



# TOWNSHIP OF SEVERN

THE CORPORATION OF THE TOWNSHIP OF SEVERN  
P.O. Box 159, 1024 Hurlwood Lane, Orillia, Ontario, L3V 6J3

## **NOTICE OF A PUBLIC MEETING CONCERNING A PROPOSED HOUSEKEEPING AMENDMENT TO THE TOWNSHIP'S COMPREHENSIVE ZONING BY-LAW NO. 2010-65**

TAKE NOTICE THAT the Township of Severn will be holding a Public Meeting on **September 19<sup>th</sup>, 2018 at 7:00 p.m.** in the Council Chambers of the Township's Administration Office to consider a proposed Zoning By-law Amendment under Section 34 of the *Planning Act*, R.S.O. 1990.

Subject Property	Applies to all lands within the Township of Severn
Application No.	Z-18-12
Applicant	Township of Severn
Concurrent Applications	None

The purpose and effect of the proposed Zoning By-law Amendment application is, as directed by Council, to make changes, corrections and provide further clarification to various provisions of the Township's Comprehensive Zoning By-law No. 2010-65. The following provides a summary of the changes proposed:

- Section 3 General Provisions: revisions including, but not limited to, regulations related to the location and size of Accessory Apartments, regulations pertaining to Accessory Uses, Buildings and Structures, regulations pertaining to Shoreline Structures to reflect the requirements of the Trent-Severn Waterway, increase the permitted size of a Sleeping Cabin, include additional Flood Elevations for Georgian Bay, remove timeframe restriction on Storage Tents, regulations pertaining to the outside storage of Trailers, Motor Homes and Campers and regulations pertaining to Shipping Containers.
- Section 3 General Provisions: Establish new provision requiring Septic System Leaching Bed Distribution Pipes to be setback 20.0 metres from the high-water mark of Georgian Bay and Lake Couchiching and from the regulated or normal water level of other lakes and rivers.
- Section 4 Parking and Loading Provisions: Revisions to clarify some provisions and limit the parking of Commercial Vehicles within Residential Zones.
- Section 5 Agricultural and Rural Zones: Revision to include Kennel as an Accessory Use to a permitted use within the Agricultural Zone.
- Section 6 Residential Zones: Revision to Lot Coverage requirements for residential lots on full services, partial services or private services that are currently identified as "n/a". Clarify that two (2) dwelling units in the Estate Residential (ER) Zone is permitted for consistency with existing Accessory Apartment provisions.
- Section 7 Commercial Zones: Add Outdoor Display and Sales as a permitted Accessory Use within the Shopping Centre Commercial (C6) Zone. Delete reference to Restaurant, Drive-Thru or Take-Out as a separate use.
- Section 8 Industrial Zones: Include the extraction area of an Extractive Industrial Use to be subject to Setback requirements.
- Section 9 Miscellaneous Zones: Revise the Greenland (GL) Zone to clarify that only one Single Detached Dwelling is permitted, include Home Occupation as a permitted use, and revise "n/a" in Lot Frontage and Lot Area on full services to Existing.
- Section 11 Definitions: Revisions and additions to various definitions including Attached, Buffered Landscaped, Construct, Dwelling, Multiple, Dwelling Unit, Farm, Fence, G.S.C., Gazebo, Height, High Water Mark, Public Use, Reconstruction, Renovation, Restaurant, Restaurant, Drive-Through, Restoration / Repair, Sauna, Septic System Leaching Bed

Distribution Pipes, Setback and Sleeping Cabin.

- Correct mapping errors for six properties and two site specific exception zone provisions that were either subject to previous site-specific rezonings or were incorrectly zoned.

The proposed Housekeeping Amendment applies to the entire Township and therefore a key map has not been provided.

Any person or public body may attend the Public Meeting and/or make written or verbal representation either in support of or in opposition to the proposed Zoning By-law Amendment.

If you wish to be notified of the decision of Township of Severn on the proposed Zoning By-law Amendment, you must make a written request to the Township of Severn, 1024 Hurlwood Lane, P.O. Box 159, Orillia, Ontario L3V 6J3 or email to [awoodrow@townshipofsevern.com](mailto:awoodrow@townshipofsevern.com).

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of Severn to the Local Planning Appeal 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 Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Additional information relating to the proposed Zoning By-law Amendment is available for public inspection between 8:30 a.m. and 4:30 p.m. at the Municipal Office, 1024 Hurlwood Lane, Township of Severn.

DATED AT THE TOWNSHIP OF SEVERN THIS 30TH DAY OF AUGUST, 2018.

Sharon R. Goerke, Clerk, Township of Severn  
1024 Hurlwood Lane, P.O. Box 159,  
Orillia, Ontario, L3V 6J3