

Township of Severn
1024 Hurlwood Lane
Severn, ON
L3V 0Y6

October 10, 2024

Re: Hawk Ridge Golf Club Proposal

LIV Communities is a leading builder and developer operating in Southern Ontario, and also the owners and operators of the Hawk Ridge Golf Club. Since acquiring the club, we have made substantial investments in its facilities and equipment, including new golf carts, enhanced landscaping, and improved maintenance equipment. However, we have a bolder vision for its future.

Our Vision: A New Legacy for Hawk Ridge

LIV is seeking to enhance the Hawk Ridge Golf Club through five key pillars:

- Enhancement of the golf experience
- Improvement of the event space and food service offerings
- Protection of key environmental features
- Creation of a new residential community integrated with the golf course
- Development of a made-in-Severn servicing solution

Enhancement of the Golf Experience

Currently, Hawk Ridge Golf Club features 45 holes across three courses: the 18-hole Timber and Meadow championship courses and the 9-hole Island executive par 3 course. While these courses have been well-maintained for over 30 years, rising costs and player expectations necessitate a fresh approach. We propose focusing on a single 18-hole championship course alongside the executive par 3 course, enhancing the quality of facilities and grounds maintenance. Our goal is to position Hawk Ridge as a premier destination for golfers across Ontario.

Improvement of the Event Space and Food Service Offerings

Hawk Ridge Golf Club is a cherished venue for memorable life celebrations from graduations to weddings, to holding corporate events. While our existing facilities have served the community admirably for over three decades, we aim to modernize the event space and expand food service options. This enhancement will ensure that future milestones will continue to be celebrated in style.

Protection of Key Environmental Features

The Hawk Ridge property encompasses vital natural features, including woodlots, wetland areas, and Silver Creek. These features currently are integrated into the course, and while they enrich the golfing experience, are privately owned and manicured. Our development proposal aims to further protect these features by establishing naturalized buffers and conveying land to public ownership. This approach would also allow the creation of a trail system along existing cart paths, enabling broader access for people to appreciate and enjoy Severn's natural heritage for generations to come.

Creation of a New Residential Community Integrated with the Golf Course

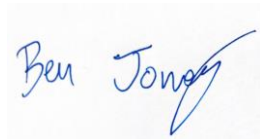
Over the past months, LIV has completed detailed natural heritage surveys, floodplain mapping and updated golf course design, which identifies areas of opportunity for residential development Hawk Ridge lands. The proposed design would bring a range of ground-oriented housing – single detached, townhouse and Golf Villa units – thoughtfully integrated into the golf course. We recognize the pressing demand for new homes in Ontario, and new homes at Hawk Ridge are strategically positioned to provide access to local amenities and transportation infrastructure while also expanding the Township's property tax base and maintaining the broader rural character of Severn.

Development of a Made-in-Severn Servicing Solution

The proposed development at Hawk Ridge requires a municipal servicing system, and in many similar previous examples this involved utilizing the servicing infrastructure from the adjacent municipality (in this case, the City of Orillia). However, we believe that it is important for the Township to be able to control its own destiny amidst today's growth pressures. We are therefore collaborating with top engineers to develop a cost-effective and scalable water and wastewater servicing solution tailored for Hawk Ridge.

The proposed development at Hawk Ridge represents a generational opportunity to do something special at Hawk Ridge. We look forward to working with the Township and local residents to ensure that this proposal takes full advantage of the opportunity before us to create a new legacy in Severn that we can all be proud of.

Yours truly,



Ben Jones
Senior Land Development Manager