



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 10<sup>th</sup> day of March, 2026.

**TAKE NOTICE THAT** the Township of Severn will be holding a hybrid Public Meeting on **May 6<sup>th</sup>, 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	
<b>Agent:</b>	Innovative Planning Solutions (c/o Dafne Gocken)
<b>Owner(s):</b>	1000041556 Ontario Inc, c/o Ajeet Vankwani
<b>Township Zoning File No.:</b>	Z-25-18
<b>Concurrent Applications:</b>	Application for Draft Plan of Subdivision SV-T-1501 was deemed complete by the County of Simcoe on January 26 <sup>th</sup> , 2026, for which a Notice of Complete Application was previously circulated.
<b>Roll No.:</b>	435103000193825
<b>Legal Description:</b>	Part of South West Half of Lot 21, Concession 12, Medonte, designated as Part 1 on 51R-43119
<b>Municipal Address:</b>	20 Sheridan Drive (portion of)

## Purpose and Effect

The Purpose and Effect of the Zoning By-law Amendment as proposed by the applicant is to rezone a portion of the lands from the Residential One (R1) and Rural (RU) Zones to the Open Space (OS), Environmental Protection (EP) and site-specific Residential Two Exception (R2-XX) and the Residential Multiple One Exception (RM1-XX) Zones to implement the concurrent application for Draft Plan of Subdivision SV-T-1501.

The proposed site-specific R2-XX Zone would have the following special provisions:

- A maximum lot coverage of 42%, where 30% is permitted
- A minimum front yard setback of 3.0 metres, where 7.5 metres is permitted
- A minimum rear yard setback of 2.9 metres, where 7.5 metres is permitted

The proposed site-specific RM1-XX Zone would have the following special provisions:

- A minimum lot area of 194.0 square meters per unit, where 250.0 square metres per unit is permitted
- A maximum lot coverage of 54%, where 35% is permitted
- An exterior yard setback of 3.0 metres, where 7.5 metres is permitted
- In addition to the permitted uses of the RM1 Zone, semi-detached or single detached dwellings also be permitted

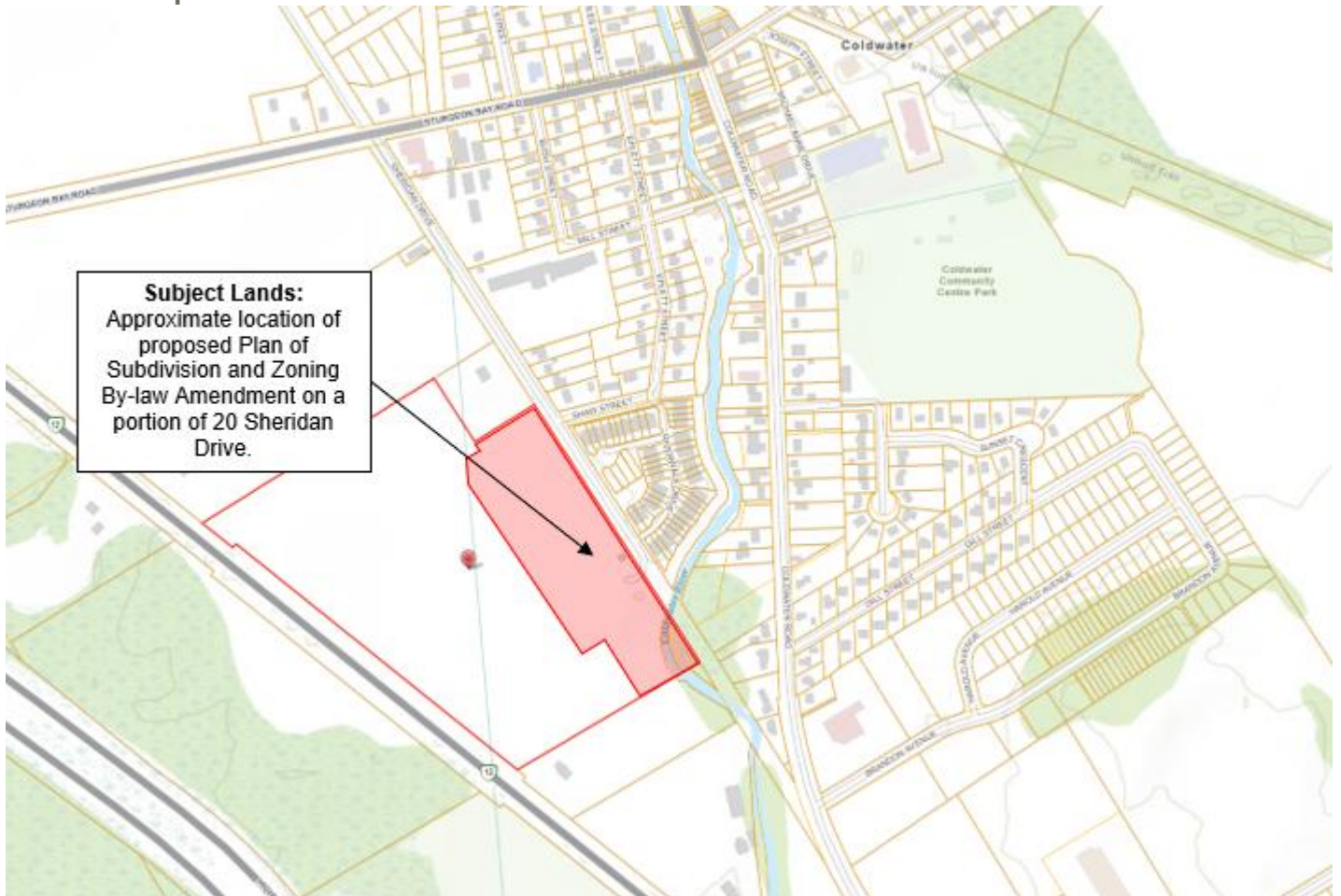
All other provisions of the R2, RM1, OS, EP, and RU Zones would continue to apply and must be complied with.

