

MINUTES OF THE MEETING OF THE PLANNING & DEVELOPMENT COMMITTEE
HELD IN THE ADMINISTRATION OFFICE, 1024 HURLWOOD LANE, THURSDAY,
FEBRUARY 20, 2014 AT 7:00 P.M.

PRESENT:	Chair	Mark Taylor
	Members	Mike Burkett Judith Cox Jane Dunlop Ron Stevens Rob Ferguson (part of meeting)
ABSENT:	Member	Ian Crichton
STAFF:	Director of Planning & Development	Andrew Fyfe (part of meeting)
	Deputy Clerk	Sharon Goerke
	Planner	Katie Mandeville
	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 – 4332 Marr Lane.

MOTION PD022014-01: *Moved by Member Cox and seconded by Member Stevens that an Application for a Zoning By-law Amendment with respect to 4332 Marr Lane be approved; AND FURTHER THAT the Deputy Clerk be directed to prepare a Draft By-law for consideration of Council.*

CARRIED

February 20, 2014

Public Meeting with respect to a Zoning By-law Amendment – 1720 Earl Haid Avenue.

MOTION PD022014-02: *Moved by Member Cox and seconded by Member Stevens that an Application for a Zoning By-law Amendment with respect to 1720 Earl Haid Avenue be approved; AND FURTHER THAT the Deputy Clerk be directed to prepare a Draft By-law for consideration of Council.*

CARRIED

DELEGATIONS

Josh Morgan, Morgan Planning with respect to Riverdale Estates Extension of Draft Approval.

MOTION PD022014-03: *Moved by Member Ferguson and seconded by Member Stevens that a presentation of Morgan Planning & Development Inc. with respect to a request for an extension of a Draft Plan of Subdivision for Riverdale Estates be received as information.*

CARRIED

William Koughan & Greg Corbett with respect to Severn River Development. (see Resolution No. PD022014-05 & PD022014-08)

William Koughan & Greg Corbett with respect to Digby Drive Development. (see Resolution No. PD022014-09)

REPORTS FROM OFFICIALS (for information)

Building Report for the Month of January 2014.

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

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

Planning Report No. P14-012, 02/11/14, with respect to a Proposed Zoning By-law Amendment – 4332 Marr Lane.

Planning Report No. P14-013, 02/11/14, with respect to Zoning By-law Amendment & Proposed Zoning By-law Amendment – 1720 Earl Haid Avenue.

February 20, 2014

MOTION PD022014-10: *Moved by Member Dunlop and seconded by Member Burkett that the following Reports from Officials be received as information:*

- (a) Building Report for the month of January 2014;*
- (b) By-law Enforcement Report for the month of January 2014;*
- (c) Society for the Prevention of Cruelty to Animals – Statement of Pound Services for the month of January 2014;*
- (d) Planning Report No. P14-012, 02/11/14, with respect to Housekeeping Amendment – 4332 Marr Lane; and*
- (e) Planning Report No. P14-013, 02/17/14, with respect to a Zoning By-law Amendment – 1720 Earl Haid Avenue.*

CARRIED

REPORTS FROM OFFICIALS (for direction)

Planning Report No. P14-007, 02/17/14, with respect to a Security Reduction – North Ridge Subdivision.

MOTION PD022014-11: *Moved by Member Stevens and seconded by Member Cox that Planning Report No. P14-007, dated February 17, 2014, with respect to North Ridge Subdivision, Phase I – Request for Reduction of Securities be received; AND FURTHER THAT the securities being held for the North Ridge Phase 1 Subdivision, being Plan 51R-828, be reduced by \$130,559.92 to the amount of \$25,441.05.*

CARRIED

Planning Report No. P14-008, 02/11/14, with respect to Riverdale Subdivision – Extension of Draft Plan Approval.

MOTION PD022014-04: *Moved by Member Ferguson and seconded by Member Stevens that Planning Report No. P14-008, dated February 11, 2014, with respect to Riverdale Estates Plan of Subdivision be received; AND FURTHER THAT the Township of Severn indicate that a further extension of the Draft Plan of Subdivision Approval for Riverdale Estates for an additional eighteen (18) months is acceptable;*

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AND FURTHER THAT the Ontario Municipal Board be requested to modify its order approving the Township's New Official Plan adopted by County Council giving the Riverdale Estates' lands a designation of "Shoreline Residential".

CARRIED

Planning Report No. P14-009, 02/11/14, with respect to an Application for Official Plan Amendment & Application for Condominium Description (Severn River Development Corporation) – 1959 Peninsula Point Road.

