

MINUTES OF THE MEETING OF THE PLANNING & DEVELOPMENT COMMITTEE
HELD IN THE ADMINISTRATION OFFICE, 1024 HURLWOOD LANE, THURSDAY,
APRIL 17, 2014 AT 7:00 P.M.

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

CALL TO ORDER

Chair Taylor called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST & THE GENERAL NATURE THEREOF

- "NIL"

PUBLIC MEETINGS

Public Meeting with respect to a Proposed Zoning By-law Amendment – 4142 Stewarts Lane. (see attached notes)

MOTION PD041714-01: *Moved by Member Cox and seconded by Member Stevens that an Application for a Zoning By-law Amendment for 4142 Stewarts Lane be approved.*

CARRIED

April 17, 2014

Public Meeting with respect to a Proposed Zoning By-law Amendment – 1330 Taylor Line. (see attached notes)

MOTION PD041714-02: *Moved by Member Cox and seconded by Member Stevens that an Application for a Zoning By-law Amendment for 1330 Taylor Line be approved.*

CARRIED

DELEGATIONS

- “NIL”

REPORTS FROM OFFICIALS (*for information*)

Building Report for the Month of March 2014.

By-law Enforcement Report for the Month of March 2014.

Society for the Prevention of Cruelty to Animals – Statement of Pound Services for the Month of March 2014.

Planning Report No. P14-024, 04/08/14, with respect to Housekeeping Amendment – 4142 Stewarts Lane.

Planning Report No. P14-027, 04/09/14, with respect to Zoning By-law Amendment – 1330 Taylor Line.

Planning Report No. P14-028, 04/09/14, with respect to 2901 Mayhew Road.

Verbal Update with respect to Provincial Policy Statement.

MOTION PD041714-03: *Moved by Member Dunlop and seconded by Member Crichton that the following Reports from Officials be received as information:*

- (a) Building Report for the month of March 2014;*
- (b) By-law Enforcement Report for the month of March 2014;*
- (c) Society for the Prevention of Cruelty to Animals – Statement of Pound Services for the month of March 2014;*
- (d) Planning Report No. P14-024, 04/08/14, with respect to Housekeeping Amendment – 4142 Stewarts Lane;*
- (e) Planning Report No. P14-027, 04/09/14, with respect to a Zoning By-law Amendment – 1330 Taylor Line.*
- (f) Planning Report No. P14-028, 04/09/14, with respect to 2901 Mayhew Road; and*

(g) Verbal Update with respect to Provincial Policy Statements.

CARRIED

REPORTS FROM OFFICIALS (for direction)

Planning Report No. P14-025, 04/08/14, with respect to Locke Subdivision – Substantial Completion.

MOTION PD041714-04: *Moved by Member Stevens and seconded by Member Cox that Planning Report No. P14-025, dated April 8, 2014, with respect to Locke Subdivision – Substantial Completion be received;
AND FURTHER THAT the substantial completion be issued, effective April 8, 2014.*

CARRIED

Planning Report No. P14-026, 04/08/14, with respect the Use of Recycled Concrete Material for Fill – 4130 Stewarts Lane.

MOTION PD041714-05: *Moved by Member Crichton and seconded by Member Dunlop that Planning Report No. P14-026, dated April 8, 2014, with respect to Use of Recycled Concrete for Fill be received;
AND FURTHER THAT approval be granted for the use of Recycled Concrete Material as fill at 4130 Stewarts Lane, subject to the previous approved conditions for the issuance of a Fill Permit for those lands and the provisions of the Fill Control By-law governing the use of Recycled Concrete Material.*

CARRIED

Planning Report No. P14-029, 04/09/14, with respect to Rimkey Subdivision – Substantial Completion.

MOTION PD041714-06: *Moved by Member Stevens and seconded by Member Cox that Planning Report No. P14-029, dated April 9, 2014, with respect to Rimkey Subdivision – Substantial Completion be received;
AND FURTHER THAT substantial completion be issued for the Rimkey Subdivision effective April 9, 2014.*

CARRIED

CORRESPONDENCE (for information)

- “NIL”

CORRESPONDENCE (for direction)

Paul Herriott, 04/07/14, with respect to Development Charges.

MOTION PD041714-07: *Moved by Member Stevens and seconded by Member Cox that a request of Paul Herriott, dated April 7, 2014, for relief from the Township’s Development Charges be denied; AND FURTHER THAT Planning Report No. P14-028 be forwarded to Mr. Herriott for his information; AND FURTHER THAT Mr. Herriott be advised that the Development Charges are currently under review.*

CARRIED

Dean Fitzgerald of EXP Services Inc., 04/08/14, with respect to the MNR Boathouse – 1782 Granny Stock Garden.

