



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 12th day of December 2025.

TAKE NOTICE THAT the Township of Severn will be holding a hybrid Public Meeting on **January 21st, 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 Joshua Morgan
Owner(s):	Reta Regelink
Township Zoning File No.:	Z-25-15
Concurrent Applications:	None
Roll No.:	435101000104501
Legal Description:	East Part Lot 13, Concession 1
Municipal Address:	2458 Wainman Line

Purpose and Effect

The Purpose and Effect of the application is to permit a detached additional residential unit (ARU) on the subject lands. Therefore, the proposed **Zoning By-law Amendment**, as requested by the applicant, is to amend Zoning By-law 2010-65, as amended, to rezone the subject lands from the Agricultural (AG) Zone to a site-specific Agricultural Exception (AG-##) zone to permit the following:

- Notwithstanding the general provision of Section 3.1 of the Zoning By-law, a maximum of two (2) Additional Residential Units (ARUs) shall be permitted on the subject lands.
- One (1) ARU may be located in a detached accessory building located within 50.0 metres of the principal (primary) single-detached dwelling with the following site-specific provisions:
 - Notwithstanding Section 3.2.5 a Maximum Size of 281.2 square metres (inclusive of the main floor and second storey).
 - Notwithstanding Section 3.2.6 a Maximum Building Height of 7.8 metres and two (2) storeys.
 - Notwithstanding Section 3.1 v) the maximum size of the detached ARU shall not exceed 146.0 square metres (representing approximately 41.0% of the combined floor area of the primary dwelling and proposed ARU).

How to Participate

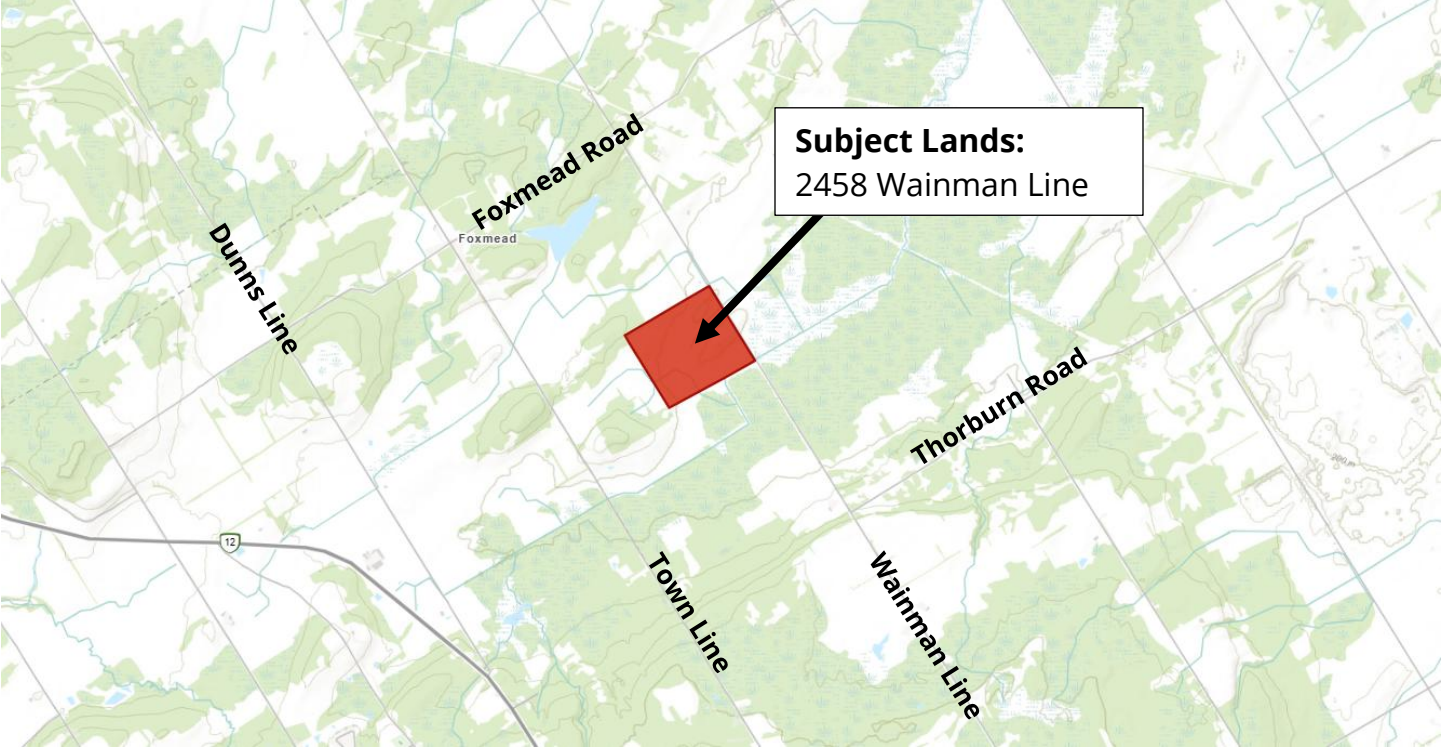
ANY PERSON may participate in the Public Meeting and/or make written or verbal representation regarding this matter. Please note that all comments will form part of the public record. Members of the public can participate in the meeting as follows:

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 YouTube (@severnantario) channel.

