



Administration Office 1024 Hurlwood Lane, Severn
Mailing address PO Box 159, Orillia, Ontario L3V 6J3
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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 17th day of November 2025.

TAKE NOTICE THAT the Township of Severn will be holding a hybrid Public Meeting on **December 10th, 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 Vanessa Simpson
Owner(s):	David & Melanie Wiggins
Township Zoning File No.:	Z-25-14
Concurrent Applications:	None
Roll No.:	435101001029020
Legal Description:	Part Lot 4 -5, Concession 2, being Parts 2 & 11 on 51R-26802 Parts 1, together with RO1377869 and subject to NSO20590, geographic Township of South Orillia, now in the Township of Severn
Municipal Address:	8227 Highway 12

Purpose and Effect

The Purpose and Effect of the proposed **Zoning By-law Amendment**, as requested by the applicant, is to change Township Zoning By-law 2010-65, as amended, to further amend the site-specific Rural Exception One (RU-1) Zone as applied to the lands to include the following provisions and definitions:

- In addition to the permitted uses of the RU-1 Zone, a *"Motor Vehicle, Exhaust Repair Garage"* be permitted as a **Home Industry**.
- *"Motor Vehicle, Exhaust Repair Garage"* shall be defined as follows: "A building or structure where services are performed on motor vehicles for compensation, limited to the installation and repair of exhaust systems".
- Special Provisions:
 - Provisions for Accessory Uses, Buildings, and Structures (Section 3.2)
 - Notwithstanding Section 3.2.5, the proposed accessory structure shall be permitted to have a maximum floor area of 238.0 square metres.
 - Notwithstanding Section 3.2.6, the proposed accessory structure shall be permitted to have a maximum height of 6.2 metres.
 - Notwithstanding Section 3.2.8, a maximum lot coverage of 6.3% for accessory structures shall be permitted.
 - Provisions for Home Industries (Section 3.11)
 - Notwithstanding Section 3.11(a) a Home Industry be permitted on a lot with a minimum lot area of 0.64 hectares.
 - Notwithstanding Section 3.11(e) an interior side yard setback of 5.3 metres to an existing accessory building to contain a Home Industry be permitted.
 - Notwithstanding Section 3.11(f) a maximum gross floor area for a Home Industry in an existing accessory building shall be 165.0 square metres.
 - Lot Requirements for Rural Zones (Section 5.4)
 - Notwithstanding Section 5.4, Table 5.2, a maximum total lot coverage of 11.3% shall be permitted.

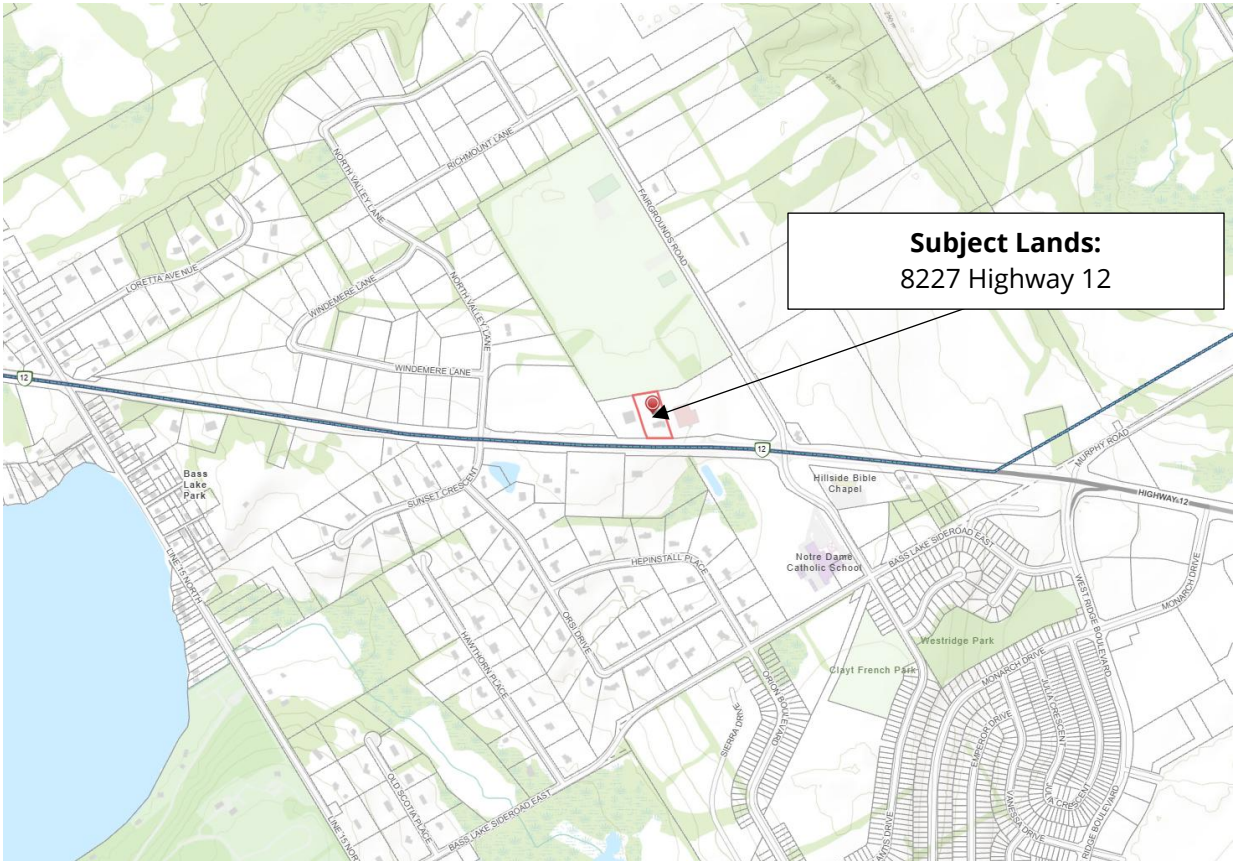
All other provisions of the RU-1 Zone shall continue to apply and be complied with.

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.

Location Map:



Proposed Concept Plan (Clarifications added by Staff):



LEGEND	
	Subject Lands
	Proposed Accessory Structure Footprint Area: ±237.8m² (2,560ft²) Height: ±6.2m
	Existing Accessory Structure
	Existing Dwelling
	Proposed Accessory Structure GFA: ±321.4m² (3,460ft²) excl. garage Ground Floor: ±176.5m² (1,900ft²) 2nd Floor: ±144.9m² (1,560ft²) Garage: ±111.5m² (1,200ft²)
	Access Easement Over 8235 Highway 12 In Favour of 8227 Highway 12

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 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 20th day of November 2025.

