



Administration Office 1024 Hurlwood Lane, Severn
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Notice of Complete Application(s)

**Re: Official Plan Amendment Application and Zoning By-law Amendment
Application 4331 Uhthoff Line, Township of Severn
Township File No(s): OPA 24-07 and Z-24-10**

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 12th day of November, 2024.

Note: An initial review by the Township determined the applications to be “incomplete.” Upon further review, it has been determined that the applications meet the statutory requirements to be deemed complete; and as a result, are deemed complete as of November 12, 2024.

Application Details	
Agent:	Rachelle Larocque, The Biglieri Group
Owner(s):	Ben Jones c/o LIV (Hawk Ridge) GP Inc.
Township File No(s):	OPA 24-07 and Z-24-10
Concurrent Applications:	A Draft Plan of Subdivision application has been deemed incomplete by the County of Simcoe.
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 Uhthoff 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). Other uses on the Subject Lands include internal roads, stormwater management facilities, and open space lands.

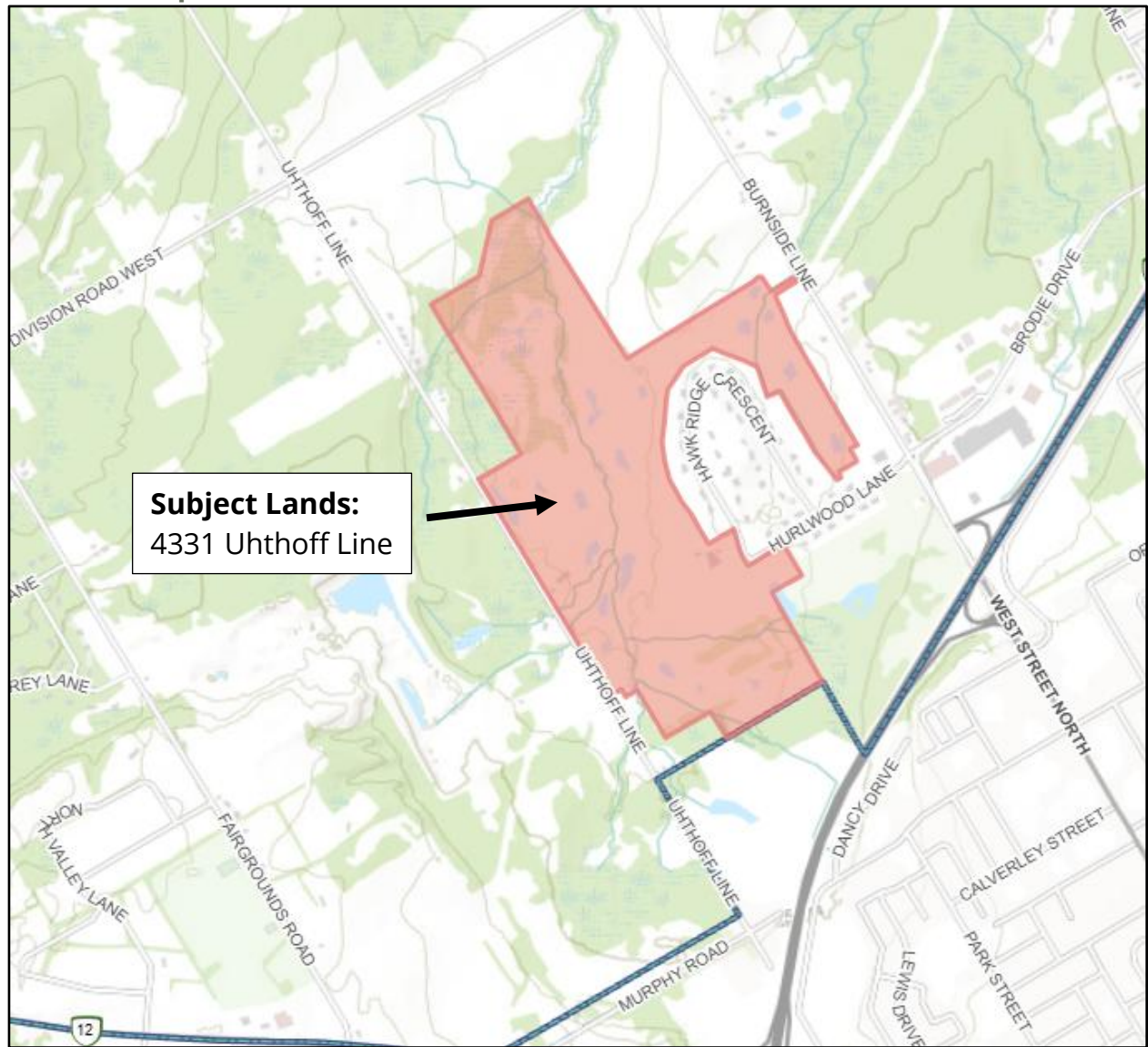
Purpose and Effect

The Purpose and Effect of the proposed **Official Plan Amendment** is to amend the Township of Severn South of Division Road Secondary Plan, as requested by the applicant, 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** 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.

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 applications 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 with the Customer Care Team (customercare@severn.ca or 705-325-2315) are highly recommended for viewing the paper materials and digital copies may be shared upon request.

A **Public Meeting** before Township Council will be held in the future; notice will be provided in the same manner as this one once the meeting date, time and location is confirmed.

Township Contact

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

Dated at the Township of Severn this 7th day of February 2025.