MINUTES OF THE MEETING OF THE PLANNING & DEVELOPMENT COMMITTEE
HELD IN THE ADMINISTRATION OFFICE, 1024 HURLWOOD LANE, THURSDAY,
MAY 21, 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 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 a Proposed Zoning By-law Amendment – 2229, 2239 & 2249 Pilkington Lane (see attached notes).

MOTION PD052115-01: Moved by Member Burkett and seconded by Member Stevens that an Application for a Zoning By-law Amendment for 2229, 2239 & 2249 Pilkington Lane be approved; AND FURTHER THAT the Clerk be directed to prepare a Draft Zoning By-law for consideration of Council.

CARRIED

Public Meeting with respect to a Proposed Zoning By-law Amendment – 12833 County Road 16 (see attached notes).

MOTION PD052115-02: Moved by Member Burkett and seconded by Member Stevens that an Application for a Zoning By-law Amendment for 12833 County Road 16 be approved;
May 21, 2015

AND FURTHER THAT the Clerk be directed to prepare a Draft Zoning By-law for consideration of Council.

CARRIED

Public Meeting with respect to a Proposed Zoning By-law Amendment – 3713 & 3833 Hampshire Mills Line (see attached notes).

MOTION PD052115-03: Moved by Member Taylor and seconded by Member Crichton that an Application for a Zoning By-law Amendment for 3713 & 3833 Hampshire Mills Line be approved; AND FURTHER THAT the Clerk be directed to prepare a Draft Zoning By-law for consideration of Council.

CARRIED

Public Meeting with respect to a Proposed Zoning By-law Amendment – 1277 & 1281 Anderson Line (see attached notes).

MOTION PD052115-04: Moved by Member Stevens and seconded by Member Westcott that an Application for a Zoning By-law Amendment for 1277 & 1281 Anderson Line 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 April 2015.

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


Planning Report No. P15-024, 05/11/15, with respect to an Application for a Zoning By-law Amendment - 2229, 2239 & 2249 Pilkington Lane.


Planning Report No. P15-028, 05/12/15, with respect to an Application for a Zoning By-law Amendment – 12833 County Road 16.

MOTION PD052115-05: Moved by Member Burkett and seconded by Member Westcott that the following Reports from Officials be received as information:
(a) Building Report for the month of April 2015;
(b) By-law Enforcement Report for the month of April 2015;
(c) SPCA Report for the month of April 2015;
(d) Planning Report No. P15-024, 05/11/15, with respect to 2229, 2239 & 2249 Pilkington Lane;
(e) Planning Report No. P15-025, 05/11/15, with respect to 3713 & 3833 Hampshire Mills Line;
(f) Planning Report No. P15-027, 05/12/15, with respect to 1277 & 1281 Anderson Line; and
(g) Planning Report No. P15-028, 05/12/15, with respect to 12833 County Road 16.

CARRIED

REPORTS FROM OFFICIALS (for direction)


MOTION PD052115-06: Moved by Member Burkett and seconded by Member Stevens that Planning Report No. P15-029, dated May 12, 2015, with respect to New Official Plan Schedules & Official Plan Review be received;
AND FURTHER THAT the Director of Planning & Development be directed to:
(a) Initiate the Official Plan Review Process;
(b) Schedule a Public Open House for August 20, 2015 from 3:00 p.m. to 5:00 p.m.;
(c) Schedule a Public Meeting for August 20, 2015 at 7:00 p.m.;
(d) Initiate amendments to the Official Plan to implement Source Water Protection Areas; and
(e) Seek expressions of interest from consultants to complete the Official Plan Review and Growth Management Standards for further consideration of Council.

CARRIED


MOTION PD052115-07: Moved by Member Taylor and seconded by Member Dunlop that Planning Report No. P15-030, dated May 12, 2015, with respect to a Consent Proposal – 1861 Island Road be deferred pending receipt of a staff report on the status of MacLean Lake.

CARRIED

CORRESPONDENCE (for information)

Sustainability Plan Steering Committee Meeting – April 2, 2015.

Parks Canada, 05/13/15, with respect to an Application for a Zoning By-law Amendment – 2229, 2239 & 2249 Pilkington Lane.

MOTION PD052115-08: Moved by Member Westcott and seconded by Member Stevens that the following correspondence be received as information:
(a) Sustainability Plan Steering Committee Meeting – April 2, 2015; and
(b) Parks Canada, 05/13/15, with respect to Proposed Zoning By-law Amendment – 2229, 2239 & 2249 Pilkington Lane.

CARRIED

CORRESPONDENCE (for direction)

Ethosolar, 05/11/15, with respect to a Ground Mount Solar Project – 3115 Riverdale Drive.
MOTION PD052115-09: Moved by Member a request of Ethosolar, dated May 11, 2015, with respect to a Ground Mount Solar Project for 3115 Riverdale Drive be deferred to the June 4, 2015 Council Meeting.

CARRIED

UNLISTED ADDITIONS

- “NIL”

CONFIDENTIAL AGENDA

Reports from Officials

- “NIL”

Correspondence

- “NIL”

ADJOURNMENT – 8:05 p.m.

MOTION PD052115-10: Moved by Member Westcott and seconded by Member Stevens that this meeting be and it is hereby now adjourned.

