



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 18th day of March, 2026.

TAKE NOTICE THAT the Township of Severn will be holding a hybrid Public Meeting on **April 15th, 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:	Planscape Inc. (c/o Stefan Szczerbak)
Owner(s):	Brian & Sandra McClelland
Township Zoning File No.:	Z-26-01
Concurrent Applications:	None
Roll No.:	435105000391900
Legal Description:	Part Lot 23, Concession 2, Part 1 on 51R-15916 & as in RO881883; together with an easement as in SC204102, former Township of Matchedash, now in the Township of Severn.
Municipal Address:	3842 East Shore Road

Purpose and Effect

The Purpose and Effect of the application is to permit for the construction of a new single detached dwelling and detached garage on the subject lands. The proposed **Zoning By-law Amendment**, as requested by the applicant, is to modify Township Zoning By-law 2010-65, as amended, to rezone the lands from the Shoreline Residential Three (SR3) to a site-specific Shoreline Residential Three (SR3-XX) zone with the following special provisions:

- A maximum lot coverage of 16.7% within 60.0 metres of the shoreline, where 15% is permitted
- A front yard/watercourse setback of 10.04 metres for a proposed dwelling, where 20.0 metres is permitted
- A front yard/watercourse setback of 7.75 metres for an attached deck, where 20.0 metres is permitted
- A maximum height of 13.86 metres for a proposed dwelling, where 9.0 metres is permitted

All other provisions of the SR3 Zone shall continue to apply and be complied with.

How to Participate

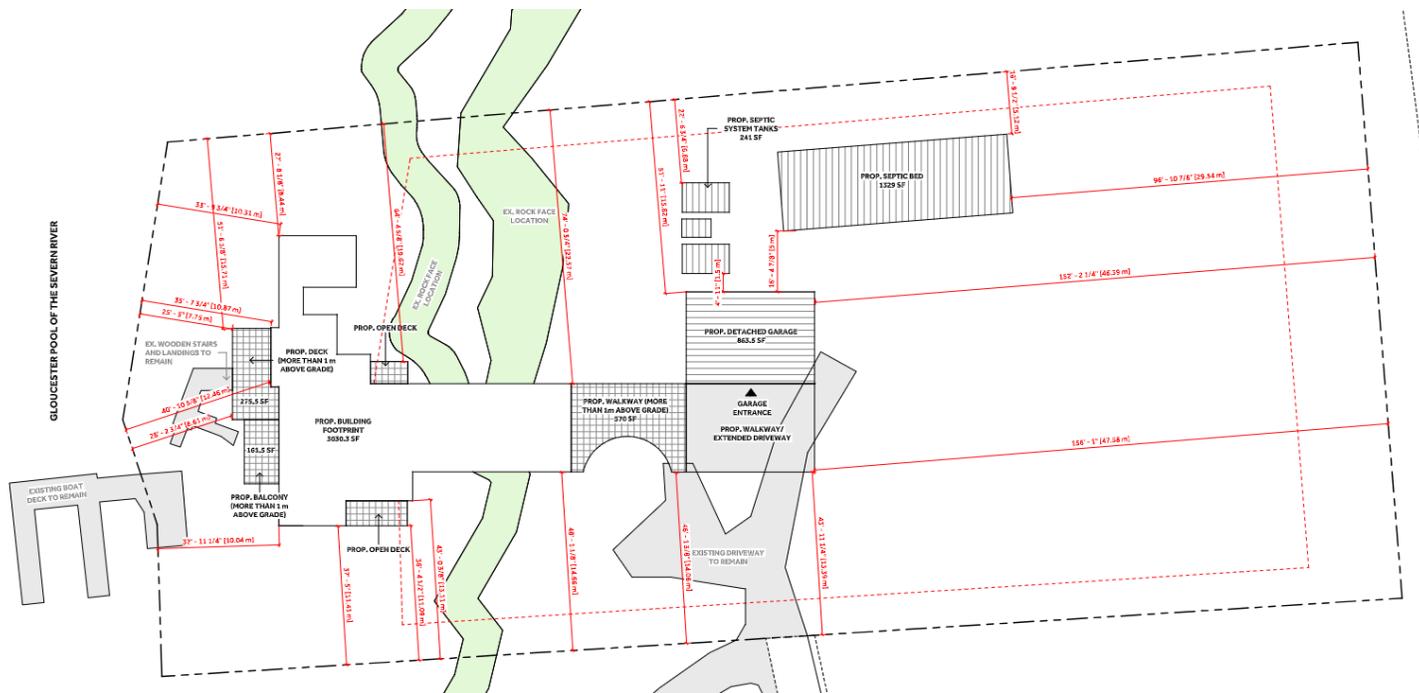
ANY PERSON may participate in the Public Meeting and/or make written or verbal representation regarding this matter. Please note that all comments will form part of the public record. Members of the public can participate in the meeting as follows:

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. severn.ca   

Location Map:



Proposed Concept Plan:



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 25th day of March, 2026

