

MINUTES OF THE MEETING OF THE PLANNING & DEVELOPMENT COMMITTEE
HELD IN THE ADMINISTRATION OFFICE, 1024 HURLWOOD LANE, WEDNESDAY,
JANUARY 15, 2020 AT 6:00 P.M.

PRESENT:	Chair	Judith Cox
	Members	John Betsworth Mike Burkett Jane Dunlop Ron Stevens Mark Taylor Sarah Valiquette-Thompson
STAFF:	Clerk	Sharon Goerke
	Chief Administrative Officer	Laurie Kennard
	Planner	Katie Mandeville
	Director of Planning & Development	Andrea Woodrow

CALL TO ORDER

Chair Cox called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST & THE GENERAL NATURE THEREOF

PUBLIC MEETINGS

Public Meeting with respect to Zoning By-law Amendment – 1765 Nature Wilde Road.

MOTION PD011520-01: *Moved by Member Betsworth and seconded by Member Taylor that an Application for a Zoning By-law Amendment for 1765 Nature Wilde Road be received as information.*

CARRIED

Public Meeting with respect to Zoning By-law Amendment – 2545 Quarry Road.

MOTION PD011520-02: *Moved by Member Taylor and seconded by Member Betsworth that an Application for a Zoning By-law Amendment for 2545 Quarry Road be received as information.*

CARRIED

DELEGATIONS

The Couchiching Conservancy with respect to securing natural lands in Severn Township.

MOTION PD011520-03: *Moved by Member Stevens and seconded by Member Burkett that a presentation of the Couchiching Conservancy with respect to securing natural lands in Severn Township be received as information.*

CARRIED

CONSENT AGENDA

REPORTS FROM OFFICIALS (for information)

Building Report for the Month of December 2019.

By-law Enforcement Report for the Month of December 2019.

Society for the Prevention of Cruelty to Animals – Statement of Pound Services for the Month of December 2019.

CORRESPONDENCE

Correspondence with respect to a Zoning By-law Amendment – 1765 Nature Wilde Road:

- (a) Township of Severn Fire & Emergency Services, 01/02/20
- (b) Township of Severn Public Works Department, 01/06/20
- (c) Severn Sound Environmental Association, 01/02/20
- (d) Rob Irvine, 12/28/19

Correspondence with respect to a Zoning By-law Amendment – 2545 Quarry Road:

- (a) Township of Severn Fire & Emergency Services, 01/02/20
- (b) Township of Severn Public Works Department, 01/06/20
- (c) Severn Sound Environmental Association, 01/02/20

APPROVAL OF REGULAR AGENDA

MOTION PD011520-04: *Moved by Member Stevens and seconded by Member Burkett that the Regular Agenda be approved as provided.*

CARRIED

REPORTS FROM OFFICIALS (for direction)

Planning Report No. P20-003, 01/15/20, with respect to a Zoning By-law Amendment – 1765 Nature Wilde Road.

MOTION PD011520-05: *Moved by Member Stevens and seconded by Member Valiquette-Thompson that Planning Report No. P20-003, dated January 15, 2020, with respect to a Zoning By-law Amendment for 1765 Nature Wilde Road be received; AND FURTHER THAT a draft Zoning By-law be presented to Council for consideration at the next available meeting.*

CARRIED

Planning Report No. P20-004, 01/15/20, with respect to a Zoning By-law Amendment for 2545 Quarry Road.

MOTION PD011520-06: *Moved by Member Taylor and seconded by Member Betsworth that Planning Report No. P20-004, dated January 15, 2020, with respect to a Zoning By-law Amendment for 2545 Quarry Road be received; AND FURTHER THAT a draft Zoning By-Law be presented to Council for consideration at the next available meeting; AND FURTHER THAT pursuant to Section 34 (17) of the Planning Act, no further public meeting be provided with respect to the proposed Zoning By-law Amendment.*

CARRIED

ADJOURNMENT

Motion to adjourn.

MOTION PD011520-07: *Moved by Member Betsworth and seconded by Member Dunlop that this meeting be and it is hereby now adjourned.*

CARRIED

Adjournment – 6:50 p.m.

Judith Cox
Chair

Sharon Goerke
Clerk

NOTES OF PUBLIC MEETINGS HELD IN THE ADMINISTRATION OFFICE, 1024
HURLWOOD LANE, WEDNESDAY, JANUARY 15, 2020 AT 6:00 P.M.

PRESENT:	Chair	Judith Cox
	Members	John Betsworth Mike Burkett Jane Dunlop Ron Stevens Mark Taylor Sarah Valiquette-Thompson
STAFF:	Clerk	Sharon Goerke
	Chief Administrative Officer	Laurie Kennard
	Planner	Katie Mandeville
	Director of Planning & Development	Andrea Woodrow

Chair Cox advised those in attendance that there are two public meetings called this evening in accordance with the Planning Act with respect to development 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. Township staff 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 audience 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*
- 5. proposal and the public meeting will be closed.*

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. 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 staff to present the particulars for a Proposed Zoning By-law Amendment for 1765 Nature Wilde Road.