CARRIED

Judith Cox
Chair

Sharon R. Goerke
Clerk
Chair Cox advised those in attendance that there are four 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.

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:
May 21, 2015

(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 NO. 1

The Chair requested the Township Planner to explain the intent and purpose of the Application for a Zoning By-law Amendment for 2229, 2239 & 2249 Pilkington 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 Lots 3, 4 & 5, Plan 940, geographic Township of Tay, now in the Township of Severn, municipally known as 2229, 2239 & 2249 Pilkington Lane to remove certain zoning provisions of the site specific Shoreline Residential Three Exception Two (SR3-2) Zone that relates to the prohibition of boathouses and boatports as well as modifying the restrictions on dock size. The other site specific provisions of the SR3-2 Zone will remain.

The Planner provided a brief history on the development of this property including the marina and docking issues and the restrictions on shoreline structures. The original approval did not allow for the installation of boathouses or docks along the shoreline. Parks Canada has provided correspondence that they are not opposed to the installation of boatports or docks but they are not in favour of boathouses.

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

Planning Report No. P15-024, 05/11/15

Background

County Official Plan: Agricultural and Rural
Township Official Plan: Shoreline Residential
Township Zoning: Shoreline Residential Three Exception Two (SR3-2)
Legal Description: Plan 949, Lots 3, 4 & 5, (Tay)
Municipal Address 2229, 2239 & 2249 Pilkington Lane (Appendix 1)
The purpose and effect of the proposed Zoning By-law Amendment is to amend Zoning By-law No. 2010-65, to rezone properties described as Lots 3, 4 & 5, Plan 949, (Tay), municipally known as 2229, 2239, 2249 Pilkington Lane so as to remove certain zoning provisions of the site specific Shoreline Residential Three Exception Two (SR3-2) zone that relate to a prohibition on boathouses and boat-ports, as well modifying the restrictions on dock size. The other site specific provisions of the SR3-2 zone would remain.

Almost ten years ago the Township received applications for a Plan of Subdivision and a rezoning for Narrows Marina, including Pilkington Island. The proposal was to decommission the marina and convert it into residential lots. Council convened two public meetings in which many of the local residents opposed the proposed subdivision because it would have eliminated opportunities for access if the marina closed.

Economic factors make it difficult for smaller marinas to continue operation. It appeared that regardless of the subdivision application the marina was closing. Council requested that options be pursued to retain the marina. As result of discussions with local residents (users of the marina) and the proponents, a local solution was found. The marina portion of the property was separated from Pilkington Island. Some local residents who had water access cottages in the area agreed to purchase the marina with the intention of retaining the marina for access purposes to local cottages in the area. They also created a number of residential lots to help finance the purchase of the marina property.

A consent application was approved with Council’s concurrence, which separated Pilkington Island from the marina property, as the properties were joined by flooded lands.

Pilkington Island was retained by the original proponents of the subdivision who continued the subdivision process creating five residential lots and an access block for the proposed bridge. At the time boat-ports and boathouse were not permitted on any of the five lots and site specific zoning restrictions were imposed on the construction of docks. It is believed that these provisions were imposed in order to respond to concerns raised by Parks Canada regarding the narrowness of the channel and potential conflicts with boat traffic.

With the construction of residences and associated docks on the island, it has become apparent that the potential for conflict with boat traffic largely related to the most westerly two lots (aerial view Appendix 2). The three easterly lots are oriented towards Gloucester Pool and shoreline development would relate to an open body of water rather than a confined channel.
The applicants have reviewed the circumstances with the Trent Severn Waterway (TSW) and have come to an agreement on what is appropriate for those three lots. As TSW is the senior government body with jurisdiction, the Township generally defers to its requirements. Matters related to navigation are not within municipal jurisdiction; consideration of planning controls are therefore related to potential impact on neighbours and aesthetics. As the structures are ancillary to existing permitted uses and are commonly associated with recreational residential development which is allowed for under provincial and municipal policies, they do not appear to be any policies conflicts generated by the proposed amendment. As the proposed shoreline structures are some distance removed from the neighbours opposite and are in general keeping with what is found elsewhere along the shoreline, staff is prepared to support the applications.

Financial Impact

There are no external costs associated with the proposed zoning by-law amendment.

Appendix 1
THE CORPORATION OF THE TOWNSHIP OF SEVERN

BY-LAW NO. 2015-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 LOTS 3, 4 & 5, PLAN 949, GEOGRAPHIC TOWNSHIP OF TAY, NOW IN THE TOWNSHIP OF SEVERN (2229, 2239& 2249 PILKINGTON 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 Lots 3, 4 & 5, Plan 949, geographic Township of Tay, municipally known as 2229, 2239& 2249 Pilkington Lane;

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

1. THAT Section 6.5.7 entitled “Exceptions to the Shoreline Residential Three (SR3) Zone ” of Zoning By-law No. 2010-65, as otherwise amended, is hereby further amended by adding the following is hereby further amended by modifying the Table with regard to the provisions of the Shoreline Residential Three Exception Two (SR3-2) Zone as follows:

<table>
<thead>
<tr>
<th>Exception</th>
<th>By-law</th>
<th>Location</th>
<th>Schedule</th>
<th>Special Provisions</th>
</tr>
</thead>
<tbody>
<tr>
<td>SR3-2</td>
<td>2009-51</td>
<td>Pilkington Island</td>
<td>B-1</td>
<td>i) shoreline buffer – 25 m</td>
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<tr>
<td></td>
<td>2015-XX</td>
<td></td>
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<td>ii) setback from water’s edge – 25 m but by no means closer than 8 m from any</td>
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<td>property boundary abutting water;</td>
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<td>iii) maximum height for a principal structure – 8 m;</td>
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<td>iv) minimum interior side yard – 4 m;</td>
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<td>v) maximum lot coverage for a principal structure – 20% of lot area;</td>
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<td>vi) Site Plan Agreement required prior to the issuance of a building permit on any</td>
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<td>lot;</td>
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<td>vii) deleted (no boathouse or boatport shall be permitted:) The minimum side yard for</td>
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<td>a boathouse or boatport shall be 4.5m</td>
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<td>viii) Docks:</td>
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<td>a) A finger dock having a maximum length of 6 m and a maximum width of 2.7m may</td>
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<tr>
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<td>be extended from a boat-port or Boathouse, perpendicular to the shoreline on the</td>
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<td>northerly side of the island only;</td>
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<td>b) The maximum area of a dock shall be 37 sq. m;</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>c) The minimum side yard for a dock shall be 5 m.</td>
</tr>
</tbody>
</table>
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 day of , 2015.

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

CORPORATION OF THE TOWNSHIP OF SEVERN

________________________________________
MAYOR

________________________________________
CLERK

Parks Canada, 05/13/15
Parks Canada has reviewed the above-noted zoning by-law amendment. From the standpoint of the operation of the Trent-Severn Waterway there would appear to be no concern with this amendment.

Parks Canada is not opposed to the rezoning of Pilkington Island to allow for boatports. Parks Canada favours boatports over boathouses due to their lesser impact on aquatic ecosystems and views from neighbouring properties.

Parks Canada is not aware of the restrictions on dock size that have been placed on properties on Pilkington Island. Parks Canada is not opposed to rezoning that would mirror dock specifications as outlined in Park Canada’s Policies for in-water and Shoreline Works and Related Activities. The policies can be accessed on Park Canada’s website (http://www.pc.gc.ca/eng/docs/r/poli/page01.aspx)

Parks Canada records indicate that Trent-Severn Waterway In-water and Shoreline Works permit applications have been received for these properties. Please be aware that should the property owners wish to undertake any additional shoreline or in-water works, written approval from Trent-Severn Waterway, Parks Canada is necessary prior to commencement of any work.
The Chair inquired if the applicant or his/her representative had anything to add to the presentation?

There were no further 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?

As there were no further comments on this application, the Chair declared the public portion of the meeting closed at 7:11 p.m.

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

Member Cox inquired clarification that only the boatports would be approved for this application.
  • The Planner confirmed that only boatports or docks would be allowed.

Member Stevens inquired if the rezoning will accomplish the amendments for the boatports and docks.
  • The Planner confirmed that the Zoning By-law would establish the permissions for the approved structures.

(See Resolution No. PD052115-01)

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 12883 County Road 16.
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 West Part Lot 5, Concession 12, geographic Township of Tay, now in the Township of Severn, municipally known as 12833 County Road 16. The proposed Zoning By-law Amendment would rezone the subject property from the Residential One (R1) Zone to a site specific Residential Multiple One Zone (RM1-X) to permit a multiple dwelling containing a maximum of four units on private services with a minimum lot frontage of 39 metres (129 feet), a minimum lot area of 1,821 metres square (0.45 acres) and a minimum number of required parking of six spaces.

The Planner also provided the following information:
- The application relates to an existing building at the entrance to Fesserton.
- The structure was originally used as a convenience store and bakery and over the years has been converted to a multiple dwelling unit.
- This also included the conversion from commercial to the current R1 – residential zone.
- The septic system has been rebuilt to accommodate the additional units, fire code improvements completed and there will be no changes to the exterior of the building.
- In order to apply for building permits / change of use permits a zoning by-law amendment is now required.
- There will also be provision for the designation of a minimum of 6 parking spots for the residents.

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

**Planning Report No. P15-028, 05/12/15**

**Background**

- County Official Plan: Settlement
- Township Official Plan: Settlement Living Area
- Township Zoning: Residential One (R1)
- Legal Description: West Part Lot 5, Concession 12, (Tay)
- Municipal Address 12833 County Road 16 (Appendix 1)

The proposed Zoning By-law Amendment would amend Zoning By-law No. 2010-65, to rezone the subject lands from the Residential One (R1) Zone to a site specific Residential Multiple One Exception Zone (RM1-X) to permit a multiple dwelling containing a maximum of four units, on private services, with a minimum lot frontage of 39 metres (129 feet), a minimum lot area of 1,821 metres square (0.45 acres) and a minimum number of required parking of six spaces.
The subject lands are currently occupied by a building which originally was occupied by a convenience store and a bakery and an accessory dwelling for the owners. When the owners were no longer able to continue operating their business, the commercial use was suspended and the property became a strictly residential use. This conversion was recognized with a Residential One (R1) zone in By-law 2010-65. Overtime, the commercial space was converted to residential use and the building subdivided into multiple units. Unfortunately, the original septic system proved inadequate for the uses and failed. It has since been reconstructed, most recently in 2009.

