



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 Statutory Public Meeting Concerning a Zoning By-law Amendment and Draft Plan of Subdivision

TAKE NOTICE THAT the Township of Severn will be holding a hybrid Public Meeting on **September 18th, 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 and Draft Plan of Subdivision application under Section 34, 36, and 51 of the Planning Act, R.S.O. 1990.

Application Details	
Agent:	MORGAN Planning and Development (c/o Josh Morgan)
Owner:	South Shore Isabella Estates Inc.
Township Zoning File No.:	Z-21-18
County Subdivision File No.:	SV-T-2103
Roll No.:	435101000400209
Legal Description:	Concession 1, Part Lot 1, 51R-41373 Parts 7 to 11, geographic Township of North Orillia, now in the Township of Severn
Municipal Address:	2060 Division Road West

An initial Public Information Meeting was held by the Township of Severn on February 16th, 2022. This will be the second Public Meeting regarding these applications.

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 YouTube (@severntonario) channel.

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 subject lands from the Rural (RU) and Environmental Protection (EP) zones to:

- Residential One Exception (R1-XX) with the following special provisions:
 - A minimum lot area of 2,000 square metres
 - A minimum lot frontage of 30.0 metres

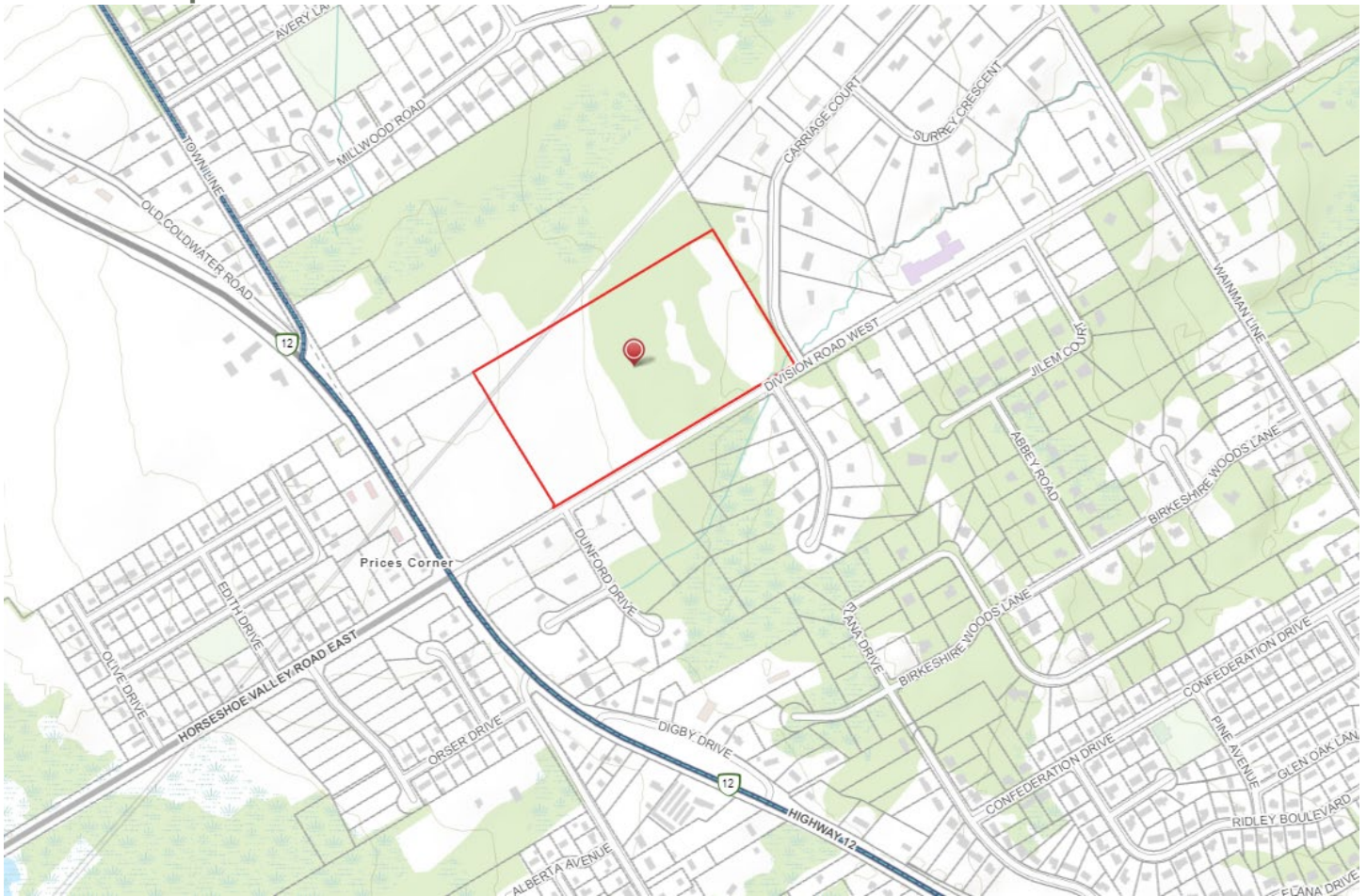
- A minimum setback of any buildings or structures from Division Road (inclusive of an identified 5.25 metre road widening) of 10.0 metres
- Environmental Protection Exception (EP-XX) Zone with the following special provisions:
 - Permitted Uses be restricted to:
 - Conservation
 - Utilities
 - No buildings or structures, other than those associated with a utility shall be permitted.
 - Vegetation removal and site alteration, including grading, filling and dredging, shall not be permitted, with the exception of utilities.
 - The application of pesticides and fertilizers shall not be permitted.
 - Edge of zone boundary shall be delineated with signage and fencing as per Subdivision Agreement.
- Open Space Exception (OS-XX) with the following special provisions:
 - Permitted Uses be restricted to:
 - Stormwater Management Facilities
 - Active transportation pathway

All other provisions of the Residential One (R1), Environmental Protection (EP), and Open Space (OS) Zones shall apply and be complied with.

Additionally, the Township will maintain the existing Holding (H31) Zone provision on the property to ensure the completion of a Subdivision Agreement prior to development of the lands should the applications be approved.

The Purpose and Effect of the **Plan of Subdivision** application is to facilitate the creation of twenty-three (23) residential lots to accommodate the development of single-detached dwellings on private services, and to facilitate the development of one (1) stormwater management pond and an active transportation pathway, all accessed via three (3) new municipal roads.

Location Map



Additional Information

Additional information relating to the proposed Zoning By-law Amendment and Draft Plan of Subdivision applications are 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 and the materials may be available through the County of Simcoe website.

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.

If a person or public body would otherwise have the ability to appeal the decision of the County of Simcoe but does not make oral submissions at a public meeting, if one is held, or make written submissions to the County of Simcoe in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the County of Simcoe in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, 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.

If you wish to be notified of the decision of the County of Simcoe in respect of the proposed plan of subdivision, you must make a written request to Clerk, County of Simcoe, 1110 Highway 26, Administration Centre, Midhurst, Ontario, L9X 1N6.

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 29th day of August 2024.

Proposed Draft Plan of Subdivision

A full-size version is available for Public Inspection at the Township Office.

