



Administration Office 1024 Hurlwood Lane, Severn
Mailing address PO Box 159, Orillia, Ontario L3V 6J3
Email info@severn.ca
Phone 705-325-2315

Notice of Complete Application and Non-Statutory Public Information Meeting Concerning an Official Plan and Zoning By-law Amendment

TAKE NOTICE THAT the Township of Severn deemed the following applications Complete under Sections 22 (6.1) and 34 (10.4) of the *Planning Act*, R.S.O. 1990, c.P. 13 on the 9th day of October 2024.

TAKE NOTICE THAT the Township of Severn will be holding a hybrid Non-Statutory Public Information Meeting on **November 20th, 2024**, during the Planning and Development Committee meeting scheduled to begin at **9:00 a.m.** in the Council Chambers at the Township's Administration Office (**1024 Hurlwood Lane**) to consider the following Official Plan and Zoning By-law Amendment applications under Sections 22 and 34 of the *Planning Act*, R.S.O. 1990.

Application Details	
Agent:	Celeste Phillips Planning Inc. c/o Celeste Phillips
Owner(s):	453211 Ontario Limited
Township File No(s):	OPA 24-06 and Z-24-08
Concurrent Applications:	A Draft Plan of Subdivision application has been submitted to the County of Simcoe and is currently under review for completeness.
Roll No.:	435103000179500
Legal Description:	Part of South West Half of Lot 21, Concession 12, Medonte, designated as Part 1 on 51R-43119
Municipal Address:	2956 Southorn Road, Coldwater

The Proposal

These amendments are requested to introduce planning policies and regulations to permit the creation of an eighty (80) unit residential plan of subdivision including single-detached dwellings (68) and townhouses (12) with a total area of 10.2 hectares (25.3 acres). Other uses on the subject lands include internal roads and a stormwater management pond block.

Purpose and Effect

The Purpose and Effect of the proposed **Official Plan Amendment No. 6** to the Official Plan for the Township of Severn, as requested by the applicant, is to change the land use designation of the subject lands from "Settlement Employment Area" to "Settlement Living Area" to permit the proposed development. The Purpose and Effect of the proposed **Zoning By-law Amendment**, as requested by the applicant, is to implement the Official Plan Amendment and provide site-specific zoning to establish the appropriate residential zones in place of the existing General Industrial (M2) Zone. The following zones are proposed:

- Residential One (R1) Zone;
- Residential One Exception XX (R1-XX) Zone to permit a minimum lot area of 580.0 square metres and a maximum lot coverage of 35.0%;
- Residential Multiple One (RM1) Zone; and
- Open Space (OS) Zone.

