



AGENDA

Committee of Adjustment Meeting

6:30 PM - Tuesday, June 16, 2026
Hybrid (Council Chambers & Electronic)

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MINUTES

Committee of Adjustment Meeting

6:30 PM - Tuesday, May 19, 2026

Hybrid (Council Chambers & Electronic)

The Committee of Adjustment of the Township of Severn was called to order on Tuesday, May 19, 2026, at 6:30 PM, in the Hybrid (Council Chambers & Electronic), with the following members present:

PRESENT: Member Richard Bossy
Member Meagan Hawkins
Member Mark Vandergeest

Planner Emily Hehl
Planner Brad Oster

ABSENT: Member Christine Regelink Hiles
Member Michael Kish

A. Call to Order

The meeting was called to order by the Chair, Richard Bossy, at 6:30 pm.

B. Disclosure of Pecuniary Interest

None presented.

C. Adoption of Minutes

C.1. Committee of Adjustment - 21 Apr 2026 - Minutes

Motion COA2026-015

Moved by Member Meagan Hawkins
Seconded by Member Mark Vandergeest

THAT the minutes of the April 21, 2026 Committee of Adjustment meeting be adopted.

Carried

[Committee of Adjustment - 21 Apr 2026 - Minutes - Html](#)

D. Adjourned Applications

None.

E. New Applications

E.1. Application for Minor Variance A-03-26

Owner: Bosko and Marth Milankov

Agent: Powell Planning and Associates c/o Aimee Powell and Bilan Mohamud

Address: 4210 Graham Road, Tea Lake

Proposal:

The application seeks Minor Variances to permit a reduced front yard setback to permit the construction of a sleeping cabin.

Provision	By-law 2010-65	Original Requested (Notice)	Revised
6.4 – Front Yard Setback	20.0 metres	13.1 metres	15.5 metres

Public Comments:

None presented.

Agency Comments:

None presented.

Staff Report D26-014:

The Township's Planner, Brad Oster, introduced and summarized the application and reported on any written correspondence received.

The Chair then called on the applicant to present the application, together with any relevant information.

The applicant's agent, Bilan Mohamud from Powell Planning & Associates, presented the application to Committee and highlighted the following:

- Seeking a Minor Variance to permit construction of a sleeping cabin on the subject lands.

- Reviewed their planning analysis of legislation and Provincial and Municipal policies and the Four Tests of a Minor Variance

The Chair asked if Township staff had any more information to add.

Mr. Oster summarized the Staff Report and advised the Committee of the staff's recommendation.

The Chair asked if any individuals attending on Zoom or in person had any comments on the application.

Bosko and Martha Mikankov from 4210 Graham Road (the property owners) advised that they have owned this cottage for 42 years and have always followed the rules with Building Permits. They indicated that there was always a sleeping cabin on their property and would like to build a new one. They expressed their concerns about not knowing beforehand about the septic system being an issue with the new sleeping cabin. They explained the septic was over built when they put it in and have never had any issues with it and indicated that the septic system was inspected two years ago and passed. They stated that they do not understand why there are issues around the septic system as there will be no bathroom in the sleeping cabin. They advised that they agreed to move the proposed sleeping cabin back further from the shoreline.

The Chair then declared the public portion of the meeting for this application closed.

The Chair asked if the Committee had any comments on the application.

Member Vandergeest sought out clarification on the septic system.

Mr. Oster explained this is not his area of expertise and as a Planner replies on the Chief Building Official and Building division to provide comments with respect to Ontario Building Code matters. Mr. Oster advised that the Building Division

reviewed the development on site in relation to the Simcoe County District Health Unit Use Permit that the Municipality has on record for the existing septic system. As a sleeping cabin is proposed and while it may not have any fixtures in it or a bathroom, it does contain a bedroom. A bedroom provides the opportunity to more persons on the property, which factors into the septic system design. Based on this system that is present today, it is undersized to accommodate the proposed cumulative development.

Member Vandergeest stated that as this is not a direct replacement and an increased sized is proposed, the septic system issues need to be sorted out.

Member Hawkins explained the septic design is based on adding a bedroom as well as increasing the overall daily flow rate. She asked if the property owners have contacted a designer or installer to do a septic verification of their existing system.

The applicant's agent, Aimee Powell, explained that today there is a sleeping cabin on site with the existing septic that is considered to be bedroom number four. There is no net change of use, they are asking the Committee to consider impact which in her opinion is the ultimate of the four tests. Ms. Powell explained that they are moving the sleeping cabin away from the shoreline and the nature of this ask is seeking relief from the 20 metre setback requirement to allow a 15.5 metre setback. Ms. Powell advised that in her opinion this is not an addition and not offending the maximum accessory building size and that they are in better compliance with the front yard setback requirement.

Member Hawkins explained she understands but this is still going to be a four bedroom unit. The septic has to accommodate that and a septic

verification or confirmation will be needed.

The applicants agent Aimee Powell explained they did speak with Township staff about seeking a condition of approval with regards to septic and that would then be on the property owner to pursue. Ms. Powell stated in her opinion that they see the application as a land use Planning matter and that if there is an Ontario Building Code compliance matter, that needs to be fulfilled at the Building Permit stage.

Member Bossy sought out clarification if there are any records from 50 years ago when the septic system was put in.

Mr. Oster explained the use permit that was issued by the Simcoe County District Health Unit back in 1976 did not demonstrate that there was a sleeping cabin on the property, only contemplated the three bedroom dwelling with those associated fixtures as noted in the Building divisions comment. Township staff don't have access to any records or we weren't able to find any records of the sleeping cabin being constructed, but noted that is not uncommon for the area. Mr. Oster stated that this application does propose new development and it is a requirement of the PPS as well as the County OP and the Township OP together with the Township Zoning By-law that appropriate servicing solution be provided demonstrating no negative impacts.

Member Hawkins sought out clarification if the septic system is going to be upgraded.

The homeowners explained they want to only upgrade the sleeping cabin and not the septic system.

Member Bossy inquired about if the property owner was able to have someone assess the septic system and finds that it is sized appropriately, whether this become a moot point.

Mr. Oster advised that the concern Planning staff currently have relates to

servicing.

The property owner sought out clarification on why wasn't the septic brought up before when Township staff visited the property.

Member Vandergeest explained that things come to light when going through the application process.

The Chair then called for a vote on the application.

Motion COA2026-016

Moved by Member Mark Vandergeest
Seconded by Member Meagan Hawkins

THAT Staff Report D26-014 be received;

AND THAT Minor Variance application A-03-26 be deferred to a future Committee of Adjustment meeting pending a septic verification to the satisfaction of the Building Division.

AND FURTHER THAT in accordance with By-law 2026-05, should the application not return to the Committee of Adjustment for reconsideration within twelve (12) months of the deferral, the file be closed.

Carried

[D26-014 - Pdf](#)

E.2. Application for Minor Variance A-05-26

Owner: Brent Beers

Agent: MORGAN Planning & Development Inc. c/o David Scarsellone

Address: 2764 Fairgrounds Road

Proposal:

The application seeks Minor Variances to permit a reduced interior yard setback to legalize an addition and deck constructed without the benefit of a Building Permit

Provision	By-law 2010-65	Requested
Section 5.4, Table 5.2, Footnote a) – Interior Yard Setback for Detached	6.0 metres	4.5 metres

Dwelling & Deck		
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Public Comments:

None Presented.

Agency Comments:

None Presented.

Staff Report D26-015

The Township's Planner, Brad Oster, introduced and summarized the application and reported on any written correspondence received.

The Chair then called on the applicant to present the application, together with any relevant information.

The applicant's agent, David Scarsellone of MORGAN Planning & Development, presented the application to Committee and highlighted the following:

- The subject property, municipally known as 2764 Fairgrounds Road, Severn, is located on the West side of Fairgrounds Road.
- Subject property has a lot area of 9,447 sqm (0.94 ha/2.33 ac) with 81.66m of frontage onto Fairgrounds Road.
- The property currently facilitates a single detached dwelling with an attached deck, a small shed, and a detached accessory garage.
- Driveway provides 2 access points off Fairgrounds Road and traverses the property as well as providing access to the adjacent property
- Serviced privately with water and sanitary via a well and septic system
- Property owner also owns the lands to the South, West, and North of the 2764 Fairgrounds Road.

The Chair asked if Township staff had any more information to add.

Mr. Oster summarized the Staff Report and advised the Committee of the staff's recommendation.

The Chair asked if any individuals attending on Zoom or in person had any comments on the application.

None presented.

The Chair then declared the public portion of the meeting for this application closed.

The Chair asked if the Committee had any comments on the application.

None presented.

The Chair then called for a vote on the application.

Motion COA2026-017

Moved by Member Meagan Hawkins
Seconded by Member Mark Vandergeest

THAT Staff Report D26-015 be received;

AND THAT Minor Variance application A-05-26 be approved, subject to the conditions included as Attachment 5 to Staff Report D26-015.

Carried

[D26-015 - Pdf](#)

E.3. Application for Minor Variance A-07-26

Owner: Luigino D'Angelo

Address: 2178 Irish Line

Proposal:

The application seeks Minor Variances to facilitate the construction of a private, single-storey, detached garage on the property.

Section 3.2.5 – Building Size	A residential accessory structure shall not exceed 75% of the floor area of the principal building or 110.0 square metres	A single-storey detached garage with a maximum size of 223.0 square metres (77.2%)
Section 3.2.6 – Building Height	An accessory building or structure shall not exceed one-storey and be limited to a height of 5.0 metres	A single-storey detached garage with a maximum height of 6.6 metres

Public Comments:

Rebecca Lispcombe, 2200 Irish Line, stated objections to the application, indicating concerns with the proposed design with respect to consistency with the character of the area, and the location, drainage, shadowing, noise, water quality and privacy.

Agency Comments:

None presented.

Staff Report D26-011

The Township's Planner, Emily Hehl, introduced and summarized the application and reported on the written correspondence received.

The Chair then called on the property owner to present the application,

together with any relevant information.

The property owner Luigino D'Angelo explained the purpose of the application, indicating that they are proposing to build a detached garage at the back of his property. The applicant stated that the shipping container came with the property when he purchased it and did not know it was unauthorized. He clarified that the garage will be for storage purpose only and will not contain any plumbing.

The Chair asked if Township staff had any more information to add.

Ms. Hehl summarized the Staff Report and advised the Committee of the staff's recommendation.

The Chair asked if any individuals attending on Zoom or in person had any comments on the application.

None Presented.

The Chair then declared the public portion of the meeting for this application closed.

The Chair asked if the Committee had any comments on the application.

As none were presented, the Chair then called for a vote on the application.

Motion COA2026-018

Moved by Member Mark Vandergeest
Seconded by Member Meagan Hawkins

THAT Staff Report D26-011 be received;

AND FURTHER THAT Minor Variance application A-07-26 be Approved, subject to the conditions included as Attachment 5 to Staff Report D26-011.

Carried

[D26-011 - Pdf](#)

E.4. Application for Minor Variance A-09-26

Owner: Bill Blumentrath

Agent: MORGAN Planning & Development Inc. c/o David Scarsellone

Address: 3320 Russell Drive

Proposal:

The application seeks Minor Variances to construct additions to the existing dwelling which currently includes covering a portion of the existing deck, a new covered rear entry porch, an addition, and an attached garage

Provision	By-law 2010-65	Requested
6.4 Lot Coverage	15.0% (total and area within 60m of the shoreline)	19.7% - total 24.4% - area within 60m of shoreline
6.4 Front Yard Setback	20.0 metres	6.6 metres – covered deck 12.6 metres – covered rear porch 16.3 metres – addition to dwelling

Public Comments:

None Presented.

Agency Comments:

None Presented.

Staff Report D26-016:

The Township's Planner, Brad Oster, introduced and summarized the application and reported on any written correspondence received.

The Chair then called on the applicant to present the application, together with any relevant information.

The applicant's agent, David Scarsellone of MORGAN Planning & Development, presented the application to Committee and highlighted the following:

- The subject property, municipally known as 3320 Russell Drive, Severn, is located on the Eastern Shore of Little Lake, Northeast of Port Severn
- Subject property has a lot area of 2,187 sqm (0.22 ha/0.54 ac) with a lot frontage of 31.1 metres along the Little Lake Shoreline.
- Property currently facilitates a single detached dwelling with an attached wrap-around deck on its Southern and Western edges, a shoreline deck, and a dock with a boat port protruding into Little Lake.
- Dually accessible via the Little Lake Shoreline or via the Driveway off Russell Drive.
- Property is serviced privately with water and sanitary via a drilled well and septic

The Chair asked if Township staff had any more information to add.

Mr. Oster summarized the Staff Report and advised the Committee of the staff's recommendation.

The Chair asked if any individuals attending on Zoom or in person had any comments on the application.

None Presented.

The Chair then declared the public portion of the meeting for this application closed.

The Chair asked if the Committee had any comments on the application.

None presented.

The Chair then called for a vote on the application.

Motion COA2026-019

Moved by Member Meagan Hawkins
Seconded by Member Mark Vandergeest

THAT Staff Report D26-016 be received;

AND THAT Minor Variance application A-09-26 be deferred to a future Committee of Adjustment meeting pending a revised concept from the applicant.

AND FURTHER THAT in accordance with By-law 2026-05, should the application not return to the Committee of Adjustment for reconsideration within twelve (12) months of the deferral, the file be closed.

Carried

[D26-016 - Pdf](#)

E.5. Application for Minor Variance A-10-26

Owner: Henry & Cynthia Samulski

Agent: MORGAN Planning & Development

Address: 3931 Menoke Beach Road

Proposal:

The application seeks Minor Variances for construction of a private detached garage at the rear of the subject property

Section 3.2.8 - Coverage	A maximum lot coverage for detached accessory structures of 5%	A maximum accessory structure lot coverage of 6.1%
Section 6.4 - Lot Coverage (within 60m of shoreline)	A maximum lot coverage of 15.0% within 60.0 metres of the shoreline in the	A maximum lot coverage of 28.3% within 60.0 metres of the shoreline

	SR2 Zone	
Section 6.4 - Lot Coverage	A maximum total lot coverage of 15% in the SR2 Zone	A maximum total lot coverage of 25.7%
3.2.11 - Exceptions to Yard Requirements & Section 6.4 – Rear Yard Setbacks	A minimum rear yard/municipal road allowance setback of 7.5m	A minimum rear yard/municipal road allowance setback of 5.3 metres for the proposed garage

Public Comments:

None Presented.