MOTION PD041714-08: *Moved by Member Cox and seconded by Member Stevens that a letter from EXP Services Inc., dated April 8, 2014, with respect to the proposed purchase of a boathouse located at 1782 Granny Stock Garden be received; AND FURTHER THAT staff be directed to obtain a purchase price for further consideration for both 1781 & 1782 Granny Stock Garden.*

CARRIED

UNLISTED ADDITIONS

- “NIL”

CONFIDENTIAL AGENDA

Reports from Officials

- “NIL”

Correspondence

- “NIL”

ADJOURNMENT – 7:45 p.m.

April 17, 2014

MOTION PD041714-09: *Moved by Member Dunlop and seconded by Member Crichton that this meeting be and it is hereby now adjourned.*

CARRIED

Mark Taylor
Chair

Sharon R. Goerke
Deputy Clerk

NOTES OF PUBLIC MEETINGS HELD IN THE COUNCIL CHAMBERS OF THE
ADMINISTRATION OFFICE, 1024 HURLWOOD LANE, ON THURSDAY, APRIL 17,
2014 AT 7:00 P.M.

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

Chair Taylor advised those in attendance that there are two public meetings called this evening in accordance with the Planning Act with respect to proposed developments within the municipality.

The Chair advised that the purpose of public 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 Township 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.*

April 17, 2014

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 Taylor 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 Township Planner to explain the intent and purpose of the Application for a Zoning By-law Amendment for 4142 Stewarts Lane.

The Planner advised those in attendance that the purpose and effect of the application is to amend By-law No. 2010-65 as it applies to property described as Part of Lot 2, Concession 6, geographic Township of North Orillia, now in the Township of Severn, municipally known as 4142 Stewarts Lane. The proposed Zoning By-law Amendment would rezone the property from "General Industrial (M2)" to "Highway Commercial (C4)". This rezoning will restore the permitted uses allowed under the previous "Highway Commercial (C2)" category which previously applied to the zoning under the Township of Orillia Zoning By-law. The effect of the rezoning is to recognize the existing dwelling on the subject lands.

The Planner advised that notice of this application was given in accordance with the *Planning Act* on March 28, 2014 and the following correspondence has been received:

Planning Report No. P14-024, 04/08/2014

Background

County Official Plan:	Subject to Section 3.6.16 re: application of the South of Division Road Secondary Plan
Township Official Plan:	Industrial (South of Division Road Secondary Plan)
Existing Township Zoning:	General Industrial (M2)

April 17, 2014

Legal Description: Part of Lot 2, Concession 6, Southern Division, geographic Township of North Orillia

The subject land is a residential lot with an area of approximately a third of a hectare (0.8 acre) with approximately 45.5 metres (148 ft.) of frontage on Stewarts Lane. The location of the subject property can be seen in the key map on **Figure 1**. Stewarts Lane is a municipal street that basically serves as a service road for the commercial and industrial properties lying to the west of Highway #11. The subject property is occupied by an older home and associated garage. These buildings are believed to predate zoning controls in this area.

