



Administration Office 1024 Hurlwood Lane, Severn
Mailing address PO Box 159, Orillia, Ontario L3V 6J3
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Township of
SEVERN

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 17th day of September, 2026.

TAKE NOTICE THAT the Township of Severn will be holding a hybrid Public Meeting on **October 7th, 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, c/o Victoria Lemieux
Owner(s):	John & Audrey Schenk, c/o Rob Schenk
Township Zoning File No.:	Z-26-12
Concurrent Applications:	None
Roll No.:	435101000715501
Legal Description:	PT W ½ LT 6, CON 9, FORMER TOWNSHIP OF NORTH ORILLIA, NOW IN THE TOWNSHIP OF SEVERN
Municipal Address:	2250 Stockdale Road

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 Rural Exception Ten (RU-10) applied to the lands to include the following provisions:
 - Notwithstanding Section 3.11(f) and Section 3.1.5 of the Township Zoning By-law an accessory building containing a Home Industry with a maximum floor area of 721.0 square metres be permitted
 - Notwithstanding Section 3.11(g) of the Township Zoning By-law a maximum of seven (7) employees be permitted to be employed on-site, with one of whom must reside in the principal dwelling; additional employees may be employed off-site
 - Notwithstanding Sections 3.11(e) and Sections 3.1.3 and 3.2.11 of the Township Zoning By-law a Front Yard Setback of 7.6 metres and a Rear Yard Setback of 7.9 metres for an accessory building containing the Home Industry be permitted
 - Notwithstanding Section 3.1.6 of the Township Zoning By-law a maximum height of 5.6 metres for the accessory building containing the Home Industry be permitted
 - Notwithstanding Section 3.1.8 of the Township Zoning By-law a maximum accessory structure lot coverage of 6.8% be permitted
 - Notwithstanding Table 4.1 and Table 4.3 of the Township Zoning By-law, a minimum of 18 parking spaces be required, two (2) of which shall be barrier free.
 - Notwithstanding Section 3.34.2 of the Township Zoning By-law all new development shall be setback a minimum of 15.0 metres from the Top of Bank of a watercourse
- Modify the boundaries of the Environmental Protection (EP) Zone applied to the lands for accuracy purposes.

All other provisions of the Rural Exception Ten (RU-10) and Environmental Protection (EP) 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:

severn.ca   

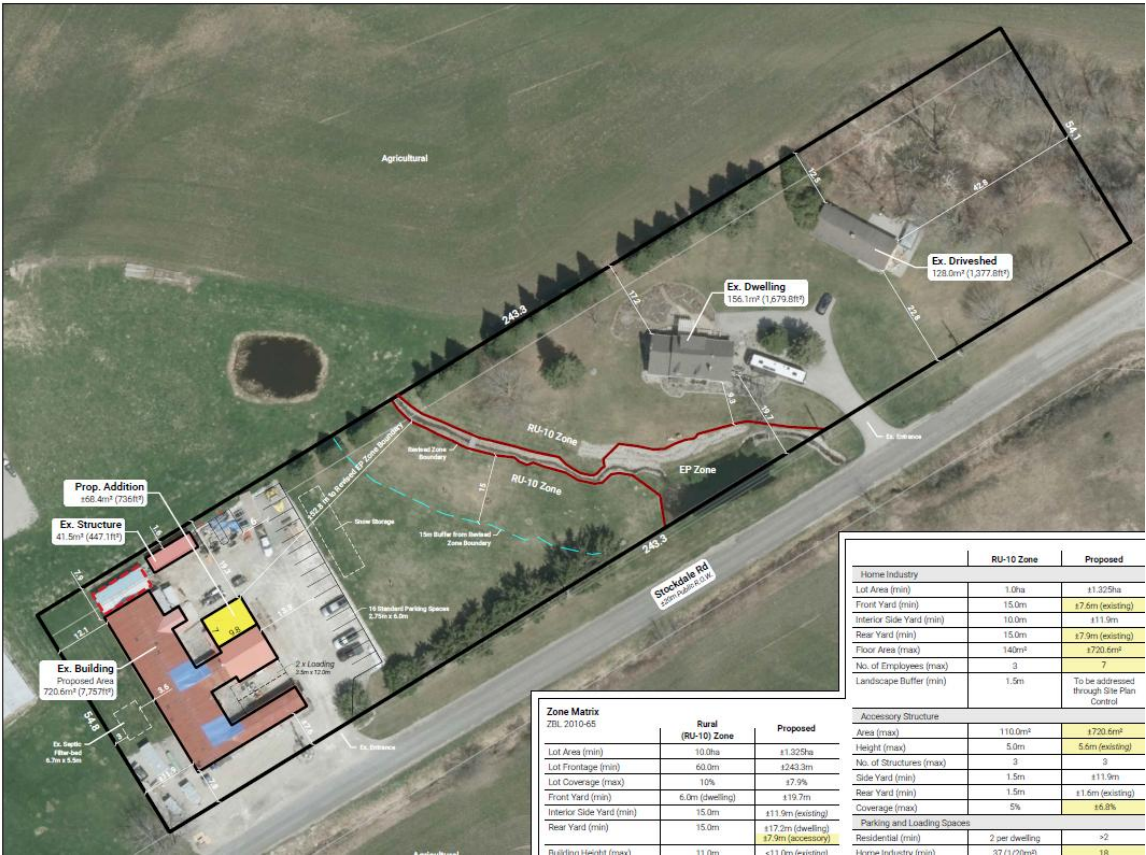
Participation options	Description/details
1. In-person	The meeting will be held at the Township's Administration Office in Council Chambers (1024 Hurlwood Lane) and is open to the public.
2. Submit written comments	Comments can be submitted to planning@severn.ca or sent by mail (P.O. Box 159, Orillia, 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 the site plan submitted by the applicants is available at the Township Office for public viewing. An appointment through Customer Care is recommended to view the materials.*



	RU-10 Zone	Proposed
Home Industry		
Lot Area (min)	1.0ha	11.229ha
Front Yard (min)	15.0m	17.6m (existing)
Interior Side Yard (min)	10.0m	11.1m
Rear Yard (min)	15.0m	17.9m (existing)
Floor Area (max)	140m²	1720.6m²
No. of Employees (max)	3	7
Landscape Buffer (min)	1.5m	To be addressed through Site Plan Control
Accessory Structure		
Area (max)	110.0m²	1720.6m²
Height (max)	5.0m	5.6m (existing)
No. of Structures (max)	3	3
Side Yard (min)	1.5m	11.1m
Rear Yard (min)	1.5m	11.6m (existing)
Coverage (max)	5%	16.0%
Parking and Loading Spaces		
Residential (min)	2 per dwelling	>2
Non-residential (min)		16

	Rural (RU-10) Zone	Proposed
Zone Matrix ZBL 2010-65		
Lot Area (min)	10.0ha	11.229ha
Lot Frontage (min)	60.0m	1243.3m
Lot Coverage (max)	10%	17.9%
Front Yard (min)	6.0m (dwelling)	19.7m
Interior Side Yard (min)	15.0m	11.9m (existing)
Rear Yard (min)	15.0m	17.9m (dwelling)
Building Height (max)	11.0m	11.7m (dwelling)

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 17th day of September, 2026

