



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 Statutory Public Meeting Concerning an Official Plan and Zoning By-law Amendment

TAKE NOTICE THAT the Township of Severn deemed the following applications Complete under Sections 22 (6.1) and 34 (10.4) of the *Planning Act*, R.S.O. 1990, c.P. 13 on the 25th day of March 2025.

TAKE NOTICE THAT the Township of Severn will be holding a hybrid Statutory Public Meeting on **May 21st, 2025**, during the Planning and Development Committee meeting scheduled to begin at **11:00 a.m.** in the Council Chambers at the Township's Administration Office ([1024 Hurlwood Lane](#)) to consider the following Official Plan and Zoning By-law Amendment applications under Sections 22 and 34 of the Planning Act, R.S.O. 1990.

Application Details	
Agent:	MORGAN Planning and Development, c/o Jonathan Pauk
Owner(s):	1000086840 ONTARIO INC, c/o Dan Smith
Township File No(s):	OPA 24-04 & Z-24-02
Concurrent Applications:	N/A
Roll No.:	435105000524200
Legal Description:	PT LTS 22 & 23, CONCESSION 7, BEING PTS 1 TO 7 ON 51R-33476, EXCEPT PART 1 ON 51R-41328; S/T AN EASEMENT OVER PTS 3 & 5 ON 51R-33476 IN FAVOUR OF PT LT 22 CON 7 BEING PTS 1 & 6 ON 51R-14363, FORMER TOWNSHIP OF MATCHEDASH, NOW IN THE TOWNSHIP OF SEVERN
Municipal Address:	5719 Upper Big Chute Road

The Proposal

These amendments are requested to amend the Township's planning policies to establish the framework for the future consideration of the creation of seven (7) new residential building lots (and one retained lot) through the Consent application process under the *Planning Act* rather than a Plan of Subdivision. Other uses on the subject lands would include the extension of an existing private road to provide access to the proposed residential lands.

Purpose and Effect

The Purpose and Effect of the proposed Official Plan Amendment, as requested by the applicant, is to modify the Official Plan to allow for lot creation by way of Consent and to permit for the extension of a private road (being Green Lane). The Amendment proposes to revise the Schedules of the Official Plan with respect to the Severn Falls Settlement Area Boundary for consistency with the County of Simcoe Official Plan, and to re-designate the boundary of the proposed future retained lands to the Settlement Employment Area land use designation. Revisions to the boundaries of the existing Environmental Protection designation are also proposed.

The Purpose and Effect of the proposed **Zoning By-law Amendment**, as requested by the applicant, is to reflect the policies of the Official Plan Amendment by re-zoning the proposed residential building lots from the Rural (RU) Zone to a **Rural Residential (RR) Zone**, to rezone a portion of the subject lands from the Rural (RU) Zone to an **Environmental Protection (EP) Zone**, and to rezone a portion of the lands from the Rural (RU) Zone to a site-specific **General Commercial (C1-XX) Zone**, with the following special provisions:

- A minimum interior yard setback of 0.6 metres.