MOTION PD022014-05: *Moved by Member Burkett and seconded by Member Dunlop that Planning Report No. P14-009, dated February 11, 2014, with respect to 1959 Peninsula Point Road be received;*
AND FURTHER THAT the Application for an Official Plan Amendment by Severn River Development Corporation be refused;
AND FURTHER THAT the County of Simcoe be advised that the Township does not support the application for Condominium Description by Severn River Development Corporation.

CARRIED

Planning Report No. P14-014, 02/11/14, with respect to Housekeeping Text Amendments.

MOTION PD022014-12: *Moved by Member Dunlop and seconded by Member Burkett that Planning Report No. P14-014, dated February 11, 2014, with respect to Zoning By-law Housekeeping Amendments – Proposed Text Revisions be received;*
AND FURTHER THAT staff be authorized to initiate a housekeeping amendment with respect to the provisions of Zoning By-law No 2010-65, as amended, as they relate to:
(a) The maximum size permitted for a refreshment vehicle;
(b) The definition of a half-storey; and
(c) Permission for accessory apartments in Rural and Agricultural Zones.

CARRIED

February 20, 2014

Planning Report No. P14-015, 02/12/14, with respect to Fencing / Security Reductions - Simcoe Estates.

MOTION PD022014-13: *Moved by Member Stevens and seconded by Member Cox that Planning Report No. P14-015, dated February 12, 2014, with respect to Fencing at North Ridge Phase I Subdivision, Fencing on Goldsmith Road and Security Reductions for Goldstein Road be received;*
AND FURTHER THAT Simcoe Estates Ltd. be advised that consideration of their request regarding the removal of the fencing condition contained in the Subdivision Agreement for North Ridge Estates I is being deferred pending the ability of staff to assess the condition of the existing fence;
AND FURTHER THAT Simcoe Estates Ltd. be advised that the Township of Severn is not prepared to waive the fencing provision in the applicable Site Plan Agreement, but it is prepared to accept an alternate design for the fence to be installed to the rear of for 3354, 3358 and 3363 Goldstein Road;
AND FURTHER THAT Simcoe Estates Ltd. be advised that the Township of Severn is prepared to further reduce the outstanding securities for the development of 14 lots on Goldstein Road upon receipt of the related documentation.

CARRIED

CORRESPONDENCE (for information)

Morgan Planning & Development, 02/17/14, with respect to Digby Drive Development.

Anne Stock, 02/17/14, with respect to a Zoning By-law Amendment for 1720 Earl Haid Avenue.

MOTION PD022014-14: *Moved by Member Burkett and seconded by Member Dunlop that the following correspondence be received as information:*
(a) Morgan Planning & Development, 02/13/14, with respect to Digby Drive Development; and
(b) Anne Stock, 02/17/14, with respect to a Zoning By-law Amendment for 1720 Earl Haid Avenue.

CARRIED

CORRESPONDENCE (for direction)

- “NIL”

UNLISTED ADDITIONS

- “NIL”

Motion to close the meeting to the public.

MOTION PD022014-06: *Moved by Member Stevens and seconded by Member 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 administrative 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 PD022014-07: *Moved by Member Cox and seconded by Member Stevens that this meeting be and it is hereby now reopened to the public.*

CARRIED

Meeting Reopened

CONFIDENTIAL AGENDA

Reports from Officials

Confidential Planning Report No. P14-010, 02/11/14, with respect Severn River Development Corporation – 1959 Peninsula Point Road.

MOTION PD022014-08: *Moved by Member Cox and seconded by Member Stevens that Confidential Planning Report No. P14-010, dated February 11, 2014, with respect to 1959 Peninsula Point Road be received;*

February 20, 2014

AND FURTHER THAT the Township's Planning Consultant and Solicitor be directed to continue to discuss potential resolution of the appeals with the County of Simcoe, the appellant and other parties and to participate in future OMB proceedings on this matter.

CARRIED

Confidential Planning Report No. P14-011, 02/11/14, with respect to Digby Drive Development.

MOTION PD022014-09: *Moved by Member Cox and seconded by Member Stevens that Confidential Planning Report No. P14-011, dated February 11, 2014, with respect to Digby Drive Development be received;
AND FURTHER THAT the Township request an additional peer review with all costs to be borne by the applicant.*

CARRIED

Correspondence

- "NIL"

ADJOURNMENT – 9:12 p.m.