The Planner advised those in attendance that the purpose and effect of the proposed Zoning By-law Amendment Application is to amend Zoning By-law No. 2010-65, as amended, for the subject properties as follows:

- To rezone a portion of the subject lands from the Rural Holding Fourteen (RUH-14) Zone to the Shoreline Residential Three (SR3) Zone.
- The Environmental Protection (EP) zone is to remain.

The subject property has 605 metres of frontage on Irish Line and 80 metres of frontage on Otter Lake. There is a strip of an environmental protection area on the property which is to remain.

The following correspondence has been received with respect to this development which is available to the public in the agenda package.

Planning Report No. P20-003, 01/15/19

Director of Fire & Emergency Services, 01/02/20

Director of Public Works, 01/06/20

Severn Sound Environmental Association, 01/02/20

Rob Irvine, 12/28/19

The Chair inquired if the applicant or their agent had any further information or comments on this application.

Josh Morgan of Morgan Planning addressed the Committee and provided an overview of the application (**see Appendix "1"**).

- Mr. Morgan advised the Committee that the owners of the property are requesting a Zoning By-law Amendment in order to facilitate a future severance application.
- The subject land is designated Shoreline Residential in the Township's Official Plan which supports this application.
- Only a small portion of this property will be rezoned to the (SR3) Zone which also meets the minimum lot area required.
- The current EP Zone area will remain.

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?

Ms. Mandeville addressed the Committee and advised that there have been two (2) letters of support received from neighbouring property owners.

As there were no further comments on this application, the Chair declared the audience portion of the meeting closed at 6:10 p.m.

The Chair inquired if there were any comments or inquiries from the Committee Members?

Member Taylor advised the Committee that the application represents good planning and he is in favour of the rezoning.

Member Burkett asked for an explanation between the three Shoreline Residential Zones in the Township.

Ms. Mandeville explained as follows:

- SR1 – full municipal services provided
- SR2 – partial municipal services provided (eg. water only)
- SR3 – no municipal services provided (eg. water access only)

(see Resolution Nos. PD011520-01 & PD011520-05)

PUBLIC MEETING NO. 2

The Chair requested the staff to present the particulars for a Proposed Zoning By-law Amendment for 2545 Quarry Road.

The Planner advised those in attendance that the purpose and effect of the proposed Zoning By-law Amendment application is to amend Zoning By-law No. 2010-65, as amended, of the Township of Severn for the subject properties is as follows:

- To rezone a portion of the subject lands from the Rural Haul Route (RU/HR) Zone to the site-specific Rural Haul Route Exception Twenty (RU/HR-20) Zone to:
 - Not withstand Section 3.18 with respect to Zone Requirements;
 - Permit a Home Industry in accordance with Section 3.11, notwithstanding 3.11 f); and
 - Allow for one (1) accessory structure with the following special provisions:
 - A maximum building height of 7.6 metres (25 feet);
 - A maximum size of 558 square metres (6000 square feet):
 - the Home Industry may occupy a maximum of 400 square metres of the structure; and

- a maximum of 158 square metres of the structure may be occupied by other Permitted Uses established by Table 5.1 for the Rural (RU) Zone.

Ms. Mandeville advised the Committee of the following:

- The rezoning only pertains to the cleared and gravelled portion of the property to facilitate the proposed uses.
- The subject property has 170 metres frontage on Quarry Road and 475 metres of frontage on St. Amant Road.
- Staff is recommending that the haul route designation be removed from this portion of zoning as the new entrance to the property will be relocated to St. Amant Road which is not designated as a haul route and the location of the new structures will exceed the maximum setback required for a haul route.
- As requested by the County of Simcoe, an Environmental Impact Study has been submitted and staff is recommending that due to the content of the study no further peer review is required.

The following correspondence has been received with respect to this development which is available to the public in the agenda package.

Planning Report No. P20-004, 01/15/20

Director of Fire & Emergency Services, 01/02/20

Director of Public Works, 01/06/20

Severn Sound Environmental Association, 01/02/20

The Chair inquired if the applicant or their agent had any further information or comments on this application.

Josh Morgan of Morgan Planning addressed the Committee and provided an overview of the application (**see Appendix “2”**).

- The applicants are seeking the Zoning By-law Amendment to facilitate a home industry and a new home on the subject property.
- The subject property is 9.2 acres and only 1.25 acres are subject to the rezoning.
- The applicants currently own a business for decorating municipal buildings, main streets, etc. for seasonal displays and are looking for storage on the property with an accessory structure.
- The actual business will not be relocating to this location.
- The accessory structure will be used for a combination of industrial storage and person use.
- The cleared portion of the property is subject to the rezoning which is defined in the County Official Plan to be outside of the surrounding greenlands which supports this application.
- The applicant is also requesting that the requirement for a peer review of the Environmental Impact Statement by the Township be waived.

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?

Ms. Mandeville advised the Committee that while there is no specific minimum or maximum size for accessory structures in a rural zone, the draft Zoning By-law will contain the maximum size for this application.

As there were no further comments on this application, the Chair declared the audience portion of the meeting closed at 6:57 p.m.

The Chair inquired if there were any comments or inquiries from the Committee Members?

There were no further comments from the Committee.

(see Resolution Nos. PD011520-02 & PD011520-06)