The Township has been working with the owner to bring the building into compliance in terms of zoning, as well the Fire and Building Codes. A building permit for any works required to satisfy the Codes cannot be issued until the appropriate zoning is in place. If that does not take place, the three “offending units will have to be removed. An engineering “septic system design review” has been submitted with the application. It confirms that the current system is adequately sized under the Building Code for the four existing units. The Township’s Chief Building Official has confirmed that this review satisfies the Department’s requirements.

Due to the way in which the building is being subdivided into units, the units do not qualify as “apartments” in the zoning by-law as they are not served by an internal corridor. The building type is typically considered a “multiple dwelling” which is a commonly-used default category for multi-unit buildings which don’t meet the criteria for an apartment building or townhouse block. The Official Plan does identify a “multiple dwelling” as a permitted use in the Settlement Living Area and the Zoning By-law does provide for them in the Residential Multiple One (RM1) Zone, but it is not a defined term. Therefore, it is proposed to create a definition in the proposed by-law amendment. As there are also no lot requirements identified for a multiple dwelling on private services, these have been set forth in the proposed amendment.

As the subject lands are located within a settlement area, the creation of four units within the existing building is supported by the policy environment, so long as the site servicing can support the use. The Growth Plan and Provincial Policy Statement both direct residential towards settlement areas and encourage the more efficient use of the land-base (“intensification”). The four units would be considered to be “affordable” rental accommodation, something which is generally in short supply. Therefore the policy direction towards creating a diversity of dwelling types and affordability are addressed by this application.

The Official Plan recognizes “Multiple dwellings” as a permitted use in the Settlement Living Area designation. They would more usually be found in a settlement with full-services, but there is no restriction on their ability to be located in an unserviced area if the required sewage disposal can be addressed with an on-site private system.
The potential impacts on neighbours are considered to be minimal as:
- the proposed amendment simply recognizes an established situation
- the property is large enough to provide substantial separation distances from its neighbours
- access is provided from a County Road, therefore traffic impacts are nominal.

Subject to the comments received at the public meeting, and any submissions from circulated agencies and departments, and any further review that Planning Committee may seek, staff supports this proposed amendment to the Zoning By-law.

**Financial Impact**

There are no external costs associated with the proposed zoning by-law amendment. The creation of the new units will be subject to the requirements for the payment of development charges. They are eligible for a credit against the Township and County portions for the conversion of commercial space to residential use.

Appendix 1
THE CORPORATION OF THE TOWNSHIP OF SEVERN

BY-LAW NO. 2015-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, WEST PART LOT 5, CONCESSION 12, GEOGRAPHIC TOWNSHIP OF TAY, NOW IN THE TOWNSHIP OF SEVERN (12833 COUNTY ROAD 16)

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 West Part Lot 5, Concession 12, geographic Township of Tay, municipally known as 12833 County Road 16;

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

4. THAT Schedule "S-7" of Zoning By-law No. 2010-65, as otherwise amended, is hereby amended by changing the Zone Classification on certain lands described as West Part Lot 5, Concession 12, geographic Township of Tay, now in the Township of Severn, municipally known as 12833 County Road 16, from the Residential One (R1) Zone to a Residential Multiple One Exception Zone (RM1-X) in accordance with Schedule "1" attached hereto and forming part of this By-law.

5. THAT Section 6.5.3 entitled “Exceptions to the Residential Multiple One Exception Zone (RM1- ) Zone ” of Zoning By-law No. 2010-65, as otherwise amended, is hereby further amended by adding the following Table:
May 21, 2015

<table>
<thead>
<tr>
<th>Exception</th>
<th>By-law</th>
<th>Location</th>
<th>Schedule</th>
<th>Special Provisions</th>
</tr>
</thead>
</table>
| RM1 - | 2015-XX | West Part Lot 5, Concession 12, Tay | S-7 | Permitted Uses:  
Dwelling, multiple, being a residential building on private services, other than a townhouse or apartment dwelling, containing a maximum of four dwelling units.  
Lot Requirements  
Minimum lot frontage - 39 m  
Minimum lot area 1,821 m²  
Minimum number of required parking - six spaces. |

6. 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.

7. 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.

CORPORATION OF THE TOWNSHIP OF SEVERN

_________________________________________
MAYOR

_________________________________________
CLERK
SCHEDULE “1”

WEST PART LOT 5, CONCESSION 12, GEOGRAPHIC TOWNSHIP OF TAY, NOW IN THE TOWNSHIP OF SEVERN

Lands to be rezoned from Residential One (R1) to Residential Multiple One Exception Zone (RM1-X).

This is Schedule ‘1’ to By-law No. 2015-XX

Passed the day of , 2015

_____________________

MAYOR

_____________________

CLERK
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 7:16 p.m.

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

Member Dunlop advised that she was in support of this application as it had the possibility of providing affordable housing within the municipality.

Member Stevens inquired if the applicant would receive a credit on development charges for the conversion from commercial to residential which was confirmed by the Planner.

