



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 and 36 of the *Planning Act*, R.S.O. 1990, c.P. 13 on the 26th day of February 2026.

TAKE NOTICE THAT the Township of Severn will be holding a hybrid Public Meeting on **March 18th, 2026**, during the Council 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 c/o Vanessa Simpson
Owner(s):	2452325 Ontario Inc.
Township Zoning File No.:	Z-26-04
Concurrent Applications:	SP-24-03
Roll No.:	435104000936600
Legal Description:	Part Lot 18 and 19, Concession 12, former Township of Tay, being Parts 7 & 8 on 51R-2532
Municipal Address:	2900 Kellys Road, Port Severn

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 (@severnontario) channel.

Purpose and Effect

The Purpose and Effect of the application is to facilitate the redevelopment of the outdoor pool amenity area, legalize a fitness gym and storage containers constructed/installed without the benefit of a Building Permit, and establish site-specific parking standards. Therefore, the proposed **Zoning By-law Amendment**, as requested by the applicant, is to amend Zoning By-law 2010-65, as amended, to rezone the subject lands from the Tourist Resort Commercial (C8) Zone to a site-specific Tourist Resort Commercial Exception (C8-##) zone with the following special provisions:

Provision	Building/Structure/Use	By-law Requirement	Requested Special Provisions
7.4 Exterior Yard Setback	Pool Deck	7.5 metres	0.6 metres
	Building B (sauna & mechanical)		0.6 metres
	Building C (green house)		0.6 metres
	Cold Tub		1.7 metres
	Canopy Structure		3.8 metres
	Pool		6.5 metres
	Fitness Gym / Shipping Container "A"		6.0 metres
	Shipping Container "B"		1.2 metres

	Shipping Container "C"		1.2 metres
	Greenhouse		7.4 metres
3.34.8 Watercourse Setback & 7.4 Watercourse Setback	Pool Deck & Stairs	20.0 metres	8.4 metres – pool deck 7.0 metres – stairs
	Building C (green house)		9.0 metres
	Canopy Structure		12.0 metres
	Hot Tub		12.0 metres
	Cold Tub		16.0 metres
	Building B (sauna)		18.5 metres
	Pool		18.7 metres
4.2.1 Minimum Required Parking	Open to Public: restaurant (351m ²) with event space (130m ²), and spa facility (151m ²). Overnight Accommodations (guests): Hotel (20 suites)(including: golf simulator, fitness gym, outdoor pool amenity area, and docking (exclusive of restaurant and spa facility boat parking)).	63 spaces (motor vehicle)	54 spaces (motor vehicle) plus boat mooring (parking).
4.2.9 Location of Required Parking Spaces		On-site or off-site parking within 150.0 metres	A minimum of 37.0 parking spaces, including all required barrier-free spaces, shall be located on-site. The remaining required parking spaces, not including barrier-free, may be located off-site on a lot within 205.0 metres of the subject lands.

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.

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

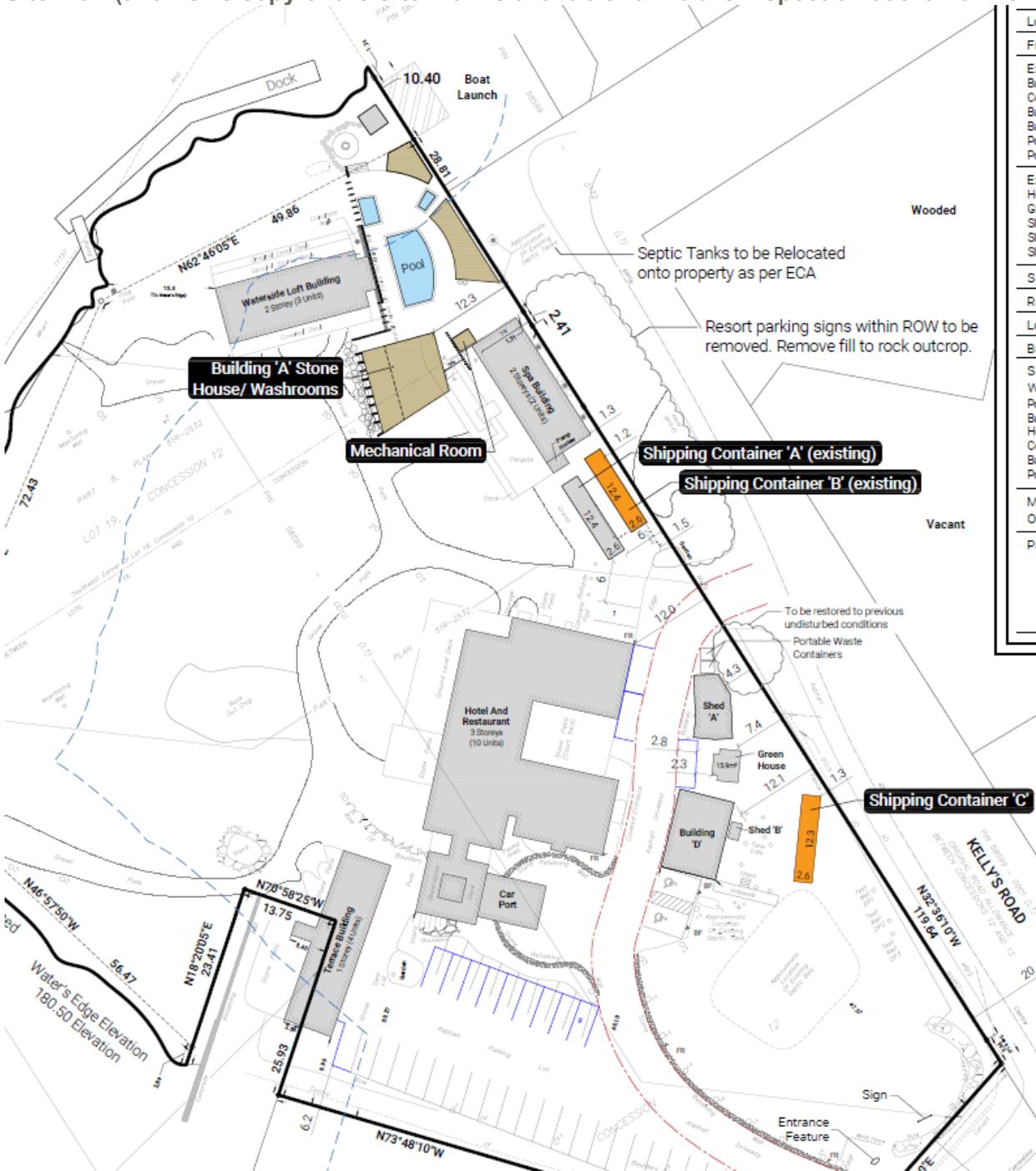
For more information about this matter, including information about appeal rights, contact planning@severn.ca or 705-325-2315 x246.

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.

Site Plan (a full-size copy of the Site Plan is available for Public Inspection at the Township Office)



Dated at the Township of Severn this **25th** day of **February 2026**.