

MINUTES OF THE MEETING OF THE PLANNING & DEVELOPMENT COMMITTEE  
HELD IN THE ADMINISTRATION OFFICE, 1024 HURLWOOD LANE, WEDNESDAY,  
MARCH 15, 2017 AT 7:00 P.M.

---

PRESENT:	Vice-Chair	Ron Stevens
	Members	Mike Burkett Jane Dunlop Mark Taylor Donald Westcott
ABSENT:	Member Chair	Judith Cox John Betsworth
STAFF:	Director of Public Works & Utilities	Derek Burke
	Clerk	Sharon Goerke
	Chief Administrative Officer	Henry Sander
	Director of Planning & Development	Andrea Woodrow

## CALL TO ORDER

Vice-Chair Stevens called the meeting to order.

## DISCLOSURE OF PECUNIARY INTEREST & THE GENERAL NATURE THEREOF

- "NIL"

## PUBLIC MEETINGS

Public Meeting with respect to Proposed Zoning By-law Amendment – 3067 Wainman Line.

MOTION PD031517-01: *Moved by Member Burkett and seconded by Member Westcott that an Application for a Zoning By-law Amendment for 3067 Wainman 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 Proposed Zoning By-law Amendment – Portion of 20 Gray Street.

MOTION PD031517-02: *Moved by Member Dunlop and seconded by Member Taylor that an Application for a Zoning By-law Amendment with respect to a portion of 20 Gray Street 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 February 2017.

By-law Enforcement Report for the Month of February 2017.

Society for the Prevention of Cruelty to Animals – Statement of Pound Services for the Month of February 2017.

Planning Report No. P17-008, 03/06/17, with respect to 3067 Wainman Line.

Planning Report No. P17-009, 03/06/17, with respect to a portion of Gray Street.

MOTION PD031517-03: *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 February 2017;*
- b) *By-law Enforcement Report for the Month of February 2017;*
- c) *Society for the Prevention of Cruelty to Animals – Statement of Pound Services for the Month of February 2017;*
- d) *Planning Report No. P17-008, 03/06/17, with respect to 3067 Wainman Line*
- e) *Planning Report No. P17-009, 03/06/17, with respect to a portion of Gray Street.*

CARRIED

**REPORTS FROM OFFICIALS (for direction)**

- “NIL”

**CORRESPONDENCE (for information)**

Simcoe County District School Board, 02/24/17, with respect to Zoning By-law Amendment – 3067 Wainman Line.

Simcoe County District School Board, 02/24/17, with respect to Zoning By-law Amendment – Portion of 20 Gray Street.

MOTION PD031517-04: *Moved by Member Dunlop and seconded by Member Taylor that correspondence received from the Simcoe County District School Board, dated February 24, 2017, with respect to Zoning By-law Amendments for 3067 Wainman Line and a portion of 20 Gray Street be received as information.*

CARRIED

**CORRESPONDENCE (for direction)**

The Corporation of the United Townships of Head, Clara & Maria, 02/17/17, with respect to Building Code Changes.

MOTION PD031517-05: *Moved by Member Dunlop and seconded by Member Taylor that a resolution of the United Townships of Head, Clara & Maria, dated February 17, 2017, with respect to Building Code Changes be endorsed.*

CARRIED

**CONFIDENTIAL**

**Reports from Officials**

- “NIL”

**Correspondence**

- “NIL”

**ADJOURNMENT** – 7:15 p.m.

Motion to adjourn.

March 15, 2017

MOTION PD031517-06: *Moved by Member Burkett and seconded by Member Westcott that this meeting be and it is hereby now adjourned.*

*CARRIED*

---

Ron Stevens  
Vice-Chair

---

Sharon Goerke  
Clerk

MINUTES OF THE MEETING OF THE PLANNING & DEVELOPMENT COMMITTEE  
HELD IN THE ADMINISTRATION OFFICE, 1024 HURLWOOD LANE, WEDNESDAY,  
MARCH 15, 2017 AT 7:00 P.M.