(See Resolution No. PD052115-02)

PUBLIC MEETING NO. 3

The Chair requested the Township Planner to explain the intent and purpose of the Application for a Zoning By-law Amendment for 3713 & 3833 Hampshire Mills Line.
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 West Part Lot 2, Concession 7, geographic Township of North Orillia, now in the Township of Severn, municipally known as 3713 & 3833 Hampshire Mills Line. The proposed Zoning By-law Amendment would rezone the property as follows:

1. To rezone the severed property (a portion of 3833 Hampshire Mills Line) under provisionally approved Consent Application B-15-14 containing vacant land from the Rural (RU) Zone to a site specific Rural Exception (RU-X) Zone in order to recognize the minimum lot area of 1.92 ha and the minimum lot frontage of 75 metres, a minimum front yard setback of 30 metres and a minimum setback from the pipeline right-of-way of 7 metres; and

2. To rezone the property which will receive the lot addition (3713 Hampshire Mills Line), a vacant property, from the Rural (RU) Zone to a site specific Agricultural Exception (AG-X) Zone to restrict the permitted uses of the property and prohibit a new dwelling.

The Planner also advised that this is a lot line adjustment to provide a larger building envelope and ensure that new structures are the required distance from the barn and feeding area for the livestock at the abutting farm property.

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

Planning Report No. P15-025, 05/11/15

Background

County Official Plan: Agricultural and Rural
Township Official Plan: Agricultural
Township Zoning: Rural (RU)
Legal Description: West Part of Lot 2, Concession 7, (North Orillia)
Municipal Address: 3833 Hampshire Mills Line (Appendix 1)
Agent: Morgan Planning & Development

This application will rezone the severed lands under application for consent B-15-14 (Rumsey/Hewitt) and is needed to fulfill a condition of provisionally approved application. The rezoning has two components:

1. To rezone the severed property (a portion of 3833 Hampshire Mills) under provisionally approved consent application B-15-14 containing vacant land from the Rural (RU) Zone to a site specific Rural Exception (RU-X) Zone in order to recognize the minimum lot area of 1.92 ha and the minimum lot frontage of 75 metres, a minimum front yard setback of 30 metres, and a minimum setback from the pipeline right of way of 7 metres.
2. To rezone the property which will receive the lot addition (3713 Hampshire Mills Line), a vacant property, from the Rural (RU) Zone to a site specific Agricultural Exception (AG-X) to restrict the permitted uses of the property and prohibit a new dwelling.

A draft amending by-law is attached (Appendix 5). It should be noted that the proposed limit of the zones differs from the original application. This modification reflects discussions with the County over the location of the potential building envelope for the larger lot which will result from the associated lot addition.

The applicant received approval from the Committee of Adjustment to sever a 1.1 ha (2.7 acres) portion of a 39.6 ha (97.8 acres) property at 3833 Hampshire Mills Line and add it to the existing residential lot to the south at # 3713. The sketch of the subject lot addition is attached as Appendix 2. As a condition of approval the applicants are required to rezone the subject lands so as to shift the development envelope away from the active farm land, barn and TransCanada Pipeline Corridor and to accurately reflect the minimum lot frontage and area of the lots approved by the Committee.

The effect of the severance is to increase the size of the abutting vacant building lot to the north. This will allow the owner of the existing lot to move his building envelope for his home southward, providing greater separation from the active livestock watering and feeding area on the adjacent farm, as well as the TransCanada Pipeline corridor which cuts across the north-west corner of that building lot, and provides for improved sightlines from the top of the steep hill to the north of Hampshire Mills Line. The new building location will be towards the south-east corner of the enlarged lot, which will increase the minimum separation distance for the dwelling from the neighbouring cattle barn to the east from approximately 190 metres to 260 metres. It should be noted that both numbers are substantially below the calculated MDS requirements for that barn, but the deficiency is being considerably reduced. As an existing non-farm lot, the MDS provisions would not prevent the construction of a home on the existing parcel, but the owner would be encouraged to maximize the separation distance in siting a new dwelling. The lot is owned by a member of the family with the beef operation who is actively involved in the farm.

The subject lands are located in an area of soils which are mapped as being in Classes 1-3 of the Canada Land Inventory (CLI) system and thus would considered to be “prime agricultural lands”. (Appendix 3) However, a comparison of aerial imagery (Appendix 4) with the CLI mapping shows that the actively farmed areas match the lands mapped as Classes 5-7 and the unfarmed areas, which are generally fairly well treed, lie within areas mapped as Classes 1-3. Therefore, it would appear that the CLI mapping does
not represent a true reflection of the agricultural potential of soils in this area. This is likely due to the heavily glaciated nature of the landscape in this area evidenced by the remnant shoreline feature to the north of the subject lands. As a result of this geomorphic activity, the soil characteristics can be highly variable within a small area and the soil mapping cannot be relied on as an accurate reflection of what is actually there. In terms of the respective designations in the Official Plan, whereby an “Agricultural” designation is intended to reflect an area where Class 1-3 lands are predominant and the “Rural” designation where the agricultural potential is “mixed”, it would appear that the “Rural” designation would be more appropriate given the circumstances. An Official Plan Amendment is not required as the proposal satisfies the applicable policies even if the land is designated “Agricultural”. The existing Rural (RU) zoning is a reflection of the limited agricultural potential of the subject lands.