MOTION PD022014-15: *Moved by Member Dunlop and seconded by Member Burkett 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, FEBRUARY
20, 2014 AT 7:00 P.M.

PRESENT:	Chair	Mark Taylor
	Members	Mike Burkett Judith Cox Jane Dunlop Rob Ferguson Ron Stevens
ABSENT:	Member	Ian Crichton
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.*

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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 4332 Marr Lane.

The Planner advised those in attendance that the purpose of the application is to amend By-law No. 2010-65 as it applies to property described as Part of Lots 27 & 28, Concession 6, geographic Township of Matchedash, now in the Township of Severn, municipally known as 4332 Marr Lane. The proposed Zoning By-law Amendment would rezone the property from "Crown Land (CL)" to "Greenland (GL)", subject to a Holding (H) restriction. This rezoning will restore the permitted uses allowed under the previous "Rural Conservation (RE)" category which previously applied to the zoning under the Township of Matchedash Zoning By-law and reflect the fact that the subject lands are not owned by the Crown. The Holding (H) restriction relates to the need for a Site Plan Agreement to direct the location of any future dwelling away from any environmentally sensitive area on the subject lands. The Planner advised that this process was initiated by the Township of Severn and the owner is aware of the amendments required for this property. This application is for a housekeeping amendment only.

The Planner advised that notice of this application was given in accordance with the *Planning Act* on January 31, 2014 and the following correspondence has been received:

Planning Report No. P14-012, 02/11/14

Background

County Official Plan:	Rural & Agricultural
Township Official Plan:	Primarily Greenlands with some Shoreline Residential
Existing Township Zoning:	Crown Land (CL)
Municipal Address:	4332 Marr Lane
Legal Description:	Part of Lot 27, Concession 6, geographic Township of Matchedash, now in the Township of Severn

The subject lands consist of approximately 13.75 hectares of vacant land with approximately 145 metres of frontage on Upper Big Chute Road. The subject lands also contain the majority of Marr Lane, a private road used to access numerous waterfront properties located north and west of the subject lands as evident in **Figure 1**.

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 Conservation (RE) zoning in the former Township of Matchedash Zoning By-law was replaced with Crown Lands (CL) zoning under By-law 2010-65.



Figure 1: Key Map

February 20, 2014

The Crown Lands (CL) zoning is intended for those lands under Crown ownership, primarily evident in the former Matchedash Township near the subject lands where large parcels of vacant undisturbed lands are owned by the Crown. This property however is held in private ownership. Permitted uses under the CL zoning are limited to 'Conservation or Wildlife Area', 'Historical Site or Monument' and 'Scientific Research and Education' in addition to public uses. These permitted uses allow for the types of uses commonly found on Crown Lands not lands held by private individuals.

The effect of this change in zoning is to restore the previous uses under the former Rural Conservation (RE) zoning. By-law 2010-65 does not have this zone however staff believe the closest fit to this zoning would be the Greenlands (GL) zone as the intent of this zone is for "lands intended to be maintained primarily in their natural state". The GL zone allows for the same uses as the CL zoning in addition to a single detached dwelling, forestry, passive outdoor recreation and a private park.

Planning staff originally were going to recommend placing a Holding (H) restriction on the property in order to facilitate site plan control due to some environmentally sensitive areas on the property. However, in 2005 when severances were approved leaving the subject lands as the 'retained lands' a site plan agreement was registered against the entire original property. Any future development of the subject lands will be subjected to the existing site plan agreement which will mean that anyone wishing to develop the property will need to have an Environmental Impact Statement (EIS) done in order to establish a building envelope and ensure minimal disturbance of the natural functions and features of the property. The property owners are aware of this requirement and the parameters of the required EIS have been confirmed with their ecological consultant.

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

The Crown Lands (CL) zoning is intended for those lands held under ownership by the Crown and as the subject property is held in private ownership staff believes the Greenlands (GL) zone is appropriate. The GL zone description from By-law 2010-65 is “lands intended to be maintained primarily in their natural state”; due to the need for an EIS under the current site plan agreement, measures will be taken to ensure any development on the subject lands is done so to preserve the environmental features.

Appendix 1 – Draft Zoning By-law Amendment

Appendix 1

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 27, CONCESSION 6, GEOGRAPHIC TOWNSHIP OF MATCHEDASH, NOW IN THE TOWNSHIP OF SEVERN (4332 MARR 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 27, Concession 6, geographic Township of Matchedash, now in the Township of Severn, municipally known as 4332 Marr Lane;

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

February 20, 2014

1. THAT Schedule "A-1" 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 27, Concession 6, geographic Township of Matchedash, now in the Township of Severn, from the Crown Lands (CL) Zone to the Greenlands (GL) 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.
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 6th day of March, 2014.