---

PRESENT:	Vice-Chair	Ron Stevens
	Members	Mike Burkett Jane Dunlop Mark Taylor Donald Westcott
ABSENT:	Members	John Betsworth Judith Cox
STAFF:	Derek Burke	Director of Public Works & Utilities
	Clerk	Sharon Goerke
	Chief Administrative Officer	Henry Sander
	Director of Planning & Development	Andrea Woodrow

*Vice-Chair Stevens advised those in attendance that there are two public meetings called this evening with respect to development within the municipality.*

*The Vice-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 Vice-Chair advised that the format of the public meeting will be as follows:*

- 1. The Township's Consultant will generally explain the purpose and details of the application;*
- 2. Next, the applicants or their agents will be permitted to present additional 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 Vice-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, the Committee will have due regard to the presentations and views expressed this evening. As requested, the Committee will then provide a recommendation to the Ontario Municipal Board on behalf of the Township of Severn.*

**PUBLIC MEETING NO. 1**

*The Vice-Chair requested staff to present the particulars of an Application for a Zoning By-law Amendment for 3067 Wainman Line.*

The purpose and effect of the proposed Zoning By-law Amendment is to amend Zoning By-law No. 2010-65, as amended, to rezone property located at the West Half of Lot 8, Concession 2, geographic Township of North Orillia, except Part 1, 51R-3669, now in the Township of Severn, municipally known as 3067 Wainman Line from Greenland (FL) Zone to a site specific Greenland Exception (GL-X) zone in order to permit an accessory apartment. The maximum floor area of the accessory apartment shall not exceed the lesser of 35% of the floor area of the entire dwelling or 130 square meters (1,400 square feet). All other aspects of Section 3.1 Accessory Apartments of Zoning By-law 2010-65, as amended, shall apply. The areas of the property zoned Environmental Protection (EP) will not change.

Notice of the proposed Zoning By-law Amendment was given on February 23, 2017 and the following correspondence has been received:

**Planning Report No. P17-008, 03/06/17**

**Background:**

County Official Plan:	Greenland
Township Official Plan:	Greenland
Township Zoning:	Greenland (GL) & Environmental Protection (EP)
Legal Description:	West Half Lot 8, Concession 2, geographic Township of North Orillia, Except Part 1, 51R-3669
Municipal Address:	3067 Wainman Line ( <b>Appendix 1 &amp; 2</b> )

The applicant has applied to rezone the property from the Greenland (GL) Zone to a site-specific Greenland Exception Seven (GL-7) Zone in order to permit an accessory apartment. The maximum floor area of the Accessory Apartment shall not exceed the lesser of 35% of the floor area of the entire dwelling or 130 square metres (1,400 square feet); all other aspects of Section 3.1 Accessory Apartments of Zoning By-law 2010-65, as amended shall apply. The areas of the property zoned Environmental Protection (EP) will not change.

The subject lands have frontage of approximately: 566 metres (1,859 ft.) on Wainman Line and an area of approximately 40.396 ha (99.8 acres). Two large portions of the property, representing more than half of the total lot area are zoned Environmental Protection (EP) within Zoning By-law 2010-65, as amended and these areas will not change. The proposed redevelopment of the property with a new dwelling containing an accessory apartment will maintain the minimum required setbacks from the EP Zoning.

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

A discussion of the various planning documents that have bearing on this application follows.

***Provincial Policy Statement (PPS), 2014***

Sections 1.1.4 and 1.1.5 provide policy direction for rural lands and encourage the promotion and protection of agricultural activities, uses that build upon the rural character and redevelopment of the existing housing stock. The property currently has a small farming operation which the property owners intend to maintain while redeveloping the property to accommodate aging family members. The zoning by-law amendment application is consistent with the PPS.

***Growth Plan for the Greater Golden Horseshoe, as amended***

The Growth Plan primarily directs the Township's growth and development towards settlement areas, however it is recognized that some development, in site specific situations with existing permissions under the municipality's zoning and/or Official Plan is permitted outside of the settlement areas. This redevelopment proposal would meet the intent of the Growth Plan.

***County of Simcoe Official Plan (as approved by the OMB in 2016)***

The subject property is designated Greenland by the County's Official Plan (OP). Adding a secondary unit to a single detached dwelling is permitted within the Greenland designation. The County's OP extensively encourages the creation of affordable housing; one of the outlets recommended is the creation of accessory apartments.

***Township of Severn Official Plan***

Section B6 of the Township's Official Plan (OP) permits accessory dwelling units as of right on all lands within the Township subject to numerous provisions which aim to: limit the number of dwellings, maintain the character of the single detached dwelling and surrounding area, comply with the applicable provincial codes and provide for adequate parking and sanitary facilities on the property. This proposal meets all of the criteria established within the OP and will ensure the rural character of the area is maintained and should not have a direct impact on the surrounding residences. With no current severance potential an accessory apartment is an effective use of the large property and allows the small existing agricultural operation to continue while providing for an affordable housing alternative. The provisions within the OP are carried over to Section 3.1 of the Township's Zoning By-law.

