



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 **April 17th, 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:	The Jones Consulting Group (c/o Brandi Clement, MURP, AICP, MCIP, RPP)
Owner:	2801829 Ontario Inc.
Township Zoning File No.:	Z-21-14
County Subdivision File No.:	SV-T-2102
Roll No.:	435104000710819
Legal Description:	Block 18, Plan 51M-917
Municipal Address:	2970 Fesserton Sideroad

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 Estate Residential (ER) and Environmental Protection (EP) zones to:

- Estate Residential Exception (ER-XX) zone to permit reduced lot frontages, areas, and setbacks, increased lot coverage, and to not withstand the Environmental Protection (EP) zone setbacks of Section 3.34.2 a) as the proposed Environmental Protection (EP) zone boundary incorporates the setback;
- Open Space Exception (OS-XX) zone to accommodate two (2) stormwater management ponds; and

- Environmental Protection (EP) zone to better align with the drainage ditch that traverses the lands and to incorporate the required setbacks to the features in the zone boundary.

Additionally, the Township will consider the placement of a Holding (H) 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 fourteen (14) residential lots to accommodate the development of single-detached dwellings on private services, one (1) parkland parcel, and facilitate the development of two (2) stormwater management ponds all accessed via a new municipal road.

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.

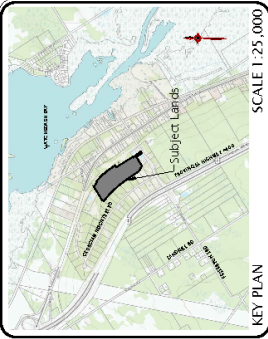
Township Contact

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 28th day of March 2024.

Proposed Draft Plan of Subdivision

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



KEY PLAN
SCALE 1:25,000

Draft Plan of Subdivision
Block 18 on Registered Plan 51M-917
Township of Severn
County of Simcoe
2023

OWNER'S CERTIFICATE
I, THE UNDERSIGNED, BEING THE REGISTERED OWNER OF THE LANDS SHOWN ON THIS DRAFT PLAN OF SUBDIVISION, DO HEREBY CERTIFY THAT THE COORDINATES OF THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE _____
OWNER
Douglas E. Hurt C.O.L.S., M.E.P.A., B.S.C.
Hurt Surveys Inc.

NOTICE
THIS DRAFT PLAN OF SUBDIVISION REQUIRES, UNDER SECTION 24(1) OF THE PLANNING ACT, THAT THE DRAFT PLAN BE SHOWN ON DRAFT PLAN FOR A PERIOD OF 15 DAYS BEFORE IT IS SUBMITTED TO THE TOWNSHIP ENGINEER FOR APPROVAL. THE DRAFT PLAN SHALL BE SHOWN ON DRAFT PLAN FOR A PERIOD OF 15 DAYS BEFORE IT IS SUBMITTED TO THE TOWNSHIP ENGINEER FOR APPROVAL. THE DRAFT PLAN SHALL BE SHOWN ON DRAFT PLAN FOR A PERIOD OF 15 DAYS BEFORE IT IS SUBMITTED TO THE TOWNSHIP ENGINEER FOR APPROVAL.

STATISTICS

ESTATE RESIDENTIAL	AREA (ha.)	UNITS
LOTS 1-10	7.89 ha.	14 units
PERKLAND	0.51 ha.	
STORMWATER MANAGEMENT	0.67 ha.	
TOTAL	1.16 ha.	
TOTAL	10.23 ha.	14 units

SCHEDULE OF REVISIONS

DATE	DESCRIPTION	DRAWN
JUNE 20, 2022	CHANGE AS PER ENG CHANGES	m.c.f.
JUNE 21, 2022	CHANGE AS PER ENG CHANGES	m.c.f.
JULY 1, 2022	REMOVE OS BLOCK / UPDATE FOR SUBMISSION	m.c.f.
APRIL 13, 2023	REMOVE OS BLOCK / UPDATE FOR SUBMISSION	m.c.f.

DRAFT PLAN OF SUBDIVISION

SCALE 1:1000 (A1)

Date issued: DEC. 7, 2020
Checked By: BC
Project No.: SM-18023
Drawn By: m.c.f.
Drawing Name: 303-18023 DP-1.dwg

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SCARBOROUGH, ONTARIO M1S 1T6
TEL: (416) 291-9999

IRPP
REGISTERED PROFESSIONAL
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REGISTERED PROFESSIONAL

DRAFT PLAN OF SUBDIVISION
VILLAGE OF FESSERTON