



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 14<sup>th</sup> day of October 2025.

**TAKE NOTICE THAT** the Township of Severn will be holding a hybrid Public Meeting on **November 5<sup>th</sup>, 2025**, 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 Jonathan Pauk
Owner(s):	Jennifer Uriarte
Township Zoning File No.:	Z-25-09
Concurrent Applications:	None
Roll No.:	435104000719200 & 435104000719300
Legal Description:	Part Lot 6, Concession 12, Parts 1, 2, 3, & 4 on 51R-26331, former Township of Tay, now in the Township of Severn
Municipal Address:	12967 & 12975 County Road 16

## 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 lands recognized as 12967 County Road 16 from the Residential One (R1) Zone to a site-specific Residential One Exception (R1-XX) Zone with the following special provisions:
  - A minimum interior side yard setback of 0.9 metres for an existing dwelling (Dwelling No. 2)
  - A minimum gross floor area of 45.6 square metres for an existing dwelling (Dwelling No. 2)
  - A maximum floor area of 84.1 square metres for an existing accessory building (Accessory Building No. 1)
  - A minimum interior side yard setback of 1.0 metre for an existing accessory building (Accessory Building No. 1)
  - A minimum interior side yard setback of 0.1 metres for an existing accessory building (Accessory Building No. 2)
  - Notwithstanding Section 3.1 of Township Zoning By-law 2010-65, as amended, an accessory apartment or Additional Residential Unit shall not be permitted.
- Rezone the lands recognized as 12975 County Road 16 from the split Residential One (R1) and Rural (RU) Zone to the Residential One Exception (R1-XX) Zone with the following special provisions:
  - Notwithstanding Section 3.2.4 of Township Zoning By-law 2010-65, as amended, a standalone accessory building or structure be permitted on the subject property without the requirement for a principal dwelling.