***Township of Severn Zoning By-law 2010-65***

The accessory dwelling unit is intended to be clearly secondary and incidental to the main dwelling which is established in the Township's Official Plan and why the Township's Zoning By-law in addition to the provisions listed above also establishes a maximum size. The maximum size is the lesser of 35% of the floor area of the main dwelling or 60.0 square metres. This maximum size is applicable to a small subdivision or settlement area dwelling as well as a large custom built home in the county with lots

of property. The intent of the policy is that the accessory apartment remains secondary to the main dwelling. The 35% policy restricts the size and still maintains the intended accessory size. The proposed Accessory Apartment on this property is well beyond the maximum size, however the 35% rule has been maintained and the property is almost 100 acres in size. Furthermore, the proposed design concept, attached as **Appendix 3**, shows that the character of the home as a Single Detached Dwelling will be maintained despite the addition of the Accessory Apartment.

**Other Considerations**

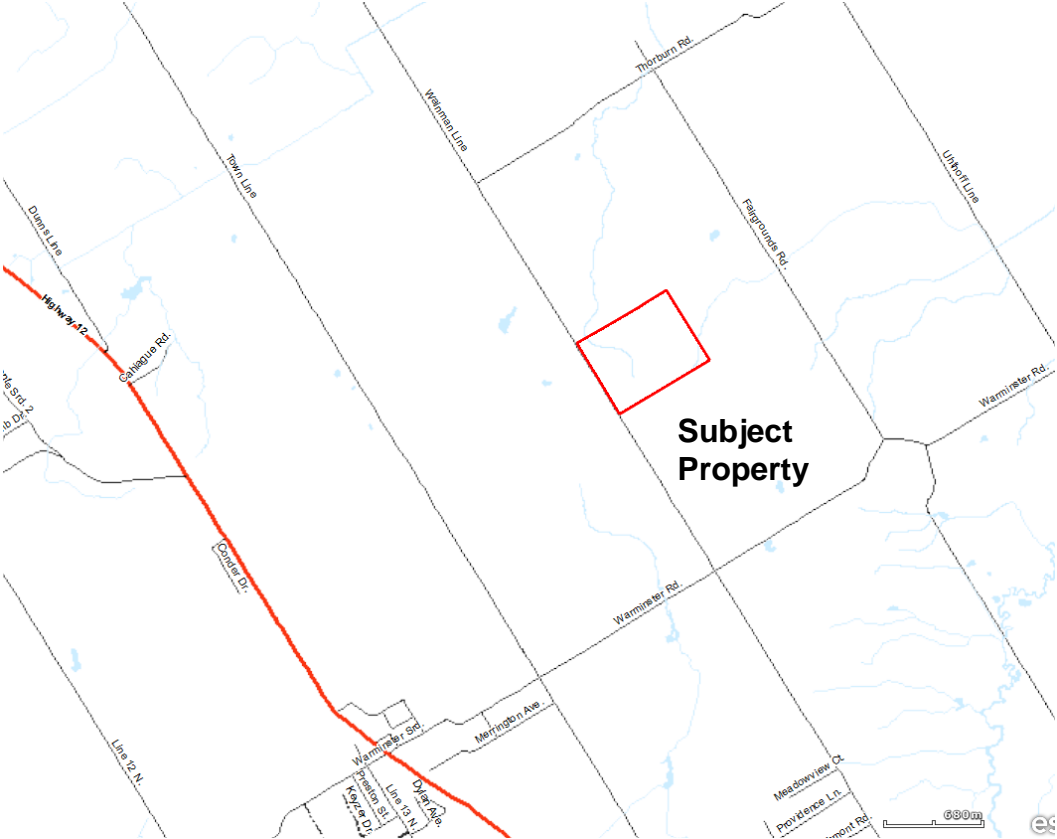
Township Council has committed to making affordable housing a priority within the Township and this proposal represents the creation of an accessory apartment, which although proposed to be used for family members, still maintains the intent of the County’s Affordable Housing initiative.

Subject to the comments received at the public meeting, any additional 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. A draft by-law is attached as **Appendix 4** for Committee’s consideration.