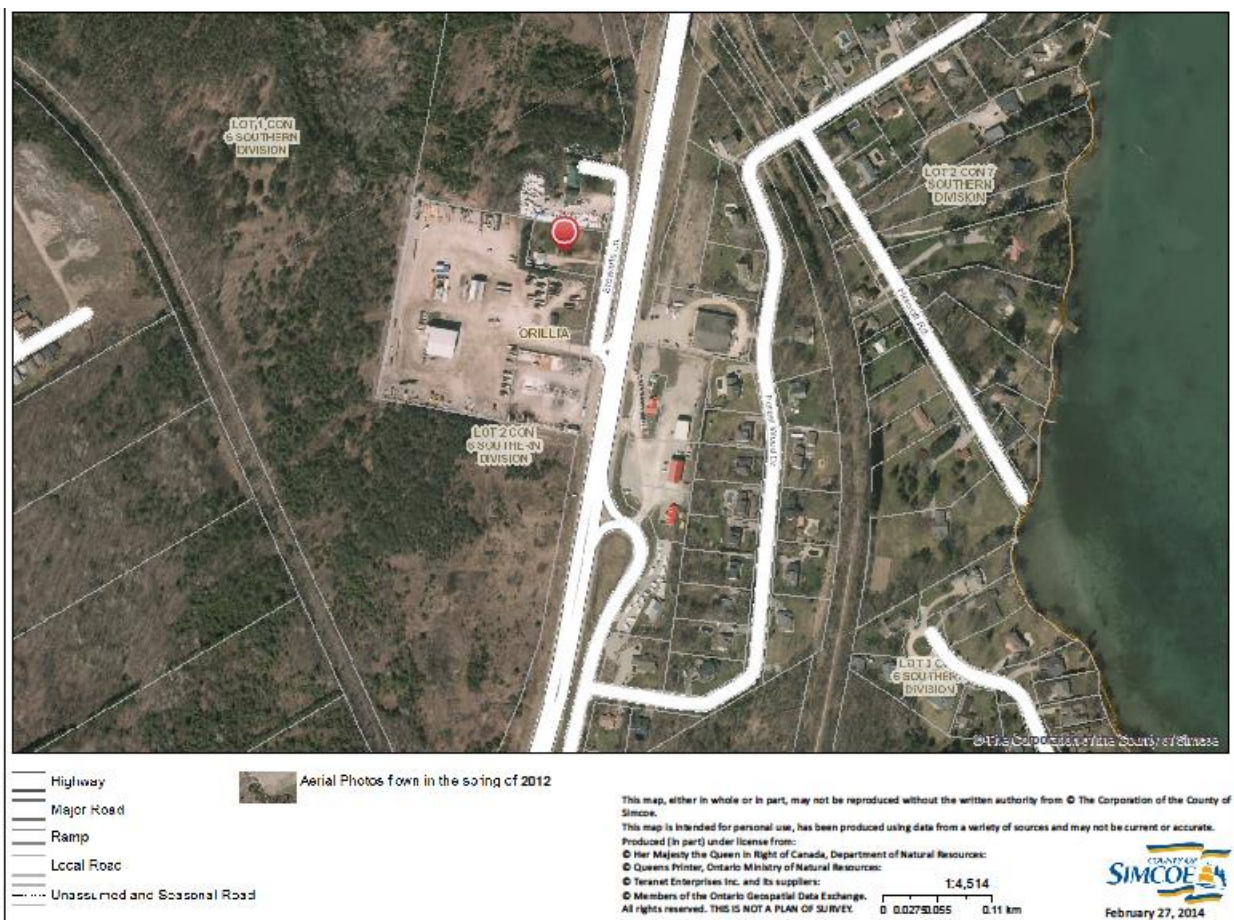


Figure 1: Aerial Image of the Subject Property

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 Highway Commercial Zoning zoning in the former Township of Orillia Zoning By-law was replaced with a General Industrial (M2) zoning under By-law 2010-65.

As the new industrial zoning does not allow for the historical use of the property as a detached residence, the dwelling became a legal non-conforming dwelling under the zoning by-law. Generally, it is very difficult to obtain mortgage financing for non-conforming residences in an industrial zone, even if their existence is legal. Therefore it is proposed to re-instate the previously existing Highway Commercial Zoning status (C4 in By-law 2010-65) which specifically recognizes existing detached dwellings as permitted uses.

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.

As the proposed rezoning is intended to restore the previously existing permissions and provide for the recognition of an existing, legally established use and does not facilitate "new development", Provincial Policy considerations are not in play with this proposal. The County Official Plan basically defers to the applicable policies of the Township's Official Plan.

Section G2.3 is the operative Section of the Township's Official Plan. Where an existing use does not conform with the policies of the Official Plan (in this case a residential dwelling is not provided for in an industrial designation), the Plan provides the following direction whereby non-conforming existing uses can be recognized in the zoning by-law:

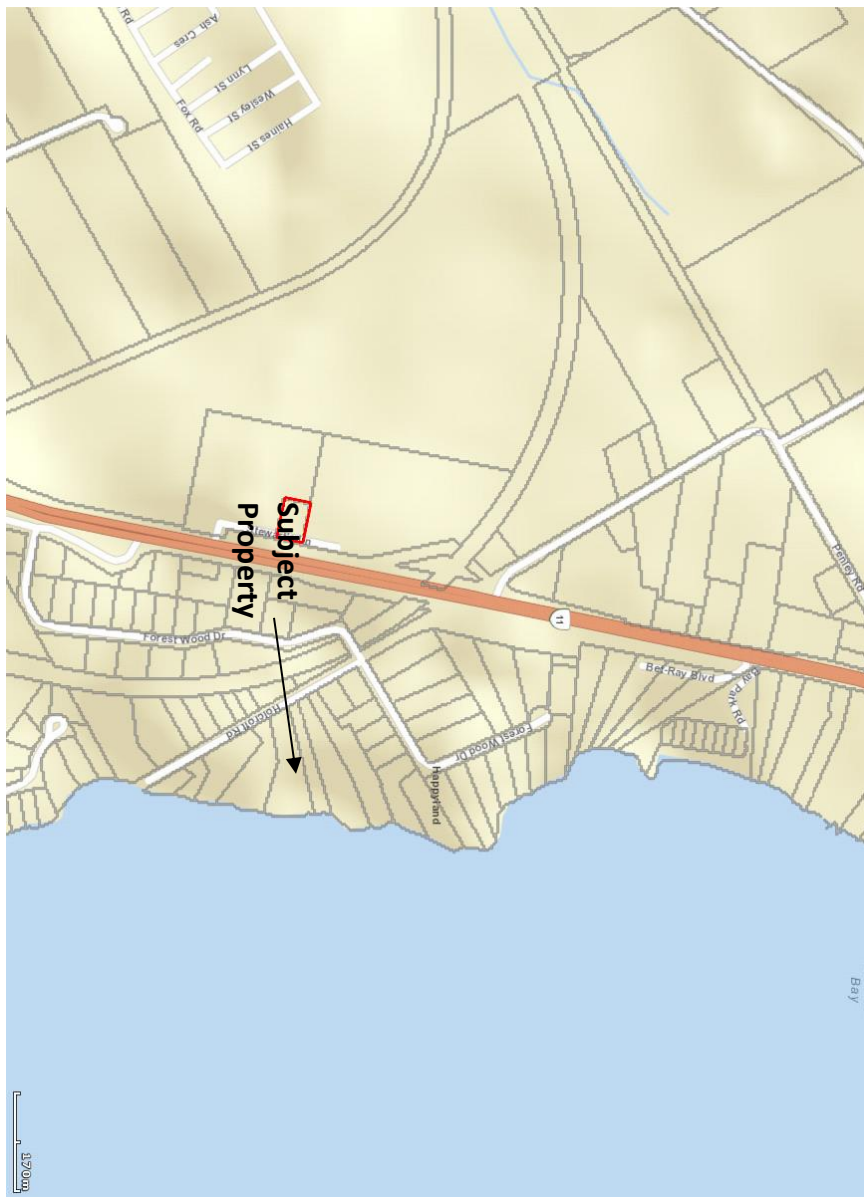
- The zoning won't allow for a change in use or performance standard that may negatively affect adjoining uses
- The uses do not create a danger due to a hazardous nature
- The uses do not interfere with the appropriate development of the surrounding lands
- When the use is discontinued, any subsequent zoning can only take place in accordance with the Plan.

April 17, 2014

As the uses permitted under the Highway Commercial zone are compatible with the surrounding industrial properties and do not allow for uses that would be considered “hazardous”, it is believed that the proposed rezoning of 4142 Stewarts Lane will not have a negative impact on its neighbours.

Conclusion

A draft by-law has been prepared for consideration of the Committee, attached as Appendix 2.



Appendix 1

April 17, 2014

Appendix 2

THE CORPORATION OF THE TOWNSHIP OF SEVERN

BY-LAW NO. 2014-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 2, CONCESSION 6, SOUTH DIVISION, GEOGRAPHIC TOWNSHIP OF NORTH ORILLIA, NOW IN THE TOWNSHIP OF SEVERN (4142 STEWARTS LANE)

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 2, Concession 6, South Division, geographic Township of North Orillia, now in the Township of Severn, municipally known as 4142 Stewarts Lane;

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

1. THAT Schedule "S-9-2" 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 2, Concession 6, South Division, geographic Township of North Orillia, now in the Township of Severn, from the General Industrial (M2) Zone to the Highway Commercial (C4) Zone in accordance with Schedule "1" attached hereto and forming part of this By-law.
2. 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.

April 17, 2014

3. 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.

By-law read a first and second time this day of , 2014.

By-law read a third time and finally passed this day of , 2014.

CORPORATION OF THE TOWNSHIP OF SEVERN

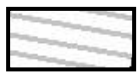
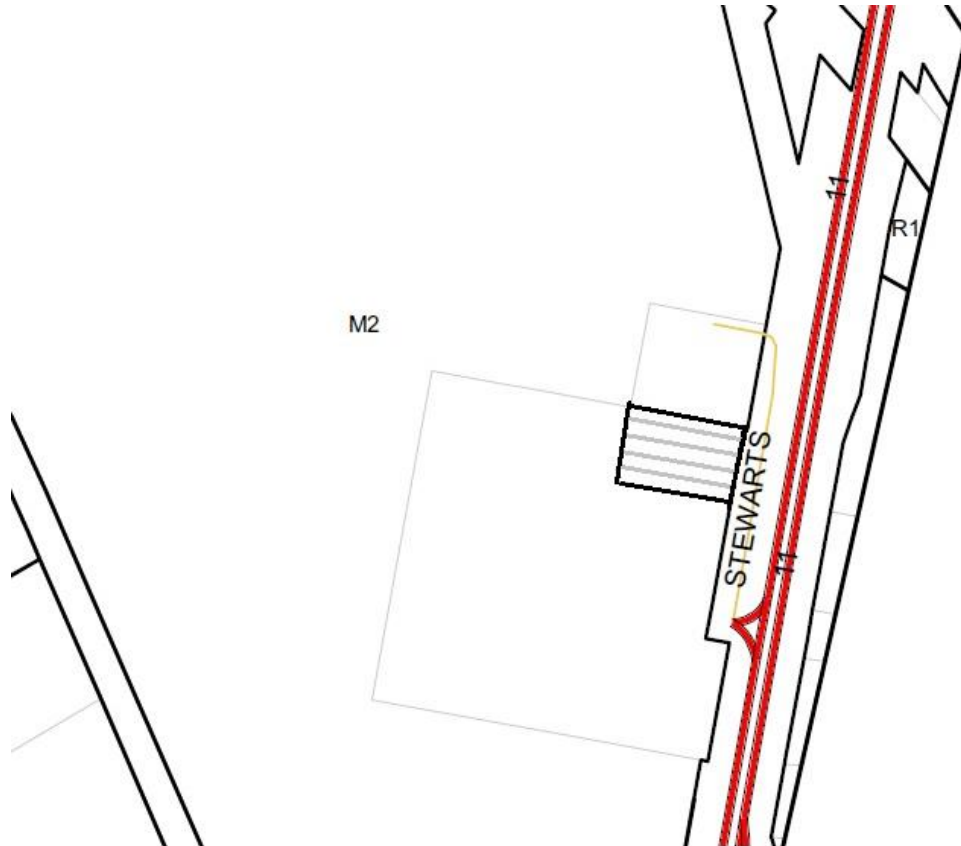
MAYOR