Agency Comments:

None Presented.

Staff Report D26-012:

The Township's Planner, Emily Hehl, introduced and summarized the application and reported on any written correspondence received.

The Chair then called on the applicant and their agent to present the application, together with any relevant information.

The applicant's agent, David Scarsellone of MORGAN Planning & Development, presented the application to Committee and highlighted the following:

- The subject property, municipally known as 3931 Menoke Beach Road, Severn, is located on the West Shore of Lake Couchiching
- Property is currently developed with a single detached dwelling with an attached raised deck in the front yard, and a covered porch in the rear yard.
- The proposed garage is consistent with those seen on abutting properties
- No other accessory structures are contemplated on the subject lands
- No changes to property access are contemplated as part of the application

The Chair asked if Township staff had any more information to add.

Ms. Hehl summarized the Staff Report and advised the Committee of the staff's recommendation.

The Chair asked if any individuals attending on Zoom or in person had any comments on the application.

John Slade, 3937 Menoke Beach Road, expressed support for the application.

The Chair then declared the public portion of the meeting for this application closed.

The Chair asked if the Committee had any comments on the application.

As none were presented, the Chair then called for a vote on the application.

Motion COA2026-020

Moved by Member Meagan Hawkins
 Seconded by Member Mark Vandergeest

THAT Staff Report D26-012 be received;

AND FURTHER THAT Minor Variance application A-10-26 be Approved, subject to the conditions included as Attachment 4 to Staff Report D26-012.

Carried

[D26-012 - Pdf](#)

E.6. Application for Minor Variance A-11-26

Owner: Peter Fahmy

Agent: MORGAN Planning & Development

Address: 4249 Wilson Point Road North

Proposal:

The application seeks Minor Variances to develop the property with a single detached dwelling, including an attached garage/carport and attached deck.

Section 6.4 – Lot Coverage Within 60.0m of the Shoreline	A maximum lot coverage of 15% within 60.0 metres of the shoreline in the SR2 Zone	A maximum lot coverage of 22.3% within 60.0 metres of the shoreline
Section 6.4 – Lot Coverage	A total maximum lot coverage of 15% in the SR2 Zone	A total maximum lot coverage of 18.8%
Section 6.4 – Building Height	A maximum building height of 9.0 metres	A maximum building height of 10.26 metres for the proposed single detached dwelling
Section 6.4 & Section 3.34.8 – Front	A minimum Front Yard (watercourse) setback	An attached unenclosed deck with a minimum

Yard/Watercourse Setback	of 20.0 metres	Front Yard (watercourse) setback of 11.29 metres.
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Public Comments:

None Presented.

Agency Comments:

None Presented.

Staff Report D26-013:

The Township's Planner, Emily Hehl, introduced and summarized the application and reported on any written correspondence received.

The Chair then called on the applicant to present the application, together with any relevant information.

The applicant's agent, David Scarsellone of MORGAN Planning & Development, presented the application to Committee and highlighted the following:

- Subject property has a lot area of 4,081 sqm (0.41 ha/1.01 ac) with an approximate lot frontage of 61 metres along the Lake Couchiching Shoreline.
- Property is currently vacant of buildings or structures, with an existing drainage easement traversing the southern edge of the property.
- The applicants propose to redevelop the property with a single detached dwelling, together with an attached garage and deck
- A shoreline restoration plan has been prepared in support of the application
- The proposed lot coverage is consistent with the development patterns of the general area
- Requested that the Committee consider Provisional Approval of the application

The Chair asked if Township staff had any more information to add.

Ms. Hehl summarized the Staff Report and advised the Committee of the staff's recommendation.

The Chair asked if any individuals attending on Zoom or in person had any comments on the application.

None presented

The Chair then declared the public portion of the meeting for this application closed.

The Chair asked if the Committee had any comments on the application.

As none were presented, the Chair then called for a vote on the application.

Motion COA2026-021

Moved by Member Mark Vandergeest
Seconded by Member Meagan Hawkins

THAT Staff Report D26-013 be received;

AND THAT the current Minor Variance application A-11-26 be DEFERRED pending receipt of additional information;

AND THAT the applicant the applicant provide the required fee of \$305.75 per the Township’s User Fees and Charges By-law prior to the application returning to a future Committee meeting;

AND FURTHER THAT in accordance with By-law 2026-05, should the application not return to the Committee of Adjustment within twelve (12) months of the deferral, the file be closed.

Carried

[D26-013 - Pdf](#)

F. Reports from Officials

F.1. Change of Conditions – Consent Application B-11-23

Owner(s): Pieter and Susan deJonge

Applicant: MORGAN Planning and Development c/o David Scarsellone

Address: 1300 Torpitt Road

Proposal:

In order to ensure the matters to which the former conditions imposed by the Committee of Adjustment are addressed, while still providing sufficient time to complete the conditions, the applicant has submitted a change of conditions request.

Public Comments:

None presented.

Agency Comments:

None presented.

Staff Report D26-017

The Township's Planner, Brad Oster, introduced and summarized the change of conditions application and revised recommendations

Member Hawkins sought out clarification on condition 5C

Mr. Oster explained that staff felt the revisions to 5B were broad enough to capture 5C, they consolidated it into one revised changed conditions.

The Chair then called for a vote on the application.

Motion COA2026-022

Moved by Member Mark Vandergeest
Seconded by Member Meagan Hawkins

THAT Staff Report D26-017 be received;

AND THAT the conditions of Consent Application B-11-23 be amended in accordance with Attachment 3 to Staff Report D26-017;

AND FURTHER THAT the subject change of conditions for Consent Application B-11-23 be deemed minor in accordance with Section 53(24) of the *Planning Act*, however Staff be directed to provide Notice in accordance with Section 53(17).

Carried

[D26-017 - Pdf](#)

G. Correspondence

None.

H. Adjournment

H.1. Motion COA2026-023

Moved by Member Meagan Hawkins
Seconded by Member Mark Vandergeest

THAT the Committee of Adjustment be adjourned at 8:38p.m. on Tuesday, May 19, 2026.

Carried

Secretary-Treasurer

Staff Report

D26-019



To: Chair and Committee of Adjustment
From: Brad Oster, Planner
 Katie Mandeville, Senior Planner
Date: 16 Jun 2026
Subject: Application for Minor Variance A-09-26
 Owner: Bill Blumentrath
 Agent: MORGAN Planning & Development Inc. c/o David Scarsellone
 Address: 3320 Russell Drive

Report Highlights

- Minor Variances are requested to permit reduced front yard setbacks and increased lot coverage to facilitate the construction of additions to the existing single-detached dwelling.
- The development is proposed to be serviced by a new septic system.
- The application was deferred at the May 2026 Committee of Adjustment meeting per the applicant's original request to allow them an opportunity to consider revisions to the application.
- The applicant has revised the plan to remove decking within the front yard which provides opportunity for re-naturalization.
- Planning staff are of the opinion that the application is consistent with the Provincial Planning Statement and meets the four tests as required by the *Planning Act*.

Recommendation

THAT Staff Report D26-019 be received;

AND THAT Minor Variance application A-09-26 be provisionally approved, subject to the conditions included as Attachment 4 to Staff Report D26-019.

Background

County Official Plan: Rural

Township Official Plan:

- Land Use Designation: Shoreline Residential
- Natural Heritage Features: None
- Road Classification: Local
- Overlay Designations: None
- Source Water Protection: Highly Vulnerable Aquifers

Township Zoning: Shoreline Residential Two (SR2)

The subject lands are legally described as Lot 5, Plan 1543, municipally known as 3320 Russell Drive. As evident in **Attachment 1**, the subject lands are located on Little Lake (Gloucester Pool) with an approximate lot area of 0.22 hectares (0.54 acres) and approximately 31.0 metres (102.5 feet) of frontage on Little Lake. The lands are currently developed with a single-detached dwelling and associated accessory and shoreline structures, including sheds, a dock, and a boatport (**Attachment 2**).

The applicant is proposing to construct additions to the existing dwelling which currently includes covering a portion of the existing deck, a new covered rear entry porch, an addition, and an attached garage (**Attachment 3**). To facilitate the proposed additions, the applicant has requested Minor Variances to permit reduced front yard setbacks and an increased maximum lot coverage. The proposed Minor Variance, for which Notice was given, is outlined in Table 1. No changes to the originally requested Minor Variances are required as a result of the revised concept plan.

Table 1 – Proposed Minor Variance:

Provision	By-law 2010-65	Requested
6.4 Lot Coverage	15.0% (total and area within 60m of the shoreline)	19.7% - total 24.4% - area within 60m of shoreline
6.4 Front Yard Setback	20.0 metres	6.6 metres – covered deck 12.6 metres – covered rear porch 16.3 metres – addition to dwelling

The Public Hearing for this application was held at the May 2026 Committee of Adjustment meeting where the applicant had initially requested the application be deferred to allow them an opportunity to consider a revised concept. Although the applicant requested at the meeting for the Committee to make a decision on the application, the Committee chose to proceed with the applicant’s original request and deferred the application:

Motion COA2026-019

THAT Staff Report D26-016 be received;

AND THAT Minor Variance application A-09-26 be deferred to a future Committee of Adjustment meeting pending a revised concept from the applicant.

AND FURTHER THAT in accordance with By-law 2026-05, should the application not return to the Committee of Adjustment for reconsideration within twelve (12) months of the deferral, the file be closed.

CARRIED

Following the deferral, the applicant's agent and Township Planning staff met to discuss the revised concept. The revised concept includes the removal of the approximately 19.0 square metre at-grade deck along the shoreline, the stairs accessing the at-grade deck from the main elevated deck attached to the existing dwelling, and the hardscaped pathway along the shoreline. The revised concept plan provided by the applicant indicates that these alterations would provide opportunities for re-naturalization of the immediate shoreline area.

The application is now returning to the Committee of Adjustment for decision.

Analysis

Section 2 of the *Planning Act* establishes Provincial interests which must be a consideration for all *Planning Act* decisions. While all interests were considered, the Provincial interests which specifically relate to this application include:

Provincial Interest	Response
the protection of ecological systems, including natural areas, features and functions;	There are no mapped natural heritage features on or adjacent to the subject lands. The applicant has made efforts to reduce the amount of development in the immediate shoreline area to provide opportunities for re-naturalization. Township Staff are recommending that a Development Agreement be required as a condition of provisional approval to establish, maintain and protection a vegetation protection zone along the shoreline.
the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;	The proposed development would be serviced by an individual on-site sewage system. The Building Division has reviewed the materials and has no objections to the proposed solution.
the orderly development of safe and healthy communities;	The subject lands are designated for the proposed resource-based recreational land use and it has been demonstrated that an acceptable sewage treatment solution can be provided. A Development Agreement is recommended to provide for a vegetation protection zone along the shoreline area.
the protection of public health and safety;	An acceptable sewage treatment system (i.e. septic) has been provided, with no objections from the Building Division.

the appropriate location of growth and development;	The subject lands are designated to accommodate resource-based recreational development.
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Planning staff are of the opinion that subject to the recommended conditions, the application has regard for the applicable provincial interests as established by the *Planning Act*.

Provincial Planning Statement (PPS), 2024:

Section 3(1) of the *Planning Act* must be a consideration for all *Planning Act* decisions, including Minor Variances.

The subject lands are considered to be “rural lands” in the context of the PPS. Resource-based recreational development, which includes recreational dwellings not intended as permanent residences, are a permitted use on rural lands per Section 2.6.

In accordance with Section 3.6 individual on-site sewage services are permitted to be used to service development as municipal or communal services are not available, planned or feasible where it is demonstrated that the site conditions are suitable for the long-term provision of such services with no negative impacts.

The Township’s Building Division has reviewed the septic information provided with the application and have no objections or concerns.

Section 4.1 of the PPS states that natural heritage features shall be protected for the long-term and that the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features. Section 4.2 speaks to how planning authorities shall protect, improve or restore the quality and quantity of water and that development and site alteration shall be restricted in or near sensitive surface water features such that these features and their related hydrologic functions will be protected, improved or restored which may require mitigative measures and/or alternative development approaches.

The applicant has revised the proposal to remove existing development from the immediate shoreline area to provide opportunities for re-naturalization. The bulk of the existing development is non-complying with additions primarily proposed to the rear and away from the shoreline. A Development Agreement is recommended as a condition of provisional approval to establish and maintain a vegetation protection zone along the shoreline of the subject lands.

Planning staff are of the opinion that subject to the recommended conditions, the application is consistent with the PPS.

A discussion of the Four Tests for a Minor Variance as set out in Section 45(1) of the *Planning Act* is included below:

Four Tests:

Is the general intent and purpose of the Official Plan(s) maintained?

County of Simcoe Official Plan, 2016:

In accordance with Schedule 5.1 Land Use Designations of the County Official Plan, the subject property is designated “Rural”. Section 3.7 of the County Official Plan contains policies pertaining to the Rural designation, which permit resource-based recreational activities, including recreational dwellings. The objectives of the Rural designation are as follows:

3.7.1 To recognize, preserve and protect the rural character and promote long-term diversity and viability of rural economic activities. 3.7.2 To encourage maintenance, protection, and restoration of significant natural heritage features and functions and to conserve the built heritage resources and cultural heritage landscapes associated with rural and agricultural areas. Section 4.5 – Resource Conservation, of the County Official Plan establishes a number of policies related to the conservation of a wide variety of natural resources and the need to ensure appropriate development in proximity to such resources. Sections 4.5.25 and 4.5.28 specifically, establish various provisions which specify the need to protect ecological features and their functions and to ensure that new development is sited appropriately on lands adjacent to shorelines and highlight the importance of a qualified professional in establishing the appropriate setback from the shoreline in order to ensure the vegetative corridor along the shoreline.

The applicant has made efforts to improve the non-complying matters of the existing development by proposing to remove existing development from the shoreline area. The proposed additions are focused to the rear of the existing dwelling and away from the shoreline area. The use of a Development Agreement to implement a vegetation protection zone, inclusive of the re-naturalization of the shoreline area, assist to provide an improvement to the overall development while achieving the natural heritage goals of the County Official Plan.

It is the opinion of Planning staff that subject to the recommended conditions, the application does maintain the general intent and purpose of the County of Simcoe Official Plan.

