



Township of

# SEVERN

**Administration Office** 1024 Hurlwood Lane, Severn  
**Mailing address** PO Box 159, Orillia, Ontario L3V 6J3  
**Email** [info@severn.ca](mailto:info@severn.ca)  
**Phone** 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 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 15<sup>th</sup> day of December, 2025 for which Notice was previously provided.

**TAKE NOTICE THAT** the Township of Severn will be holding a hybrid Non-Statutory Public Information Meeting on **June 17<sup>th</sup>, 2026**, during the Planning and Development Committee meeting scheduled to begin at **9:00 a.m.** in the Council Chambers at the Township's Administration Office (**1024 Hurlwood Lane**) to consider the following Official Plan and Zoning By-law Amendment applications under Sections 22 and 34 of the *Planning Act*, R.S.O. 1990.

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

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## 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. Members of the public can participate in the meeting as follows:

Participation options	Description/details
1. <b>In-person</b>	The meeting will be held at the Township's Administration Office in Council Chambers (1024 Hurlwood Lane) and is open to the public.
2. <b>Submit written comments</b>	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).
3. <b>Active remote attendance</b>	Registration is required for active verbal participation. Email <a href="mailto:planning@severn.ca">planning@severn.ca</a> or call 705-325-2315 x246.
4. <b>Online viewing only</b>	Watch the live stream at <a href="https://severn.ca/portal">severn.ca/portal</a> or on our <a href="https://www.youtube.com/@severnantario">YouTube (@severnantario)</a> channel.

## 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/>

## 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 do so.

## 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

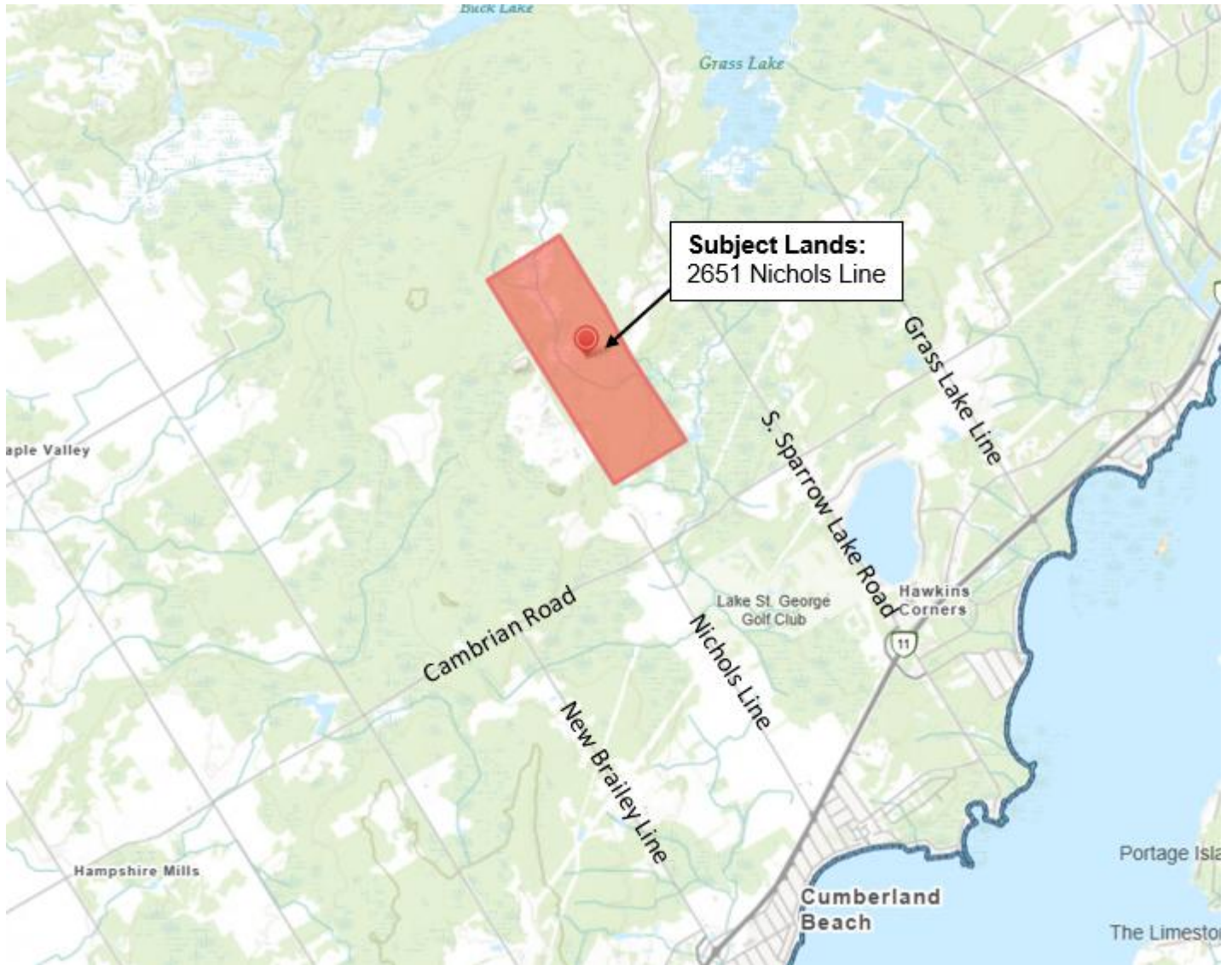
It is requested that this Notice be posted in a location visible to all residents if there are seven (7) or more residential units at the address receiving this Notice.

## 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 28<sup>th</sup> day of May, 2026.**

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\**