**Financial Impact**

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

**Appendix 1**





Appendix 2



Subject Property



Environmental Protection (EP) Zoning

Appendix 3



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



RODERICK H. YOUNG  
ARCHITECT  
P.O. Box 10  
102 Lucie Street  
Orillia, Ontario  
L3V 0H9  
Phone (705) 329-6761  
Fax (705) 327-5114

FRONT & SIDE ELEVATIONS  
NEW RESIDENCE  
3067 WAINMAN LINE  
SEVERN TOWNSHIP  
1/8" = 1'-0" OCT 17/16  
15-152 SK205

**Appendix 4**

THE CORPORATION OF THE TOWNSHIP OF SEVERN

BY-LAW NO. 2017-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 HALF LOT 8, CONCESSION 2, GEOGRAPHIC TOWNSHIP OF NORTH ORILLIA, EXCEPT PART 1, 51R-3669, NOW IN THE TOWNSHIP OF SEVERN (3067 WAINMAN 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 Half Lot 8, Concession 2, geographic Township of North Orillia, Except Part 1, 51R-3669, municipally known as 3067 Wainman Line;

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

1. THAT Schedule "E-3" of Zoning By-law No. 2010-65, as otherwise amended, is hereby amended by changing the Zone Classification on certain lands described as West Half Lot 8, Concession 2, geographic Township of North Orillia, Except Part 1, 51R-3669, now in the Township of Severn, from the Greenland (GL) Zone to the site specific Greenland Exception Seven (GL-7) Zone, the limits of the Environmental Protection Zone remain unchanged, in accordance with Schedule "1" attached hereto and forming part of this By-law.
2. THAT Section 9.5.3 entitled "Exceptions to Greenlands (GL) Zone" of Zoning By-law No. 2010-65, as amended, is hereby further amended by adding the following to the Table at the end thereof:

Exception	By-law	Location	Schedule	Special Provisions
GL-7	2017-XX	West Half Lot 8, Concession 2, geographic Township of North Orillia, Except Part 1, 51R- 3669  3067 Wainman Line	E-3	<u>Permitted Uses:</u>  In addition to the permitted uses of the GL Zone, the following use shall also be permitted:  i) Accessory Apartment  <u>Special Provisions:</u>  i) The maximum floor area of the accessory apartment shall not exceed the lesser of 35% of the floor area of the entire dwelling or 130 square metres (1,400 square feet); all other aspects of Section 3.1 Accessory Apartments of Zoning By-law 2010- 65, as amended shall apply.

- 3. 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.
- 4. 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 \_\_\_\_\_, 2017.

By-law read a third time and finally passed this day of \_\_\_\_\_, 2017.

