



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 6th day of November 2024.

TAKE NOTICE THAT the Township of Severn will be holding a hybrid Public Meeting on **April 16th, 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.

This application was the subject of a Public Meeting in December 2024. Due to an additional site-specific provision requested by the applicant (reduced setback to residential zones), another Public Meeting is required.

Application Details	
Agent:	MORGAN Planning & Development c/o Victoria Lemieux
Owner(s):	Greg Wallace
Township Zoning File No.:	Z-24-11
Concurrent Applications:	B-09-10-23
Roll No.:	435103000180620
Legal Description:	Lot 21 and Part Lot 20 W/S Coldwater Road, Plan 61, designated as Part 2 on 51R-12183
Municipal Address:	68 Coldwater Road, Coldwater (portion of)

Purpose and Effect

The Purpose and Effect of the proposed **Zoning By-law Amendment**, as requested by the applicant, is to alter Township Zoning By-law 2010-65, as amended, to rezone the severed lands of provisionally approved Consent Application B-09-10-23 from the Residential One (R1) Zone to a site-specific Downtown Commercial (C2-X) zone to:

- Scope the permitted uses* to those which are acceptable under the South Georgian Bay Lake Simcoe Source Water Protection Plan and to address land use compatibility;
- Acknowledge that through Site Plan Control (required prior to site alteration and/or development) the Official plan design goals and objectives be incorporated;
- Permit a reduced setback to residential zones of 3.0 metres; and,
- Prohibit parking within the yard abutting Coldwater Road.

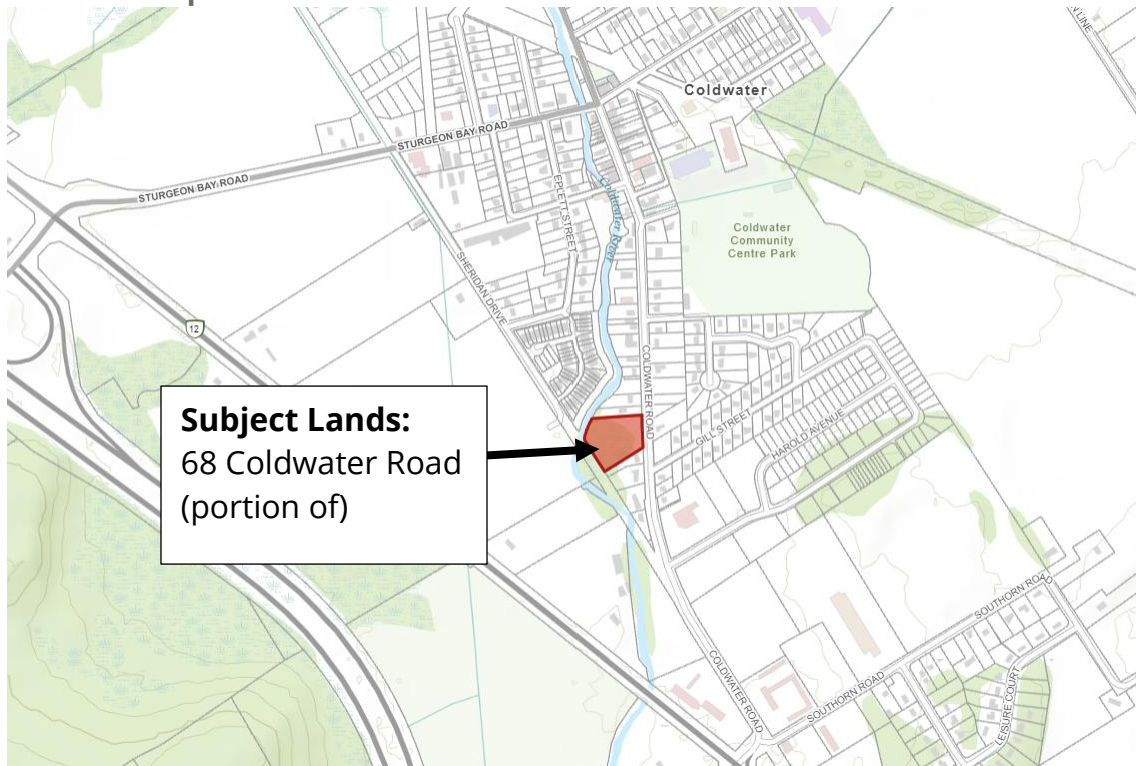
*For a full list of contemplated permitted uses please contact Township staff as outlined below.

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.

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., Monday through Friday, 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 27th day of March 2025.