



Administration Office

Mailing address

Email

Phone

1024 Hurlwood Lane, Severn  
PO Box 159, Orillia, Ontario L3V 6J3  
[info@severn.ca](mailto:info@severn.ca)  
705-325-2315

# Notice of Non-Statutory Public Information Meeting Concerning an Official Plan and Zoning By-law Amendment

**TAKE NOTICE THAT** the Township of Severn will be holding a hybrid Non-Statutory Public Information Meeting on **May 21, 2025** scheduled to begin at **9:00 AM** both online and in the Council Chambers at the Township’s Administration Office (**1024 Hurlwood Lane**) to consider the following Official Plan and Zoning By-law Amendment applications under Sections 22 and 34 of the Planning Act, R.S.O. 1990.

| Application Details      |  |
|--------------------------|--|
| Agent:                   | Rachelle Larocque, The Biglieri Group  |
| Owner(s):                | LIV (Hawk Ridge) GP Inc. (c/o Ben Jones)   |
| Township File No(s).:    | OPA 24-07 and Z-24-10  |
| Concurrent Applications: | An associated Draft Plan of Subdivision application has been deemed complete by the County of Simcoe and is currently undergoing review.   |
| Roll No.:                | 435101001101600  |
| Legal Description:       | PCL 50-1 SEC 51M489; BLK 50 PL 51M489 SOUTH ORILLIA; S/T RO86138, RO90681, RO956151, RO956152; SEVERN; BLK 49 PL 51M489 SOUTH ORILLIA, EXCEPT PTS 9, 10 & 11 PL 51R35510; S/T RO1164058, RO86138, RO86264, RO956151, RO966042; SEVERN; PCL 1-8 SEC 51-S.O.-4; PT LT 2 CON 4 SOUTH ORILLIA PT 1 51R27783 EXCEPT PT 2 51R28633; SEVERN; PCL 1-7 SEC 51-S.O.-4; PT LT 1 CON 4 SOUTH ORILLIA PT 3 51R27783; SEVERN |
| Municipal Address:       | 4331 Uththoff Line   |

## The Proposal

The Applicant has submitted these amendments to permit the development of a variety of residential dwelling unit types on a portion of the Hawk Ridge Golf Course (primarily the area encompassing the Meadow-Nest course). These amendments are requested to introduce planning policies and regulations to permit the creation of a residential plan of subdivision consisting of between 450-900 residential units including single-detached dwellings, townhouses, and stacked townhouses with a total area of approximately 125 hectares (308 acres). Other uses on the Subject Lands include internal roads, stormwater management facilities, and open space lands.

## Purpose and Effect

The Purpose and Effect of the proposed **Official Plan Amendment**, as requested by the applicant, is to amend the Township of Severn South of Division Road Secondary Plan to change the land use designation of the subject lands from “Open Space” and “Environmental Protection Area” to “Environmental Protection Area” and “Countryside Residential Area” to permit the proposed residential development.

The Purpose and Effect of the proposed **Zoning By-law Amendment**, as requested by the applicant, is to implement the Official Plan Amendment and provide site-specific zoning to establish the appropriate residential zones in place of the existing Recreational Commercial Exception 1 (C9-1/HR) Zone and Environmental Protection (EP) Zone. The following zones are proposed:

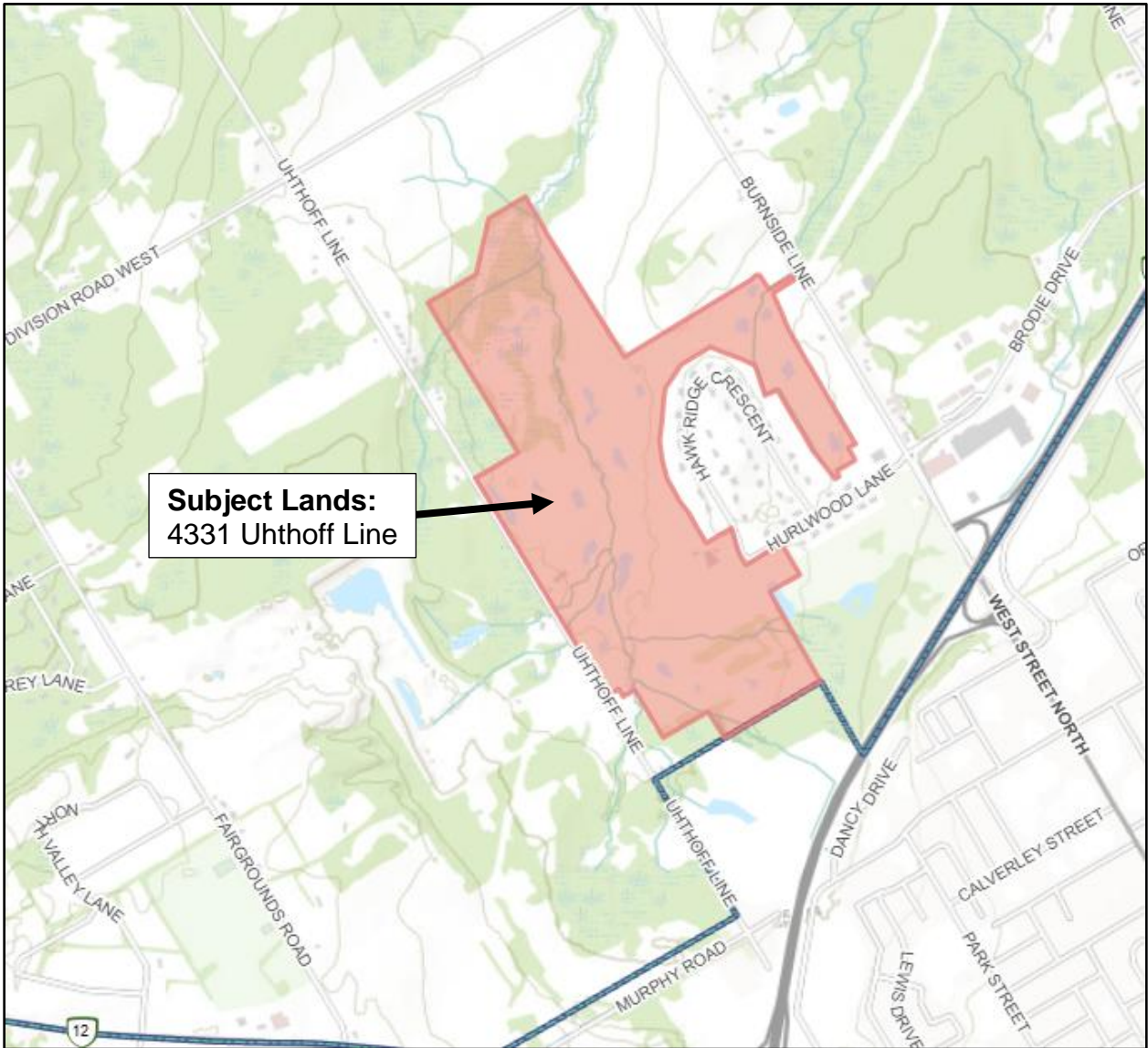
- Residential Type One Exception XX (R1-XX) Zone to permit single detached dwellings with site-specific provisions;
- Residential Multiple One Exception XX (RM1-XX) Zone to permit townhouse dwellings with site-specific provisions;
- Residential Multiple Two Exception XX (RM2-XX) Zone to permit stacked townhouse dwellings with site-specific provisions; and
- Environmental Protection (EP) Zone.

How to Participate

**ANY PERSON** may participate in the Non-Statutory Public Information Meeting and/or make written or verbal representation regarding this matter. Please note that all comments will form part of the public record. **Due to limited space in Council Chambers, virtual participation is highly encouraged as the preferred method of engagement.** Members of the public can participate in the meeting as follows:

| Participation options                       | Description/details   |
|---|---|
| 1. Virtual Attendance<br><u>(Preferred)</u> | <b>Registration is required</b> for active verbal participation on Zoom. Please register by contacting <a href="mailto:planning@severn.ca">planning@severn.ca</a> or calling 705-325-2315 x246.   |
| 2. In-person                                | The meeting will be held at the Township's Administration Office in Council Chambers (1024 Hurlwood Lane) and is open to the public who have registered to attend in person. <b>Registration is required to attend in person and space is limited.</b> Please register by contacting <a href="mailto:planning@severn.ca">planning@severn.ca</a> or calling 705-325-2315 ext. 246. |
| 3. Submit written comments                  | Comments can be submitted to <a href="mailto:planning@severn.ca">planning@severn.ca</a> or sent by mail (P.O. Box 159, Orillia, L3V 6J3).   |
| 4. Online viewing only                      | Watch the live stream at <a href="http://severn.ca/portal">severn.ca/portal</a> or on our <a href="https://www.youtube.com/channel/UCzhcoASavyb3nVr4jxx8vA">@severntario YouTube</a> channel ( <a href="https://www.youtube.com/channel/UCzhcoASavyb3nVr4jxx8vA">https://www.youtube.com/channel/UCzhcoASavyb3nVr4jxx8vA</a> ) .  |

Location Map



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.

A related Draft Plan of Subdivision Application Number SV-T-2404 has also been submitted for which the County of Simcoe is the approval authority.

Appeal Rights

If a person or public body would otherwise have an ability to appeal the decision of the County of Simcoe (with respect to the Official Plan Amendment) or the Township of Severn (with respect to the Zoning By-law Amendment) to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the County of Simcoe before the proposed Official Plan

Amendment is adopted or the Township of Severn before the Zoning By-law Amendment is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the County of Simcoe before the proposed Official Plan Amendment is adopted or the Township of Severn before the Zoning By-law Amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

**Notification of the Decision**

If you wish to be notified of the decision of the County of Simcoe on the proposed **Official Plan Amendment**, you must make a written request to Clerk, County of Simcoe, Administration Centre, 1110 Highway 26, Midhurst, Ontario, L9X 1N6.

If you wish to be notified of the decision of the Township of Severn on the proposed **Zoning By-law Amendment**, you must make a written request to [planning@severn.ca](mailto:planning@severn.ca) or to the mailing address at the top of this Notice.

**Posting Requirement**

It is requested that this Notice be posted in a location visible to all residents if there are seven (7) or more residential units at the address receiving this Notice.

**Township Contact**

For more information about this matter, including information about appeal rights, contact [planning@severn.ca](mailto:planning@severn.ca) or 705-325-2315 x246.

Dated at the Township of Severn this 1<sup>st</sup> day of May 2025.

