



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 Public Meeting Concerning a Zoning By-law Amendment

**TAKE NOTICE THAT** the Township of Severn deemed the following application Complete under Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13 on the 7<sup>th</sup> day of November 2024.

**TAKE NOTICE THAT** the Township of Severn will be holding a hybrid Public Meeting on **December 11<sup>th</sup>, 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 Zoning By-law Amendment application under Section 34 of the Planning Act, R.S.O. 1990.

Application Details	
<b>Agent:</b>	MORGAN Planning & Development c/o Jonathan Pauk
<b>Owner(s):</b>	Angelo John Orsi & Forsite Homes
<b>Township Zoning File No.:</b>	Z-24-05
<b>Concurrent Applications:</b>	B-10-24 (Provisionally Approved Consent)
<b>Roll No.:</b>	435101001030701 & 435101001030700
<b>Legal Description:</b>	Parts 1 and 2 on Plan 51R-39455, geographic Township of South Orillia, now in the Township of Severn
<b>Municipal Address:</b>	4493 & 4511 Fairgrounds Road

## Purpose and Effect

The Purpose and Effect of the proposed **Zoning By-law Amendment**, is to amend Township Zoning By-law 2010-65, as amended, to:

- Rezone the provisionally approved retained lands of Consent Application B-10-24 (4493 Fairgrounds Road) from the Rural along a Haul Route (RU/HR) Zone to the site-specific Rural Residential Exception along a Haul Route (RR-XX/HR) Zone to reflect the residential use of the lands and provisionally approved lot fabric with the following special provisions:
  - A minimum lot frontage of 16.8 metres
- Rezone the entirety of the provisionally approved benefitting lands of Consent Application B-10-24 (4451 Fairgrounds Road) from the mixed Rural Residential Exception Seventeen along a Haul Route (RR-17/HR) and Rural along a Haul Route (RU/HR) Zones to an overall site-specific Rural Exception along a Haul Route (RU-XX/HR) Zone to reflect the agricultural use of the lands and carry forward the existing special provisions applied to the subject property:
  - In addition to the permitted uses of the RU/HR Zone, an accessory dwelling unit within an accessory building be permitted\*

(\*existing Special Provisions per By-law 2021-64 proposed to be carried forward.)