By-law read a third time and finally passed this 6th day of March, 2014.

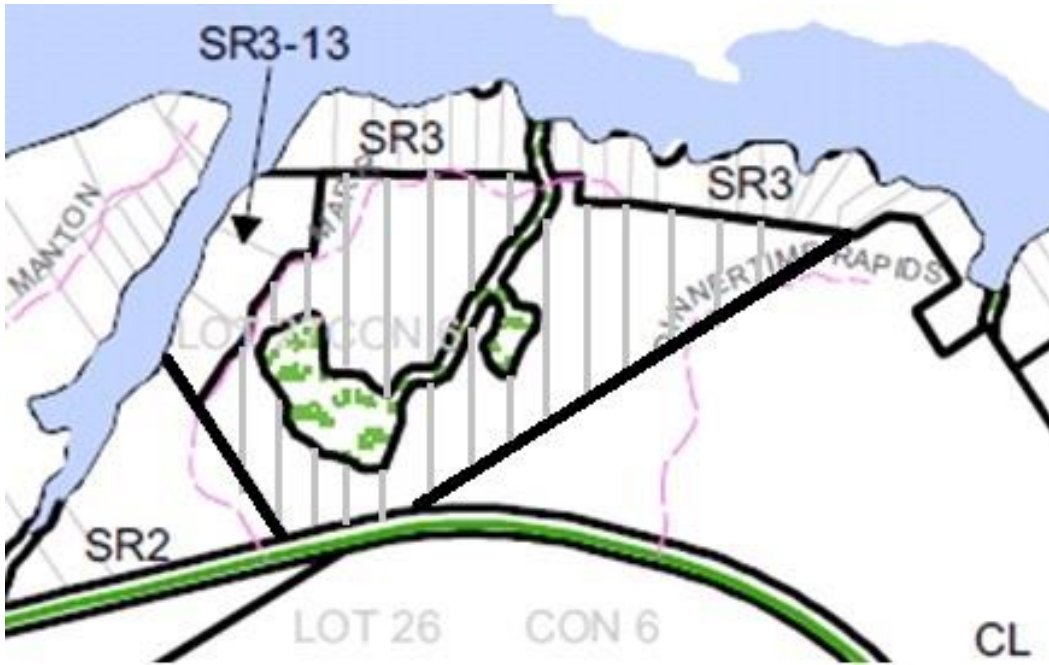
CORPORATION OF THE TOWNSHIP OF SEVERN

MAYOR

CLERK-TREASURER

SCHEDULE "1"

**PART OF LOT 27, CONCESSION 6, GEOGRAPHIC TOWNSHIP OF MATCHEDASH,
NOW IN THE TOWNSHIP OF SEVERN**



4332 Marr Lane to be rezoned from the Crown Land (CL) Zone to the Greenalnds (GL) Zone

This is Schedule '1' to By-law No. 2014-XX
Passed the 6th day of March, 2014

MAYOR

CLERK-TREASURER

February 20, 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 7:05 p.m.

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

There were no comments from the Committee.

(See Resolution No. PD022014-01)

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 4332 1720 Earl Haid Avenue.

The Planner advised those in attendance that the purpose of the application is to amend By-law No. 2010-65 to rezone property described as Part of Lots 50 & 51, Plan 1713, geographic Township of Matchedash, now in the Township of Severn, designated as Parts 1 – 4, Plan 51R-23817, municipally known as 1720 Earl Haid Avenue as follows:

1. To rezone the retained lands under Applications B-17/18-13 from the Tourist Resort Commercial (C8) Zone to a site specific Tourist Resort Commercial Ten (C8-10) Zone to recognize the minimum lot size and setbacks.

2. To rezone the severed lands under Application B-17-13 from the Tourist Resort Commercial (C8) Zone to a site specific Tourist Resort Commercial Exception Eleven (C8-11) Zone to recognize the minimum lot size, minimum frontage and setbacks.