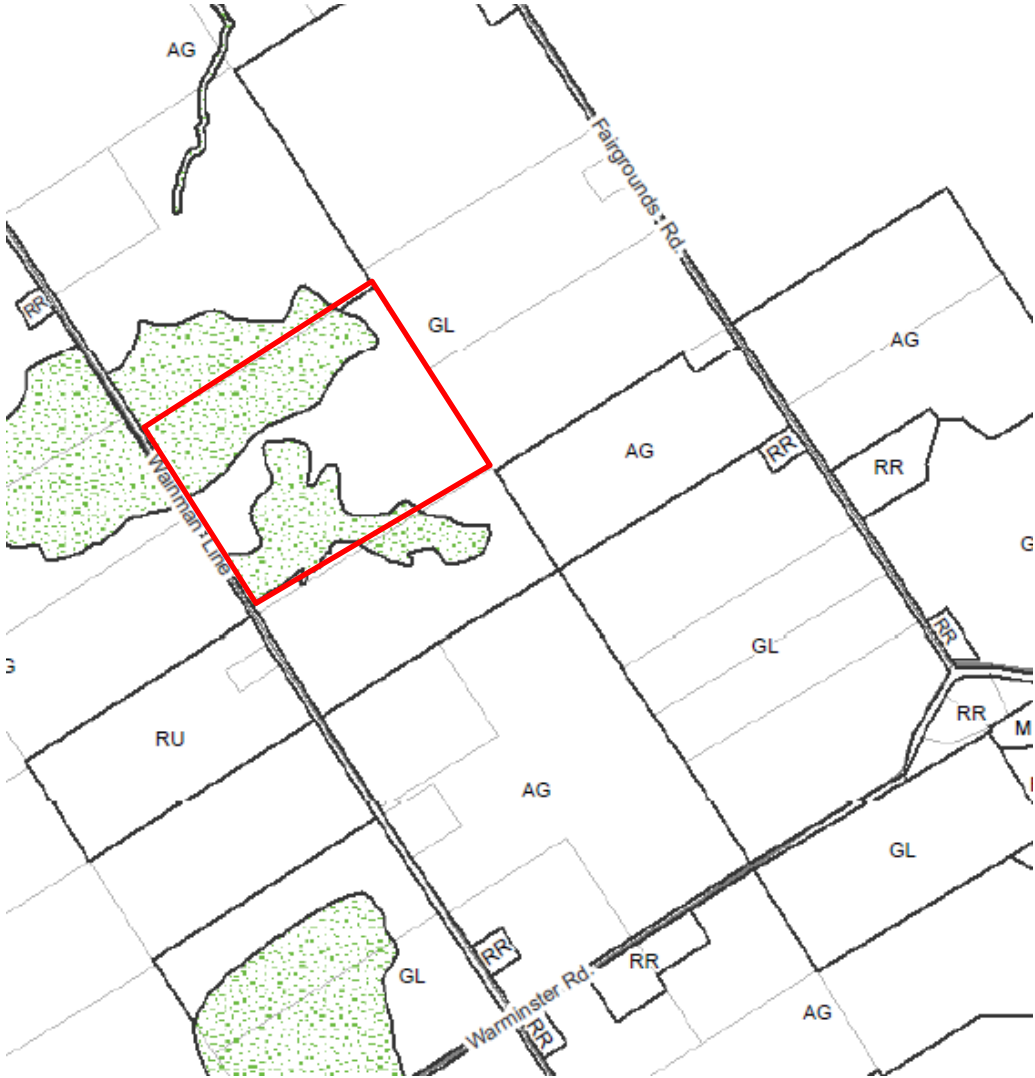
CORPORATION OF THE TOWNSHIP OF SEVERN

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

SCHEDULE "1"

WEST HALF LOT 8, CONCESSION 2, GEOGRAPHIC TOWNSHIP OF NORTH ORILLIA, EXCEPT PART 1, 51R-3669, TOWNSHIP OF SEVERN



Property proposed to be rezoned from the Greenlands (GL) to the site specific Greenlands Exception Seven (GL-7) Zone. The areas of the property zoned Environmental Protection (EP) Zone will not change.

This is Schedule '1' to By-law No. 2017-XX  
 Passed the day of \_\_\_\_\_, 2017

\_\_\_\_\_  
 MAYOR

\_\_\_\_\_  
 CLERK

**Simcoe County District School Board, 02/24/17**

Thank you for circulating a copy of the Notice of a Public Meeting to this office. The subject property will be rezoned from the Greenland (GL) Zone to a site specific Greenland Exception (GL-X) Zone in order to permit an accessory apartment. The maximum floor area of the accessory apartment shall not exceed the lesser of 35% of the floor area of the entire dwelling or 130 square metres. All other aspects of Section 3.1 Accessory Apartments of Zoning By-law No. 2010-65, as amended, shall apply.

Planning staff have no objection to this rezoning application. Should you require any further information, please do not hesitate to contact this office.

*The Vice-Chair inquired if the applicant had any further information to provide?*

Rod Young, agent of the applicants, addressed the Committee and advise that he had no further information to provide. The approval of this application would allow generations of the family to live together for support and he was willing to answer any questions that the Committee may have.

*The Vice-Chair inquired if there were any persons present who had either questions or comments on the applications? The Vice-Chair requested that those providing comments on the applications 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 Vice-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 7:05 p.m.

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

Member Taylor addressed the Committee and advised that he was in favour of the application.

Member Westcott addressed the Committee and inquired if the application was for a new building.

- Rod Young advised that the existing residence would be demolished and replaced with a new structure.

**(See Resolution No. PD031517-01)**

**PUBLIC MEETING NO. 2**

*The Vice-Chair requested staff to present the particulars of an Application for a Zoning By-law Amendment for a portion of 20 Gray Street.*

The purpose and effect of the proposed Zoning By-law Amendment is to amend Zoning By-law No. 2010-65, as amended, to rezone property located at Lot 3, Plan 390, former Village of Coldwater, now in the Township of Severn, municipally known as a portion of 20 Gray Street. The application is to rezone the property from the Institutional (I) Zone to a site specific Residential Multiple One Exception (RM1) zone to permit a maximum of three dwelling units, add a home occupation as a permitted use and recognize the existing building setbacks for the front yard as 6.5 metres and interior (NW) yard as 0 metres. The remained of the property (being the former Church building and associated property legally described as Part of Lots 1 & 2, Plan 390) know municipally as a portion of 20 Gray Street will retain the Institutional (I) zone and is not subject to this application.