Township of Severn Official Plan, 2024:

The subject lands are designated “Shoreline Residential” per Schedule B of the Township of Severn Official Plan. It is the primary function of the shoreline residential designation to accommodate resource-based recreational uses. The objectives of the Shoreline Residential designation include:

- Ensure that the scale of Development is consistent with the scale and character of the shoreline areas and provides an appropriate balance between built form and the natural characteristics of the shoreline locations.
- Ensure that the impacts of Development on the Natural Heritage Features and Areas, vegetation, and groundwater resources in the area are minimized;
- Ensure that development in the Shoreline Residential designation is appropriately serviced by Sewage and Water Services;
- Ensure that all existing Individual On-site Sewage Services are upgraded wherever possible and consider the use of enhanced phosphorous reducing systems and other tertiary treatment systems, where appropriate.

The applicable policies of the Shoreline Residential designation limit development and redevelopment and require it to be guided by Section 12.4 of the Official Plan and the following:

- New single detached dwellings shall generally be limited in Gross Floor Area and height and shall, wherever possible, be setback a minimum of 30 metres from the shoreline;
- All buildings and structures should have regard for the Dark Sky policies of this Official Plan and any municipal By-law.

Section 12.4 of the Official Plan establishes policies specific to shoreline development. These policies are limiting in their nature to prioritize protections for the shoreline area and include:

- Minimize the negative impact of Development by encouraging the preservation, protection and enhancement of natural vegetation as much as practical.
- High profile Development shall generally not be permitted. The height of any structure should be appropriate to its setting and terrain, including slope, tree cover, setbacks, and architecture and should not exceed the height of the tree canopy.
- Architectural designs which soften the appearance of structures shall be considered to minimize the prominence of structural development along the shoreline.
- The retention of trees and native vegetation shall be encouraged through development agreements as a condition of planning approvals (i.e. site plan, consent, minor variance, etc.) to uphold the visual and environmental integrity of the shoreline.
- Development should be screened through the preservation and enhancement of vegetation in the waterside yard of waterfront lots. Where little or no natural buffer exists, re-naturalizing will be required, where possible.
- All buildings and structures should have regard for the Dark Sky policies of this Official Plan and any municipal By-law.

The existing development on the subject lands is considered to be non-complying, meaning that it was constructed prior to the current policies and provisions coming into effect. It is established in the Official Plan that these situations should be improved through redevelopment. The applicant has revised the development plans to remove existing development which is in the immediate shoreline area to provide opportunities for re-naturalization, which would be accomplished through a Development Agreement to establish a vegetation protection zone along the shoreline.

The proposed additions to the non-complying dwelling are primarily to the rear and away from the shoreline area which assist to not concentrate development in the immediate shoreline area. The Official Plan policies provide flexibility for existing situations through other mitigative measures such as limiting heights and architectural design. The proposed additions maintain the character of the existing dwelling and do not propose increased heights.

It is recommended that a Development Agreement be required as a condition of provisional approval to establish a vegetation protection zone along the shoreline. A shoreline buffer, inclusive of native and self-sustaining vegetation would be provided to re-naturalize the shoreline area and to buffer and screen the development from the shoreline and neighbouring properties.

It is the opinion of Planning staff that subject to the recommended conditions, the application would maintain the general intent and purpose of the Township of Severn Official Plan.

Is the general intent and purpose of the Zoning By-law maintained?

It is the intent of the front yard setback and lot coverage provisions for the Shoreline Residential Three (SR3) zone to provide for separation between development and the shoreline and to ensure that the immediate shoreline area of waterfront properties do not become overdeveloped or overutilized. In this setback area, or the front yard, it is expected that the natural form will dominate to provide for natural and ecological functions of the shoreline area.

The existing development is considered to be non-complying and the proposed additions would not further reduce any non-complying setbacks. The applicant has made efforts to reduce the overall development in the shoreline area by proposing to remove existing structures and understands that the Township is seeking for those areas to be re-naturalized. The proposed additions have been sited

primarily to the rear of the dwelling to not increase development pressures on the immediate shoreline area.

Planning staff are of the opinion that subject to the recommended conditions, the application does maintain the general intent and purpose of the Zoning By-law.

Is it desirable for the appropriate development or use of the lands?

The requested Minor Variances would facilitate the continuation of the permitted resource-based recreational use on the subject lands. The proposed additions are to the rear of the existing dwelling and would not introduce added development pressures to the immediate shoreline area. The recommended conditions include that a Development Agreement be registered on title to establish a vegetation protection zone to ensure the naturalization of the immediate shoreline area and retention of the existing vegetation in perpetuity.

Planning staff are of the opinion that subject to the recommended conditions, the application is desirable for the appropriate development and use of the lands.

Is it minor?

The test of “minor” is not intended to just be a numerical evaluation, but also a test of impact. As the applicant has proposed to remove development from the shoreline area to allow for re-naturalization and given that the proposed additions to the dwelling are proposed to the rear, there are no adverse impacts anticipated as a result of the application.

Planning staff are of the opinion that subject to the recommended conditions, the application is minor.

Comments from Departments, Agencies and Public

No comments or objections were received from the Clerk’s Office or the Public Works and Fire and Emergency Services Departments. The Building Division advised that there is no objection to the proposed Minor Variance. A letter advising suitability for the installation of a new sewage system has been received. Prior to the issue of any Building Permit for the proposed addition, a sewage system permit is required to verify the approval of the location.

Financial Considerations

None anticipated; however, costs would be incurred should an Ontario Land Tribunal appeal be received.

Report Supported By

Strategic Plan:

- Economic Development
- Customer Service Focus
- High-speed Internet
- Council Directed/Requested
- Infrastructure to Match Growth
- Does Not Impact Strategic Plan

Relevant Background Report

[D26-016](#)

Attachments

A-09-26 Attachment 1 - Key Map

A-09-26 Attachment 2 - Aerial Imagery

A-09-26 Attachment 3 - Site Plan

A-09-26 Attachment 4 - Recommended Conditions

Reviewed By

Andrea Woodrow, Director of
Planning & Development

Status:

Approved - 11 Jun 2026

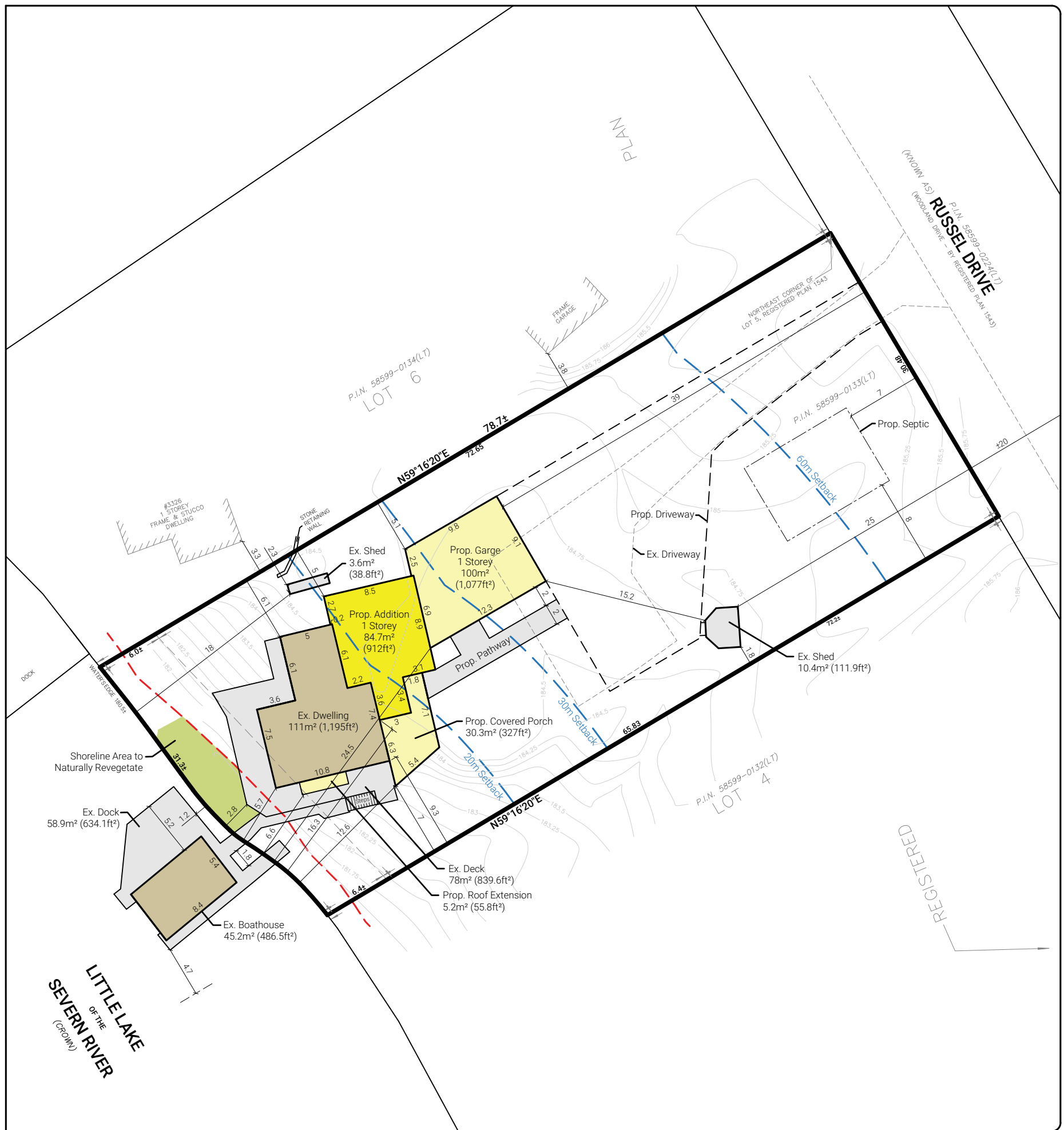
Attachment 1 – Key Map



Attachment 2 – Aerial Image

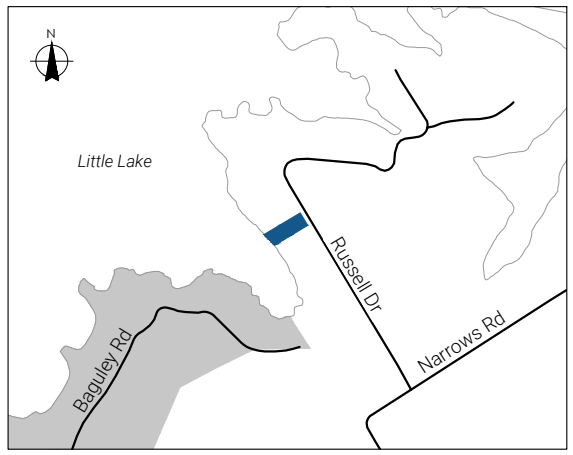


Zone Matrix ZBL 2010-65		
	Shoreline Residential Two (SR2) Zone	Proposed SR2-## Zone
Lot Area (min)	4,000m ²	±2,318.5m ² (existing)
Lot Frontage (min)	60.0m	±31.1m (existing)
Lot Coverage (max)	15%	±18.7% Full Property
	15%	±23.1% within 60m of shoreline
Lot Coverage - Ex. Dwelling - Prop. Dwelling Additions - Ex. Shed - Ex. Deck	±110.7m ² ±214.8m ² ±14.0m ² ±98.6m ²	
Front Yard (min)	20.0m	±5.7m
Rear Yard (min)	7.5m	±39.0m
Interior Side Yard (min)	3.0m	±5.0m
Building Height (max)	9.0m	±5.2m
Gross Floor Area (min)	65m ²	±195.7m ²
No. of Dwellings (max)	1	1
No. of Dwelling Units (max)	1	1
Landscaped Open Space (min)	40%	±60.2%
Parking Spaces (min)	2 per dwelling	>2
Setback from EP Zone (min)	10.0m	0m (existing)
Accessory Structures (shed)		
Building Size (max)	75% of principal building or 110m ²	±10.4m ²
Building Height (max)	5.0m	<5.0m
No. of Structures (max)	3	2
Lot Coverage (max)	5%	±0.7%
Lot Coverage - Ex. Shed	14.0m ²	
Front Yard (min)	7.5m	±18.0m
Side Yard (min)	1.5m	±1.8m
Rear Yard (min)	1.5m	±25.0m
Boathouse and Boatports		
No. of Structures (max)	1	1
No. of Storeys (max)	1	1
Height (max)	4.5m	±3.6m
Side Yard Setback (min)	4.5m	±5.6m
Dimensions (max)	8m x 10m	±10.6m x 11.5m (existing)
Access Ramp (max)	2.0m x 2.0m	1.9m x 1.5m
Docks		
No. of Docks (max)	1	1
Side Yard Setback (min)	4.5m	±4.7m
Dock Envelope (max)	8.0m x 10.0m	±10.6m x ±11.5m (existing)
Dock Width (max)	2.4m	±5.2m (existing)
Dock Area (max)	45m ²	±58.9m ² (existing)
Open Span from Shoreline (min)	3.0m	±1.2m (existing)
Distance Between Fingers (min)	2.0m	n/a
Cumulative Width (max)	25% of Frontage	±37% (existing)
Decks		
Deck Area (max)	30m ²	±78m ² (existing)
Shoreline Setback (min)	5.0m	2.8m (existing)
Height (max)	1.0m	±2.2m



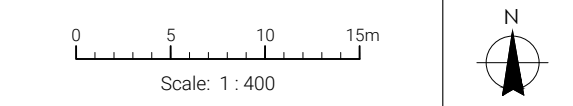
CONCEPT PLAN

3320 RUSSELL DRIVE
Part of Lot 19, Concession 14
Township of Severn, County of Simcoe



LEGEND

- Subject Lands
- Existing Buildings
- Existing Structures
- Proposed Realigned Driveway
- Proposed Building Addition
- Proposed Structures
- Shoreline Area to Naturally Revegetate
- Zone Boundary
- Shoreline Setbacks



Note: This drawing is for discussion purposes only. Boundary to be verified by an O.L.S. Septic location is approximate.

