*for information*)

Building Report for the Month of September 2013.

By-law Enforcement Report for the Month of September 2013.

Society for the Prevention of Cruelty to Animals – Statement of Pound Services for the Month of September 2013.

Planning Report No. P13-088, 10/07/13, with respect to a Proposed Zoning By-law Amendment – 8966 Highway No. 11.

Planning Report No. P13-091, 10/08/13, with respect to Education Development Charges.

Planning Report No. P13-092, 10/08/13, with respect to the Orillia Farmers Market – Potential Relocation to ODAS Park.

Planning Report No. P13-093, 10/09/13, with respect to 2900 Telford Line.

MOTION PD101713-02: *Moved by Member Stevens and seconded by Member Ferguson that the following Reports from Officials be received as information:*

- (a) Building Report for the month of September 2013;*
- (b) By-law Enforcement Report for the month of September 2013;*
- (c) Society for the Prevention of Cruelty to Animals – Statement of Pound Services for the month of September 2013;*
- (d) Planning Report No. P13-088, 10/07/13, with respect to Zoning By-law Amendment – 8966 Highway #11;*
- (e) Planning Report No. P13-091, 10/08/13, with respect to Education Development Charges;*
- (f) Planning Report No. P13-092, 10/08/13, with respect to Orillia Farmers Market – Potential Relocation to ODAS Park; and*

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(g) *Planning Report No. P13-093, 10/09/13, with respect to 2900 Telford Line.*

CARRIED

REPORTS FROM OFFICIALS (for direction)

Public Works Report No. W13-024, 10/07/13, with respect to Small, Rural & Northern Municipal Infrastructure Fund – Capital Program.

MOTION PD101713-03: *Moved by Member Burkett and seconded by Member Taylor that Public Works Report No. W13-024, dated October 7, 2013, with respect to Small, Rural & Northern Municipal Infrastructure Fund – Capital Program be received; AND FURTHER THAT the Township apply for funding of the Sandcastle Water System Upgrade for 50% of the project of \$450,000.00.*

CARRIED

MOTION PD101713-04: *Moved by Member Crichton and seconded by Member Burkett whereas the Corporation of the Township of Severn is submitting an Application for Funding under the Small, Rural & Northern Municipal Infrastructure Fund – Capital Program; NOW THEREFORE BE IT RESOLVED THAT the Corporation of the Township of Severn hereby declares:*

- (a) That the information included in the Expression of Interest is factually accurate;*
- (b) That the Township of Severn will have a Comprehensive Asset Management Plan that includes all of the information and analysis described in Building Together: Guide for Municipal Asset Management Plans in place prior to December 31, 2013;*
- (c) That the Comprehensive Asset Management Plan will be publicly available, including online, by May 30, 2014; and*
- (d) That the project put forward in the application will be completed by December 31, 2015.*

CARRIED

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Planning Report No. P13-090, 10/09/13, with respect to a Consent Proposal – 4022 Wainman Line.

MOTION PD101713-05: *Moved by Member Ferguson and seconded by Member Stevens that Planning Report No. P13-090, dated October 9, 2013, with respect to a Consent Proposal – 4022 Wainman Line be received; AND FURTHER THAT the applicant be advised that the four lot creation will be required to proceed under a Plan of Subdivision.*

CARRIED

CORRESPONDENCE (for information)

- “NIL”

CORRESPONDENCE (for direction)

Ontario’s Lake Country, 10/09/13, with respect to the Fall Harvest Flavours.

MOTION PD101713-06: *Moved by Member Cox and seconded by Member Stevens that a letter from Ontario’s Lake Country, dated October 9, 2013, with respect to the Fall Harvest Flavours be received; AND FURTHER THAT Mayor Burkett be appointed as a judge on behalf of the Township of Severn.*

CARRIED

UNLISTED ADDITIONS

- “NIL”

Motion to close the meeting to the public.

MOTION PD101713-07: *Moved by Member Taylor and seconded by Member Burkett 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 litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board.*

CARRIED

CONFIDENTIAL

Motion to reopen the meeting to the public.

MOTION PD101713-08: *Moved by Member Burkett and seconded by Member Crichton that this meeting be and it is hereby now reopened to the public.*

CARRIED

Meeting Reopened

CONFIDENTIAL AGENDA

Reports from Officials

Confidential Public Works Report No. W13-025, 10/07/13, with respect to the Severn Falls Dock.

MOTION PD101713-09: *Moved by Member Burkett and seconded by Member Crichton that Confidential Public Works Report No. W13-025, dated October 7, 2013, with respect to the Severn Falls Dock be received as information.*

CARRIED

Correspondence

- "NIL"

ADJOURNMENT – 7:55 p.m.

