

MINUTES OF THE MEETING OF THE PLANNING & DEVELOPMENT COMMITTEE
HELD IN THE ADMINISTRATION OFFICE, 1024 HURLWOOD LANE, WEDNESDAY,
APRIL 22, 2015 AT 7:00 P.M.

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

CALL TO ORDER

Chair Cox called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST & THE GENERAL NATURE THEREOF

- "NIL"

PUBLIC MEETINGS

Public Meeting with respect to New Zoning Schedules (**see attached notes**).

MOTION PD042215-01: *Moved by Member Dunlop and seconded by Member Taylor that an Application for a Zoning By-law Amendments to By-law No. 2010-65 with respect to Zoning Schedules be approved;
AND FURTHER THAT the Clerk be directed to prepare a Draft Zoning By-law for consideration of Council.*

CARRIED

DELEGATIONS

- "NIL"

REPORTS FROM OFFICIALS (for information)

Building Report for the Month of March 2015.

By-law Enforcement Report for the Month of March 2015.

Society for the Prevention of Cruelty to Animals – Statement of Pound Services for the Month of March 2015.

Planning Report No. P15-018, 04/14/15, with respect to New Zoning Schedules.

Planning Report No. P15-021, 04/14/15, with respect to the New Simcoe County Official Plan.

MOTION PD042215-02: *Moved by Member Stevens and seconded by Member Westcott that the following Reports from Officials be received as information:*

- (a) Building Report for the month of March 2015;*
- (b) By-law Enforcement Report for the month of March 2015;*
- (c) Society for the Prevention of Cruelty to Animals – Statement of Pound Services for the month of March 2015;*
- (d) Planning Report No. P15-018, 04/14/15, with respect to New Zoning Schedules;*
- (e) Planning Report No. P15-021, 04/14/15, with respect to New Simcoe County Official Plan.*

CARRIED

REPORTS FROM OFFICIALS (for direction)

Planning Report No. P15-022, 04/15/15, with respect to Provincial Planning and Development Initiatives.

MOTION PD042215-03: *Moved by Member Burkett and seconded by Member Stevens that Planning Report No. P15-022, dated April 15, 2015, with respect to Provincial Planning & Development Initiatives be received;*
AND WHEREAS the Province is proposing that if a new Zoning By-law or Official Plan is adopted, amendments cannot be considered for two years;
AND WHEREAS this Council has concerns that this new policy is not in keeping with the Provincial Policies that are to be working documents for the future development of municipalities;

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NOW THEREFORE BE IT RESOLVED THAT the Province of Ontario be respectfully requested to remove the proposed policy in order to ensure that future development within municipalities is not delayed for a two year period; AND FURTHER THAT this Resolution be forwarded to all municipalities in the County of Simcoe, all Counties & Regions in the Province and AMO for their consideration and support.

CARRIED

CORRESPONDENCE (for information)

AMO Communications, 03/27/15, with respect to AMO Policy Update – Ministry of Education Releases New Process for School Closures.

MOTION PD042215-04: *Moved by Member Crichton and seconded by Member Dunlop that a letter from the Association of Municipalities of Ontario, dated March 27, 2015, with respect to Ministry of Education Releases New Process for School Closures be received as information.*

CARRIED

CORRESPONDENCE (for direction)

Kirsty & Shane Spencer, 04/16/15, with respect to a Request of Fees.

MOTION PD042215-05: *Moved by Member Westcott and seconded by Member Stevens that a request of Shane & Kirsty Spencer, dated April 16, 2015, for a refund of Planning Application Fees and the use of a Planner be received; AND FURTHER THAT the refund of the deposits in the amount of \$1,995.69 be approved.*

CARRIED

UNLISTED ADDITIONS

- “NIL”

CONFIDENTIAL AGENDA

Reports from Officials

- “NIL”

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Correspondence

- “NIL”

ADJOURNMENT – 7:50 p.m.

MOTION PD042215-06: *Moved by Member Stevens and seconded by Member Burkett that this meeting be and it is hereby now adjourned.*

CARRIED

Judith Cox
Chair

Sharon R. Goerke
Clerk

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	Clerk	Sharon Goerke
	Planner	Katie Mandeville

Chair Cox advised those in attendance that there was one public meeting called this evening in accordance with the Planning Act with respect to amendments to Zoning By-law No. 2010-65.