As the propose of the zoning by-law amendment is to enable the completion of a lot line adjustment, the planning policy environment which was applied to the Consent application should be considered. For creating new residential lots under the Provincial Policy Statement (PPS), the only circumstance where this is permitted within lands designated as “Agriculture” is for the severance of a “surplus farm dwelling” where the consolidation of agricultural lands results in a dwelling being “surplus” to the needs of the farmer acquiring the worked lands. In this case the lot already exists and the severed lands are being added to that adjacent parcel. Section 2.3.4.1 c) states that “the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services.” Typically, a lot area of 0.4 ha to 1.0 hectares would be more than adequate to accommodate the dwelling and private services. The County and Township Official Plans provide similar policy direction towards the creation of residential lots on prime “agricultural lands”. Where “design considerations” apply, the lot can be made somewhat larger to address these factors. These matters were addressed in more detail in the planning report prepared for the Consent and in the Planning Justification Report prepared by the applicants’ consultant (Appendix 6).

As the proposed lot line adjustment does not remove agricultural lands from production and reduces the potential for conflict between an existing livestock operation and a future residential use, the approved Consent to increase the lot area of the benefiting lot to two hectares does appear to be justified in these circumstances and satisfies the intent of the policy direction in the PPS, County and Township Official Plans. As the enabling zoning facilitates an reduction in the potential conflict between a residential and an agricultural use, it is also supported by the relevant policies.
Financial Impact

There are no external costs associated with the proposed zoning by-law amendment.

Appendix 1
THE CORPORATION OF THE TOWNSHIP OF SEVERN

BY-LAW NO. 2015-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 THE WEST PART OF LOT 2 CONCESSION, GEOGRAPHIC TOWNSHIP OF NORTH ORILLIA, NOW IN THE TOWNSHIP OF SEVERN (3713 & 3833 HAMPshire MILLS LINE)

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 West Part Lot 2, Concession 7, geographic Township of North Orillia, municipally known as 3713 & 3833 Hampshire Mills Line;

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

8. THAT Schedule “E-4” of Zoning By-law No. 2010-65, as otherwise amended, is hereby amended by changing the Zone Classification on certain lands described as West Part Lot 2, Concession 7, geographic Township of North Orillia, now in the Township of Severn, municipally known as 3713 & 3833 Hampshire Mills Line, from the Rural (RU) Zone to a site specific Agricultural Exception (AG-XX) and a Rural Exception (RU-XX) Zone in accordance with Schedule “1” attached hereto and forming part of this By-law.

9. THAT Section 5.5.1 entitled “Exceptions to the Agricultural (AG) Zone” of Zoning By-law No. 2010-65, as otherwise amended, is hereby further amended by adding the following is hereby further amended by adding the following Table:
10. THAT Section 5.5.2 entitled “Exceptions to the Rural (RU) Zone” of Zoning By-law No. 2010-65, as otherwise amended, is hereby further amended by adding the following Table:

<table>
<thead>
<tr>
<th>Exception</th>
<th>By-law</th>
<th>Location</th>
<th>Schedule</th>
<th>Special Provisions</th>
</tr>
</thead>
<tbody>
<tr>
<td>AG - 2015-XX</td>
<td>Concession 7 Part Lot 2, North Orillia</td>
<td>E-4</td>
<td>Permitted Uses: Notwithstanding Section 5.3, neither an abattoir or a dwelling unit are permitted.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Exception</th>
<th>By-law</th>
<th>Location</th>
<th>Schedule</th>
<th>Special Provisions</th>
</tr>
</thead>
<tbody>
<tr>
<td>RU- 2015-XX</td>
<td>Concession 7 Part Lot 2, North Orillia</td>
<td>E-4</td>
<td>Lot Requirements: Minimum Lot Area – 1.9 ha, Minimum Lot Frontage – 75m, Minimum Front Yard – 30m, Minimum setback from pipeline right-of-way – 7m</td>
<td></td>
</tr>
</tbody>
</table>

11. 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.

12. 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.

CORPORATION OF THE TOWNSHIP OF SEVERN

__________________________________________
MAYOR

__________________________________________
CLERK
SCHEDULE “1”

WEST PART LOT 2, CONCESSION 7, GEOGRAPHIC TOWNSHIP OF NORTH ORILLIA, NOW IN THE TOWNSHIP OF SEVERN

Lands to be rezoned from Rural (RU) to the Rural Exception ----- (RR-) Zone.

Lands to be rezoned from Rural (RU) to the Agricultural Exception ----- (AG-) Zone.

This is Schedule ‘1’ to By-law No. 2015-XX
Passed the day of , 2015

________________________________
MAYOR

________________________________
CLERK
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 further comments.

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 7:24 p.m.

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

Member Westcott inquired as to the class of agricultural land.

- The Planner advised that it was either Class 5 or 6 which is not suitable for a cash crop.

(See Resolution No. PD052115-03)

PUBLIC MEETING NO. 4

The Chair requested the Township Planner to explain the intent and purpose of the Application for a Zoning By-law Amendment for 1277 & 1281 Anderson Line.

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 Lot 22, Concession 13, west of CNRgeographic Township of Medonte, now in the Township of Severn, municipally known as 1277 & 1281 Anderson Line as follows:
1. To rezone the severed property under provisionally approved Consent Application B-18-14 containing the existing residence and accessory buildings at 1281 Anderson Line from the Agricultural (AG) Zone to a site specific Rural Residential Exception (RR-X) Zone in order to recognize the single detached dwelling and the minimum lot frontage of 48 metres;

2. To rezone the severed property under the provisionally approved Consent Application B-24-14 containing the existing residence at 1277 Anderson Line from the Agricultural (AG) Zone to the Rural Residential (RR) Zone in order to recognize the single detached dwelling; and

3. To rezone the balance of the property, being the retained lands under Applications for Consent B-18-14 and B-24-14 from the Agricultural (AG) Zone to a site specific Agricultural Exception (AG-X) Zone. The site specific Agricultural Zone will restrict the permitted uses to those of a farm, forestry, outdoor recreational use, passive and will prohibit a dwelling, single detached.

