



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 Revised Zoning By-law Amendment

TAKE NOTICE THAT the Township of Severn deemed the following application Complete under Section 34 and 36 of the *Planning Act*, R.S.O. 1990, c.P. 13 on the 20th day of October 2025. The applicant has since revised the application to request additional site-specific zoning provisions, which requires further Public Notice under the *Planning Act*.

TAKE NOTICE THAT the Township of Severn will be holding a hybrid Public Meeting on **November 4th, 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 **revised** Zoning By-law Amendment application under Section 34 of the *Planning Act*, R.S.O. 1990.

Application Details	
Agent:	Plan Muskoka c/o Savas Varadas
Owner(s):	Pauline Thoma and Matthew Porritt
Township Zoning File No.:	Z-25-10
Concurrent Applications:	None
Roll No.:	435101000844500
Legal Description:	Part Lot 9, Concession 12
Municipal Address:	3300 Cox Drive

Purpose and Effect

The purpose and effect of the **revised** application to legalize an addition to the dwelling, an attached front deck, and a rear covered porch constructed on the subject lands without the benefit of a Building Permit. Therefore, the proposed **Zoning By-law Amendment**, as requested by the applicant, is to modify Zoning By-law 2010-65, as amended, to rezone the subject lands from the Shoreline Residential Two (SR2) Zone to a site-specific Shoreline Residential Two Exception Holding (SR2-## (H#)) zone with the following special provisions:

- Maximum lot coverage of 17.8%; whereas 15.0% is permitted;
- Minimum front yard setbacks as follows; whereas 20.0 metres is normally required:
 - 8.3 metres – dwelling addition (**revised description**)
 - 4.9 metres and 3.5 metres – attached front deck and steps, respectively
 - 19.7 metres – attached rear covered porch;
- Minimum shoreline buffer width of 39.5% (**new request**); and,
- Permit structures within the Environmental Protection (EP) zone.

A Holding Provision (H-#) is proposed to be applied to the lands to require Site Plan Control prior to any site alteration or development occurring on the lands.

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 (@severnontario) channel.