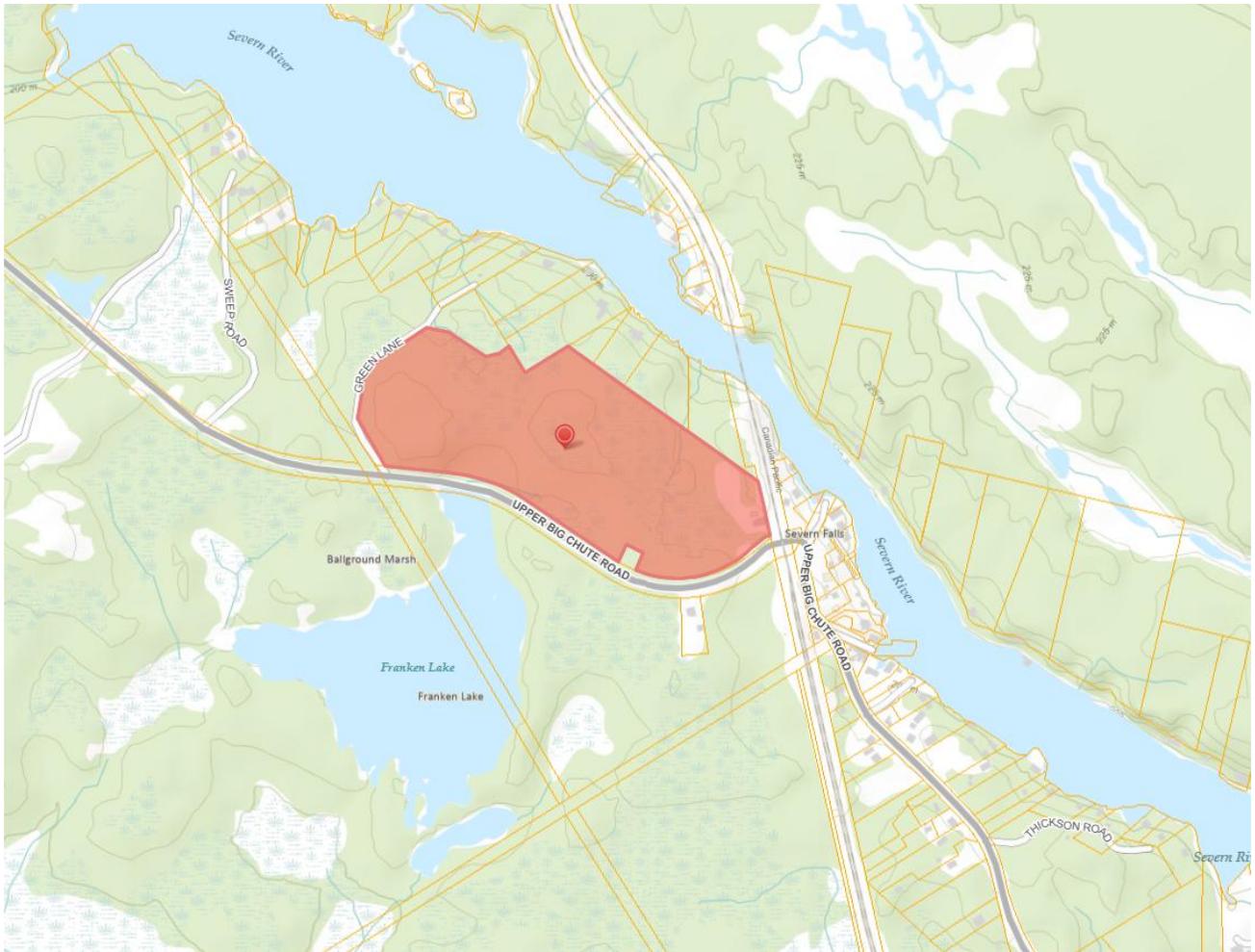
How to Participate

ANY PERSON may participate in the Statutory 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



Additional Information

A copy of the proposed Official Plan and Zoning By-law Amendment and additional information relating to the proposed Official Plan and Zoning By-law Amendment application are available for public 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 an ability to appeal the decision of the County of Simcoe (with respect to the Official Plan Amendment) or the Township of Severn (with respect to the Zoning By-law Amendment) 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 County of Simcoe before the proposed Official Plan Amendment is adopted or the Township of Severn before the Zoning By-law Amendment 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 County of Simcoe before the proposed Official Plan Amendment is adopted or the Township of Severn before the Zoning By-law Amendment 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 County of Simcoe on the proposed **Official Plan Amendment**, you must make a written request to Clerk, County of Simcoe, Administration Centre, 1110 Highway 26, Midhurst, Ontario, L9X 1N6.

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.

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 **1st day of May, 2025.**