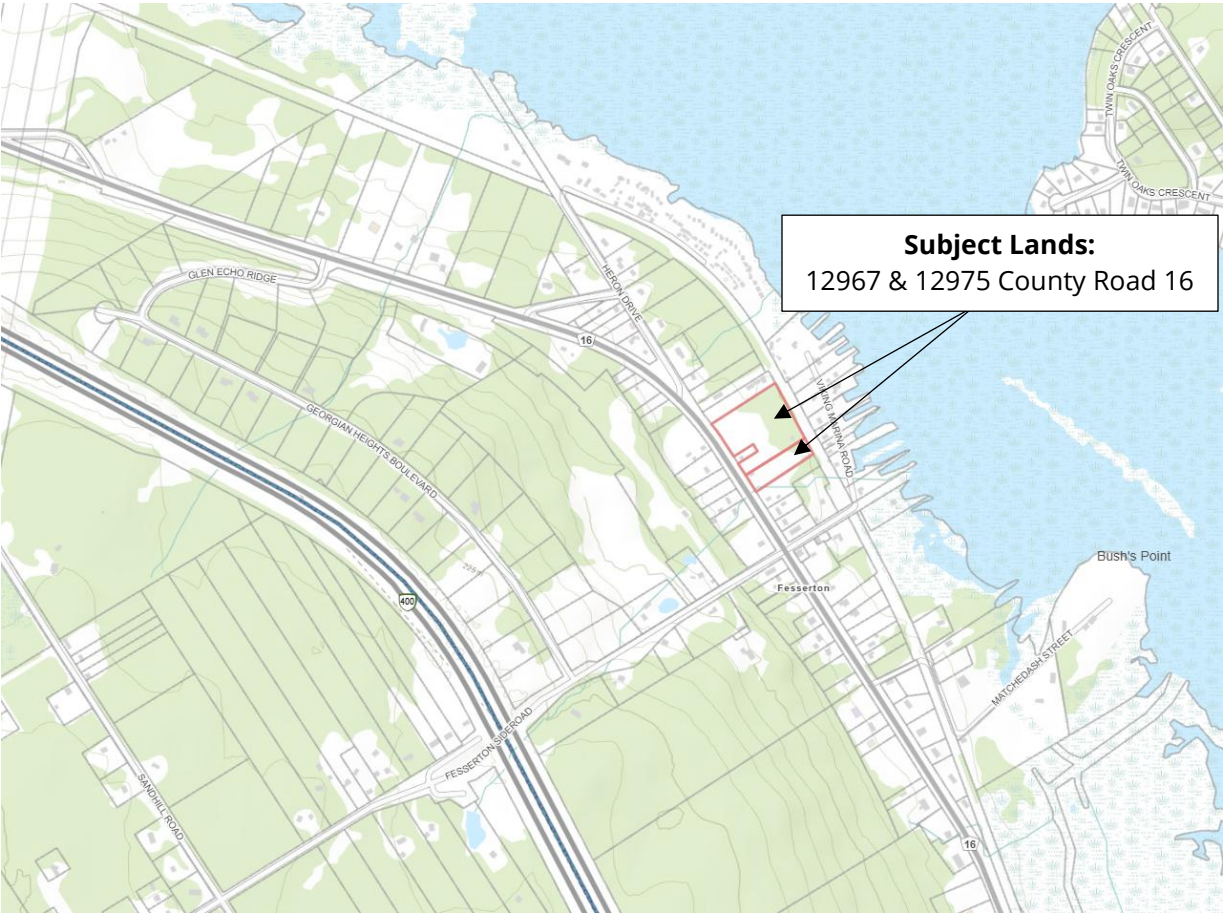
## How to Participate

**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:

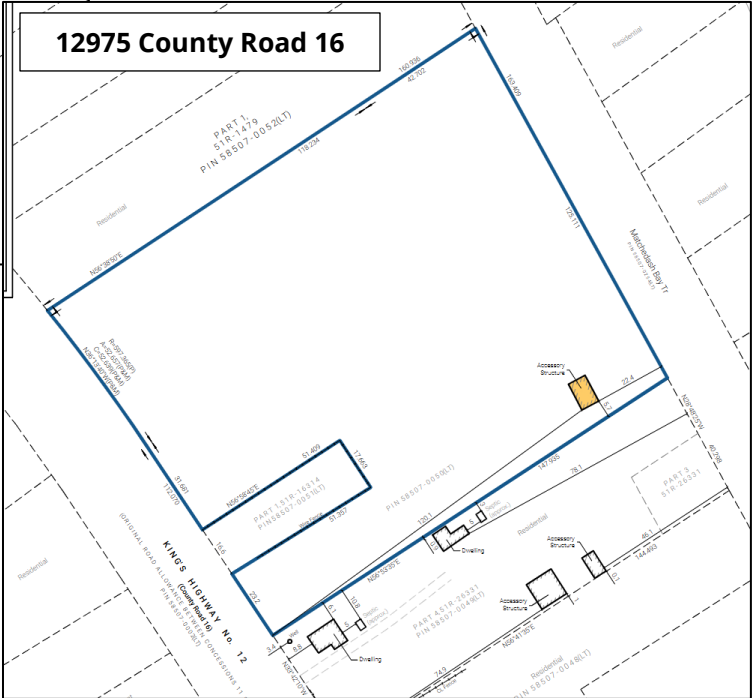
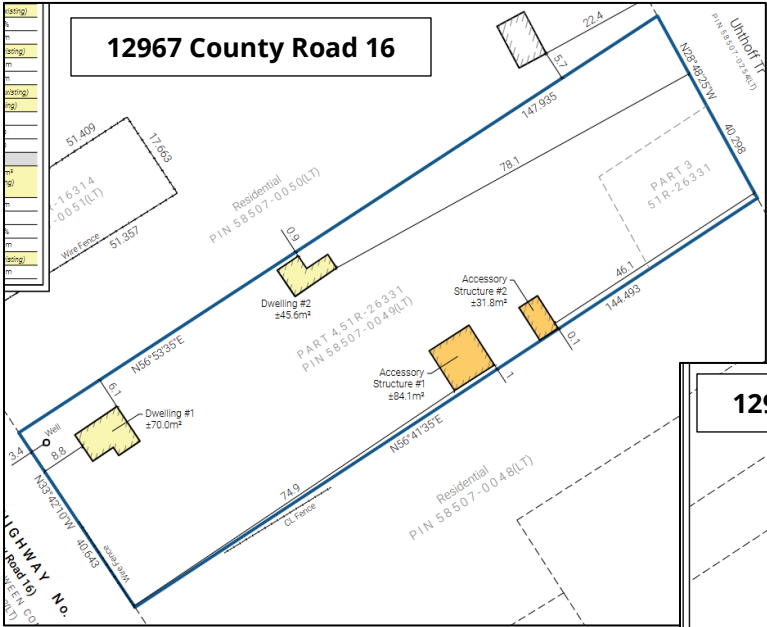
Participation options	Description/details
1. In-person	The meeting will be held at the Township's Administration Office in Council Chambers (1024 Hurlwood Lane) and is open to the public.

2. Submit written comments	Comments can be submitted to <a href="mailto:planning@severn.ca">planning@severn.ca</a> or sent by mail (P.O. Box 159, Orillia, L3V 6J3).
3. Active remote attendance	Registration is required for active verbal participation. Email <a href="mailto:planning@severn.ca">planning@severn.ca</a> or call 705-325-2315 x246.
4. Online viewing only	Watch the live stream at <a href="https://severn.ca/portal">severn.ca/portal</a> or on our <a href="https://www.youtube.com/channel/UCsevernontario">@severnontario</a> channel.

Location Map



Site Plans (Portion of, labels added by Township Staff for clarity):



**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](mailto: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](mailto:planning@severn.ca) or 705-325-2315 x246.

**Dated at the Township of Severn this 16<sup>th</sup> day of October 2025.**

