Ontario Land Tribunal
Tribunal ontarien de l'aménagement du territoire

ISSUE DATE: September 10, 2025 **CASE NO.:** OLT-25-000296
OLT-25-000325

PROCEEDING COMMENCED UNDER subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant/Appellant:	453211 Ontario Limited
Subject:	Request to amend the Official Plan– failure to adopt the requested amendment
Description:	To permit the construction of an eighty (80) unit residential plan of subdivision including single-detached dwellings (68) and townhouses (12)
Reference Number:	OPA24-06
Property Address:	2956 Southorn Road, Coldwater
Municipality/Upper Tier:	Township of Severn/County of Simcoe
OLT Case No.:	OLT-25-000296
OLT Lead Case No.:	OLT-25-000296
OLT Case Name:	453211 Ontario Limited v. Severn (Township)

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant/Appellant:	453211 Ontario Limited
Subject:	Zoning By-law Amendment Application – failure to make a decision
Description:	To permit the construction of an eighty (80) unit residential plan of subdivision including single-detached dwellings (68) and townhouses (12)
Reference Number:	Z-24-09
Property Address:	2956 Southorn Road, Coldwater
Municipality/Upper Tier:	Township of Severn/County of Simcoe
OLT Case No.:	OLT-25-000297
OLT Lead Case No.:	OLT-25-000296

PROCEEDING COMMENCED UNDER subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant/Appellant:	453211 Ontario Limited
Subject:	Proposed Plan of Subdivision – failure to make a decision
Description:	To permit the construction of an eighty (80) unit residential plan of subdivision including single-detached dwellings (68) and townhouses (12)
Reference Number:	SV-T-2405
Property Address:	2956 Southorn Road, Coldwater
Municipality/Upper Tier:	Township of Severn/County of Simcoe
OLT Case No.:	OLT-25-000368
OLT Lead Case No.:	OLT-25-000296

PROCEEDING COMMENCED UNDER subsection 17(36) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant:	453211 Ontario Limited
Subject:	Proposed New Official Plan for the Township of Severn
Reference Number:	Township of Severn By-law No. 2024-10
Property Address:	Township-wide
Municipality/Upper Tier:	Township of Severn/County of Simcoe
OLT Case No.:	OLT-25-000385
OLT Lead Case No.:	OLT-25-000385
OLT Case Name:	453211 Ontario Limited v. Simcoe (County)

BEFORE:

K.R. ANDREWS MEMBER	))	Thursday, the 4th
	)	day of September, 2025

UPON APPEAL (re: case nos. OLT-25-000296, OLT-25-000297 and OLT-25-000368), having been brought by 453211 Ontario Limited regarding applications for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision, pursuant to sections 22(7), 34(11) and 51(34) of the *Planning Act* respectively, to facilitate

development of 2956 Southorn Road in the Township of Severn, County of Simcoe, allowing the conversion of the lands to non-employment and to permit 80 residential homes comprised of 68 single detached dwellings and 12 freehold townhouses;

AND UPON APPEAL (re: case no. OLT-25-000385), having been brought by 453211 Ontario Limited, pursuant to section 17(36) of the *Planning Act*, regarding the County of Simcoe's decision to approve the new Official Plan for the Township of Severn as it relates to 2956 Southorn Road;

AND THE TRIBUNAL, having marked as Exhibit 1 the Affidavit of Service concerning case nos. OLT-25-000296, OLT-25-000297 and OLT-25-000368, and marked as Exhibit 2 the Affidavit of Service concerning case no. OLT-25-000385, each attesting to proper Notice having been given for this Case Management Conference ("CMC"), proceeded to conduct a CMC on September 4, 2025, held by videoconference;

AND THE TRIBUNAL, having received a request for Party status from both the Township of Severn and the County of Simcoe, to be added as respective parties to the appeals that they are not the statutory responding Party of;

AND THE TRIBUNAL, having considered their submissions, granted Party status to both the Township of Severn and the County of Simcoe, as requested;

AND THE TRIBUNAL, having confirmed that case nos. OLT-25-000296, OLT-25-000297 and OLT-25-000368 deal with the same subject matter as case no. OLT-25-000385, elected to consolidate the matters going forward;

AND THE TRIBUNAL confirming the Parties' awareness of Tribunal-led mediation;

AND THE TRIBUNAL having scheduled a Second CMC commencing at **10 a.m.** on **Wednesday, October 8, 2025**, for the purpose of reviewing and approving a draft Procedural Order, and a 15-day hearing to commence at **10 a.m.** on **Monday, July 6, 2026**, all by videoconference;

The hearings are scheduled to proceed by video as follows:

Wednesday, October 8, 2025 at 10 a.m.
GoTo Meeting: https://global.gotomeeting.com/join/687587165
Access code: 687-587-165
Audio-only telephone line: (647) 497-9373 or (Toll-Free) 1-888-299-1889
Audio-only access code: 687-587-165

Monday, July 8, 2026 at 10 a.m.
GoTo Meeting: https://meet.goto.com/558205565
Access code: 558-205-565
Audio-only line: (647) 497-9373 or (Toll-Free) 1-888-299-1889
Audio-only access code: 558-205-565

Parties and/or Participants and/or Observers are asked to log in to the event at least **15 minutes** before it begins to test their video and audio connections.

Parties and/or Participants are asked to access and set up the application well in advance of the event to avoid unnecessary delay. The desktop application can be downloaded at **GoToMeeting** or a web application is available: https://app.gotomeeting.com/home.html

Persons who experience technical difficulties accessing the GoTo Meeting application or who only wish to listen to the event can connect to it by calling in to an audio-only telephone line.

Individuals are directed to connect to the event on the assigned date at the correct time. It is the responsibility of the persons participating in the event to ensure that they are properly connected at the correct time. Questions prior to the event may be directed to the Tribunal's Case Coordinator.

THE TRIBUNAL ORDERS THAT:

1. Case nos. OLT-25-000296, OLT-25-000297 and OLT-25-000368 shall be consolidated with case no. OLT-25-000385 going forward;

2. The date and particulars of the second CMC and hearing are set out above;

3. The Parties shall file a draft Procedural Order with the Tribunal no later than one week prior to the Second CMC;

The Member is not seized but may be spoken to through the Case Coordinator if any issues arise.

"Matthew D.J. Bryan"

MATTHEW D.J. BRYAN
REGISTRAR

Attachment 1

CMC Attendance List	
Party Name	Counsel
453211 Ontario Limited	Kristie Stitt
Township of Severn; County of Simcoe	Matt Hodgson