Notice of the proposed Zoning By-law Amendment was given on February 23, 2017 and the following correspondence has been received:

**Planning Report No. P17-009, 03/07/17**

**Background:**

County Official Plan:	Settlements (Coldwater)
Township Official Plan:	Settlement Living Area (Coldwater)
Township Zoning:	Institutional (I) Zone
Legal Description:	Plan 390, Lot 3, Part Lots 1 and 2
Municipal Address:	20 Gray Street ( <b>Appendix 1 – Location Map</b> )

The subject lands are “L-shaped” and have a frontage of approximately 54 metres (177 ft.) on Gray Street and 25 metres (82 ft.) on Craddock Street, with an area of approximately 0.2 hectares (0.5 acres). The subject lands contain two (2) vacant buildings, which include a church and a hall. The surrounding land uses consist mainly of existing residential dwellings. (**Appendix 2 – Aerial Imagery**).

The applicant is seeking a zoning by-law amendment to a site-specific Residential Multiple One Exception Eight (RM1-8) Zone to permit the conversion of the existing, vacant hall building on the east side of the property to contain three (3) Dwelling Units, including a Home Occupation as a permitted use. The existing building setbacks will also be recognized. The balance of the property containing the existing, vacant church will remain in the Institutional (I) Zone.

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

**Discussion:**

A discussion of the various planning documents that have bearing on this application follows.

***Provincial Policy Statement, 2014 (“PPS”)***

The PPS promotes Settlement Areas to be the focus of growth through intensification and redevelopment, while encouraging a range of housing types and densities being serviced by existing infrastructure and facilities.

The subject lands will provide an additional form of affordable housing stock within an underutilized building that is serviced by the existing municipal water and sewage systems.

The application is consistent with the policies, goals and objectives of the PPS.

***Growth Plan for the Greater Golden Horseshoe, as amended (the “Growth Plan”)***

The Growth Plan directs intensification and re-development to Settlement Areas to optimize the use of existing infrastructure, achieve increased densities and support complete communities including a range of housing choices.

The application conforms to the objectives of the Growth Plan.

***County of Simcoe Official Plan (as approved by the OMB in 2016)***

The subject lands are within the Settlements designation in the County Official Plan. Settlements are to be the focus of population and employment growth to allow for the efficient use of land and existing water, sewer and other services to minimize land consumption and servicing costs.

The application conforms to the applicable provisions of the County Official Plan, including supporting the required intensification targets for settlement areas.

***Township of Severn Official Plan***

The subject lands are designated Settlement Living Area in the Township’s Official Plan, which permits Multiple Dwellings such as that proposed. The Settlement Living Area is to be the focus of new growth and development, and new development should maintain and enhance the character of existing residential areas. The proposal for the creation of a three-unit, Multiple Dwelling within an existing building provides an alternative housing type utilizing existing municipal services.

The application conforms to the applicable provisions of the Township Official Plan.



***Township of Severn Zoning By-law 2010-65, as amended***

The subject lands have 25 metres (82 ft.) of Lot Frontage on Craddock Street, which exceeds the Zoning By-law requirement of 20 metres in the Institutional (I) Zone and 18 metres in the Medium Density Residential (RM1) Zone (i.e. 6 metres/unit).

The Lot Area of the subject lands is 0.2 hectares (0.5 acres), which exceeds the requirement of 0.08 hectares (0.2 acres) in the RM1 Zone. Although the Minimum Lot Area required for a new lot in the I Zone is 1 hectare (2.5 acres), the Zoning By-law also recognizes and protects undersized lots that were in existence when By-law 2010-65 was passed.

Section 3.18 of By-law 2010-65 requires that where a lot is divided into more than one Zone, each Zone shall be treated as a separate lot with respect to the By-law requirements (e.g. setbacks). Given the current layout of the site including shared parking, driveway and open space areas, it is proposed that Section 3.18 not apply.

The existing Building setbacks to Gray Street and the easterly Lot Line will also be recognized.

