



**TO:** Clerk, Township of Severn  
Clerk, City of Orillia  
Simcoe County District School Board  
Simcoe Muskoka Catholic District School Board  
Service de la planification, Conseil scolaire de district catholique Centre-Sud  
Conseil scolaire Viamonde  
Niagara Escarpment Commission (NEC)  
Ontario Power Generation  
PowerStream Inc.  
Hydro One Networks Inc  
Enbridge Gas  
Ministry of Transportation  
Ministry of Environment-Central Region Office  
Ministry of Heritage, Sport, Tourism and Culture  
Trent-Severn Waterway National Historic Site  
Municipal Planning, Enbridge Gas Distribution Inc.  
Bell Canada  
Rogers Communications  
Eastlink  
Canada Post  
Department of Fisheries and Oceans  
TransCanada Pipelines Limited  
Simcoe Muskoka District Health Unit  
Severn Sound Environmental Association  
Alderville First Nation  
Beausoleil First Nation  
Chippewas of Georgina Island  
Chippewas of Rama First Nation  
Curve Lake First Nation  
Hiawatha First Nation  
Mississaugas of Scugog Island First Nation  
Williams Treaty First Nations Claims Coordinator  
Huron-Wendat Nation (HWN)  
Metis Nation of Ontario  
Saugeen Ojibway Nation  
Six Nations of the Grand River

**COPY:** Andrea Woodrow, Township of Severn

**FROM:** Ishan Maggo, Planner III

**DATE:** March 17, 2025

**SUBJECT: NOTICE OF COMPLETE APPLICATION and  
REQUEST FOR COMMENTS**

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Application: Proposed Draft Plan of Subdivision – SV-T-2404 - Hawk Ridge Golf Course Redevelopment



Owner: LIV (Hawk Ridge) GP Inc. c/o Ben Jones  
Applicant: The Biglieri Group c/o Rachelle Larocque  
Legal Description: Blocks 49 And 50; Registered Plan 51M-489 and Part of Lots 2, 4, And 5 Concession 4, Township of Severn, County of Simcoe  
Municipal address: 1151 Hurlwood Lane, Township of Severn  
County File: SV-T-2404

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The Township and the County have received an Application for Draft Plan of Subdivision. The County deemed the application complete on **February 11, 2025** and is circulating the application materials to all agencies for comment.

To review the proposed Draft Plan of Subdivision and the associated reports, please visit [Amendments and Current Applications](http://www.simcoe.ca/dpt/pln/amendments-and-current-applications) webpage on the County of Simcoe website. Scroll to the bottom of this webpage and refer to the project application tab labelled - Plan of Subdivision for 1151 Hurlwood Lane - Township of Severn.

(<https://www.simcoe.ca/dpt/pln/amendments-and-current-applications>)

## **SUBJECT PROPERTY AND PROPOSAL**

The Subject Lands are legally described as Blocks 49 And 50; Registered Plan 51M-489 and Part of Lots 2, 4, And 5 Concession 4, and municipally addressed as 1151 Hurlwood Lane, in the Township of Severn. The subject lands are approximately 125 hectares (308.88 acres) in size and are situated between Burnside Line to the east and Uthoff Line to the west. The subject lands currently features a 27-hole golf course, a driving range, clubhouse, parking lot, maintenance and service buildings.

The applicant is seeking approval for a Draft Plan of Subdivision to develop a golf-centred community with 450–900 residential units in single-detached, townhouse, and Golf Villa (stacked townhouse) forms. The final unit count will be determined through a Class Environmental Assessment, which will assess servicing capacity. To accommodate the development, the existing golf course will be reduced from 27 to 18 holes. The site will be accessed via Hurlwood Lane and Uthoff Line, with a road connection crossing Silver Creek to enhance community connectivity.

## **LAND USE DESIGNATION AND ZONING**

The subject lands are designated as "Secondary Plan" on Schedule 5.1 Land Use Designations of the County of Simcoe Official Plan and are subject to the "South of Division Road Secondary Plan" of the Township of Severn. The subject lands are



designated 'Open Space' and 'Environmental Protection Area' on Schedule D, South of Division Road Secondary Plan Area of the Township of Severn Official Plan.

The applicant has simultaneously applied for a Township Official Plan Amendment and a Zoning By-law Amendment. The proposed Official Plan Amendment 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 is to 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.

Please provide any comments regarding the draft plan of subdivision to the undersigned, copying the Township, by **April 23, 2025**. If a response is not received by that date, the County will assume you have no comments or concerns with respect to this circulation. If you wish to be removed from the circulation list please respond to advise accordingly.

If you require more time to review the application materials, require additional information, or have any questions, please submit a request quoting the above noted County File Number to the undersigned.

Sincerely,

**The Corporation of the County of Simcoe**

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