CLERK-TREASURER

April 17, 2014

SCHEDULE "1"

**PART OF LOT 2, CONCESSION 6, SOUTH DIVISION GEOGRAPHIC TOWNSHIP OF
NORTH ORILLIA, NOW IN THE TOWNSHIP OF SEVERN**



4142 Stewarts Lane to be rezoned from the "General Industrial (M2)" to
"Highway Commercial (C4)" Zone

This is Schedule '1' to By-law No. 2014-XX
Passed the day of , 2014

MAYOR

CLERK-TREASURER

April 17, 2014

The Chair inquired if the applicant or his/her representative had anything to add to the presentation?

There were no comments from the applicant.

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 were 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 on this application, the Chair declared the public portion of the meeting closed at 7:04 p.m.

The Chair inquired if members of the Committee required further clarification of the application or had any further comments.

Member Stevens advised that he was in favour of the application and that it displayed good planning – an error that was just overlooked in the new Zoning By-law.

(See Resolution No. PD041714-01)

PUBLIC MEETING NO. 2

The Chair requested the Township Planner to explain the intent and purpose of the Application for a Zoning By-law Amendment for 1330 Taylor Line.

The Planner advised those in attendance that the purpose and effect of the application is to amend By-law No. 2010-65 to rezone property described as Part of Lots 2 & 3, Concession 2, geographic Township of Matchedash, now in the Township of Severn, municipally known as 1330 Taylor Line as follows:

1. To rezone the retained lands under Application B-02-12 from the Agricultural (AG) Zone to the Rural (RU) Zone to recognize the minimum lot size and limited agricultural potential.

April 17, 2014

2. To rezone the severed lands under Application B-02-12 from the Agricultural (AG) Zone to the Rural Residential (RR) Zone to recognize the minimum lot size, limited agricultural potential and proposed residential use of the property.
3. To rezone lands identified as a "Thicket Swamp" in an Environmental Screening Report undertaken as part of Consent Application B-02-12 from the Agricultural (AG) Zone to the Environmental Protection (EP) Zone.

The Planner advised that notice of this application was given in accordance with the *Planning Act* on March 28, 2014 and the following correspondence has been received:

Planning Report No. P14-027, 04/09/14

Background

County Official Plan: Greenlands
Township Official Plan: Greenlands
Township Zoning: Agricultural (AG)

The subject property is legally described as Part of Lots 2 & 3, Concession 2, geographic Township of Matchedash, now in the Township of Severn, municipally known as 1330 Taylor Line (refer to key map, **Appendix 1**). The property has frontage of approximately 257 m (843 feet) on Laughlin Falls Road, frontage of approximately 233 m (764 feet) on Taylor Line, and an area of approximately 27.3 ha (67.4 acres).

Provisional approval was given for Consent Application B-02-12 at the November Committee of Adjustment meeting. The application was to create a new residential lot having frontage of approximately 61 m (200 ft.) on Taylor Line and an area of approximately 0.81 ha (2 acres). The retained lands would have a frontage of approximately 172 m (564 ft.) on Taylor Line, 257 m (843 ft.) on Laughlin Falls Road and area of approximately 26.5 ha (65.4 acres). A sketch of the proposal is attached as **Appendix 2**. The retained lands would contain the existing dwelling and accessory structures.

As a condition of the approval, the applicant was required to obtain a Zoning By-law Amendment to rezone the proposed severed lot to the Rural Residential (RR) Zone and the retained lot to a Rural (R) Zone to recognize the reduced lot size and better reflect the limited agricultural potential of the property. Additionally, an Environmental Screening Report identified a Thicket Swamp and recommended it be rezoned to the Environmental Protection (EP) zone to protect the environmentally sensitive area from future development.

