

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



**Thursday, February 19, 2015
Council Chambers - Municipal Office**

7:00 P.M.

AGENDA

ADDENDUM AGENDA

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1 Zoning By-law Amendment - 3979 Sandcastle Court	
(h) Joe Wise	1-3
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Sharon Goerke

From: Joe Wise <Joe.Wise@rci.rogers.com>
Sent: February-15-15 10:30 PM
To: Mike Burkett; rstevens@twonshipofsevern.com; Sharon Goerke
Cc: Andrew Fyfe; 'Joe-The Wise's'
Subject: Objection to Re-Zoning Application # Z-15-03 - 3979 Sandcastle Court, Washago Ont.
Attachments: Friedman Dec 14 Neighbourhood Letter.pdf

Attn: Sharon Goerke
 Clerk, Township of Severn

Re: Zoning Application Number Z-15-03 – Joe Friedman
 3979 Sandcastle Court, Washago Ont. Plan 1609 Lot 21 Blk E, Township of Severn

Honourable Mayor Burkett and Council of Severn Township

We reside at 3975 Sandcastle Court – two properties to the South of the subject property and object to this rezoning for the following reasons.

I have had the opportunity to have conversations with Mr. Joe Friedman and his wife Ruth on a couple of occasions. They have indicated to me that they do not plan to live at the residence, but plan to renovate it into several apartments, and in fact have someone renting currently. Since taking possession of the property they have never lived in the home and plan instead to rent out units as apartments. Mrs. Friedman indicated she only plans to use one of the units for a couple of months in the summer. Before Christmas the Friedman's sent out a letter stating that they were planning on building an in-law suite and that we would be getting a notice from the "City" informing us of this. The Township notice that we recently received indicates that building an in-law suite was obviously not their intention as indicated in the attached letter. Currently while this rezoning application is still in review, they have a building permit to complete interior renovations. Yet the amount of construction and multiple bathroom amenities such as toilets that I have seen suggests to me they are not waiting for approvals to proceed with the construction of apartments. I am sure the building inspector will need to follow up on the progress of the existing building permit?

Based on what the Friedman's have told me, we feel that this property will become a non-owner occupied multi-unit rental property. This proposed rezoning will potentially set precedence within our small community of 65 single family homes. In the past our community has demonstrated that we do not want multi-tenant rental properties within our neighbourhood. This was specifically shown during the application for a Residential Bed and Breakfast on Treeline Drive several years ago. If this application is granted, the potential cumulative impact to our small community will change it from an idealistic, quiet single family dwelling neighbourhood, into a multi-tenant rental residential community.

I would also like to point out that the subject property has a Township easement on the North side of the property. This Easement is a drainage swale, with a culvert from the open ditch line at the front of the property to the shore of Lake Couchiching. The added pressure of a multi-tenant dwelling on the property's septic system will directly impact runoff into Lake Couchiching. The property's proximity and direct access to the open ditch line and swale, will surely impact the lake. Lake Couchiching is our community's source of drinking water, and any additional pressure on it by this application and the precedence it may set, should be taken very seriously.

Water is our most precious resource We need to protect it.

In closing we respectfully request that the Council Deny this zoning application request.

Sincerely,

Joe and Nancy Wise
joewise@rogers.com

This communication is confidential. We only send and receive email on the basis of the terms set out at www.rogers.com/web/content/emailnotice

Ce message est confidentiel. Notre transmission et réception de courriels se fait strictement suivant les modalités énoncées dans l'avis publié à www.rogers.com/aviscourriel

Dec. 17, 2014

Dear Neighbour,

*We are your new neighbours at 3979 Sandcastle Court, wishing you
Season's Greetings and a Happy New Year! ❄️*

*We are advising you in advance that we are planning on building an
in-law suite on the ground floor of our new home. There will be no
outside changes to the area. You will soon be getting a letter from the
city advising you of this plan with more information. In the meantime
if you have any concerns or questions please call me at 416-618-1000
or email me at joe@sharum.ca.*

Happy Holiday and hope to meet you when the snow melts. 🍷 🍷

Joe

*RUTH + JOE FRIEDMAN
1-416-727-7059*

3749 Cedar Rapids Dr.
(Marchmont) Orillia, ON
L3V6H2



7 February, 2015

Mr. Andrew Fyfe
Director of Planning & Development
Severn Township Municipal Office
1025 Hurlwood Lane
Orillia, ON

afyfe@townshipofsevern.com

Dear Sir;

Re: Plan 478, Lot C Concession 1, Part of Lot 2: Z-15-02

I am pleased to support the application to restore C1 zoning to the property at 1976 Marchmont Rd.

I believe that throughout most of the history of the hamlet this property sustained businesses that contributed to the well-being of Marchmont and surrounding communities. In early days it accommodated a general store and post office, more recently Jon and Edom Hesselius ran an antique and restoration business, and most recently Dave Grodkiewicz did much of his high-tech computer business there.

Marchmont and similar hamlets are good locations for many services and commercial activities that can make healthy contributions to the general economy of our communities. A reasonable mix of residential and commercial properties is suitable to and healthy for Marchmont.

Sincerely,
Roger T. Pretty

A handwritten signature in black ink that reads "Roger T. Pretty".

3741 Cedar Rapids Dr.
Orillia, ON L3V 6H2

Township of Severn
P.O.Box 159,
Orillia, ON
L3V 6J3



To Whom it May Concern:

REFERENCE: Application No. Z-1502
Public Zoning By-Law Amendment
SUBJECT PROPERTY: Plan 478, Lot C, Concession 1, Part Lot 2
ADDRESS: 1976 Marchmont Road, Severn Township

We are unable to attend the public meeting on February 19th, 2015 but wish to put forth our 100% support of restoring the historical commercial use of the portion of the property in question.

We have lived next door to the property for close to 40 years and it was only recently that we learned the commercial designation had been removed. We thoroughly enjoyed shopping in the antique shop prior to the owners retiring. We feel that with keeping with the historic nature of the village, this would be a definite asset which could allow for a future opportunity of a storefront shop or gallery which would be of value to the makeup of this quaint little village.

Sincerely,

A handwritten signature in cursive script that reads "Gerald and Darlene Mattie".

Gerald and Darlene Mattie