Source: Site Plan, A/J Design Group, July 2025. Survey, Rudy Mak Surveying Ltd., 2025

Drawn By: A.M. Date: May 15, 2026 File No: 1616

MORGAN
PLANNING & DEVELOPMENT

Phone: (705) 327-1873 Website: morganplanning.ca
101-21 Matchedash Street South, Orillia, ON, L3V 4W4

Attachment 4 – Recommended Conditions

1. Municipal Taxes to be paid to date.
2. That the construction shall be in substantial compliance with the plans submitted with the Application.
3. That the property owner enters into a Development Agreement with the municipality pursuant to Section 45(9.1) of the Planning Act in order to establish the following:
 - a. Establish a Vegetation Protection Zone (VPZ) within the front yard to:
 - i. Protect the existing vegetation on the property and to restore the shoreline area vegetation to the maximum extent possible; and,
 - ii. Provide additional plantings of native and non-invasive self-sustaining species and/or measurers to protect and enhance the vegetation within the VPZ, to the satisfaction of the Township.
 - b. The collection of securities for the implementation of the Vegetation Protection Zone and retention in good condition for at least twenty-four (24) months, if additional plantings are required under a) and after construction to ensure retention following the renovation project.
 - c. Provide for silt fencing and construction related sediment and erosion control measures shown on a site plan as recommended by a Qualified Professional and installation of said measurers prior to the commencement of any demolition or renovation works to protect the immediate shoreline area and vegetation to be retained during the construction period and planting if required under a).
 - d. All costs associated with the Agreement and the registration on title be the responsibility of the property owner

Staff Report

D26-018



To: Chair and Committee of Adjustment
From: Emily Hehl, Planner
 Katie Mandeville, Senior Planner
Date: 16 Jun 2026
Subject: Application for Minor Variance A-11-26
 Owner: Peter Fahmy
 Agent: MORGAN Planning & Development
 Address: 4249 Wilson Point Road North

Report Highlights

- An application for Minor Variance to accommodate the construction of a single detached dwelling was initially heard by the Committee of Adjustment at the May 19th, 2026, meeting where it was deferred pending further information.
- The applicants have provided supplemental information and a revised proposal for consideration by the Committee.
- It is the opinion of Township staff that the revised proposal is minor in nature, is desirable for the appropriate development and use of the land and is keeping with the general intent and purpose of the Township's Official Plan and Zoning By-law

Recommendation

THAT Staff Report D26-018 be received;

AND THAT revised Minor Variance application A-11-26 be PROVISIONALLY APPROVED, subject to the conditions included as Attachment 6 to Staff Report D26-018.

Background

County Official Plan: Rural

Township Official Plan (2024):

- Land Use Designation: Shoreline Residential
- Natural Heritage Features: None
- Road Classification: Local
- Overlays: None
- Source Water Protection: Significant Groundwater Recharge Area

Township Zoning: Shoreline Residential Two (SR2)

The subject lands are legally described as Part Lot 3, Concession 6, being Parts 2, 3, & 4 on 51R-7517 S/T interest in RO641478; S/T RO632497, former Township of South Orillia, now in the Township of Severn, municipally recognized as 4249 Wilson Point Road North. The lands are located

on the western shoreline of Lake Couchiching, adjacent to the Wilson Point Road North cul-de-sac turnaround (Attachment 1). The lands have an approximate total lot area of 4,081 square metres (1.0 acre), with an approximate frontage of 61.0 metres (200 feet) onto Lake Couchiching. The lands are currently vacant but was previously developed with a single detached dwelling that was demolished prior to the current ownership of the property. An aerial image of the subject property and surrounding area has been included as Attachment 2 to this report.

The applicants are seeking to develop the property with a single detached dwelling, including an attached garage/carport and attached deck. An application for Minor Variance was initially heard by the Committee at the May 19th, 2026 meeting, where the following requests were considered, as advertised:

Table 1 – Initial Minor Variance(s):

Provision	By-law Requirement	Requested
Section 6.4 – Lot Coverage Within 60.0m of the Shoreline	A maximum lot coverage of 15% within 60.0 metres of the shoreline in the SR2 Zone	A maximum lot coverage of 22.3% within 60.0 metres of the shoreline
Section 6.4 – Lot Coverage	A total maximum lot coverage of 15% in the SR2 Zone	A total maximum lot coverage of 18.8%
Section 6.4 – Building Height	A maximum building height of 9.0 metres	A maximum building height of 10.26 metres for the proposed single detached dwelling
Section 6.4 & Section 3.34.8 – Front Yard/Watercourse Setback	A minimum Front Yard (watercourse) setback of 20.0 metres	An attached unenclosed deck with a minimum Front Yard (watercourse) setback of 11.29 metres.

At the conclusion of the Public Hearing, the Committee passed the following motion:

Motion COA2026-21

Moved by Member Vandergeest

Seconded by Member Hawkins

THAT Staff Report D26-013 be received;

AND THAT the current Minor Variance application A-11-26 be DEFERRED pending receipt of additional information;

AND THAT the applicant the applicant provide the required fee of \$305.75 per the Township’s User Fees and Charges By-law prior to the application returning to a future Committee meeting;

AND FURTHER THAT in accordance with By-law 2026-05, should the application not return to the Committee of Adjustment within twelve (12) months of the deferral, the file be closed.

Following the Public Meeting the applicants and their agents provided a revised proposal for consideration by the Committee of Adjustment. The revised site plan has been included as

Attachment 3 to this report. As shown on the site plan, the applicants have amended the design of the proposed attached deck at the front of the dwelling to be compliant with the setback provisions of the Zoning By-law, no longer requiring a Minor Variance to Sections 6.4 or 3.34.8. As the revisions are lesser than the requests initially advertised, no further Public Notice was required. The revised proposal has been summarized in Table 2 below:

Table 2 – Revised Minor Variance(s):

Provision	By-law Requirement	Requested
Section 6.4 – Lot Coverage Within 60.0m of the Shoreline	A maximum lot coverage of 15% within 60.0 metres of the shoreline in the SR2 Zone	A maximum lot coverage of 22.3% within 60.0 metres of the shoreline
Section 6.4 – Lot Coverage	A total maximum lot coverage of 15% in the SR2 Zone	A total maximum lot coverage of 18.8%
Section 6.4 – Building Height	A maximum building height of 9.0 metres	A maximum building height of 10.26 metres for the proposed single detached dwelling

The applicants have also provided the following new and updated information in support of their revised proposal; an appointment arranged through Customer Care is recommended to view the following:

- Planning Justification Report prepared by MORGAN Planning & Development (Revised June 1st, 2026)
- Tree Preservation & Shoreline Planting Plan prepared by Terrastory Environmental Consulting (Revised June 2nd, 2026)
- Site Plan and Plan of Survey (Revised May 29th, 2026)
- Preliminary Concept Drawings (Revised May 29th, 2026)
- On-site Septic System design (dated May 31st, 2026).

Analysis

Planning Act

Section 2 of the Ontario Planning Act sets out Provincial interests that must be considered during any Planning Act application process. While all interests were considered in the evaluation of the application, the following Provincial interests specifically relate to this proposal:

The protection of ecological systems, including natural areas, features and functions.	The subject property does not contain any mapped natural heritage features. Although the lands front upon the shoreline of Lake Couchiching, the setbacks for the proposed dwelling and attached deck is compliant with the requirements of the Zoning By-law. In support of their application, the applicants propose a shoreline naturalization plan to assist in the protection and improvement of the immediate shoreline area.
The conservation and management of natural	As outlined above, the subject property does not

<p>resources and the mineral resource base.</p>	<p>appear to contain any mapped or identified natural heritage features or resources. The proposed development maintains the required setbacks from the shoreline of Lake Couchiching as set out in the Township’s Zoning By-law. The applicants propose a shoreline restoration plan to conserve and improve the immediate shoreline area and reestablish vegetation within the front yard area</p>
<p>The adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;</p>	<p>Based on the information submitted with the application, the property owners propose to service the new dwelling with an on-site septic system and well. The applicants have provided a detailed septic design to demonstrate how the proposed development would be serviced on-site. The Building Department has confirmed that the design and location of the system is acceptable.</p>
<p>The appropriate location of growth and development;</p>	<p>The subject property is located in a shoreline residential area of the Township. Residential development is permitted by the applicable policies of the PPS 2024 and other prescribed materials, where it can be appropriately serviced and sited so as to limit potential impacts to natural heritage features and functions. The subject property is well buffered with mature cedar and other trees along the side property lines, with improvements to the shoreline area also proposed by the applicants through a detailed restoration plan. The proposed dwelling would maintain increased setbacks from abutting properties to ensure appropriate buffering between land uses.</p>

It is the opinion of Township staff that the proposed revised Minor Variance reflects the Provincial Interests as set out in Section 2 of the Planning Act, subject to the recommended conditions.

Provincial Planning Statement (PPS), 2024

In the context of the PPS 2024, the subject lands are considered to be ‘rural lands’ in a ‘rural area’ of the Township. The PPS 2024 speaks to development adjacent to shoreline features throughout, encouraging new development to be appropriately sited so as to protect ecological features and functions. Wherever possible, opportunities to improve or restore these features should be considered. Individual on-site sewage and water systems can be utilized to support proposed development, provided they are designed to be of a suitable and appropriate service level for the long-term provision of such services.

As aforementioned, the applicants are seeking an increased lot coverage and building height for a proposed dwelling to be serviced by an on-site septic system and well. The location of the dwelling appears to be setback as far from the immediate shoreline area as is reasonably possible due to the

unique fabric of the subject lands and required location of the on-site septic system. The Building Department is satisfied that the proposed location and design of the system is appropriate for the proposed development, ultimately refining the actual developable area on-site. No further vegetation removal is contemplated to support the construction of the dwelling. Planning staff have included a recommended condition requiring the applicants to apply and complete a Development Agreement, to be registered on title to the lands, which would encompass a condition for additional plantings on the subject property through a shoreline restoration plan. The applicants and their agents have anticipated this requirement and have provided a draft restoration plan with their application, included as Attachment 5 to this report. Subject to the recommended conditions, Planning staff are of the opinion that the proposed Minor Variance is generally consistent with the PPS 2024.

A discussion of the Four Tests for a Minor Variance as set out in Section 45(1) of the Planning Act has been attempted by Planning staff below:

Four Tests:

Is the general intent and purpose of the Official Plan(s) maintained?

County of Simcoe Official Plan, 2016:

The subject property is located within the 'Rural' land use designation of the County of Simcoe Official Plan. The policies of the County Official Plan set out in Section 3.7.3 applicable to lands within this designation are applied with the objective to preserve and protect the rural character of these areas, and to encourage the maintenance and preservation of natural heritage resources. Development should be designed and sited on a property so as to minimize adverse impacts on ecological resources. Residential development is a permitted use in the Rural land use designation.

Section 4.5 of the County Official Plan includes policies which speak to resource conservation and development adjacent to the County's shorelines in these rural areas of the municipality. Through the provisions set out in Subsection 4.2.25 of the Plan, new development is required to be sufficiently setback from watercourses to facilitate the reestablishment of vegetative corridors along the shoreline with the intent to provide riparian habitat and the prevention of erosion associated with structural development and fill.

Although the subject lands are located within a 'rural' area of the Municipality by definition, the shoreline of Lake Couchiching historically features smaller lots with more dense development than is typically seen in 'cottage country' or other more isolated shoreline areas of the Township (ex: MacLean Lake, Tea Lake, etc.). The proposed built form is consistent with development patterns on adjacent properties in the general area. Due to the necessary location of the on-site septic system and other constraints (i.e. irregular lot fabric, hydro lines, and drainage easement) the location of the dwelling is setback as far as reasonably possible from the immediate shoreline area. The applicants have provided a preliminary shoreline restoration plan in support of their application to assist in the re-naturalization of the shoreline corridor through the proposed development, as reflected in the recommended conditions set out in Attachment 6. The proposed increased height of 10.26 metres is a difference of 1.26 metres (4.0 feet) from the as-of-right permitted 9.0 metres. With appropriate setbacks and buffering, this is not anticipated to visually be substantially different from that already permitted by the requirements of the Zoning By-law. As a result, it is the opinion of Planning staff that the proposed Minor Variance generally maintains the intent and purpose of the County Official Plan.

Township of Severn Official Plan, 2024:

The subject property is located within the 'Shoreline Residential' land use designation of the Township Official Plan. As set out in Section 11.9 of the Plan, development is to be consistent with

the scale and character of the shoreline area and to provide an appropriate balance between the built form and natural characteristics of these locations. Development must be appropriately serviced, including with on-site septic systems where required. Residential development is a permitted use in this land use designation.

Further to these provisions, Section 12.4 speaks directly to shoreline development. As set out in Section 12.4.2 & 12.4.4, naturalized shorelines may visually screen development from the water and to provide a buffer. Vegetation is to be enhanced as development occurs to uphold the visual and environmental integrity of the shoreline. Expanding on this direction, Section 12.4.4 more directly encourages development to be setback 30.0 metres from the shoreline area where possible or reasonable.

As aforementioned, the shoreline of Lake Couchiching has been historically developed with denser development on smaller lots when compared to other waterfront properties in the Township. The proposed increased lot coverage is consistent with the general character of the area where larger dwellings predominate the built form. The siting of the proposed dwelling appears to exceed the minimum required side yard setbacks, maintaining a balance between abutting developed properties and preventing an overcrowded appearance along the Lake Couchiching shoreline. It is important to note that the subject property features a drainage easement along the eastern property line and is of an irregular lot fabric which influences the developable area of the property. It is recognized that the requirement for on-site servicing can constrain the development envelope, as is the case for the subject lands. It has been confirmed by the Building Department that the identified location and design of the private septic system is appropriately located to service the proposed development on this property. The proposed dwelling is located as far as reasonably possible from the shoreline and is compliant with the provisions of the Township Zoning By-law. As set out in Section 12.4.4 of the Plan, the Township may use Development Agreements as a tool to implement vegetation protection and re-naturalization plans to uphold the visual and environmental integrity of the shoreline area. Staff have therefore included an associated condition within Attachment 6.

Subject to the recommended conditions, Planning staff are of the opinion that the proposed Minor Variance generally maintains the intent and purpose of the Township Official Plan.

Is the general intent and purpose of the Zoning By-law maintained?

Increased Lot Coverage

The purpose of the maximum lot coverage requirements of the Township Zoning By-law is to ensure an appropriate balance between the built form and open space. This provides opportunities for stormwater management through permeable surface infiltration, the appropriate function of private on-site septic systems and outdoor amenity space. Complimentary to the maximum lot coverage provisions, the Township Zoning By-law also includes a minimum requirement for on-site landscaped open space.