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

**Planning Report No. P15-027, 05/12/15**

**Background**

County Official Plan: Rural & Agricultural
Township Official Plan: Rural & Agricultural
Township Zoning: Agricultural
Legal Description: Concession 13, Part Lot 22, West of CNR, (Medonte)
Municipal Address: 1277 and 1281 Anderson Line (Appendix 1).

This application will rezone the lands under application for consent B-15-18 and B-24-14 in order to fulfill a condition of provisional approval for the two applications. The rezoning has three components:

1. To rezone the severed property under provisionally approved consent application B-18-14 containing the existing residence and accessory buildings at 1281 Anderson Line from the Agricultural (AG) Zone to a site specific Rural Residential Exception (RR-X) Zone in order to recognize the single detached dwelling and a minimum lot frontage of 48 metres.

2. To rezone the severed property under provisionally approved consent application B-24-14 containing the existing residence at 1277 Anderson Line from the Agricultural (AG) Zone to the Rural Residential (RR) Zone in order to recognize the single detached dwelling.
3. To rezone the balance of the property, being the retained lands under Applications for Consent B-18-14 and B-24-14, from the Agricultural (AG) Zone to a site specific Agricultural Exception (AG-X) Zone. The site specific Agricultural Zone will restrict the Permitted Uses to those of a Farm, Forestry, Passive Outdoor Recreational Use, and will prohibit a Dwelling.

The subject lands have frontage of approximately 615 metres (2,017.7 ft.) on Anderson Line and an area of approximately 34.4 ha (85 acres). The applicants are seeking to sever two surplus farm dwellings from the property.

Under application B-24-14 the request is to sever a portion of the property consisting of a surplus farm dwelling, having frontage of approximately 47 metres (154 ft.) on Anderson Line and an area of approximately 0.58 ha (1.4 acres). Application B-24-14 is a request for consent to sever a portion of the property having frontage of approximately 75 metres (246 ft.) on Anderson Line and area of approximately 0.6 ha (1.5 acres). The retained lands, would have a frontage of approximately 480 metres (1,575 ft.) on Anderson Line and an area of approximately 33.22 hectares (82.06 acres). The retained lands will be part of a farm consolidation with 1332 Dunns Line. A sketch of the proposed severance is included as Appendix 2.

Planning & Development staff site inspected the property prior to the writing of this report.

As the purpose of the zoning by-law amendment is to enable the completion of a two severances, the planning policy environment which was applied to the Consent applications should be considered. A discussion of the various planning documents that have bearing on this application follows.

**Provincial Policy Statement, 2014**

The subject property is identified in the Canada Land Inventory Soil Mapping as having Class 1, 2, or 3 soil. Section 2.3.1 of the Provincial Policy Statement (PPS) states that “Prime agricultural areas are areas where prime agricultural lands predominate. Specialty crop areas shall be given the highest priority for protection, followed by Classes 1, 2 and 3 soils, in this order of priority.” The subject lands are therefore considered to be prime agricultural lands under the PPS.

The use of most of the subject property and its neighbours for cash cropping is a reflection of the quality of the soils. In terms of creating new residential lots, under the PPS the only circumstance where this is permitted is for the severance of a “surplus farm dwelling” where the consolidation of agricultural lands results in a dwelling being “surplus” to the needs of the farmer acquiring the worked lands.
Section 2.3.4.1 c) of the PPS states that “the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services”. The proposed lot size of approximately 0.57 and 0.6 hectares would be large enough to accommodate the residential use as well as the appropriate sewage and water services. The proposed severances are both considered to be for a surplus farm dwelling for the purposes of farm consolidation and are restricted to a minimum size. Based on the satellite imagery for the area it appears that the land around the two existing houses is of poorer quality as the area of uncultivated land is larger than the land associated with the residential uses. A site inspection indicated that the uncultivated lands suffer from poor drainage.

**Growth Plan for the Greater Golden Horseshoe, 2006, as amended, January 2012**
The Growth Plan for the Greater Golden Horseshoe does not discuss surplus farm dwellings or farm consolidation however the goals of the Growth Plan include the protection of prime agricultural lands and cite the policies of the PPS. This proposed severance will not offend the Growth Plan.

**County of Simcoe Official Plan, 2007**
The property is located within the “Rural/Agricultural” designation of the County of Simcoe Official Plan. Section 3.6.5 of the County Official Plan states that lots may be created within *prime agricultural areas* for a residence surplus to a farming operation as a result of a farm consolidation. The plan further states that where such a lot is created the remaining agricultural lot shall be zoned to prohibit the development a dwelling unit. Staff are recommending a zoning by-law amendment to place the current cultivated land into a restrictive zoning to prohibit the development of a future residence.

**Township of Severn Official Plan**
The subject property is designated Rural and Agricultural in the Township of Severn Official Plan.