A discussion of the various planning documents that have bearing on this application follows.

Provincial Policy Statement, 2005

The subject property is identified in the Canada Land Inventory Soil Mapping as having Class 5, 6 or 7 soils. This classification appears to be consistent with site conditions. Section 2.3.1 of the Provincial Policy Statement states that “*Prime agricultural areas* are areas where *prime agricultural lands* predominate. Specialty crop areas shall be given the highest priority for protection, followed by Classes 1, 2 and 3 soils, in this order of priority.” The subject property is not considered as “prime agricultural lands” and therefore the property would be considered as “rural” under the PPS.

Growth Plan for the Greater Golden Horseshoe, 2006, as amended, January 2012

Direction is not provided with regard to zoning or classification of individual properties. The creation of the lot by Consent was based on its abilities to satisfy the applicable provincial policies, particularly the criteria for the creation of an “infill” lot.

County of Simcoe Official Plan, 2007

The property is located within the “Greenlands” designation of the County of Simcoe Official Plan. Section 3.7 of the plan states, “The purpose of the Greenlands designation is to ensure that the scale, form and location of development is such that the features and functions of the natural heritage system are suitable for future generations.” Both residential and agricultural uses are permitted within the Greenlands designation.

Section 3.7.6 of the County Official Plan permits the creation of new residential lots by the consent process subject to the submission of an Environmental Impact Study (EIS). The need for, extent and scope of the EIS is to be determined through consultation with County and Township staff. In this case, County and Township planning staff conducted a site visit of this property in the summer of 2011. At that time, it was determined, and the applicant was advised, that a full EIS would not be required for the proposal if the proposed lot was relocated from the originally proposed location. The applicant has submitted an Environmental Screening Report in support of the severance application. This report identifies the presence of a thicket swamp on a portion of the property and recommends it be protected in zoning. This wetland feature is not an evaluated wetland and its significance is considered to be “local” under the applicable planning policies.

Township of Severn Official Plan

The subject property is designated Greenlands in the Township of Severn Official Plan. A single detached dwelling and existing agricultural operations are permitted within the Greenlands designation, subject to an Environmental Impact Study, if deemed necessary through consultation. This policy direction is similar to that provided by the County of Simcoe's Official Plan.

Township of Severn Zoning By-law 2010-65

The property is currently zoned Agricultural (AG) under Township of Severn Zoning By-law 2010-65. The Minimum Lot Area in the AG Zone is 40 ha and the Minimum Lot Frontage is 60 m. Both the severed and retained lot meet the frontage requirement but both are undersized for the AG Zone. As identified under the PPS heading above, although the property is zoned Agricultural, the property does not consist of "prime agricultural lands" and would therefore be considered rural according to the PPS. Using the air imagery provided by the County of Simcoe as well as the site visits conducted by Planning & Development staff it is apparent that this property has limited agriculture potential. Implementing the Rural (RU) zoning which according to Zoning By-law 2010-65 is intended for the 'rural area with varied agricultural potential' would be a better fit than the existing Agricultural (AG) zoning and would also recognize the proposed lot area of the retained parcel. Due to the size of the proposed severed lot the Rural Residential (RR) is felt to be appropriate, recognizing the proposed use minimum lot area.

Planning staff also recommend rezoning a portion of the proposed severed and retained properties to Environmental Protection (EP). The Environmental Screening Report prepared by River Stone Environmental Solutions identified a 'Thicket Swamp' on the property and recommended a buffer of 10 metres surrounding the wetland area. Zoning By-law 2010-65 already establishes a 10 metre setback from EP lands; therefore the extent of the proposed EP zoning will be that of the identified wetland area.