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 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*
- 3. Next, members of the Committee will be given the opportunity to ask questions for clarification on the proposal.*

The Chair advised that at the conclusion of the meeting 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:

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- (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 Cox 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

The Chair requested the Township Planner to explain the intent and purpose of the amendments proposed for Zoning By-law No. 2010-65.

The Planner advised those in attendance that the purpose of the proposed amendments to Zoning By-law No. 2010-65 applies to the Zoning Schedules. It is proposed to replace all of the existing schedules. New schedules have been created to correct minor discrepancies which have been identified in a detailed review of the existing schedules and to ensure that all of the amendments that have been made to the schedules since the adoption of By-law No. 2010-65 are consolidated into the current schedules. No substantive changes have been made to the mapping that has the effect of removing or replacing previously approved zoning permissions.

The Planner advised that notice of this application was given in accordance with the *Planning Act* on April 1, 2015 and the following correspondence has been received:

Planning Report No. P15-018, 04/14/15

Background

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. No appeals to the By-law were lodged and thus, the By-law came into full force and effect as of August 5, 2010.

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As part of the department's ongoing program of improving and updating the map schedules to the Township's zoning by-law, staff continually review the existing mapping to identify any errors. Now that we have a new set of zoning maps which tie the zoning categories to individual properties, it is easier to identify errors than when we were using a combination of paper maps and digital mapping which wasn't completely accurate. Recently we have identified a number of minor discrepancies created when the data set was converted into a new database that could be edited more easily. We have also found some of the previous rezonings which had been enacted by Council had not been carried forward. All 83 zoning schedules have now been reviewed in detail and the necessary "fine tuning" made.

As there are a number of changes being made on various schedules and the schedules apply to the entire Township, it is proposed that the existing schedules be repealed in their entirety and replaced with new "clean" schedules. It should be noted that the consideration of replacement zoning schedules is a "housekeeping" measure – it will not result in the rezoning of anyone's property unless there was an error or discrepancies in the original mapping which affect their property. It is not intended that the permitted uses, setbacks, etc. on any individual properties will be changed unless it is to re-instate what was originally intended when By-law 2010 was adopted or a site-specific by-law amendment was adopted. A copy of the proposed draft by-law is attached.

Financial Impact

The required work was completed in house. The only costs incurred are for advertising and there is provision in the Planning Department's budget for this expenditure.

Appendix "1"

THE CORPORATION OF THE TOWNSHIP OF SEVERN

BY-LAW NO. 2015 - XX

BEING A ZONING BY-LAW TO FURTHER AMEND BY-LAW NO. 2010-65 AND TO REGULATE THE USE OF LAND AND THE CHARACTER, LOCATION AND USE OF BUILDINGS OR STRUCTURES ON ALL PROPERTIES WITHIN THE JURISDICTION OF THE TOWNSHIP OF SEVERN (General)

WHEREAS Council enacted By-law 2010-65 to regulate the use of land within the Township of Severn;

AND WHEREAS it is desirable to amend the By-law to ensure its proper application and interpretation;

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AND WHEREAS Council has determined that certain amendments can be made to By-law 2010-65 to improve the By-law;

AND WHEREAS the matters hereinafter set out comply with the Official Plan in effect for the Township of Severn;

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

Section 1 – Schedule Amendments:

1 THAT the Zone Schedules, being Schedules:

A-1 to A-2
B-1 to B-4
C-1 to C-5
D-1 to D-4
E-1 to E-4
F-1 to F-4
S-1 to S-9
FP-1 to FP-14

of By-law No. 2010-65, as otherwise amended are hereby deleted and replaced with the corresponding Zoning Schedules in accordance with Schedule "1" attached hereto and forming part of this By-law.

Section 2 – Application

3.1. THAT Zoning By-law No. 2010-65, as otherwise amended, is hereby further 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.

Section 3 – Force and Effect

4.1 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 , 2015.

By-law read a third time and finally passed this day of , 2015.

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CORPORATION OF THE TOWNSHIP OF SEVERN

MAYOR

CLERK

The Chair inquired if there were any persons present who had either questions or comments on the application? The Vice-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 Vice-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 may wish to provide?

There were no further comments from staff.

As there were no further comments on this application, the Vice-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.

There were no comments from members of the Committee.

(See Resolution No. PD042215-01)