MOTION PD101713-10: *Moved by Member Burkett and seconded by Member Taylor that this meeting be and it is hereby now adjourned.*

CARRIED

Jane Dunlop
Chair

Sharon R. Goerke
Deputy Clerk

NOTES OF PUBLIC MEETINGS HELD IN THE COUNCIL CHAMBERS OF THE
ADMINISTRATION OFFICE, 1024 HURLWOOD LANE, ON THURSDAY, OCTOBER
17, 2013 AT 7:00 P.M.

PRESENT:	Chair	Jane Dunlop
	Members	Mike Burkett Judith Cox Ian Crichton Rob Ferguson Ron Stevens Mark Taylor
ALSO PRESENT:	Director of Public Works	Clayton Cameron
	Director of Planning & Development	Andrew Fyfe
	Deputy Clerk	Sharon Goerke
	Chief Administrative Officer	Henry Sander

Chair Dunlop advised those in attendance that there is one public meeting called this evening in accordance with the Planning Act with respect to a proposed development within the municipality.

The Chair 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. In accordance with By-law No. 2007-153, members of the Planning & Development Committee are here to observe and listen to comments.

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

- 1. The Acting 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 Chair 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, this Committee will consider the application with due regard to the presentations and views expressed this evening.

The Committee will then do one of three things:

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

Chair Dunlop advised that if Township Council decides in favour of the application by adopting this Committee's recommendation, 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. 1

The Chair requested the Planner to explain the intent and purpose of the Application for a Zoning By-law Amendment for 8966 Highway 11.

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 6, Concession 9, North Division, geographic Township of North Orillia, now in the Township of Severn, municipally known as 866 Highway #11 South, from Rural (RU) to Highway Commercial (C4). This rezoning will restore the permitted uses allowed under the previous Commercial Zoning of the site, including the existing antiques shop and accessory dwelling which was inadvertently replaced by the Rural zoning when Zoning By-law 2010-65 was adopted.

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 September 27, 2013 and the following correspondence has been received:

Planning Report No. P13-088, 10/07/13

Background

County Official Plan:	Rural & Agricultural
Township Official Plan:	Settlement Living Area – Special Policy
Existing Township Zoning:	Rural (RU) Zone

It is proposed to rezone the property at 8966 Highway 11 South currently zoned Rural (RU) to a site specific Highway Commercial Exception Fifteen Zone (C4- 15) in order to restore the permitted uses allowed under the previous Commercial Zoning of the site, including the existing antiques shop and accessory dwelling. The previous zoning which was the result of the processing of a rezoning application was inadvertently replaced by the Rural Zoning when By-law 2010-65 was adopted.

In addition to recognizing the existing residential dwelling, it is proposed to restore the permitted commercial uses permitted under the previous Highway Commercial Exception (C2-4) zone as follows:

- i) an arts and craft shop
- ii) a convenience store where accessory to a principle non-residential use:
- iii) a farmers market
- iv) a garden nursery and sales and supply establishment
- v) a gift or antique shop
- vi) a public use
- vii) a service shop, and
- viii) a veterinary clinic in a totally enclosed building.

Circulation Comments

“MTO has no objections, provided that the commercial uses are restricted to those outlined in the attached zoning letter from the Township of Severn.

This site is within MTO permit control area. Any proposed future site works will therefore be subject to MTO review / approvals. The existing Hwy 11 access is adequate for uses outlined in the zoning letter; any modifications will require application for new MTO Entrance permit. On-site signing requires MTO Sign permits. Permit inquiries may be directed to Phil Iannacito, Permits Officer.”

Planning Analysis

As the proposed rezoning is intended to reinstall previously existing planning permissions which were granted in response to a site specific application and will basically reflect the historical use of the property, there are believed to be no planning policy considerations in terms of the Growth Plan or the Provincial Policy Statement.

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The Settlement Living Area designation does provide for convenience retail and personal service uses. The proposed permitted uses which are not already in existence would fall into this category. The addition of the Special Policy Area direction is intended to defer residential development until full municipal services are extended to the area. As the proposed zoning by-law amendment does not allow for any residential development, and commercial use of the site is already in existence, it does not offend the provisions of this section.

Financial Impact

As no additional costs or revenues will result for the consideration of this zoning amendment, there are no anticipated financial impacts.

Appendix 1

THE CORPORATION OF THE TOWNSHIP OF SEVERN

BY-LAW NO. 2013-XX

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 S.)