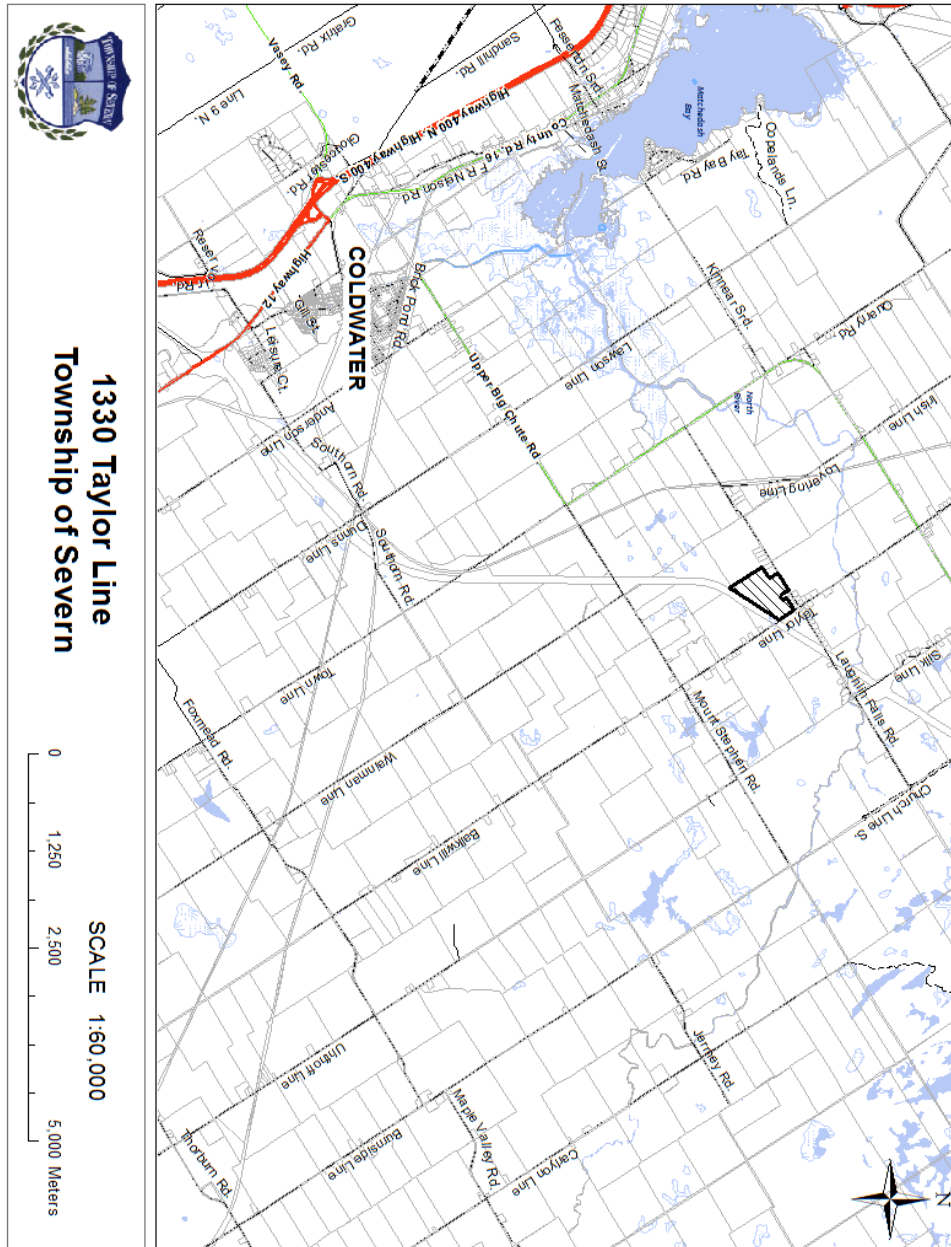
Subject to the comments received at the public meeting, and any additional submissions from circulated agencies and departments, and any further review that Planning Committee may seek, Staff supports this proposed amendment to the Zoning By-law.

A draft by-law is attached as **Appendix 3** for Committee's consideration which shows the recommended zoning change from Agricultural to Rural for the retained lands and Rural Residential for the proposed severed lands in addition to the Environmental Protection zoning on the 'Thicket Swamp'.

Financial Impact

All costs are the responsibility of the applicant.