The Planner advised that notice of this application was given in accordance with the *Planning Act* on January 31, 2014 and the following correspondence has been received:

Planning Report No. P14-013, 02/17/14

Key Map



Figure 2: Key Map

Background

The applicants are seeking a rezoning to fulfill one of the conditions of consent applications B-17/18-13. These applications reconfigure their properties in Severn Falls so as to accommodate the replacement of the holding tank for the Riverhouse Restaurant and separate the existing single detached dwelling from the three existing rental cottages into two separate parcels plus the lot addition for the restaurant's new

septic system. The subject lands have a total frontage of approximately 127.3 m on the Severn River and area of approximately 1.31 ha (3.23 acres). The applicant has received provisional approval for these consents which would result in three parcels as follows:

	Proposed Use	Area	Frontage on Severn River
Severed Lands	Existing Residential Dwelling	1,581 m ² (0.39 acres)	19.6 metres (64.3 feet)
Lot Addition Lands	To be added to existing Riverhouse Restaurant	567 m ² (0.14 acres)	17.4 metres (57.1 feet)
Retained Lands	Existing Commercial Cottage Rentals	10,923 m ² (2.7 acres)	90.3 metres (296.3 feet)

A copy of the draft reference plan prepared for the consent applications is provided as **Appendix 1**.

The Official Plan designation for the subject property is “Settlement Employment Area”. The existing restaurant is zoned Tourist Resort Commercial (C8) which will receive the lot addition and the existing residential dwelling and rental cottages are zoned Shoreline Commercial (C10).

The proposed Zoning By-law Amendment would amend By-law No. 2010-65 by rezoning property described as Part of Lots 50 & 51, Plan 1713 (Matchedash), being Parts 1 to 4 Plan 51R23817, municipally known as 1720 Earl Haid Avenue, as follows:

1. To rezone the retained lands under applications B-17/18-13 from the Shoreline Commercial (C10) Zone to a site specific Shoreline Commercial Exception One (C10-1) Zone to recognize the minimum lot size and setbacks.
2. To rezone the severed lands under application B-17-13 from the Shoreline Commercial (C10) Zone to a site specific Shoreline Commercial Exception Two (C10-2) Zone to recognize the minimum lot size, minimum frontage and setbacks.

Discussion

The consent applications were initiated as a result of the substantial encroachment of the existing holding tank for the restaurant onto the road allowance for Earl Haig Avenue. As the encroachment of this type of structure onto municipal lands raises more significant questions of liability and the desirability of having this type of business served by an on-site sewage disposal system, it was determined that the holding tank should

be replaced by an engineered sewage treatment system, including on-site dispersal of the treated effluent in an appropriately sized field. The Riverhouse Restaurant property is not large enough to accommodate this type of sewage disposal system; therefore land from the adjacent property, also owned by the applicants, would need to be added to the restaurant property. The existing single detached residence and three rental cottages represent separate land uses, so their separation in two distinct parcels with independent servicing systems was also proposed so that all of the issues could be addressed at the same time.

Because of the existing building locations, topography and presence of bedrock, in order to accommodate the new sewage systems, the proposed lot lines are quite irregular, but this relates to issues of land tenancy, rather than functionally or land use.

As the property is located within a settlement area and the applications relate to a reconfiguration of lot fabric related to existing structures and uses, they do not raise issues of conformity with the planning policy environment. As the net result will be improved sewage disposal for the restaurant and the existing cottages, it is anticipated that the end result is that the applications will facilitate a lessening of the environmental impact of the existing uses.

Prior to the generation of this report, both planning and building consulted extensively with the applicants and conducted site visits to ensure the proposed lot lines would accommodate the proposed sewage disposal systems for both the restaurant and three rental cottages.

Other Considerations:

Through the circulation of the Consent applications, The Director of Public Works has stated he has no comments on this application.

The Building Department has stated that they have no objection to the applications for consent but provided the following comments:

“This approval is based on the condition that all proposed construction is completed as proposed in the design information provided to the Building Department. Due to the limited available area this design is very specific and requires changes to the property terrain and design and use of some existing buildings.
All required permits must be obtained prior to any construction on buildings or sewage disposal systems.”