Although an increased lot coverage to accommodate the proposed dwelling is sought, the materials provided with the application demonstrate appropriate space to accommodate the on-site septic system and exceeds the minimum required landscaped open space. The proposed development exceeds the minimum interior yard setback requirements and is located outside of the existing drainage easement located along the eastern property line. The siting of the dwelling assists in ensuring stormwater continues to be appropriately managed on-site. Through the recommended conditions, the applicants would be required to implement a proposed shoreline naturalization plan further offsetting any potential impacts to the shoreline area and providing an additional method of erosion control and buffering from adjacent uses.

Increased Building Height

The purpose of the maximum building heights set out in the Township Zoning By-law is to promote a consistent built form that compliments the permitted uses of each particular Zone. The building height restrictions applied within the SR2 Zone for single detached dwellings are intended to prevent an overbearing appearance from the shoreline and abutting properties.

The applicants seek a Minor Variance for an increased height of 10.26 metres, where 9.0 metres is required. The application therefore seeks to vary the requirements of the By-law by 1.26 metres (4.0 feet). The applicants and their agents have purposefully proposed increased interior side yard setbacks in attempts to prevent the dwelling from being obtrusive to the existing residences on the abutting properties. Existing cedar trees and other vegetation are present along the subject property's interior lot lines (Attachment 5), providing an additional physical buffer. The recommended requirement for a shoreline naturalization/restoration plan would also ensure additional plantings of various heights and densities are also provided for in the front yard area as a visual mitigative measure, together with the added erosion control and environmental benefits discussed throughout to be incorporated in the Development Agreement on title.

Subject to the recommended conditions, Planning staff are of the opinion that the proposed Minor Variance maintains the intent and purpose of the Zoning By-law.

Is it minor and is it desirable for the appropriate development or use of the lands?

The revised proposal submitted by the applicants now limits the encroachment of development within the shoreline area and maximizes opportunities for shoreline restoration along Lake Couchiching. The use of increased interior yard setbacks as proposed by the applicant and the implementation of a shoreline restoration plan as mitigative measures assist in limiting potential visual and ecological impacts of the proposed development. Although a proposed increase in lot coverage is sought to accommodate the proposed dwelling, the development is reminiscent of that seen on other properties in the general area. The Building Department has confirmed that the proposed septic design should appropriately accommodate the dwelling, ensuring adequate servicing capacity on-site. The proposed dwelling is located outside of the drainage easement that runs adjacent to the eastern property line, preventing any changes to drainage patterns in the area. Subject to the recommended conditions, Planning staff are of the opinion that the request is minor in nature and is appropriate development of the lands.

Comments from Departments, Agencies and Public:

Septic Inspector:

- The proposed septic system and its location is acceptable. The applicant has demonstrated the appropriate submission, location and has met all setbacks from all notable items. Please note prior to any construction, a complete building permit must be submitted for review and approval.

No comments or objections were received from the Public Works Department, Fire and Emergency Services, or the Township Clerk.

Financial Considerations

None anticipated; however, costs would be incurred should an Ontario Land Tribunal appeal be received.

Report Supported By

Strategic Plan:

- Economic Development
- Customer Service Focus
- High-speed Internet
- Council Directed/Requested
- Infrastructure to Match Growth
- Does Not Impact Strategic Plan

Relevant Background Report

[D26-013](#)

Attachments

- [D26-018 Attachment 1 - Key Map](#)
- [D26-018 Attachment 2 - 2025 Aerial Imagery](#)
- [D26-018 Attachment 3 - Revised Site Plan](#)
- [D26-018 Attachment 4 - Concept Elevations](#)
- [D26-018 Attachment 5 - Preliminary Shoreline Planting Plan](#)
- [D26-018 Attachment 6 - Recommended Conditions of Provisional Approval](#)

Reviewed By

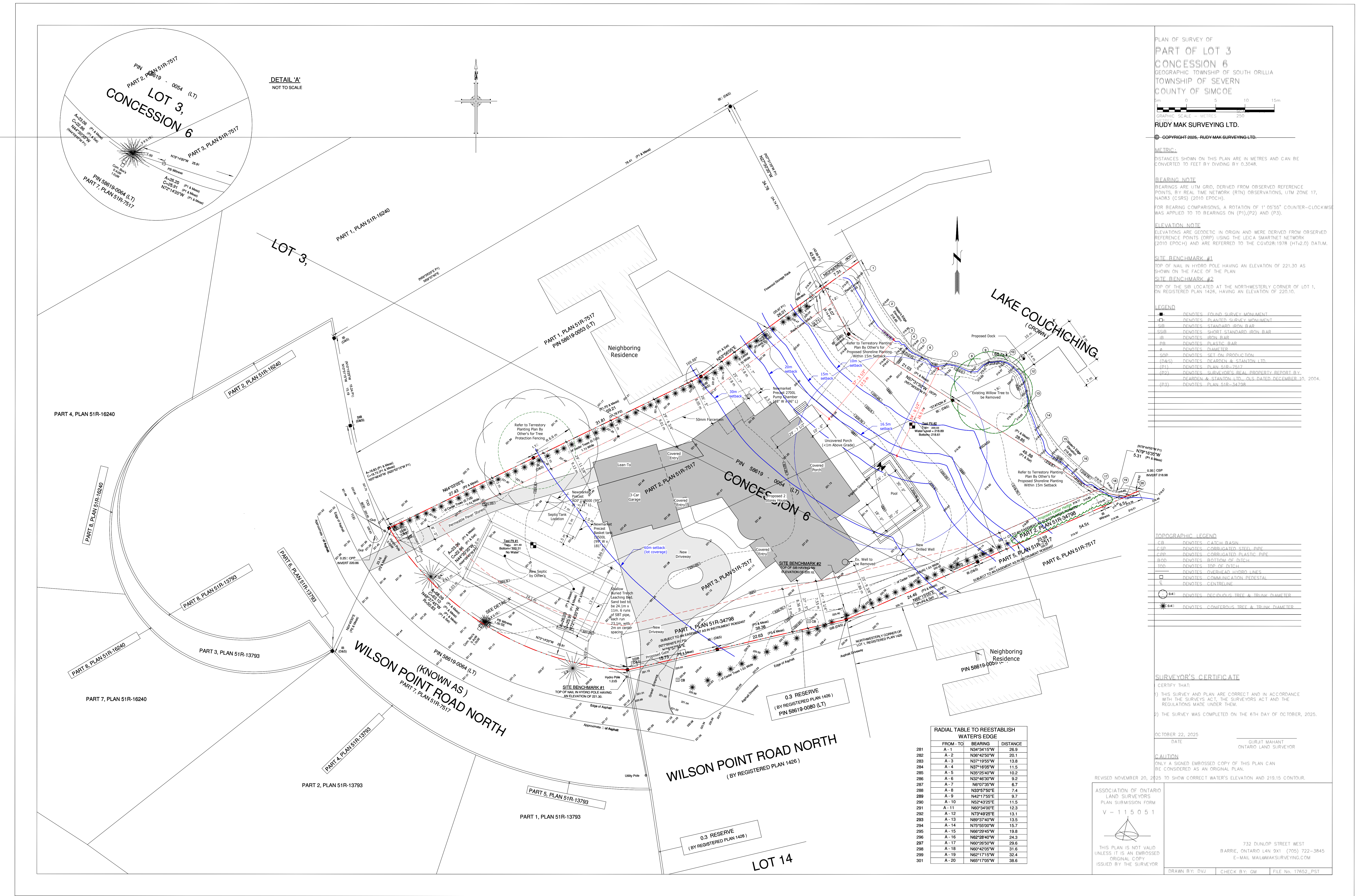
Andrea Woodrow, Director of
Planning & Development

Status:

Approved - 11 Jun 2026

Attachment 2 – 2025 Aerial Image





PLAN OF SURVEY OF
PART OF LOT 3
CONCESSION 6
 GEOGRAPHIC TOWNSHIP OF SOUTH ORILLIA
 TOWNSHIP OF SEVERN
 COUNTY OF SIMCOE

RUDY MAK SURVEYING LTD.
 © COPYRIGHT 2025, RUDY MAK SURVEYING LTD.

SCALE
 1:250

BEARING NOTE
 BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS CORP USING THE UTM NETWORK (2010 EPOCH) AND ARE REFERRED TO THE CGVD2011 DATUM.

ELEVATION NOTE
 ELEVATIONS ARE GEODETIC IN ORIGIN AND WERE DERIVED FROM OBSERVED REFERENCE POINTS CORP USING THE UTM NETWORK (2010 EPOCH) AND ARE REFERRED TO THE CGVD2011 DATUM.

SITE BENCHMARK #1
 TOP OF NAIL IN HYDRO POLE HAVING AN ELEVATION OF 221.30 AS SHOWN ON THE FACE OF THE PLAN
SITE BENCHMARK #2
 TOP OF THE SB LOCATED AT THE NORTHWESTERLY CORNER OF LOT 1, ON REGISTERED PLAN 1426, HAVING AN ELEVATION OF 220.10.

LEGEND

■	NOTES: FOUND SURVEY MONUMENT
□	NOTES: PLANNED SURVEY MONUMENT
—	NOTES: STANDARD IRON BAR
—	NOTES: SHORT STANDARD IRON BAR
—	NOTES: IRON BAR
—	NOTES: PLASTIC BAR
—	NOTES: THIN IRON
—	NOTES: SET ON PROVISION
—	NOTES: CHAINED & STATIONED
—	NOTES: PLAN SURVEY
—	NOTES: SURVEYOR'S REAL PROPERTY REPORT BY
—	NOTES: CHAINED & STATIONED, P.C.S. DATED: DECEMBER 20, 2004
—	NOTES: PLAN SURV-34728

TOPOGRAPHIC LEGEND

—	NOTES: CATCH BASIN
—	NOTES: CORRUGATED STEEL PIPE
—	NOTES: CORRUGATED PLASTIC PIPE
—	NOTES: BOTTOM OF DITCH
—	NOTES: TOP OF DITCH
—	NOTES: AVERAGE HYDRO LINE
—	NOTES: COMMUNICATION PEDESTAL
—	NOTES: CENTRELINE
—	NOTES: INDIVIDUAL TREE & TRUNK DIAMETER
—	NOTES: CONTOUR TREE & TRUNK DIAMETER

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2) THE SURVEY WAS COMPLETED ON THE 6TH DAY OF OCTOBER, 2025.

OCTOBER 22, 2025
 DATE
 GURIT MAHANI
 ONTARIO LAND SURVEYOR

CAUTION
 ONLY A SIGNED EMBOSSED COPY OF THIS PLAN CAN BE CONSIDERED AS AN ORIGINAL PLAN.

REVISED NOVEMBER 20, 2025 TO SHOW CORRECT WATER'S ELEVATION AND 210.0 CONTOUR.

ASSOCIATION OF ONTARIO LAND SURVEYORS
 PLAN SUBMISSION FORM
 V = 115051

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR

732 DUNDAS STREET WEST
 BARRE, ONTARIO L4N 5X1 (705) 722-3845
 E-MAIL: MALBMAKSURVEYING.COM

DRAWN BY: BVJ CHECK BY: GM FILE NO: 17652-PST

RADIAL TABLE TO REESTABLISH WATER'S EDGE

FROM TO	BEARING	DISTANCE
201	A-1	N84°13'00"W 26.9
202	A-2	N84°45'00"W 20.1
203	A-3	N87°19'30"W 13.8
204	A-4	N87°00'00"W 11.5
205	A-5	N85°25'40"W 10.2
206	A-6	N82°48'30"W 9.2
207	A-7	N81°30'00"W 6.7
208	A-8	N83°57'00"E 7.4
209	A-9	N81°12'00"E 9.7
210	A-10	N82°42'00"E 11.5
211	A-11	N81°50'00"E 12.3
212	A-12	N79°49'20"E 13.1
213	A-13	N89°37'40"W 13.5
214	A-14	N79°50'00"W 15.7
215	A-15	N86°29'40"W 19.8
216	A-16	N82°29'40"W 24.3
217	A-17	N82°30'00"W 29.6
218	A-18	N82°42'00"W 31.8
219	A-19	N82°12'00"W 32.4
220	A-20	N82°17'00"W 38.6

Lot Coverage Summary

Total Lot Area = 43,028 R2 = 4,081 m ²
Building Area of Proposed Residence = 7,524 R2 = 699 m ² (Max allowed 5,148 R2 = 515 m ²)
Building Area of Proposed Covered Areas = 66.2 m ²
Total Lot Coverage = 18,276,125,000
Lot Area within 60m Setback = 36,988 R2 = 3,436.1 m ² +/-
Lot Coverage within 60m Setback = 22.2%

Site Plan
 1 : 250





West Elevation
1/8" = 1'-0"



East Elevation
1/8" = 1'-0"



South Elevation
1/8" = 1'-0"



North Elevation
1/8" = 1'-0"



South Elevation - Garage
1/8" = 1'-0"



West Elevation - Garage
1/8" = 1'-0"

