

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



**Wednesday, September 14, 2016  
Council Chambers - Municipal Office**

**7:00 P.M.  
AGENDA**

**ADDENDUM AGENDA**

**G. CORRESPONDENCE (*for information*)**

**Page #**

3 Ed & Ella Smith re 4265 Carlyon Line

1

**Ed & Ella Smith**  
**255 Collegiate Drive**  
**Orillia, ON L3V 7G1**  
**TEL: 705 325-1650**  
 email: edella@rogers.com  
**September 8, 2016.**

**The Corporation of The Township of Severn**  
**PO Box 159 Orillia, ON. L3V 7G1**

**Attention: Mayor Mike Burkett & Councillors**

**Re: 4265 Carlyon Line Zoning By-Law Amendment**  
**Public Meeting to be held September 14, 2016 at 7:30pm**

As owners of the property known municipally as 4217 Elm Avenue which abuts the subject property of your meeting, we are writing to advise you that, had we known about your intent in December, we would certainly expressed our disagreement with your December 17, 2015 rezoning from Rural to General Industrial M2. The contents of LOT REQUIREMENTS and PERMITTED USES for M2 Zone and some other factors lead us to ask that you reconsider the M2 Zone of December, 2015 and revert back to Rural. Reasons are as follows:

- Minimum Lot Frontage: If frontage is defined by where the lot fronts on Carlyon Line, this acreage does not appear to meet the 60 meter requirement.
- 15 meter side yard setback from residential property seems pretty minimal.
- Who's to say that the one foot reserve at the end of Elm Ave will not be released in the future, leading to industrial traffic on that quiet residential street.
- Fuel Storage, Heavy Industrial, even Light Manufacturing, Salvage or Wrecking Yard, Saw and/or Planing Mill, do not seem fitting in the midst of a rural residential area.
- The negative effect this will have on residential property values in the area.

Yours truly,



Edward and Ella Smith  
 Neighbouring Property Owners

cc Andrew Fyfe, Director of Planning and Development  
 Sharon R. Goerke, Clerk