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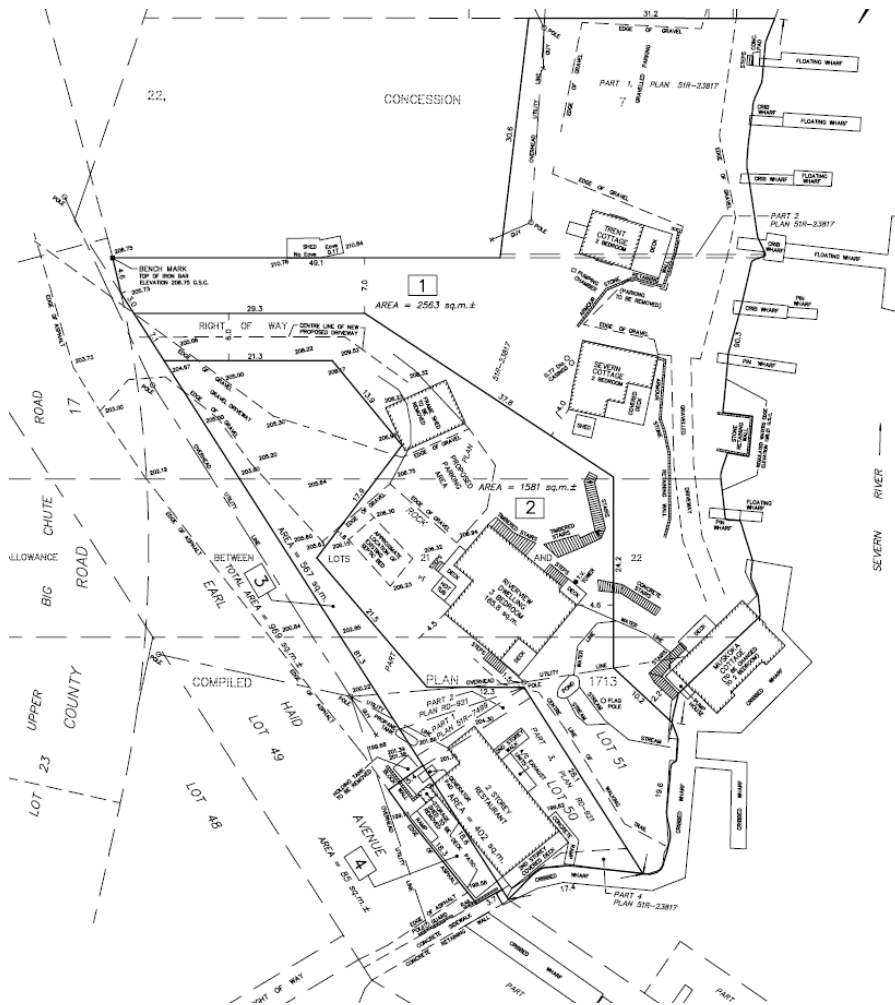
The County of Simcoe stated: "The applicant will be required to apply for an Entrance Permit for any new entrances onto the County Road"

Respectfully submitted,

Andrew R. Fyfe, M.A.
Director of Planning & Development

Appendix 1 – Draft survey

Appendix 1



February 20, 2014

Anne Stock, 02/17/14

My husband William and I have no objections to the properties referenced in the above notice being severed and upgraded to current environmental standards with respect to sewage and compliance with current by-laws. However, we feel in doing so, you must address and correct all past mistakes and not leave opportunity for new problems to develop in the future. This would include not permitting any encroachment of buildings and equipment on township property.

We do have a few concerns and questions that we would like answered:

1. In respect of the original north lot on Part 1, Plan 51R-23817, the official township plan 2005-90 Schedule A8 lists this lot as "settlement living area". How has it become "resort tourist commercial" without any notification to neighbouring properties? If you change it to this, what activity would then be allowed?
2. Will Earl Haid Avenue be cleared of all hindrances without future allowances for parties to infringe on township property? The owners of both the restaurant and the general store have complained of congestion in Severn Falls. This would be one way of addressing their concerns.
3. The dwellings that need changes should not be permitted to be inhabited until the required changes are made and the issues resolved. By-laws have evidently been ignored. The 2 cottages on part 1 have apparently no standard septic system. The cottage that is to be converted to two bedrooms has been pumping sewage to the main dwelling resulting in a septic system serving 7 bedrooms that was designed for 3. This is a clear disregard for laws and for the environment.

As elected or appointed officials, you have the power and the duty to resolve these issues. We expect that your sense of professional responsibility and ethics will allow you to reach that goal. We look forward to your reply.

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.

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Bob Snider, owner of 1725 Earl Haid Avenue, addressed the Committee and provided his support for the removal of the holding tank which is encroaching onto municipal lands. He also advised that the required pump outs will now be removed which is an advantage for the area during business hours.

Mr. Martin, owner of 1857 Daisy Lane, addressed the Committee and advised that he is support of the application which is good for the environment and the neighbouring properties.

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 7:18 p.m.

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

There were no comments from the Committee.

(See Resolution No. PD022014-02)