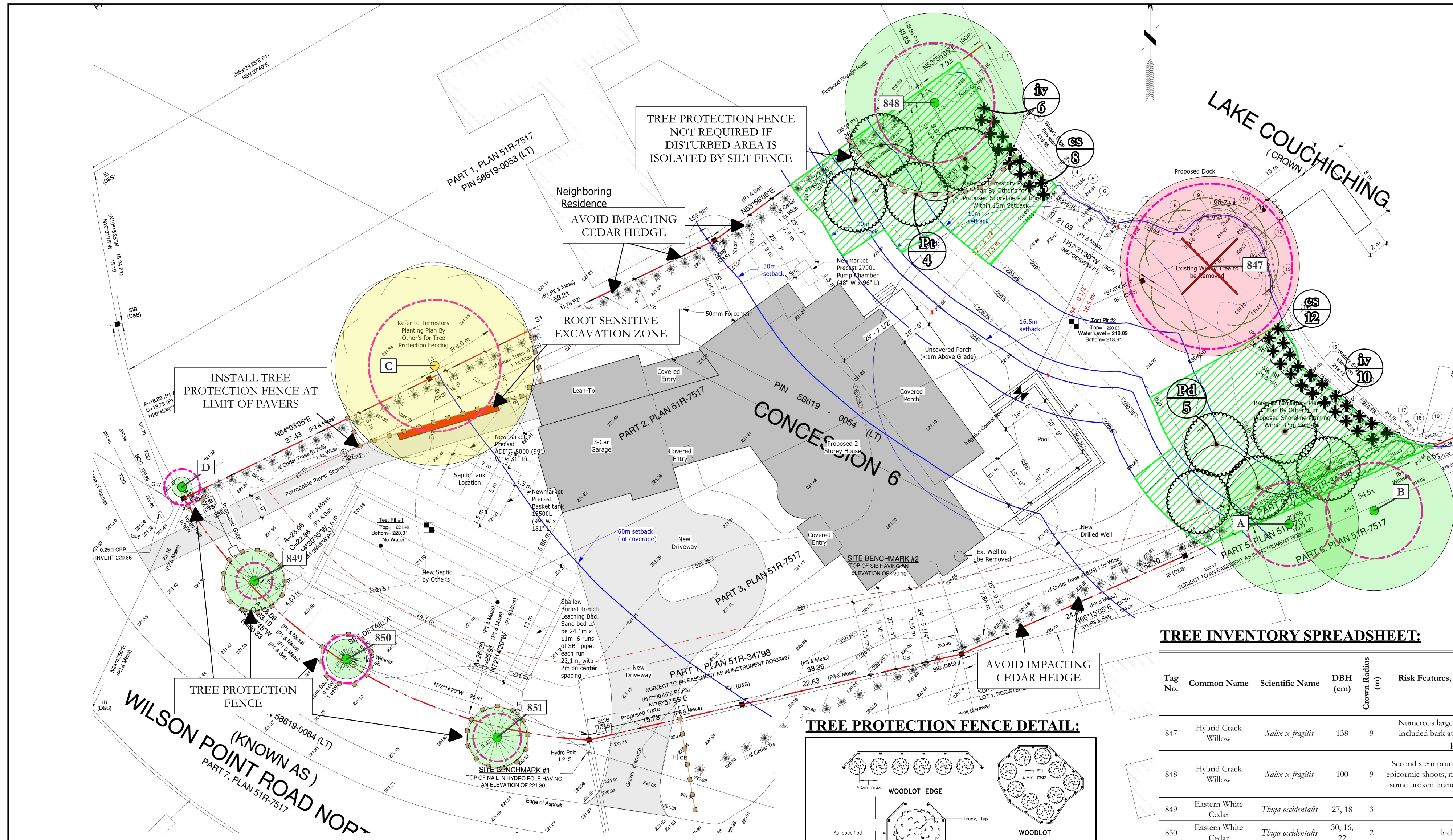


North Elevation - Garage
1/8" = 1'-0"

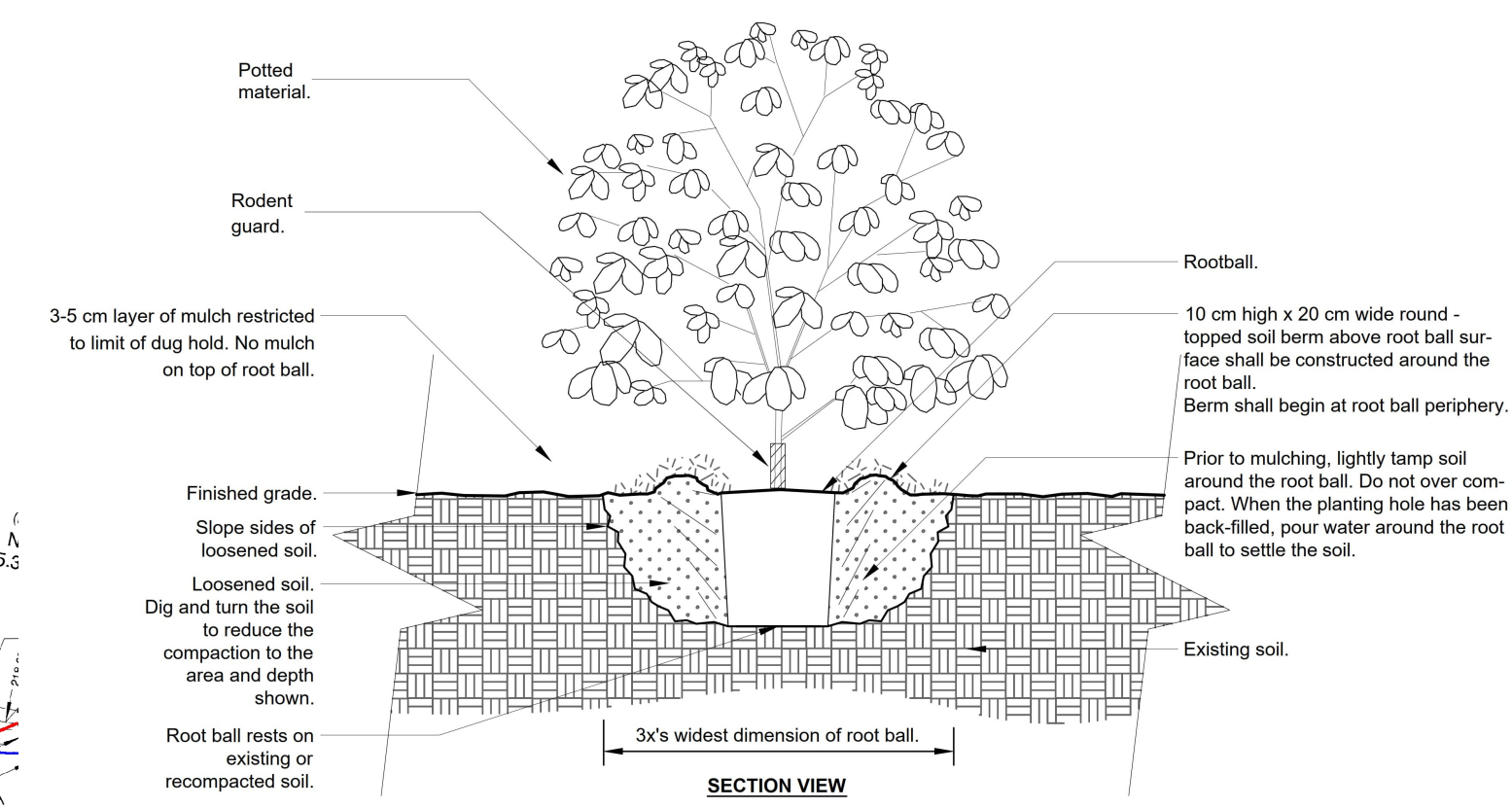


May 29th, 2026
Preliminary Design

Peter Fahmy
New 2 Storey Residence
4294 Wilson Point Road North
Severn, Ontario
Elevations



WOODY PLANT INSTALLATION DETAIL:



POTTED MATERIAL - UNMODIFIED SOIL

TREE INVENTORY SPREADSHEET:

Tag No.	Common Name	Scientific Name	DBH (cm)	Crown Radius (m)	Risk Features, Decline Indicators, and Growth Constraints	Health Condition ¹	Structural Condition	Ownership ²	Min. TPZ (m)	Tree Preservation Determination ³
847	Hybrid Crack Willow	<i>Salix x fragilis</i>	138	9	Numerous large pruning cuts, large cavity with rot, included bark at 1.5 m, two stems total (third stem pruned), lions-tailed	Good/Fair	Poor	Applicant	8.28	Remove - tree situated at dock envelope, poor structural condition poses risk to future shoreline amenity space.
848	Hybrid Crack Willow	<i>Salix x fragilis</i>	100	9	Second stem pruned, lower stem bulging at a knot with epicormic shoots, numerous large pruning cuts in canopy, some broken branches with epicormic shoots in canopy	Good/Fair	Fair/Poor	Applicant	6	Retain - beyond limit of development.
849	Eastern White Cedar	<i>Thuja occidentalis</i>	27, 18	3		Good	Good	Applicant	1.8	Retain - beyond limit of development.
850	Eastern White Cedar	<i>Thuja occidentalis</i>	30, 16, 22	2	Included bark on all stems	Good	Fair/Poor	Applicant	2.4	Retain - beyond limit of development.
851	Eastern White Cedar	<i>Thuja occidentalis</i>	29.5	3		Good	Good	Municipality (road allowance)	2.4	Retain - beyond limit of development.
A	Eastern White Pine	<i>Pinus strobus</i>	About 50	7	Black fabric wrapped around base of tree	Good	Good	4255 Wilson Point Road	4.2	Retain - beyond limit of development.
B	Red Oak	<i>Quercus rubra</i>	60+	8		Good	Good	4255 Wilson Point Road	4.8	Retain - beyond limit of development.
C	Black Walnut	<i>Juglans nigra</i>	80 +	10	Small cavity	Good	Good	4237 Wilson Point Road	6.6	Injure - proposed driveway overlaps with minimum TPZ and is expected to injure roots during excavation activities (engagement with neighbouring owner is recommended).
D	Eastern White Cedar	<i>Thuja occidentalis</i>	15, 20, 25	1	Growing close to hydro pole, included bark	Good	Fair	4237 Wilson Point Road	1.8	Retain - beyond limit of development.

¹ Notwithstanding the determinations of tree health and structural integrity made herein (e.g., good, fair, poor), it must be recognized that all trees (in good health or otherwise) have the potential for failure given adverse weather, damage due to mechanical injury, or other factors that cause stress.
² All determinations of tree ownership are approximate and have been made in the absence of on-site property boundary markers or other direction from a licensed surveyor.
³ Notwithstanding any recommendations concerning tree preservation or removal made herein, this report does not supersede or expunge any civil or common law property rights as they pertain to shared/boundary trees or trees occurring on adjacent properties. It is expected that the Applicant will seek approval to injure/remove any and all shared/boundary or neighbouring trees from relevant owners.

SHORELINE PLANTING PLAN NOTES:

GENERAL:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING UTILITY AND SERVICING LOCATES PRIOR TO ANY WORKS REQUIRING EXCAVATION (AS NECESSARY).

SITE PREPARATION:

- 2. A RESTORATION PROFESSIONAL WILL REVIEW THE SITE WITH THE CONTRACTOR TO CLARIFY THE REQUIREMENTS OF THIS PLAN (AS NEEDED) AND CONFIRM PLANTING LOCATIONS.
- 3. PLANTING LOCATIONS WILL BE PREPARED BY ELIMINATING UNEVEN AREAS AND LOW SPOTS TO CREATE A UNIFORM SURFACE, REMOVING WEEDS TO THE EXTENT ACHIEVABLE (WHERE PRESENT), AND REMOVING BRANCHES AND STONES IN EXCESS OF 25 MM (WHERE PRESENT).

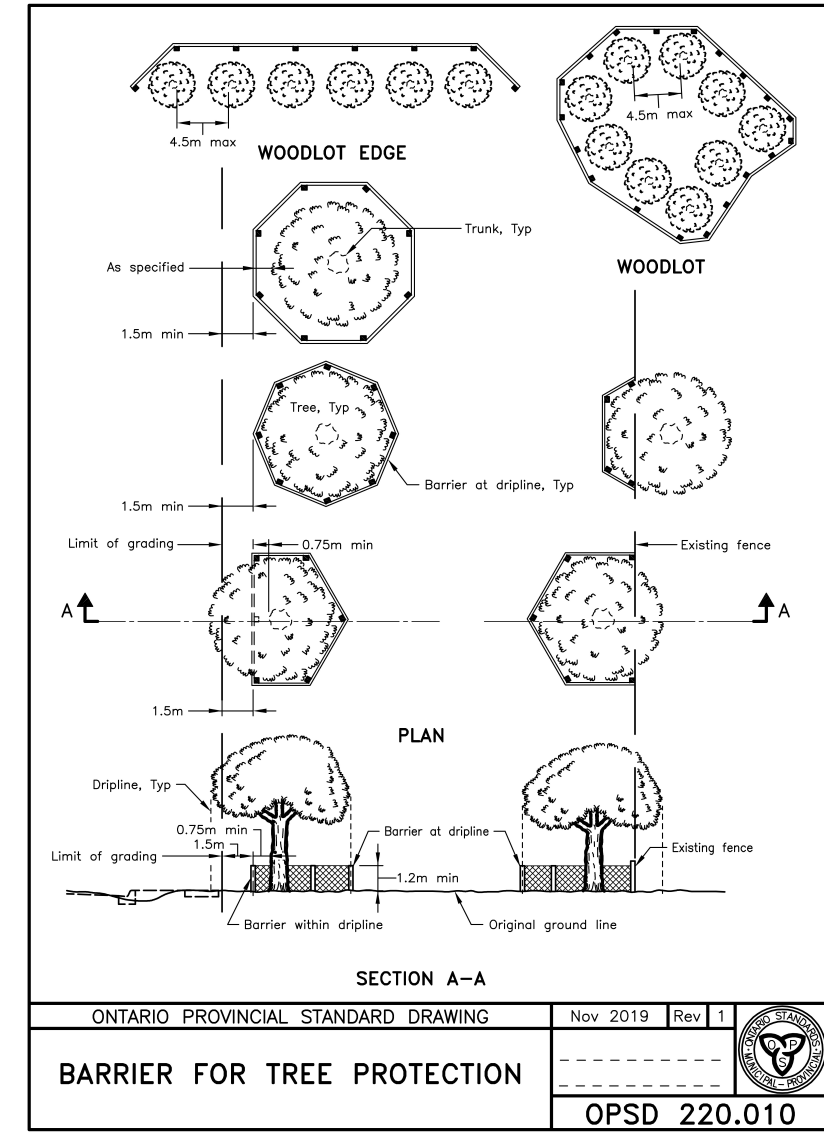
PLANT INSTALLATIONS AND MAINTENANCE:

- 4. ALL INSTALLED PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE CANADIAN NURSERY STOCK STANDARD (9TH ED.) OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION.
- 5. PLANT MATERIAL AND CHARACTERISTICS TO REFLECT DETAILS SHOWN HEREIN; SUBSTITUTIONS AND/OR MINOR MODIFICATIONS MAY BE PERMISSIBLE ONLY IF APPROVED BY A RESTORATION PROFESSIONAL.
- 6. CULTIVARS ARE TO BE AVOIDED.
- 7. PLANTINGS ARE TO BE INSTALLED BY A QUALIFIED PROFESSIONAL BETWEEN MARCH 1 AND MAY 31 OR SEPTEMBER 15 AND OCTOBER 31.
- 8. ALL PLANTINGS ARE TO BE FIELD-FIT (E.G., AROUND EXISTING VEGETATION TO BE RETAINED) AS DIRECTED BY A RESTORATION PROFESSIONAL (AS NEEDED).
- 9. ALL TREE/SHRUB INSTALLATIONS ARE TO INCLUDE A THIN LAYER OF MULCH (I.E., 5-7 CM) SPREAD AROUND THEIR BASE TO A RADIUS OF APPROXIMATELY 30 CM. NO MULCH WILL CONTACT THE TRUNK/ROOT FLARE.
- 10. ALL TREE/SHRUB INSTALLATIONS SHALL BE FITTED WITH SPIRAL TREE GUARDS (OR APPROVED EQUIVALENT RODENT CONTROL TREATMENT).
- 11. WATER PLANTINGS DURING DRY PERIODS WITH LOW RAINFALL.
- 12. TEND PLANTINGS (E.G., CONTROL WEEDS) FOLLOWING INSTALLATION (AS NEEDED).