## 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:

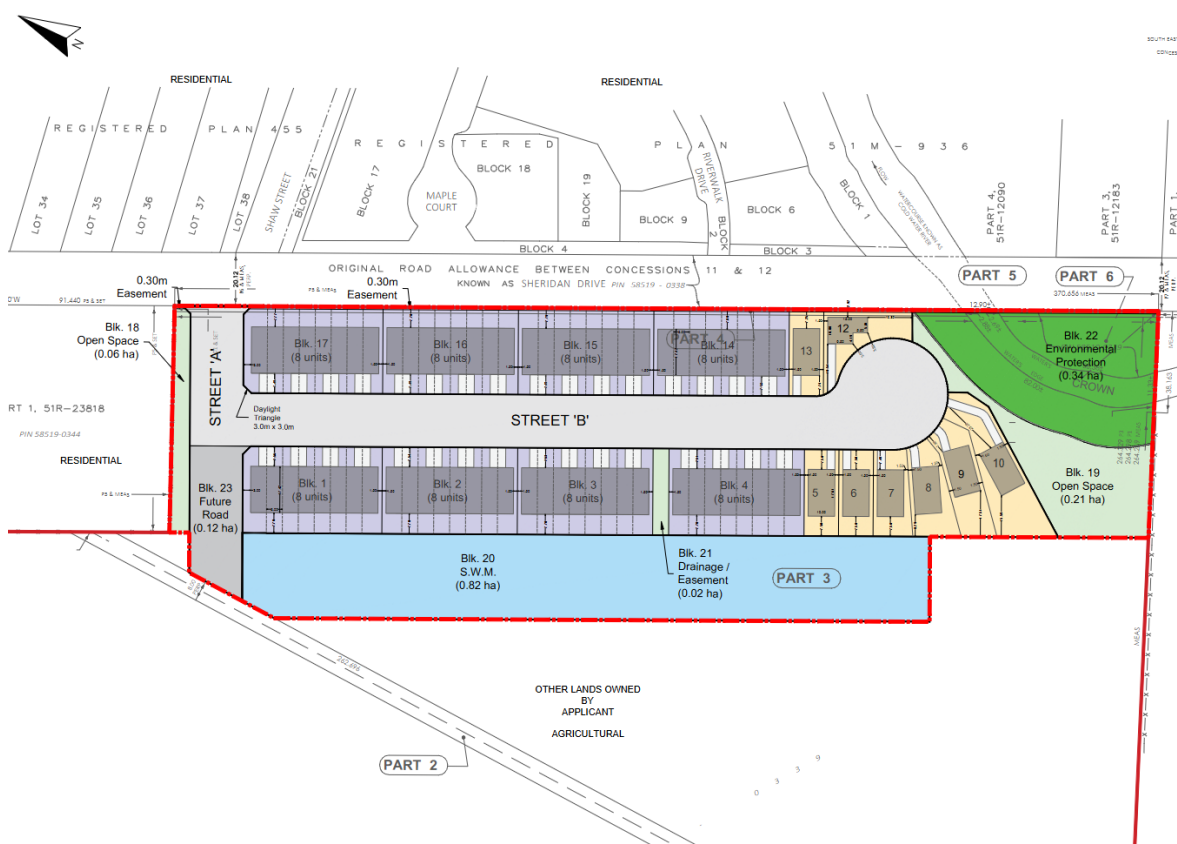
Participation options	Description/details
<b>1. In-person</b>	The meeting will be held at the Township's Administration Office in Council Chambers (1024 Hurlwood Lane) and is open to the public.
<b>2. Submit written comments</b>	Comments can be submitted to <a href="mailto:planning@severn.ca">planning@severn.ca</a> or sent by mail (P.O. Box 159, Orillia, L3V 6J3).
<b>3. Active remote attendance</b>	Registration is required for active verbal participation. Email <a href="mailto:planning@severn.ca">planning@severn.ca</a> or call 705-325-2315 x246.
<b>4. Online viewing only</b>	Watch the live stream at <a href="http://severn.ca/portal">severn.ca/portal</a> or on our <a href="https://www.youtube.com/channel/UCsevernontario">@severnontario</a> channel.

**Location Map:**



**Proposed Concept Plan (portion of):**

*\*A full size copy of this plan is available for viewing at the Township Office by appointment.*



### **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 April, 2026**