**Other Considerations:**

The applicants have advised that they do not have a re-development proposal for the vacant church at this time. Once a proposal has been prepared, it will be brought forward to Council for consideration. A depiction of how the subject lands could potentially accommodate a new use in the church is shown in **Appendix 3 – Draft Future Site Plan**, but will be subject to further review and approval.

In the interim, the Residential Multiple One Exception Eight (RM1-8) Zone on the east side of the property would permit the applicants to commence work on converting the hall to three (3) Dwelling Units.

Subject to the comments received at the Public Meeting, any additional 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. A Draft By-law is attached as **Appendix 4** for Committee's consideration.

**Financial Impact**

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

**Appendix 1 – Location Map for 20 Gray Street**



**Appendix 2 – Aerial Imagery (Source: County of Simcoe GIS)**



**Appendix 3 – Draft Zoning By-law Amendment**

**THE CORPORATION OF THE TOWNSHIP OF SEVERN**

**BY-LAW NO. 2017-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 LOT 3, BLOCK 'B', NORTH SIDE OF GRAY STREET, REGISTERED PLAN 390, GEOGRAPHIC TOWNSHIP OF COLDWATER, TOWNSHIP OF SEVERN (PART OF 20 GRAY STREET)**

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 Lot 3, Block 'B', North Side of Gray Street, Registered Plan 390, Geographic Township of Coldwater, Township of Severn, municipally known as part of 20 Gray Street;

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

5. THAT Schedule "S-1-5" of Zoning By-law No. 2010-65, as otherwise amended, is hereby amended by changing the Zone Classification on certain lands described as Lot 3, Block 'B', North Side of Gray Street, Registered Plan 390, Geographic Township of Coldwater, Township of Severn, from Institutional (I) to Residential Multiple One Exception Eight (RM1-8) in accordance with Schedule "1" attached hereto and forming part of this By-law.
6. THAT Section 6.5.3 entitled "Exceptions to Residential Multiple One (RM1) Zone" of Zoning By-law No. 2010-65, as amended, is hereby further amended by adding the following to the Table at the end thereof:

Exception	By-law	Location	Schedule	Special Provisions
RM1-8	2017-XX	Lot 3, Block 'B' North Side of Gray Street, Plan 390 Coldwater part of 20 Gray Street	S-1-5	<p><u>Permitted Uses:</u></p> <p>Restricted to:</p> <ul style="list-style-type: none"> <li>i) Multiple Dwelling containing a maximum of 3 Dwelling Units</li> <li>ii) Home Occupation in accordance with Section 3.12</li> </ul> <p><u>Special Provisions:</u></p> <ul style="list-style-type: none"> <li>i) Minimum number of Parking Spaces – 1.5 per Dwelling Unit plus 1.0 per Home Occupation</li> <li>ii) Minimum Setback from Gray Street – 6.5 metres</li> <li>iii) Minimum Setback from easterly Lot Line – 0 metres for existing Building only</li> <li>iv) Section 3.18 shall not apply with the exception of: Maximum Lot Coverage – 35% Minimum Landscaped Open Space – 30%</li> </ul>

7. 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.

8. 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 \_\_\_\_\_, 2017.

By-law read a third time and finally passed this day of \_\_\_\_\_, 2017.

CORPORATION OF THE TOWNSHIP OF SEVERN


\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

SCHEDULE "1"

**LOT 3, BLOCK 'B', NORTH SIDE OF GRAY STREET, REGISTERED PLAN 390,  
GEOGRAPHIC TOWNSHIP OF COLDWATER, TOWNSHIP OF SEVERN  
(PART OF 20 GRAY STREET)**



