



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 12th day of December 2024.

TAKE NOTICE THAT the Township of Severn will be holding a hybrid Public Meeting on **January 15th, 2025**, 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	
Agent:	MORGAN Planning & Development
Owner(s):	Geoffrey Walters
Township Zoning File No.:	Z-24-13
Concurrent Applications:	N/A
Roll No.:	435104000935900
Legal Description:	PT LT 18 CON 12 TAY AS IN RO423442; S/T & T/W RO423442; SEVERN
Municipal Address:	3296 Port Severn Road

Purpose and Effect

The Purpose and Effect of the proposed **Zoning By-law Amendment**, as requested by the applicant, is to change Township Zoning By-law 2010-65, as amended, to rezone the subject property from the Tourist Resort Commercial (C8) Zone to:

- A site-specific Tourist Resort Commercial (C8-XX) zone to:
 - Notwithstanding Section 7, Table 7.1, the construction of a new single detached dwelling be permitted
 - Notwithstanding Section 7, Table 7.2, to permit:
 - An interior Side Yard setback to a Residential Zone of 6.0 metres for a proposed dwelling and attached garage
 - A minimum Front Yard setback of 11.6 metres to an attached, unenclosed deck
 - A minimum Front Yard setback of 15.0 metres to a proposed dwelling
 - Notwithstanding Section 3.34.8 to permit:
 - A watercourse setback of 11.6 metres to an attached, unenclosed deck
 - A watercourse setback of 15.0 metres to a proposed dwelling
 - Notwithstanding Section 3.2.5 an attached garage with a maximum size of 123.0 square metres be permitted
 - Notwithstanding Section 3.2.6 an attached garage with a maximum height of 7.08 metres containing two-storeys be permitted to accommodate unheated storage within the second storey
 - Notwithstanding Section 3.13 (a), a landscaped buffer of 0.0 metres to an abutting Residential Zone be recognized
 - Notwithstanding Section 3.30.3 a minimum High Water Mark setback of 15.0 metres to a proposed on-site septic system be permitted
 - Notwithstanding Section 4 Table 4.3.1 zero (0) barrier-free parking spaces be required

All other provisions of the Tourist Resort Commercial (C8) Zone shall apply and be complied with. The existing Environmental Protection (EP) Zone on a portion of the subject property shall also continue to apply and be complied with.

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
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

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 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 or 705-325-2315 x246.

Dated at the Township of Severn this 20th day of December, 2024.