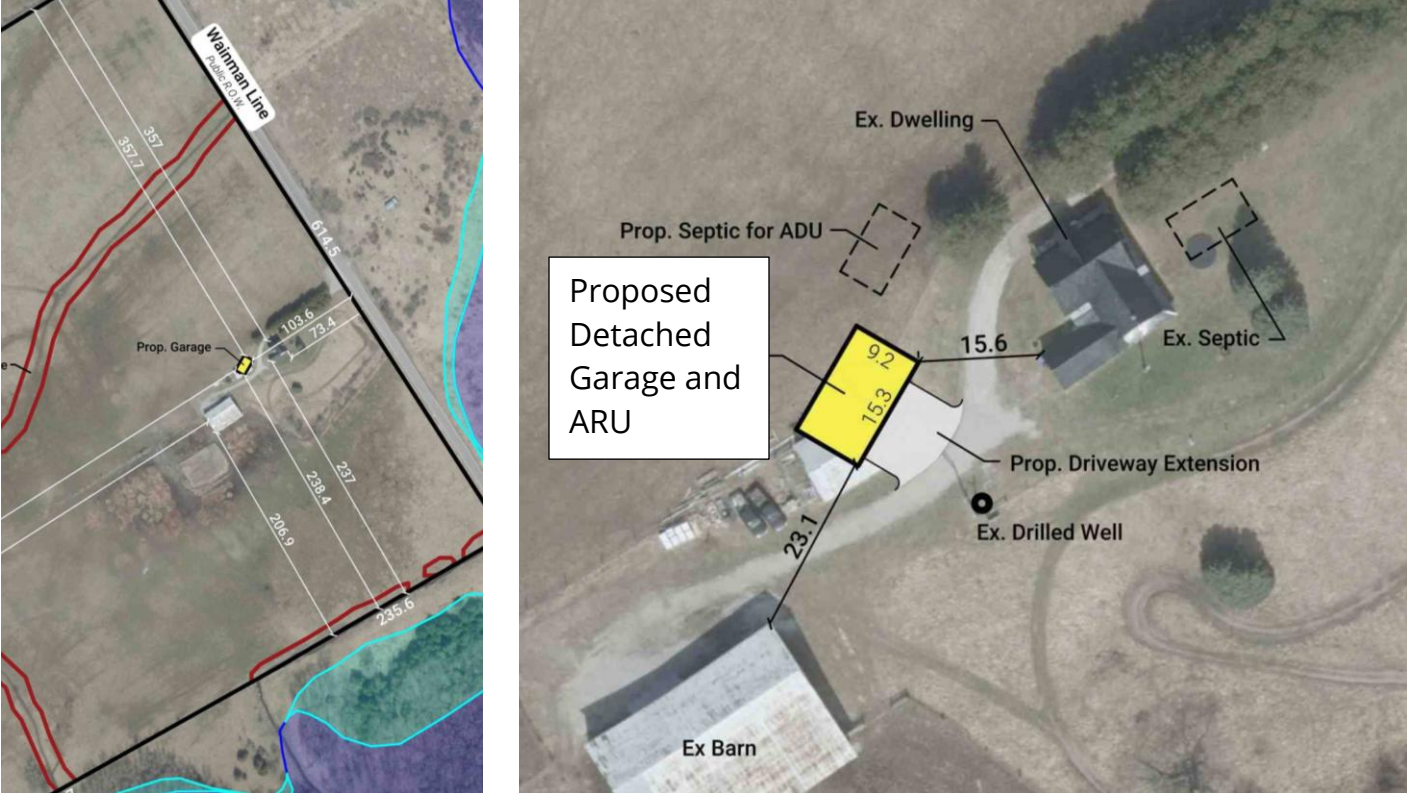
Township Contact

For more information about this matter, including information about appeal rights, contact planning@severn.ca or 705-325-2315 x246.

Location Map



Site Plan (clarifications added by Township staff)



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., Monday through Friday, at the Township’s Administration Office (1024 Hurlwood Lane, Severn). Appointments are recommended for viewing the materials.

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.

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.

Dated at the Township of Severn this 18th day of December 2025.