

**THE CORPORATION OF THE TOWNSHIP OF SEVERN
PLANNING & DEVELOPMENT COMMITTEE**



**Thursday, December 17, 2015
Council Chambers - Municipal Office**

7:00 P.M.

AGENDA

ADDENDUM AGENDA

G. CORRESPONDENCE (*for information*)

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- 4 Tawnya & Cory Romaniuk re Zoning By-law Amendment - 4265
Carlyon Line (see Agenda Item No. C-1)

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Tawnya and Cory Romaniuk
4269 Carlyon Line
Severn, ON L3V 0W8

Township of Severn
PO Box 159, Orillia ON L3V 6J3

12/11/2015

RE: Proposed Zoning By-Law Amendment for 4265 Carlyon Line

I am writing to declare my opposition regarding the above named property for the reasons outlined below. The property in question was originally part of the land associated with our home when the owner built the house. If we could afford to buy the property and adjoin it to ours again, we would not hesitate and further leave the land untouched.

As a family with three young children, there is concern with the property being zoned as industrial given the entrance to said property is adjacent to our front yard. The following is a summary of our expressed concerns:

Reason for the Amendment

- The For Sale sign on the highway indicates that it is already zoned industrial, is this something that will basically just amended anyway and this forum is simply a formality? I have issue with the sign advertising the property falsely as it will only attract those interested in such a property.

Previous Owners Intentions

- We are aware of the intended use of previous owners of the property whereby it was possibly going to be a storage area for heavy machinery, and concern existed with the noise, danger of large vehicles and heavy machinery travelling so close to our property with three small children, and traffic.
- Another proposition was storage units which came with a great number of concerns as well; again, the amount of traffic to the units but also, given my career as a Parole Officer I'm acutely aware of the use of storage units for criminal activity.

Investment

- We invested in our property with the knowledge that the property in question was zoned rural, in hopes that a new subdivision would be the target for the area.
- Perhaps the most distressing reason for our opposition is the simple fact that having an industrial property alongside our home would greatly decrease the value of our home and property; not something that any member of Council would likely sanction if this was proposed for a property neighboring their

home. We are therefore pleading to Council to seriously consider these factors and think of the families whose homes are adjacent to, or in close proximity.

Privacy

- If this is in fact a mere formality in the process, we are requesting a minimum buffer of vegetation to allow for the utmost amount privacy and sound barrier. Specifically a 7 meter vegetation buffer surrounding our property. We appreciate the understanding and willingness of the applicant to accommodate this concern.

Plan of Action

- We feel that despite raising these questions and concerns, it is difficult for us to support the proposed amendment without knowing the intention for the property or without any preliminary plan of action in place.
- We ask that Council take the above concerns into consideration when making their final decision and continue to keep us apprised of any developments.

Sincerely,

Tawnya and Cory Romaniuk
4269 Carlyon Line