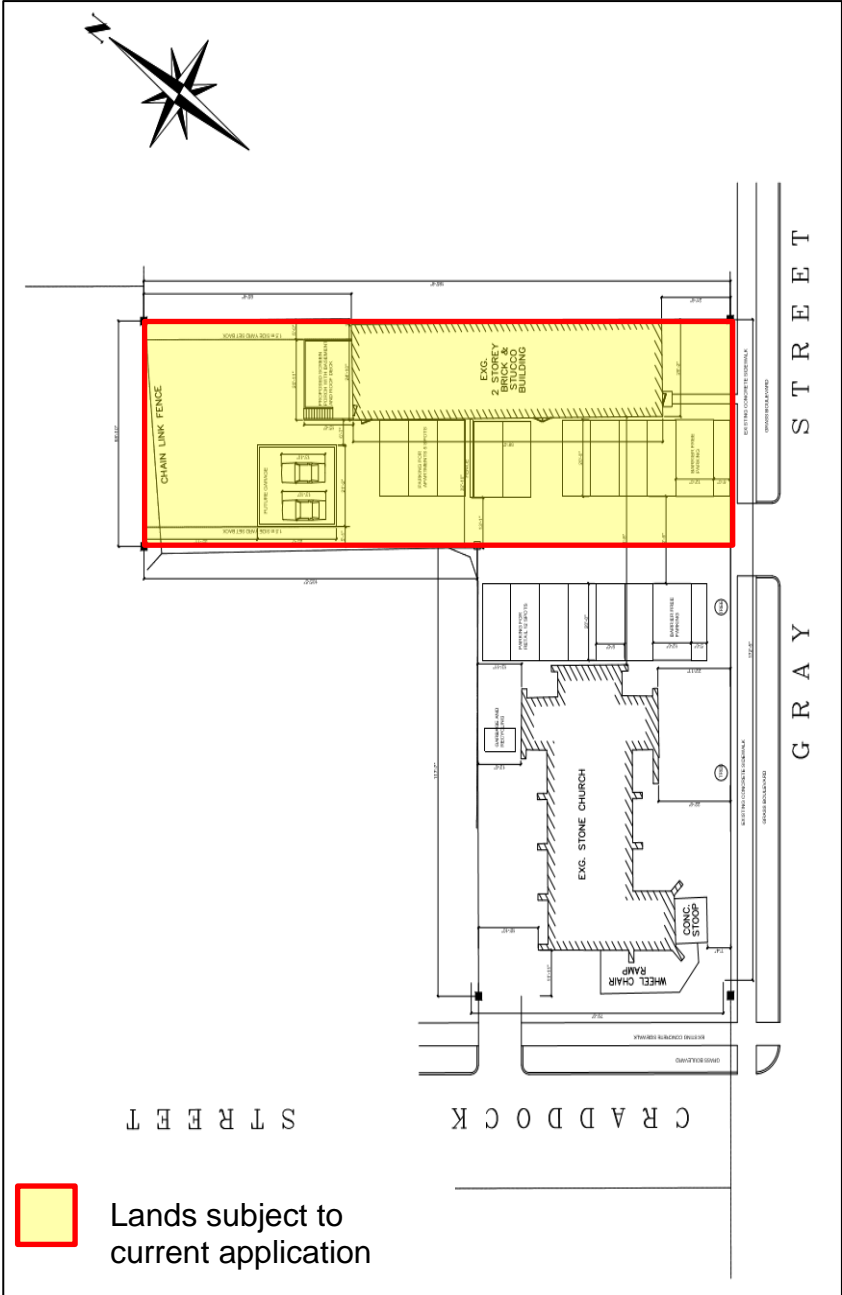
 Lands proposed to be rezoned from the Institutional (I) Zone to the site-specific Residential Multiple One Exception Eight (RM1-8) Zone.

This is Schedule '1' to By-law No. 2017-XX  
Passed the day of \_\_\_\_\_, 2017

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

**Appendix 4 – Proposed Future Site Plan**



**Simcoe County District School Board, 02/24/17**

Thank you for circulating a copy of the Notice of a Public Meeting to this office. The subject property will be rezoned from the Industrial (I) Zone to a site specific Residential Multiple One Exception (RM1) Zone in order to permit a maximum of three (3) dwelling units, add a home occupation as a permitted use and recognize the existing building setbacks for the front yard as 6.5 metres and interior (NOW) yard as 0 metres. The remainder of the property (former church building) will retain the Institutional (I) Zone and is not subject to this application.

Planning staff have no objection to this rezoning application. Should you require any further information, please do not hesitate to contact this office.

*The Vice-Chair inquired if the applicant had any further information to provide?*

There were no comments from the applicants.

*The Vice-Chair inquired if there were any persons present who had either questions or comments on the applications? The Vice-Chair requested that those providing comments on the applications 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 Vice-Chair inquired if there were any further information which staff may wish to provide?*

As there were no further comments on this application, the Chair declared the public portion of the meeting closed at 7:10 p.m.

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

Member Taylor addressed the Committee and inquired how the sewage requirements would be addressed for this development.

- Staff advised that there was an existing sewage hookup and the application will be reviewed and evaluated to ascertain if upgrading will be required.

**(See Resolution No. PD031517-02)**