VERIFICATION AND MONITORING:

- 13. INSTALLED PLANTINGS WILL BE REVIEWED ON-SITE BY A RESTORATION PROFESSIONAL DURING OR IMMEDIATELY FOLLOWING INSTALLATION TO VERIFY CONSISTENCY WITH THE COMPOSITION, DENSITY, SIZING, AND QUANTITY REQUIREMENTS AS SPECIFIED HEREIN; DEFICIENCIES WILL BE RECTIFIED AS SOON AS POSSIBLE.
- 14. A LETTER CERTIFYING THAT THE PLANT INSTALLATIONS HAVE BEEN UNDERTAKEN CONSISTENT WITH THIS PLAN (WITH ANY DEFICIENCIES RECTIFIED) WILL BE PROVIDED TO RELEVANT APPROVAL AGENCIES ON OR BEFORE THE END OF THE CALENDAR YEAR IN WHICH PLANTING TAKES PLACE.
- 15. PLANT INSTALLATIONS WILL BE GUARANTEED FOR 24 MONTHS FOLLOWING INSTALLATION; TREES/SHRUBS FOUND DURING THIS TIME TO BE DEAD OR DYING THAT ARE IN EXCESS OF 10% OF THE OVERALL PLAN MUST BE REPLACED WITH EQUIVALENT PLANT MATERIAL.
- 16. A LETTER CERTIFYING THE PLANT INSTALLATIONS HAVE BEEN MONITORED AT THE CONCLUSION OF THE 24-MONTH WARRANTY PERIOD (WITH ANY DEFICIENCIES RECTIFIED) WILL BE PROVIDED TO RELEVANT APPROVAL AGENCIES.

TREE PROTECTION FENCE DETAIL:



PLANTING SPREADSHEET:

Quantity	Symbol	Scientific Name	Common Name	Size	Condition	Spacing
Deciduous Trees						
5	Pd	<i>Populus deltoides</i>	Eastern Cottonwood	3 to 5 gallon pot	container	3 m (as shown)
4	Pt	<i>Populus tremuloides</i>	Trembling Aspen	3 to 5 gallon pot	container	3 m (as shown)
Shrubs						
20	cs	<i>Cornus sericea</i>	Red-osier Dogwood	2 to 3 gallon pot	container	1.5 m (as shown)
16	iv	<i>Ilex verticillata</i>	Winterberry	2 to 3 gallon pot	container	1.5 m (as shown)

TREE REMOVAL AND PRESERVATION NOTES:

GENERAL:

1. CONSTRUCTION ACTIVITIES WILL TREAT ALL TREES RECOMMENDED FOR RETENTION SHOWN HEREIN AS CONSTRAINTS.

TREE REMOVAL:

- 2. ALL NECESSARY TREE REMOVALS WILL BE COMPLETED OUTSIDE THE PRIMARY BIRD NESTING AND BAT ACTIVITY PERIODS (I.E., TO BE COMPLETED BETWEEN DECEMBER 1 AND MARCH 31). IF LIMITED TREE REMOVAL IS REQUIRED DURING THIS PERIOD, A SURVEY WILL BE CONDUCTED BY A QUALIFIED ECOLOGIST WITHIN TWO (2) DAYS OF THE COMMENCEMENT OF TREE REMOVAL ACTIVITIES TO DETERMINE HABITAT SUITABILITY AND/OR CONFIRM THE PRESENCE/ABSENCE OF NESTING BIRDS AND ROOSTING BATS.
- 3. SHOULD A NESTING BIRD OR ROOSTING BAT BE IDENTIFIED, A MITIGATION PLAN MUST BE DEVELOPED (WHICH MAY INCLUDE DISCUSSIONS WITH RELEVANT AGENCIES) TO ADDRESS REGULATORY REQUIREMENTS.

TREE PROTECTION BARRIER:

- 4. TREE PROTECTION FENCE (SEE DETAIL #1) WILL BE INSTALLED PRIOR TO THE COMMENCEMENT OF SITE PREPARATION AND OTHER CONSTRUCTION ACTIVITIES. NO DEVELOPMENT, SITE ALTERATION (E.G., GRADING, EXCAVATION, SOIL STOCKPILING, ETC.), MACHINERY MOVEMENT, OR STORAGE OF EQUIPMENT OR MATERIALS WILL OCCUR WITHIN ANY AREA ISOLATED BY TREE PROTECTION FENCE.
- 5. A QUALIFIED ARBORIST WILL INSPECT THE TREE PROTECTION FENCE FOLLOWING INSTALLATION AND PRIOR TO THE COMMENCEMENT OF SITE PREPARATION OR OTHER CONSTRUCTION ACTIVITIES.
- 6. TREE PROTECTION FENCE WILL REMAIN IN PLACE AND BE IN GOOD CONDITION DURING IMPLEMENTATION OF THE PROPOSED DEVELOPMENT PLAN. TREE PROTECTION FENCE WILL NOT BE REMOVED UNTIL ALL SITE DISTURBANCES ASSOCIATED WITH THE PROPOSED DEVELOPMENT PLAN HAVE CONCLUDED.

PRUNING:

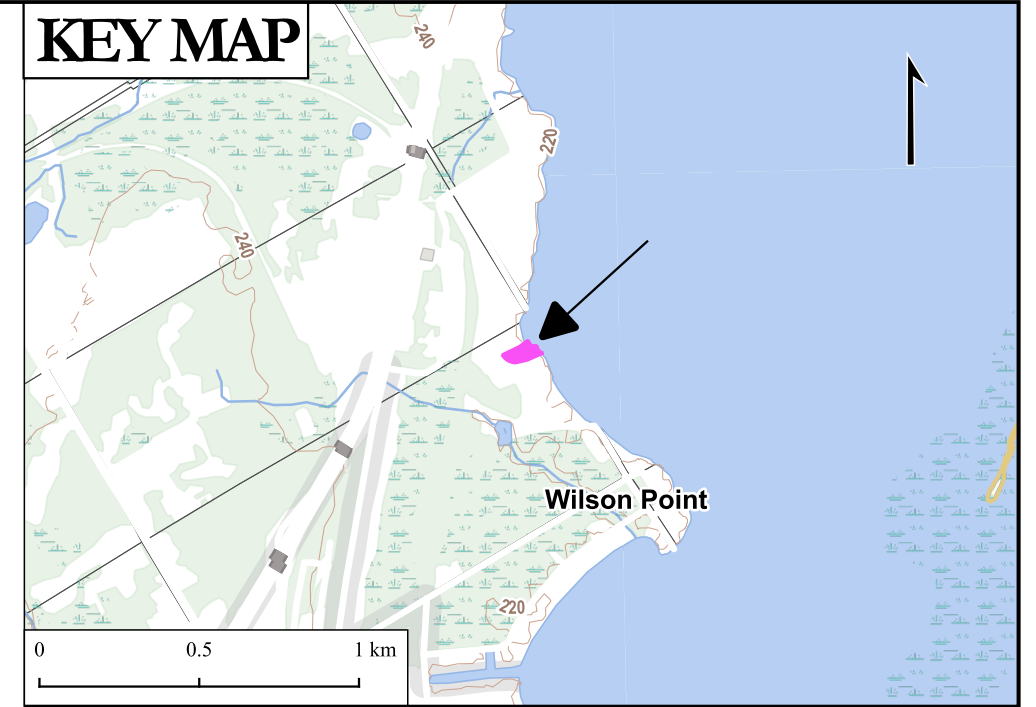
7. ALL NECESSARY PRUNING OF BRANCHES AND/OR ROOTS SHALL BE CONDUCTED BY A QUALIFIED ARBORIST AND SHALL BE IN ACCORDANCE WITH GOOD ARBORICULTURAL STANDARDS AND PRACTICES.

ROOT SENSITIVE EXCAVATION:

- 8. ROOT-SENSITIVE EXCAVATION TECHNIQUES (EITHER PNEUMATIC EXCAVATION, HYDRO-VAC EXCAVATION, OR HAND-DIGGING) WILL BE EMPLOYED WITHIN THE AREAS SHOWN DURING SEDIMENT FENCE INSTALLATION AND PRIOR TO THE COMMENCEMENT OF GRADING OR MACHINE EXCAVATION. THE EXCAVATED TRENCH WILL BE APPROXIMATELY 30 CM DEEP AND 15 CM WIDE TO EXPOSE ROOTS AT THE LIMIT OF DISTURBANCE. ROOT-SENSITIVE EXCAVATION AND SUBSEQUENT BACKFILLING TO SECURE THE SEDIMENT FENCE WILL BE UNDERTAKEN ON THE OUTSIDE EDGE OF THE TREE PROTECTION ZONE ONLY.
- 9. FOLLOWING ROOT EXPOSURE, A QUALIFIED ARBORIST WILL SUPERVISE THE ROOT CUTTING PROCEDURES AND EXAMINE IF ANY EXCESSIVE OR LARGE STRUCTURAL ROOTS REQUIRE CUTTING. ALL EXPOSED TREE ROOTS WILL BE SEVERED CLEANLY IN ACCORDANCE WITH STANDARD ARBORICULTURAL PRACTICES. LOSS OF STRUCTURAL ROOTS MAY NECESSITATE REMOVAL OF THE SUBJECT TREE, TO BE DETERMINED BY THE ON-SITE QUALIFIED ARBORIST.

SHARED/BOUNDARY OR NEIGHBOURING TREES:

10. THE APPLICANT MUST SECURE APPROVAL TO IMPACT TREE #C FROM RELEVANT PROPERTY OWNERS PRIOR TO CONSTRUCTION.



Legend

- Tree Assessment**
- Tree Management**
- Tree to be Retained
- Tree to be Injured
- ✗ Tree to be Removed
- Tree Crown**
- Tree to be Retained
- Tree to be Injured
- Tree to be Removed
- Tree Protection**
- Minimum Tree Protection Zone (m)
- Tree Protection Measures**
- Tree Protection Barrier
- Root Sensitive Excavation Zone
- Planting Plan**
- Deciduous Tree Installations
- ✱ Shrub Installations
- Buffer Area to become Natural Self-sustaining Vegetation (no mow)

GENERAL NOTES:
 -Verify all drawing dimensions.
 -Numeric scale is for a 24x36 inch print. Do not scale.
 -Contractor to report any discrepancies, errors, or omissions to the project Restoration Professional before proceeding.

TERRASTORY
 environmental consulting inc.
 www.terrastoryenv.com info@terrastoryenviro.com 289.309.7040
 Specialists in Natural Heritage, Tree Protection, and Environmental Policy

ISA Certified Arborist
 Trian Knight
 CERP Certified Ecological Restoration Practitioner

Scale: 1:275
 0 5 10 15 20 m

Location:
 4249 Wilson Point Road,
 Township of Severn

Project No.: 26027
Date: 2026-06-02
By: TK **Checked:** --
Orthophotograph Date: n/a
Figure 1.
 Tree Preservation and Shoreline Planting Plan n/a

Attachment 6 – Recommended Conditions of Provisional Approval

1. Municipal Taxes to be paid to date.
2. That the construction shall be in substantial compliance with the plans submitted with the Application.
3. That the property owner enters into a Development Agreement with the municipality pursuant to Section 45(9.1) of the Planning Act in order to establish the following:
 - a. Establish a Vegetation Protection Zone to:
 - i. Protect the existing vegetation on the property and to restore the shoreline area vegetation to the maximum extent possible; and,
 - ii. Provide additional plantings of native and self-sustaining species and/or measures to protect and enhance the vegetation within the Front (shoreline) Yard.
 - b. The collection of securities for the implementation of the Vegetation Protection Zone and retention in good condition for at least twenty-four (24) months.
 - c. Provide for silt fencing and construction related measures to protect the immediate shoreline area during construction and revegetation.
 - d. Require a Lot Grading Plan completed by a Professional Engineer with confirmation on setbacks and lot coverage to be provided by an Ontario Land Surveyor including a deposit to secure for the lot grading sign off post construction.
 - e. Require that the footings of the proposed addition be “pinned” by an OLS to ensure conformity with the requested Minor Variance
 - f. All costs associated with the Agreement and the registration on title be the responsibility of the property owner

Staff Report

D26-020



To: Chair and Committee of Adjustment
From: Emily Hehl, Planner
 Katie Mandeville, Senior Planner
Date: 16 Jun 2026
Subject: Application for Minor Variance A-08-26
 Agent: Justin Sherry Design Studio (c/o Danielle Bilodeau)
 Owner: Plastic Spoon Inc
 Address: 3456 Grayshott Drive

Report Highlights

- A Minor Variance application proposes an increased height and reduced rear yard/municipal road allowance setback for a private, detached, single-storey garage.
- It is the opinion of Township staff that the variance is minor in nature, is desirable for the appropriate development and use of the land and is keeping with the general intent and purpose of the Township's Official Plan and Zoning By-law.

Recommendation

THAT Staff Report D26-020 be received;

AND FURTHER THAT Minor Variance application A-08-26 be Approved, subject to the conditions included as Attachment 5 to Staff Report D26-020.

