



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 Concerning a Draft Plan of Subdivision:

TAKE NOTICE THAT the County of Simcoe deemed the following application Complete under Section 51(19.1) of the *Planning Act*, R.S.O. 1990, c.P. 13 on the 26th day of January, 2026.

Application Details	
Agent:	Innovative Planning Solutions c/o Dafne Gokcen
Owner(s):	1000041556 Ontario Inc, c/o Ajeet Vankwani
County of Simcoe File No(s):	SV-T-2501
Concurrent Applications:	A Zoning By-law Amendment application has been concurrently submitted to the Township and deemed incomplete.
Roll No.:	435103000193825
Legal Description:	Part of South West Half of Lot 21, Concession 12, Medonte, designated as Part 1 on 51R-43119
Municipal Address:	20 Sheridan Drive (portion of)

Purpose & Effect

The purpose and effect of the application is to consider a new Draft Plan of Subdivision on a portion of the subject property fronting Sheridan Drive. The approximate total area of the proposed development on a portion of the land is 4.04 hectares (10.0 acres). The Draft Plan of Subdivision is proposed to consist of eight (8) single detached dwelling lots and eight (8) additional development blocks intended to contain a total of sixty-four (64) townhouse dwelling units. The proposed development also includes two (2) internal streets, and additional blocks for stormwater management, future road connection, open space, environmental protection, and drainage.

A concurrent application for Zoning By-law Amendment has been submitted to the Township of Severn and was deemed incomplete. **A future Public Meeting will be scheduled if the accompanying Zoning By-law Amendment application is deemed complete, at which time Notice will be provided in a similar manner in accordance with the requirements of the *Planning Act*.**

Additional Information

A copy of the proposed Draft Plan of Subdivision and additional information relating to the application is available for inspection Monday through Friday 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 the ability to appeal the decision of the County of Simcoe 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 County of Simcoe on the proposed **Plan of Subdivision**, you must make a written request to Clerk, County of Simcoe, Administration Centre, 1110 Highway 26, Midhurst, Ontario, L9X 1N6.

Posting Requirement

It is requested that this Notice be posted in a location visible to all residents if there are seven (7) or more residential units at the address receiving this Notice.

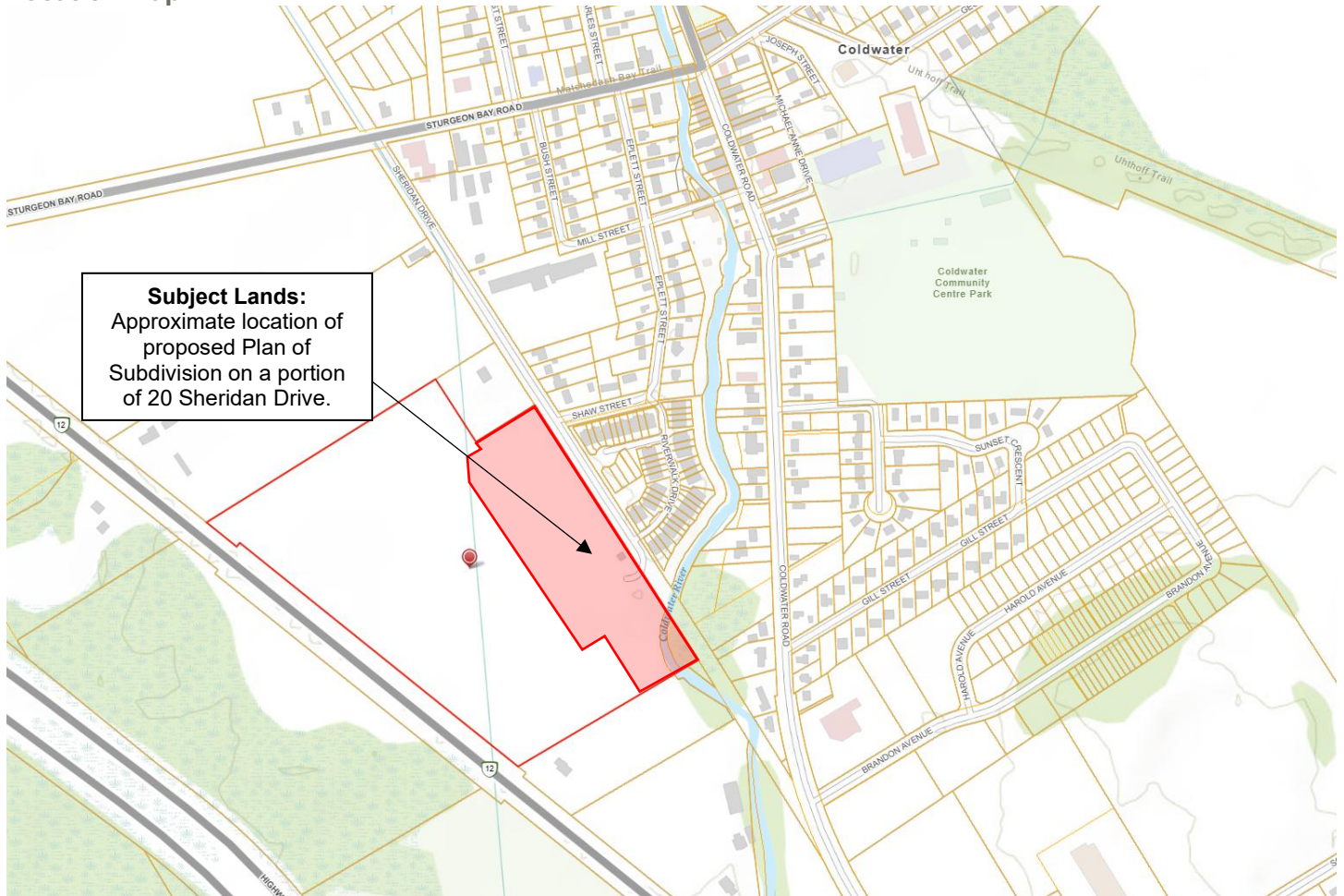
Township Contact

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 5th day of March, 2026



Location Map:



Draft Plan of Subdivision:

A full size copy of the plan is available for viewing at the Township office by appointment.