WHEREAS the matters hereinafter set out comply with the Official Plan in effect for the Township of Severn;

AND WHEREAS the Council of the Corporation of the Township of Severn deems it advisable to amend the provisions of Zoning By-law No. 2010-65, as otherwise amended, as they apply to those lands described as Part of Lot 6, Concession 9, geographic Township of North Orillia, now in the Township of Severn, municipally known as 8966 Highway 11 South;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SEVERN HEREBY ENACTS AS FOLLOWS:

- i) THAT Schedule "S-3-2" of Zoning By-law No. 2010-65, as otherwise amended, is hereby amended by changing the Zone Classification on certain lands described as Part of Lot 6, Concession 9, geographic Township of North Orillia, containing the existing residence and businesses at 8966 Highway 11 South from the Rural (RU) Zone to the Highway Commercial Exception Fifteen (C4-15) Zone in accordance with Schedule "1" attached hereto and forming part of this By-law.
2. THAT Section 7.5.4 entitled "Exceptions to the Highway Commercial (C4) Zone" of Zoning By-law No. 2010-65, as otherwise amended, is hereby further amended by adding the following to the exception Zone to the end thereof:

Exception	By-law	Location	Schedule	Special Provisions
C4-15	2013-XX	Pt. Lot 6 Conc. 9, N.D. Orillia 8966 Highway 11 S	S-3-2	<p><u>Permitted Uses:</u></p> <p>Restricted to:</p> <ul style="list-style-type: none"> i) An existing detached dwelling ii) an arts and craft shop iii) a convenience store where accessory to a principle non-residential use iv) a farmers market v) a garden nursery and sales and supply establishment vi) a gift or antique shop vii) a public use viii) a service shop, and ix) a veterinary clinic in a totally enclosed building

3. All other provisions of Section 7 of Zoning By-law No. 2010-65, as amended, shall apply.
4. THAT Zoning By-law No. 2010-65, as otherwise amended, is hereby amended to give effect to the foregoing, but Zoning By-law No. 2010-65, as otherwise amended, shall in all other respects remain in full force and effect save as same may be otherwise amended or herein dealt with.
5. THAT subject to the provisions of the *Planning Act*, R.S.O. 1990, as amended, this By-law shall come into force on the date it is passed by the Council of the Corporation of the Township of Severn.

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By-law read a first and second time this day of , 2013.

By-law read a third time and finally passed this day of , 2013.

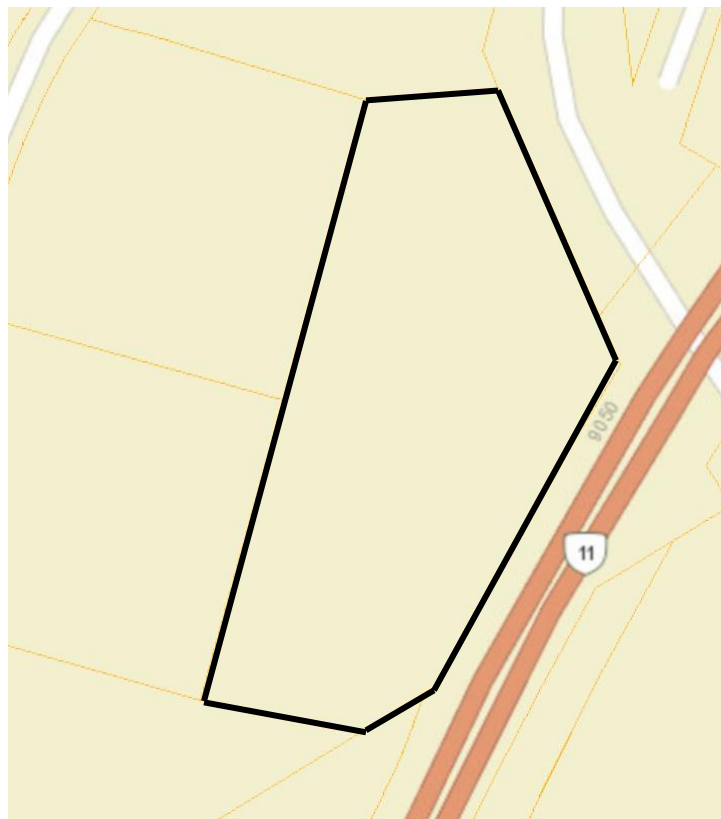
CORPORATION OF THE TOWNSHIP OF SEVERN

MAYOR

CLERK-TREASURER

SCHEDULE "1"

**PART OF LOT 6, CONCESSION 9,
GEOGRAPHIC TOWNSHIP OF NORTH ORILLIA,
NOW IN THE TOWNSHIP OF SEVERN**



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Property to be rezoned from the Rural (RU) Zone to the Highway Commercial Exception Fifteen (C4-15) Zone.

This is Schedule '1' to By-law No. 2013-XX
Passed the day of , 2013

MAYOR

CLERK-TREASURER

The Chair 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 Chair inquired if there were any persons present who had either questions or comments on the application. The Chair requested that those providing comments on the application please rise, state their name and address and spell their last name for the minutes. The Chair 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 Chair 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 Chair declared the public portion of this meeting closed at 7:05 p.m.

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

Member Stevens advised he was in favour of the application as this was just a correction replacing the previous zoning designation.

(see Resolution No. PD102313-01)