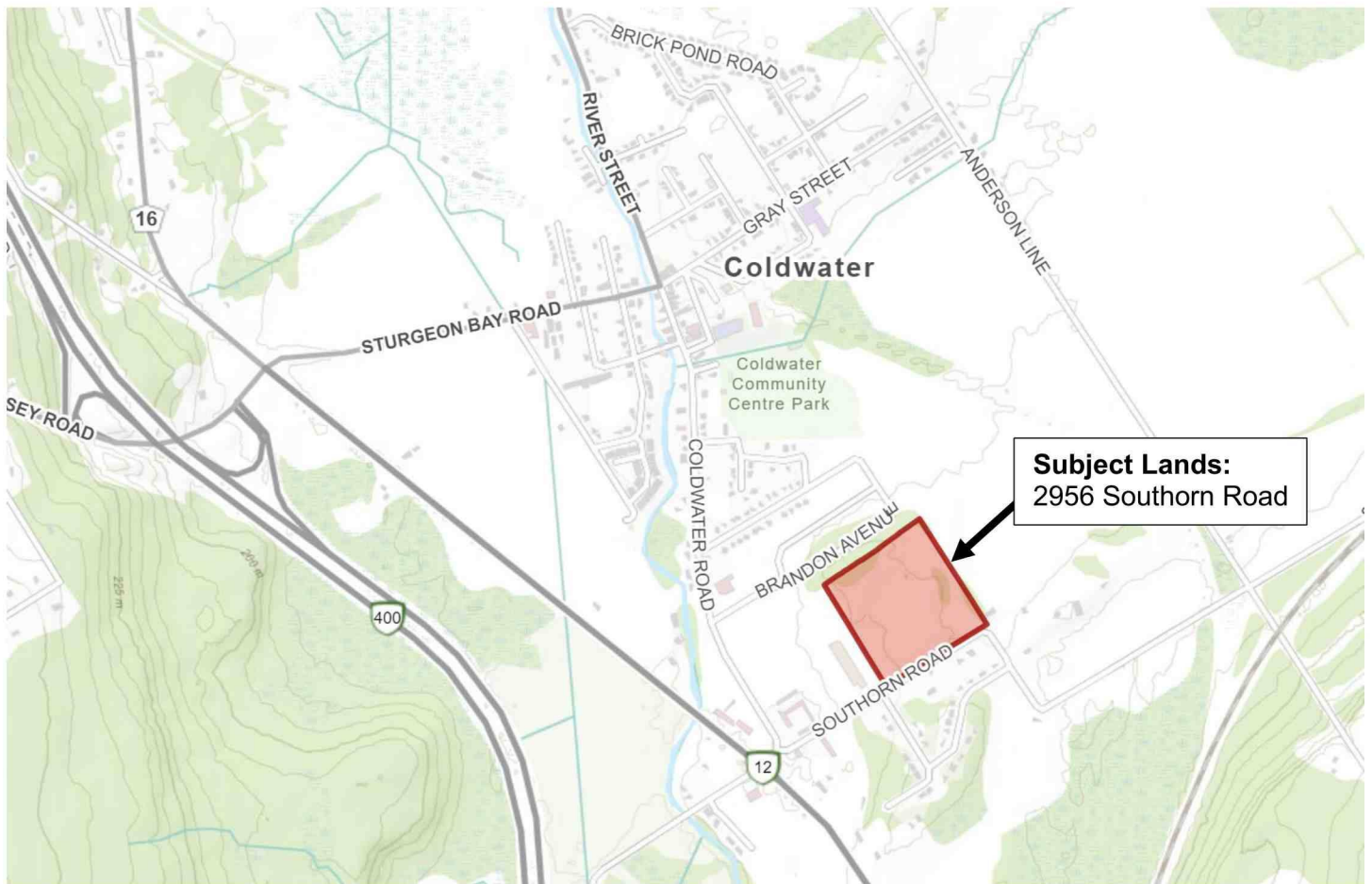
A Holding Provision (HXX) is also proposed to be applied to the R1, R1-XX, and RM1 zones requiring a Subdivision Agreement and sufficient municipal water and sanitary (sewer) capacity, prior to development occurring.

How to Participate

ANY PERSON may participate in the Non-Statutory Public Information Meeting and/or make written or verbal representation regarding this matter. Please note that all comments will form part of the public record. Members of the public can participate in the meeting as follows:

Participation options	Description/details
1. In-person	The meeting will be held at the Township's Administration Office in Council Chambers (1024 Hurlwood Lane) and is open to the public.
2. Submit written comments	Comments can be submitted to planning@severn.ca or sent by mail (P.O. Box 159, Orillia, L3V 6J3).
3. Active remote attendance	Registration is required for active verbal participation. Email planning@severn.ca or call 705-325-2315 x246.
4. Online viewing only	Watch the live stream at severn.ca/portal or on our @severnontario channel.

Location Map



Additional Information

A copy of the proposed Official Plan and Zoning By-law Amendment and additional information relating to the proposed Official Plan and Zoning By-law Amendment application are available for public inspection Monday through Friday between 8:30 a.m. and 4:30 p.m. at the Township's Administration Office (1024 Hurlwood Lane, Severn). Appointments are recommended for viewing the materials.

Appeal Rights

If a person or public body would otherwise have an ability to appeal the decision of the County of Simcoe (with respect to the Official Plan Amendment) or the Township of Severn (with respect to the Zoning By-law Amendment) to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the County of Simcoe before the proposed Official Plan Amendment is adopted or the Township of Severn before the Zoning By-law Amendment is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the County of Simcoe before the proposed Official Plan Amendment is adopted or the Township of Severn before the Zoning By-law Amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Notification of the Decision

If you wish to be notified of the decision of the County of Simcoe on the proposed **Official Plan Amendment**, you must make a written request to Clerk, County of Simcoe, Administration Centre, 1110 Highway 26, Midhurst, Ontario, L9X 1N6.

If you wish to be notified of the decision of the Township of Severn on the proposed **Zoning By-law Amendment**, you must make a written request to planning@severn.ca or to the mailing address at the top of this Notice.

Posting Requirement

It is requested that this Notice be posted in a location visible to all residents if there are seven (7) or more residential units at the address receiving this Notice.

Township Contact

For more information about this matter, including information about appeal rights, contact planning@severn.ca or 705-325-2315 x246.

Dated at the Township of Severn this 31st day of October 2024.