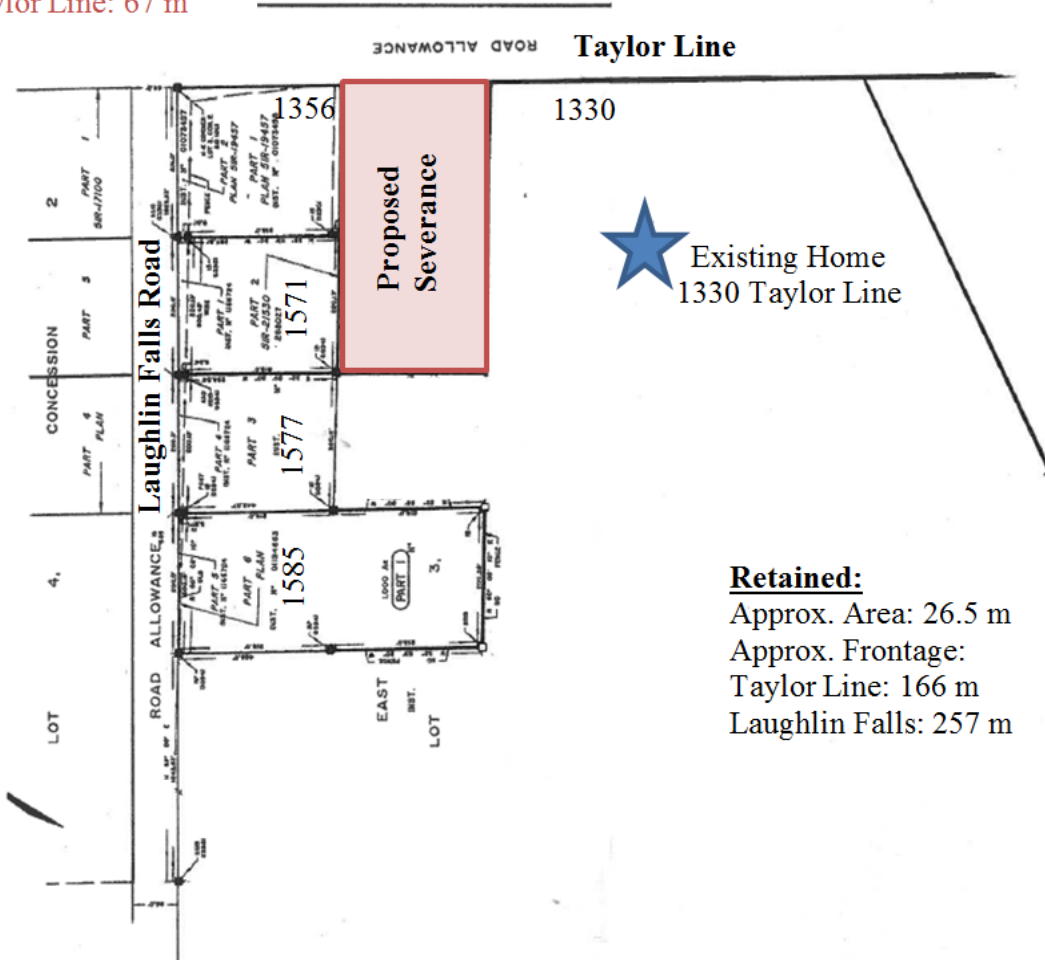
Appendix 1



April 17, 2014

Appendix 2

Proposed Severed:
Approx. Area: 0.82 ha
Approx. Frontage
Taylor Line: 67 m



Retained:
Approx. Area: 26.5 m
Approx. Frontage:
Taylor Line: 166 m
Laughlin Falls: 257 m

April 17, 2014

Appendix 3

THE CORPORATION OF THE TOWNSHIP OF SEVERN

BY-LAW NO. 2014-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 LOTS 2 & 3, CONCESSION 2, GEOGRAPHIC TOWNSHIP OF MATCHEDASH, NOW IN THE TOWNSHIP OF SEVERN (1330 TAYLOR LINE)

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 Lots 2 & 3, Concession 2, geographic Township of Matchedash, now in the Township of Severn, municipally known as 1330 Taylor Line;

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

2. THAT Schedule "C-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 Lots 2 & 3, Concession 2, geographic Township of Matchedash, now in the Township of Severn, municipally known as 1300 Taylor Line, from the Agricultural (AG) Zone to the Rural (RU) Zone, being the retained lands under Application for Consent B-02-12 and the balance of the property, being the severed lands, from the Agricultural (AG) Zone to the Rural Residential (RR) Zone and a portion of the severed and retained lands to the Environmental Protection (EP) Zone in accordance with Schedule "1" attached hereto and forming part of this By-law.

April 17, 2014

2. 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.
3. 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.

By-law read a first and second time this day of , 2014.

By-law read a third time and finally passed this day of , 2014.

CORPORATION OF THE TOWNSHIP OF SEVERN

MAYOR

CLERK-TREASURER

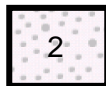
April 17, 2014

SCHEDULE "1"

**PART OF LOTS 2 & 3, CONCESSION 2, GEOGRAPHIC TOWNSHIP OF
MATCHEDASH, NOW IN THE TOWNSHIP OF SEVERN**



Property to be rezoned from the Agricultural (AG) Zone to the Rural (RU) Zone



Property to be rezoned from the Agricultural (AG) Zone to the Rural Residential (RR) Zone



Property to be rezoned from the Agricultural (AG) Zone to the Environmental Protection (EP) Zone

This is Schedule '1' to By-law No. 2014-XX
Passed the day of , 2014

MAYOR

CLERK-TREASURER

April 17, 2014

The Chair inquired if the applicant or his/her representative had anything to add to the presentation?

There were no comments from the applicant.

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.

The Chair inquired if there were 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 on this application, the Chair declared the public portion of the meeting closed at 7:08 p.m.

The Chair inquired if members of the Committee required further clarification of the application or had any further comments.

Member Stevens inquired if the original size of the property was 100 acres?

- The Planner advised that the original parcel was 100 acres which had been reduced over the years to the current 67 acres.
- The property also has a natural severance with the proposed highway property dividing the land.

Member Dunlop inquired if the lands were to be used for a solar farm in the future.

- The Planner advised that he had not heard of a solar farm on this property for the future.

(See Resolution No. PD041714-02)