

THE CORPORATION OF THE TOWNSHIP OF SEVERN

BY-LAW No. 2024-XXXX

BEING A ZONING BY-LAW TO REGULATE THE USE OF LAND AND THE CHARACTER, LOCATION AND USE OF BUILDINGS OR STRUCTURES ON CERTAIN LANDS LOCATED IN PCL 50-1 SEC 51M489; BLK 50 PL 51M489 SOUTH ORILLIA; S/T RO86138, RO90681, RO956151, RO956152; SEVERN; BLK 49 PL 51M489 SOUTH ORILLIA, EXCEPT PTS 9, 10 & 11 PL 51R35510; S/T RO1164058, RO86138, RO86264, RO956151, RO966042; SEVERN; PCL 1-8 SEC 51-S.O.-4; PT LT 2 CON 4 SOUTH ORILLIA PT 1 51R27783 EXCEPT PT 2 51R28633; SEVERN; PCL 1-7 SEC 51-S.O.-4; PT LT 1 CON 4 SOUTH ORILLIA PT 3 51R27783; SEVERN.

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

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, of the Corporation of the Township of Severn;

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

1. THAT Schedule "G4" of Zoning By-law No. 2010-65, as otherwise amended, is hereby amended by changing the Zone Classifications on certain lands, Now In The Township Of Severn, County Of Simcoe from Recreational Commercial (C) and Environmental Protection (EP) to Residential Type One (R1-XXX), Residential Multiple Type One (RM1-XXX), Residential Multiple Type Two (RM2-XXX), Open Space (OS), and Environmental Protection (EP) in accordance with Schedule 'X' attached hereto and forming part of this By-law.
2. THAT the following Section shall be added following Section XXXX of the Zoning By-law:

XXXX RESIDENTIAL TYPE ONE EXCEPTION 'XXX' (R1-XXX) ZONE

Notwithstanding the provisions of Section 6.4 hereof to the contrary, within a Residential Type One Exception 'XXX' (R1-XXX) Zone as delineated on the Zone Map attached hereto as Schedule X and forming part of this By-law, the following provisions shall apply:

Minimum Lot Area – Full Services	-	270m <sup>2</sup>
Minimum Lot Frontage	-	9.0m

Maximum Lot Coverage	-	60%
Maximum Lot Coverage for Public Use	-	60%
Minimum Front Yard	-	6m
Minimum Rear Yard	-	6m
Minimum Interior Side Yard	-	1.2m on one side And 0.6m on the other. A minimum of 1.8m must be maintained between structures.
Minimum Exterior Side Yard	-	2.4m
Maximum Building Height	-	11m
Maximum Building Height for Public Use	-	15m

Notwithstanding Section 11 of this by-law, an Accessory Building or Structure shall be a detached building or structure that is not used for human habitation (except for a sleeping cabin) and the use of which is customarily incidental and subordinate to a principal use, building or structure and located on the same lot.

In all other respects, the provisions of the Residential Type One (R1) Zone shall apply and be complied with.

3. THAT the following Section shall be added following Section XXXX of the Zoning By-law:

XXXX           RESIDENTIAL MULTIPLE TYPE ONE EXCEPTION 'XXX' (RM1-XXX) ZONE

Notwithstanding the provisions of Section 6.4 hereof to the contrary, within a Residential Multiple Type One Exception 'XXX' (RM1-XXX) Zone as delineated on the Zone Map attached hereto as Schedule X and forming part of this By-law, the following provisions shall apply:

Minimum Lot Area – Full Services	-	120m <sup>2</sup>
Minimum Lot Frontage (Interior)	-	4.5m
Minimum Lot Frontage (End Units)	-	6.0m

Maximum Lot Coverage	-	62%
Minimum Front Yard	-	6.0m
Minimum Rear Yard	-	6.0m
Minimum Interior Side Yard	-	1.2m on one side And 0.6m on the other. A minimum of 1.8m must be maintained between structures.
Minimum Exterior Side Yard	-	2.4m
Maximum Building Height	-	13m
Maximum Driveway Width	-	67%

Maximum building height shall be measured per dwelling unit according to Height and Building Height measurement provisions in Section 11 of this by-law.

Notwithstanding Section 11 of this by-law, an Accessory Building or Structure shall be a detached building or structure that is not used for human habitation (except for a sleeping cabin) and the use of which is customarily incidental and subordinate to a principal use, building or structure and located on the same lot.

In all other respects, the provisions of the Residential Multiple Type One (RM1) Zone shall apply and be complied with.

4. THAT the following Section shall be added following Section XXXX of the Zoning By-law:

XXXX        RESIDENTIAL MULTIPLE TYPE TWO EXCEPTION 'XXX' (RM2-XXX) ZONE

Notwithstanding the provisions of Section 6.4 hereof to the contrary, within a Residential Multiple Type Two Exception 'XXX' (RM2-XXX) Zone as delineated on the Zone Map attached hereto as Schedule X and forming part of this By-law, the following provisions shall apply and be complied with:

Additional Permitted Use	-	Stacked Townhouse Dwellings
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Minimum Lot Area – Full Services	-	120m <sup>2</sup>
Minimum Lot Frontage (Interior)	-	4.5m
Minimum Lot Frontage (End Units)	-	6.0m
Maximum Lot Coverage	-	N/A
Minimum Front Yard	-	6.0m
Minimum Rear Yard	-	6.0m
Minimum Exterior Side Yard	-	2.4m
Maximum Building Height	-	13m
Maximum Driveway Width	-	60%

Maximum building height shall be measured per dwelling unit according to Height and Building Height measurement provisions in Section 11 of this by-law.

All required setbacks shall be to the block line. No setbacks internal to the block shall apply.

Notwithstanding Section 11 of this by-law, an Accessory Building or Structure shall be a detached building or structure that is not used for human habitation (except for a sleeping cabin) and the use of which is customarily incidental and subordinate to a principal use, building or structure and located on the same lot.

In all other respects, the provisions of the Residential Multiple Type Two (RM2) Zone shall apply and be complied with.

5. 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.
6. THAT subject to the provisions of the Planning Act, R.S.O. 1990, as amended, this Bylaw 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 \_\_\_\_\_, 2024.

By-law read a third time and finally passed this \_\_\_ day of \_\_\_\_\_, 2024.

CORPORATION OF THE TOWNSHIP OF SEVERN

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK-TREASURER

DRAFT

# Zoning By-law Amendment #XXX to the Township of Severn Zoning By-law