Background

County Official Plan: Settlements

Township Official Plan (2024):

- Land Use Designation: Settlement Living
- Natural Heritage Features: None
- Road Classification: Local Road
- Overlays: None
- Source Water Protection: Highly Vulnerable Aquifer & Significant Groundwater Recharge Areas

Township Zoning: Shoreline Residential One (SR1)

The subject lands are legally described as Lot 114 on Plan 1079, part of the bed of Lake Couchiching in front of Lot 5, Concession 11, being Part 1 on 51R-25862, together with RO173408, former Township of North Orillia, now in the Township of Severn, municipally recognized as 3456 Grayshott Drive. As shown in Attachment 1, the lands are located along the western shoreline of Lake Couchiching, approximately 153.3 metres (503.07 feet) west of the intersection of Grayshott Drive and Lunge Point Lane. The lands are presently developed with a single detached dwelling and

associated residential accessory structures such as sheds and a dryland boathouse. An aerial image of the property has been included as Attachment 2 for additional context.

The applicant is seeking a Minor Variance to accommodate the construction of a private, single-storey, detached garage on the subject property. The applicant is seeking relief from the provisions of the Zoning By-law to accommodate an increased height and reduced rear yard/municipal road allowance setback for the structure, as set out in Table 1 below.

Table 1 – Proposed Minor Variance(s):

Provision	By-law Requirement	Requested
Section 3.2.6 – Building Height	An accessory building or structure shall not exceed one-storey and be limited to a height of 5.0 metres	A single-storey detached garage with a maximum height of 5.99 metres
Section 6.4, Table 6.2 – Lot Requirements	A rear yard/municipal road allowance setback of 7.5 metres	A single-storey detached garage with a rear yard/municipal road allowance setback of 4.02 metres

Together with their application, the applicant has provided a proposed site plan and conceptual elevation drawings. This have been included as Attachments 3 and 4 to this report, respectively.

A site inspection by Township staff was conducted prior to the writing of this report.

Analysis

Planning Act:

Section 2 of the Ontario Planning Act sets out Provincial interests that must be considered during any Planning Act application process. While all interests were considered in the evaluation of the application, the following Provincial interests specifically relate to this proposal:

The protection of ecological systems, including natural areas, features and functions	The subject property does not contain any identifiable natural heritage features. The proposed garage is to be located at the rear (roadside) of the property, away from the sensitive immediate shoreline area.
The orderly development of safe and healthy communities	The subject property is located within a settlement area, where growth and development is encouraged. Although seeking a reduced setback to the municipal road allowance, the proposed location of the garage would have greater than a 12.0 metre setback to the travelled portion of the road.
The appropriate location of growth and development;	As noted, the subject lands do not contain any mapped natural heritage features. The garage maintains the required setbacks from the

	property lines and is consistent with established development patterns in the area. Therefore, the garage appears to be appropriately sited.
--	--

Provincial Planning Statement (PPS), 2024

The subject property is located within a municipally serviced settlement area. The provisions of the PPS (2024) identify these areas as the focus of growth and development. Development should result in the efficient use of land and resources. Consideration should still be had for the wise use and management of natural heritage features.

As shown in Attachment 3 to this report, the applicants propose the construction of the garage to be located at the rear (roadside) of the property and away from the immediate shoreline area. The property is uniquely divided by a large steep wall of exposed bedrock, limiting the feasibly developable envelope. The location of the structure appears to be the most appropriate sitting on the property.

Planning staff are of the opinion that the proposed Minor Variance(s) is consistent with the PPS 2024.

A discussion of the Four Tests for a Minor Variance as set out in Section 45(1) of the Planning Act is included below:

Four Tests:

Is the general intent and purpose of the Official Plan(s) maintained?

County of Simcoe Official Plan, 2016:

The subject property is located within the 'Settlements' designation of the County Official Plan. Carrying forward the direction of the PPS, lands within this designation are to be the focus of development as set out in Section 3.5.1 of the Plan. Permitted uses within the 'Settlements' designation include residential uses, such as single detached dwellings and their associated accessory structures. In addition to the provisions of Section 3.5, the Plan includes direction resource conservation. Section 4.5.2 identifies that development within the County shall protect shoreline areas, including maintaining linkages and related functions.

The proposed garage is intended to support and be secondary to the primary residential use of the property, within the Westshore Settlement Area. The proposed location of the garage is greater than 30.0 metres from the immediate shoreline and is designed to make efficient use of the unique topography of the property. The siting of the garage behind the steep wall of bedrock at the rear of the lands limit any potential impact to the shoreline of Lake Couchiching. Therefore, Planning staff are of the opinion that the proposed garage maintains the general intent and purpose of the County Official Plan.

Township of Severn Official Plan, 2024:

The Township of Severn Official Plan 2024 captures the lands within the 'Settlement Living' land use designation of the fully serviced Westshore Settlement Area, being the focus of growth and development within the Municipality. The objectives of this designation per Section 11.4.1 are intended to maintain the character and identity of existing residential areas. Single detached dwellings and their associated accessory structure are permitted uses within the 'Settlement Living Area'. Section 12.4 also includes provisions to guide development in shoreline areas. The provisions of the plan identify that where development is to occur in the shoreline area, it should protect the

unique characteristics of the area through methods such as natural screening or the preservation of vegetation.

The subject property is uniquely divided by a large steep rock wall/face, which separates the location of the dwelling and shoreline area from the rear of the lot. This is shown on the site plan included in Attachment 3 to this report. As discussed throughout, the proposed garage is located behind the rock face. Although an increased height for the garage is proposed, the bedrock limits the appearance of the structure when viewed from the shoreline. Only a small portion of the garage is actually visible from the front of the property. The height when measured at the rear (roadside) of the garage is compliant with applicable provisions of the Zoning By-law. The rear of the lot is well buffered with dense and mature vegetation on the subject property and surrounding lands. The structure is sheltered from view on either side as a result. Planning staff are of the opinion that the proposed Minor Variance maintains the general intent and purpose of the Township's Official Plan.

Is the general intent and purpose of the Zoning By-law maintained?

Section 3.2 of the Township Zoning By-law includes provisions which regulate the use, design, and location of residential accessory buildings and structures. The intent of the provisions overall is to encourage a built form that remains secondary or incidental to a primary residence and to buffer lands from abutting properties or the road.

As observed by staff during a site inspection, the large portion of exposed bedrock on the subject property provides a substantial impediment to the feasibly developable area of the subject property. The application seeks a reduced rear yard/municipal road allowance setback of 4.02m where 7.5m is required. Although a reduced setback is proposed, the distance of the structure to the actual travelled portion of the road is greater than 12.0m. The garage therefore would not result in any impact to the maintenance of Grayshott Drive and still provides adequate space for private on-site snow storage in the winter months around the structure. The Public Works department has stated no objections to the application.

The Township's Zoning By-law requires that the height of buildings be measured from the "front" or waterside of the structure. In this case, the front of the proposed garage is largely nestled against or abuts the steep bedrock. As shown in Attachment 4, although a height of 5.99m is proposed, only a very small portion of the structure is actually visible from the waterfront. When viewing the structure from the rear (roadside), the gabled roof design is compliant with the height requirements of the By-law. A combination of the proposed design and topography of the property appear to result in built form that remains incidental to the principal dwelling.

As a result of the foregoing, Planning staff are of the opinion that the proposed Minor Variance(s) maintain the intent and purpose of the Zoning By-law.

Is it minor and is it desirable for the appropriate development or use of the lands?

As discussed throughout, the site-specific context of the subject property is necessary to consider in the evaluation of the application. The proposed location of the garage would be limited from view on all sides by a large rock face and/or dense mature vegetation to the sides and rear. The structure can only slightly be viewed from the waterside of the property and is substantially setback from the travelled portion of the road. No impacts to the immediate shoreline area are anticipated as a result of the development, nor would any visual obtrusions effect abutting lands. Therefore, subject to the recommended conditions, it is the opinion of Planning staff that the proposed Minor Variance is minor in nature and is appropriate development for the subject lands.

Comments from Departments, Agencies and Public

Building Department:

- There is no objection to the proposed minor variance. A building permit is required prior to any construction. Note: Any building documents provided were received as information only, a review for compliance with the Ontario building Code was not completed

The Public Works and Fire and Emergency Services Department stated no comments or objections to the application.

Financial Considerations

None anticipated; however, costs would be incurred should an Ontario Land Tribunal appeal be received.

Report Supported By

Strategic Plan:

- | | |
|---|--|
| <input type="checkbox"/> Economic Development | <input type="checkbox"/> Infrastructure to Match Growth |
| <input type="checkbox"/> Customer Service Focus | <input checked="" type="checkbox"/> Does Not Impact Strategic Plan |
| <input type="checkbox"/> High-speed Internet | |

Council Directed/Requested

Relevant Background Report

N/A

Attachments

- [D26-020 Attachment 1 - Key Map](#)
- [D26-020 Attachment 2 - 2025 Aerial Imagery](#)
- [D26-020 Attachment 3 - Proposed Site Plan](#)
- [D26-020 Attachment 4 - Concept Elevations](#)
- [D26-020 Attachment 5 - Recommended Conditions](#)

Reviewed By

Andrea Woodrow, Director of Planning & Development

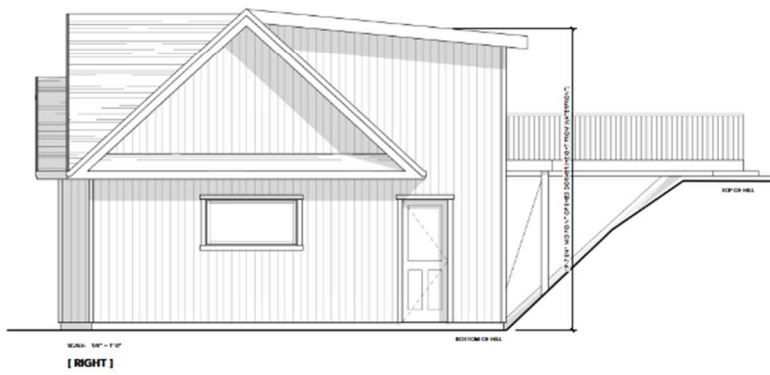
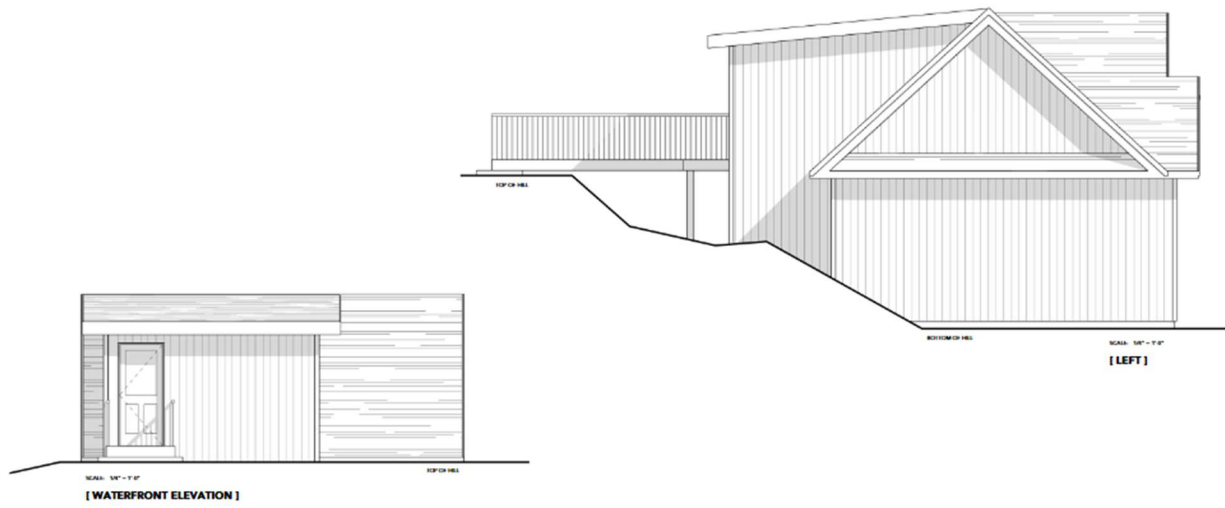
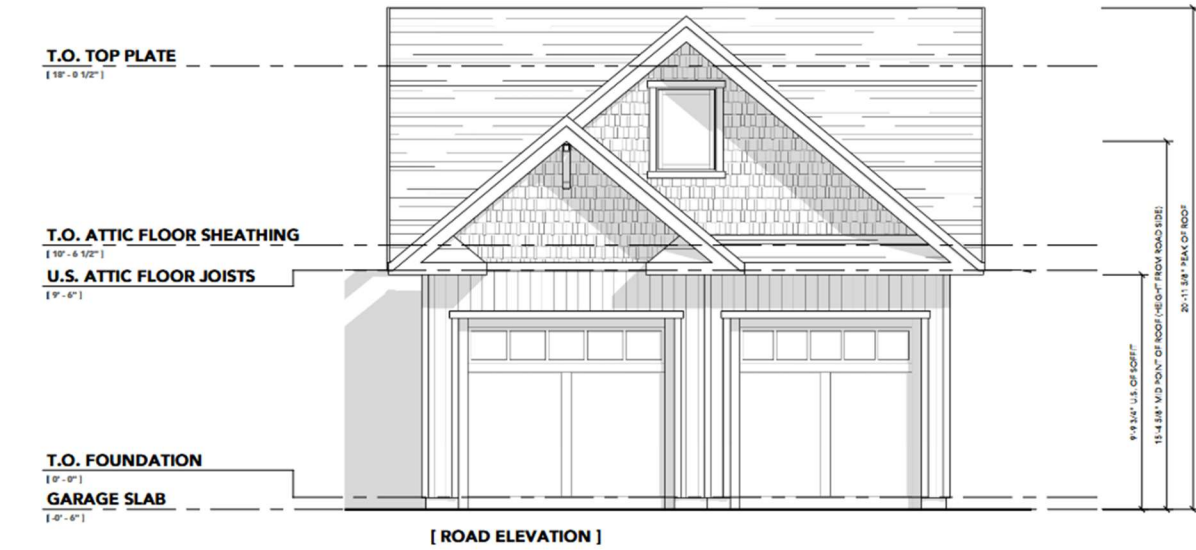
Status:

Approved - 11 Jun 2026

Attachment 2 – 2025 Aerial Image



Attachment 4 – Concept Elevations



Attachment 5 - Recommended Conditions of Approval

1. Municipal Taxes to be paid to date.
2. That the construction shall be in substantial compliance with the plans submitted with the Application.
3. That the existing vegetation on the property shall be preserved and enhanced as much as possible.