



— Township of —
SEVERN

Administration Office 1024 Hurlwood Lane, Severn
Mailing address PO Box 159, Orillia, Ontario L3V 6J3
Email info@severn.ca
Phone 705-325-2315

Notice of Complete Application Concerning an Official Plan and Zoning By-law Amendment

TAKE NOTICE THAT the Township of Severn deemed the following applications Complete under Sections 22 (6.1) and 34 (10.4) of the *Planning Act*, R.S.O. 1990, c.P. 13 on the 15th day of December, 2025.

Application Details	
Agent:	Melanie Horton (Esher Planning Inc.)
Owner(s):	Severn Aggregates Limited/1662947 Ontario Incorporated
Township File No(s).:	OPA 25-01 and Z-25-07
Concurrent Applications:	N/A
Roll No.:	435101000822400
Legal Description:	West half of Lots 12, 13, and 14, Concession 11, geographic Township of North Orillia, now in the Township of Severn
Municipal Address:	2651 Nichols Line

The Proposal

These amendments are requested to permit for the establishment of a mineral aggregate operation (Cumberland Quarry), with extraction proposed above and below the water table. The total area to be licensed is approximately 138 hectares (341 acres), with approximately 118.5 hectares (292.8 acres) intended to be sequentially used for extraction purposes and progressively rehabilitated. A designated area of processing, shipping, and recycling of aggregates is also contemplated. The proposed maximum annual tonnage of extracted materials is 500,000 tonnes.

Purpose and Effect

The Purpose and Effect of the proposed **Official Plan Amendment No. 1** to the Official Plan for the Township of Severn (2024), as requested by the applicant, is to change the land use designation of the subject lands from "Greenlands" to "Aggregate" to permit the proposed quarry.

The Purpose and Effect of the proposed **Zoning By-law Amendment**, as requested by the applicant, is to implement the Official Plan Amendment by rezoning portions of the property from the Greenlands (GL) Zone to a site-specific Extractive Industrial (M3-XX) Zone to permit the proposed quarry, with the following special provisions:

- Notwithstanding Section 3.26.1 – Frontage on a Public Street, development be permitted on a lot that is accessed via a new road use agreement or legal right-of-way
- Notwithstanding the Section 8.4 – Lot Requirements, the minimum setbacks and associated provisions related to the above noted proposed uses on the subject lands shall be those applied in association with any license issued under the Aggregate Resources Act.

No changes to the Environmental Protection (EP) Zone are contemplated as part of the current proposal. All other provisions of the M3 Zone shall apply and be complied with.

A Public Information Meeting before the Township of Severn Council will be scheduled and held at a later date, with formal Notice being provided pursuant to the requirements of the *Planning Act*.

Additional Information

A copy of the proposed Official Plan and Zoning By-law Amendment and additional information relating to the proposed Official Plan and Zoning By-law Amendment application are available for public inspection Monday through Friday between 8:30 a.m. and 4:30 p.m. at the Township's Administration Office (1024 Hurlwood Lane, Severn). **Appointments are recommended for viewing the materials.**

The applicant's have made available a website for information that is operated entirely separate and independent from the Township for which additional information may be posted from time to time as part of their Public Consultation Strategy. Information posted on the website may be outside of the specified *Planning Act* and Township requirements. The website can be accessed online through the following link:
<https://www.cumberlandquarrysevern.ca/>

Township Contact

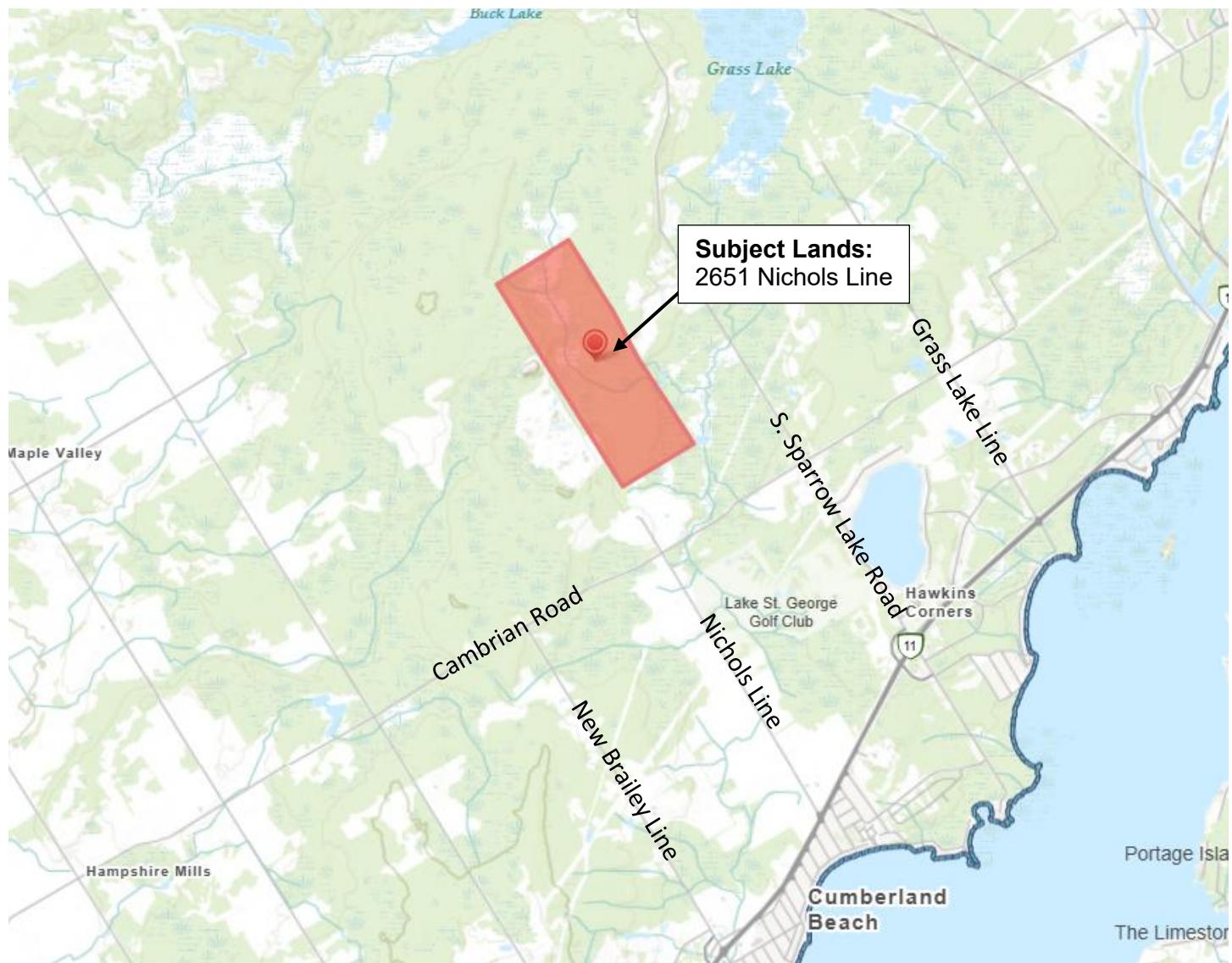
For more information about this matter, including information about appeal rights, contact planning@severn.ca or 705-325-2315 x246.

Dated at the Township of Severn this 22nd day of January 2026.

severn.ca



Location Map



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Operational Plan Excerpt

**Included for reference only, please contact the applicant or the Township to view a full-size drawing.
Appointments are recommended**