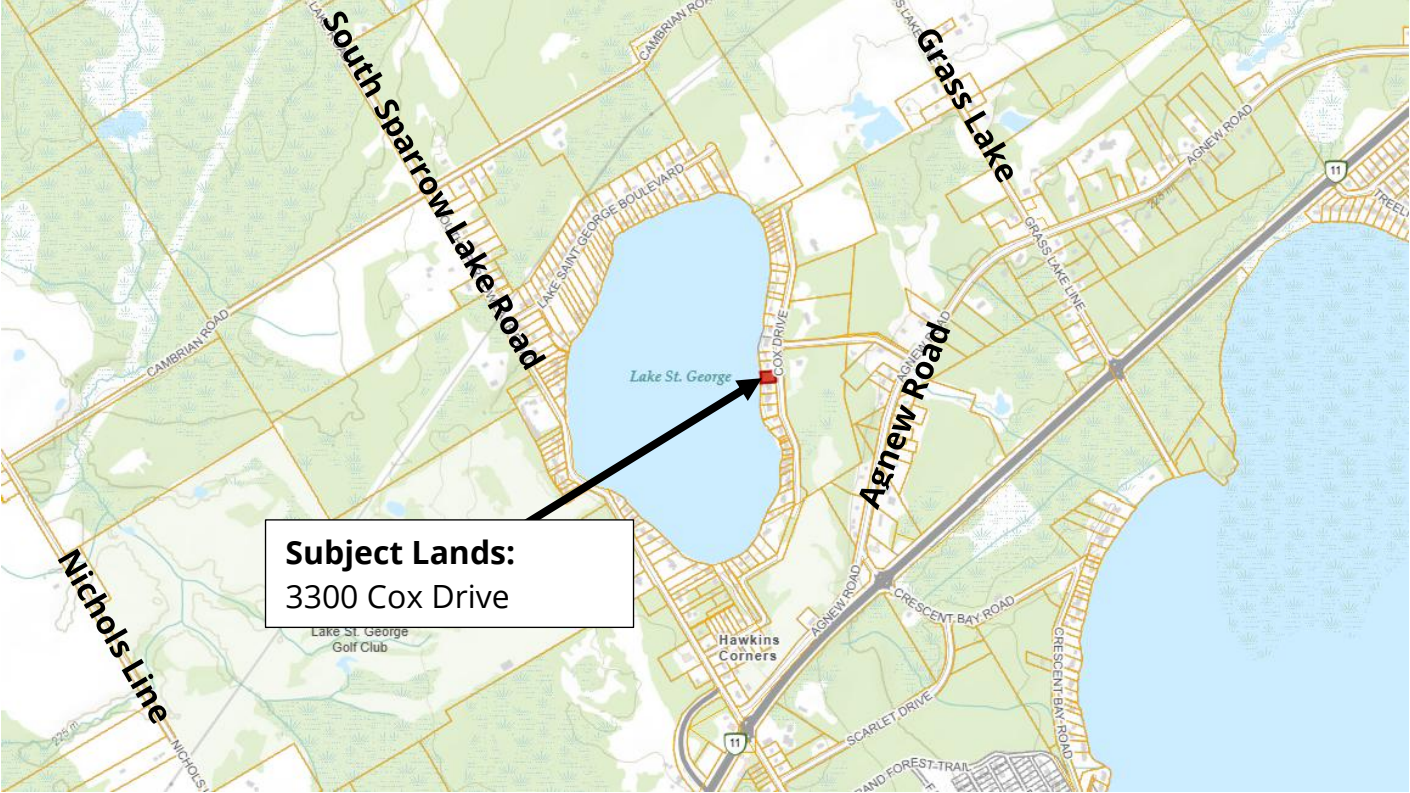
Township Contact

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

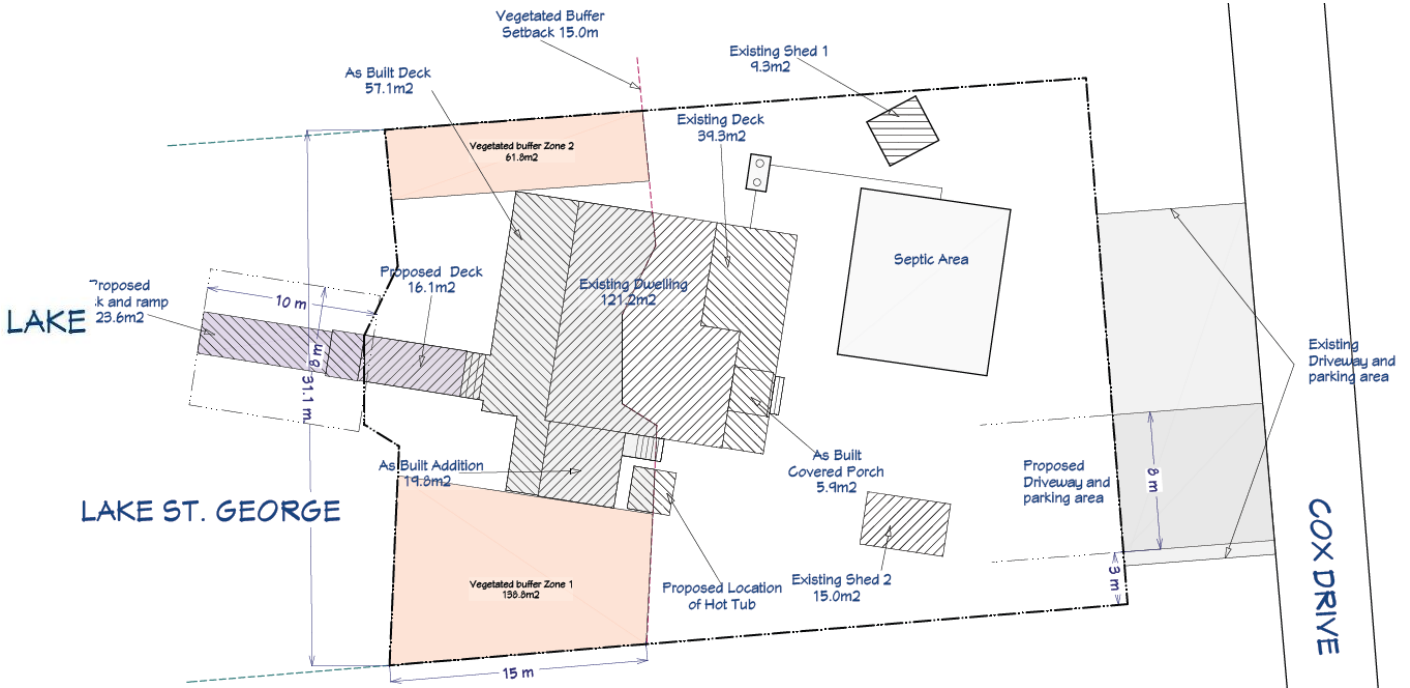
Notification of the Decision

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.

Location Map



Site 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., Monday through Friday, 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.

Dated at the Township of Severn this **14th** day of **October 2026**.