Section B8.2.4 of the Township’s Official Plan indicates that farm consolidations maybe considered where there the agricultural uses are not adversely impacted if the application is approved and no new lot is created. Staff believes the intent of the policy is to prohibit the creation of a new building lot and the proposed severance will not result in a new lot created for the purposes of development.

**Township of Severn Zoning By-law 2010-65**
The property is zoned Agricultural under Township of Severn Zoning By-law 2010-65. The Minimum Lot Area in the AG Zone is 40 hectares and the Minimum Lot Frontage is 60 metres. The retained lands exceed the frontage requirements for the AG Zone, however the minimum lot area will be undersized. The severed lands would need to be rezoned to a more appropriate, residential zone, the Rural Residential (RR) Zone states a minimum lot area of 4000 metres square (1 acre) and minimum frontage of 60 metres.
The committee of Adjustment imposed a condition requiring a zoning by-law amendment to prohibit future development on the cultivated lands in addition to recognizing the intended residential use of the severed lands. A deficient lot area for the retained or cultivated lands as well as the undersized lot frontage of one of the proposed severed lots would be incorporated into the proposed zoning amendment.

**Departmental Comments**

The Building Department provided the following comment when circulated with the proposed Consents: “No objection to the consent application to create two lots, one for each dwelling. There is adequate area on both the severed lots for a replacement sewage system.”

**Financial Impact**

There are no external costs associated with the proposed zoning by-law amendment.

*Appendix 1*
Proposed severance of existing surplus farm dwelling at 1277 Anderson Line

Consent Application B-18-14

Subject Property

1277 & 1281
Appendix 3

THE CORPORATION OF THE TOWNSHIP OF SEVERN

BY-LAW NO. 2015-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 22 CONCESSION 13 WEST OF CNR, GEOGRAPHIC TOWNSHIP OF MEDONTE, NOW IN THE TOWNSHIP OF SEVERN (1277 & 1281 ANDERSON LINE)

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 Lot 22, Concession 13, West of CNR, geographic Township of Medonte, municipally known as 1277 & 1281 Anderson Line;

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

1. THAT Schedule “E-2” of Zoning By-law No. 2010-65, as otherwise amended, is hereby amended by changing the Zone Classification on certain lands described as West Part Lot 2, Concession 7, geographic Township of North Orillia, now in the Township of Severn, municipally known as 1277 & 1281 Anderson Line, from the Agricultural (AG) Zone to a site specific Agricultural Exception (AG-XX) and a Rural Residential Exception (RR-X) Zone in accordance with Schedule “1” attached hereto and forming part of this By-law.

2. THAT Section 5.5.1 entitled “Exceptions to the Agricultural (AG) Zone” of Zoning By-law No. 2010-65, as otherwise amended, is hereby further amended by adding the following Table:
May 21, 2015

<table>
<thead>
<tr>
<th>Exception</th>
<th>By-law</th>
<th>Location</th>
<th>Schedule</th>
<th>Special Provisions</th>
</tr>
</thead>
<tbody>
<tr>
<td>AG -</td>
<td>2015-XX</td>
<td>Concession 7 Part Lot 2, Medonte</td>
<td>E-2</td>
<td>Permitted Uses:</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Notwithstanding Section 5.3, a dwelling unit is not permitted.</td>
</tr>
</tbody>
</table>

3. THAT Section 6.5.8 entitled "Exceptions to the Rural Residential Zone (RR- ) Zone" of Zoning By-law No. 2010-65, as otherwise amended, is hereby further amended by adding the following Table:

<table>
<thead>
<tr>
<th>Exception</th>
<th>By-law</th>
<th>Location</th>
<th>Schedule</th>
<th>Special Provisions</th>
</tr>
</thead>
<tbody>
<tr>
<td>RR-</td>
<td>2015-XX</td>
<td>Concession 7 Part Lot 2, Medonte</td>
<td>E-2</td>
<td>Lot Requirements:</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Minimum Lot Area – 0.55 ha</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Minimum Lot Frontage – 46m</td>
</tr>
</tbody>
</table>

4. 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.

5. 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.

CORPORATION OF THE TOWNSHIP OF SEVERN

_________________________________________
MAYOR

_________________________________________
CLERK
SCHEDULE “1”

WEST PART LOT 2, CONCESSION 7, GEOGRAPHIC TOWNSHIP OF MEDONTE, NOW IN THE TOWNSHIP OF SEVERN

Lands to be rezoned from Agricultural (AG) to the Rural Residential Exception (RR-) Zone.

Lands to be rezoned from Agricultural (AG) to the Agricultural Exception (AG-) Zone.

This is Schedule ‘1’ to By-law No. 2015-XX
Passed the day of , 2015

MAYOR

CLERK

The Chair inquired if the applicant or his/her representative had anything to add to the presentation?

There were no comments from the applicant.
May 21, 2015

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?

As there were no further comments on this application, the Chair declared the public portion of the meeting closed at 7:28 p.m.

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

Member Dunlop inquired about the drainage ditch and the location of the lot for sale within this area.
  • The services for the lot will be directed to the drainage ditch.

Member Taylor inquired if the two residences will be separated with the approval of this application.
  • The severance will separate the original farm house from the secondary residence and provide for an agricultural use only on the retained lands.

(See Resolution No. PD052115-04)