



Township of

SEVERN

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 23rd day of April, 2026.

TAKE NOTICE THAT the Township of Severn will be holding a hybrid Public Meeting on **May 20th, 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
Owner(s):	Lee & Joanne Johnston (c/o Cavana Incorporated)
Township Zoning File No.:	Z-26-03
Concurrent Applications:	None
Roll No.:	435101001103103
Legal Description:	Part Lot 3, Concession 4, being Part 1 on Plan 51R-19811, except Part 1 on Plan 51R-41982, former Township of South Orillia, now in the Township of Severn
Municipal Address:	4260 Burnside Line (commonly known as Cavana Ridge)

Purpose and Effect

The Purpose and Effect of the **Zoning By-law Amendment** application, as requested by the applicant, is to modify Township Zoning By-law 2010-65, as amended, to further amend the site-specific **General Commercial Exception Two (C1-2)** Zone applied to the lands to include the following provisions and definitions:

- In addition to the permitted uses of the C1-2 Zone, a **'Bistro Restaurant'** be permitted ancillary to another permitted principal use
- **'Bistro Restaurant'** is proposed to be defined as follows: "a building, or part of a building, where food is prepared and offered for sale to the public for immediate consumption. A bistro restaurant is an accessory use to the predominate use of the property and may include indoor dining areas and/or an outdoor patio accessory to the principal building. The use is generally characterized by a small-scale, casual dining environment with limited seating and may include a liquor-licensed premises."

All other provisions of the C1-2 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:

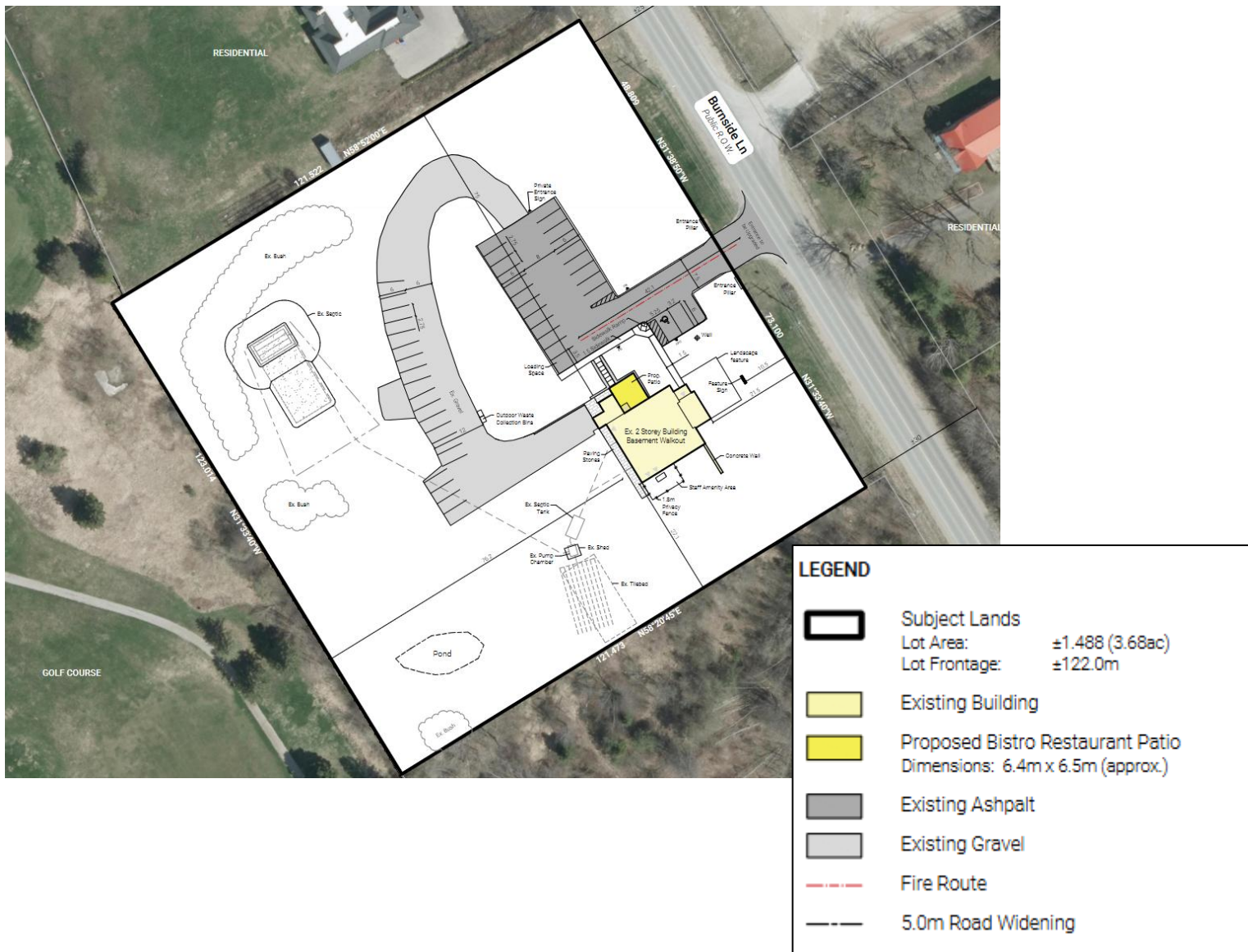
Participation options	Description/details
1. In-person	The meeting will be held at the Township's Administration Office in Council Chambers (1024 Hurlwood Lane) and is open to the public.
2. Submit written comments	Comments can be submitted to planning@severn.ca or sent by mail (P.O. Box 159, Orillia, 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 @severnontario channel.

Location Map:



Proposed Concept Plan (portion of):

A full size copy of this plan is available for inspection at the Township Office by request



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 30th day of April, 2026