## How to Participate

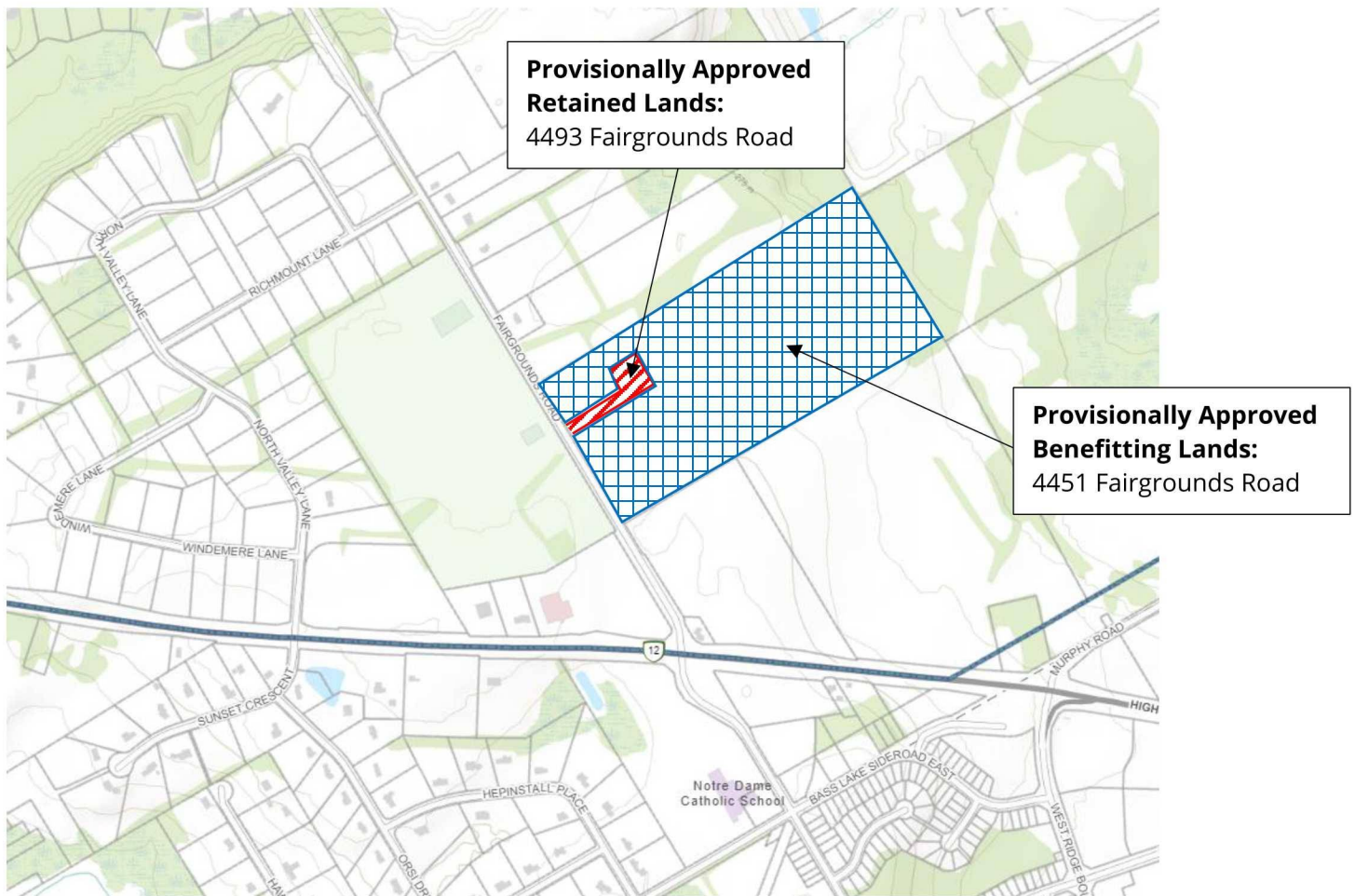
**ANY PERSON** may participate in the Public Meeting and/or make written or verbal representation regarding this matter. Please note that all comments will form part of the public record. Members of the public can participate in the meeting as follows:

Participation options	Description/details
<b>1. In-person</b>	The meeting will be held at the Township's Administration Office in Council Chambers (1024 Hurlwood Lane) and is open to the public.
<b>2. Submit written comments</b>	Comments can be submitted to <a href="mailto:planning@severn.ca">planning@severn.ca</a> or sent by mail (P.O. Box 159, Orillia, L3V 6J3).
<b>3. Active remote attendance</b>	Registration is required for active verbal participation. Email <a href="mailto:planning@severn.ca">planning@severn.ca</a> or call 705-325-2315 x246.

#### 4. Online viewing only

Watch the live stream at [severn.ca/portal](https://severn.ca/portal) or on our [YouTube \(@severntonario\)](#) channel.

#### Location Map



#### Additional Information

Additional information relating to the proposed Zoning By-law Amendment application is available for public inspection 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 Township of Severn 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 Township of Severn before the by-law 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 Township of Severn before the by-law 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 Township of Severn on the proposed zoning by-law amendment, you must make a written request to [planning@severn.ca](mailto:planning@severn.ca) or to the mailing address at the top of this Notice.

#### Township Contact

For more information about this matter, including information about appeal rights, contact [planning@severn.ca](mailto:planning@severn.ca) or 705-325-2315 x246.

Dated at the Township of Severn this 21<sup>st</sup> day of November 2024.