

October 10, 2024

Planning and Development

1024 Hurlwood Lane
Severn ON L3V 6H4

Attention: Andrea Woodrow, Katie Mandeville, Monica Chambers, Jamie Robinson,
Kathy Suggit, Dan Amadio, Ishan Maggo

RE: Official Plan Amendment, Zoning By-law Amendment, and Plan of Subdivision
Hawk Ridge Golf Club - 1151 Hurlwood Lane & 4331 Uthoff Line
TBG Project Number: 23979

Introduction

On behalf of our client, LIV (Hawk Ridge) LP; LIV (Hawk Ridge) GP Inc. (LIV), The Biglieri Group Ltd. (TBG) is pleased to submit the enclosed application for Official Plan Amendment (OPA), Zoning By-law Amendment (ZBA), and Draft Plan of Subdivision (DPS) for the lands municipally known as 1151 Hurlwood Lane and 4331 Uthoff Line (subject site or site), also known as Hawk Ridge Golf Club. The proposed redevelopment converts a portion of the existing golf course into a golf-centred residential community of 450-900 units, two stormwater management blocks, a sanitary treatment plant, parkland, protected natural heritage features, recreational trails, and public roads.

Subject Site and Local Context

The subject site is approximately 125 hectares in size and features a 27-hole golf course, a driving range, clubhouse, parking lot, maintenance and service buildings. It is situated between Burnside Line to the east and Uthoff Line to the west and shares a southern border with the Inch Farm and Area 3 Plans of Subdivision. The City of Orillia's municipal boundary lies to the south and west. Vehicular access to the site is provided via Hurlwood Lane which leads directly to the existing parking lot and clubhouse.

The immediate surrounding area consists of the following land uses:

- **North:** The area directly north of the site includes rural agricultural land and natural heritage areas, identified as Area 2 in the South of Division Road Secondary Plan, intended for residential uses.

- **East:** To the east is the Hawk Ridge Crescent neighbourhood, surrounded by the Hawk Ridge Golf Club. Further east are detached homes, a commercial spa, and the Township of Severn Municipal Office.
- **West:** West of the site are single-detached homes along Uththoff Line and natural heritage lands further west.
- **South:** The southern area includes residential and large rural lots, the City of Orillia boundary, Inch Farm and Area 3 Plans of Subdivision.

Figure 1 – Subject Site



Proposed Development

The proposed development consists of a golf-centred community of 450-900 residential units in single-detached, townhouse and Golf Villa (stacked townhouse) typologies. The number of units will be clarified through a Class Environmental Assessment, which will inform the site's servicing capacity, and the unit count. The existing golf course will be fully redesigned by Jeff Mingay Golf Course Architect to provide a modern golfing experience for an evolved game. While the course will be reduced from 27- to 18-holes, there are six golf courses in the vicinity of Hawk Ridge, three within a 10-kilometre radius. This reduction will not impact access to the local golf market. The existing clubhouse will be retained, as will

natural heritage features throughout the site, particularly along the Silver Creek corridor. These natural heritage features will be extended, re-naturalized where golf course interventions have previously impacted their integrity, designated and zoned Environmental Protection, and transferred to public ownership for long-term stewardship. A trail network will provide access to natural spaces that are currently only available to paying golf course users. The site will be served by road access points from Hurlwood Lane and Uthoff Line, with a road connection crossing Silver Creek, ensuring community connectivity on both sides of the development area. The proposed communal servicing approach will be transferred to public ownership. An entry feature will be introduced at the site's entrance from Hurlwood Lane, enhancing a sense of place and creating a focal point in the area.

Supporting Studies

In support of the application for OPA, ZBA and DPS, we are pleased to submit the following:

	Item	Author	Date
1	Cover Letter	LIV	October 10, 2024
2	Application Form – OPA (Severn)	The Biglieri Group	October 2024
3	Application Form – ZBA (Severn)	The Biglieri Group	October 2024
4	Application Form – DPS (Severn)	The Biglieri Group	October 2024
5	Application Form – DPS (Severn)	The Biglieri Group	October 2024
6	Concept Plan	The Biglieri Group	August 22, 2024
7	Draft Plan of Subdivision	The Biglieri Group	September 30, 2024
8	Planning Rationale Report	The Biglieri Group	October 2024
9	Draft Official Plan Amendment	The Biglieri Group	October 2024
10	Draft Zoning By-law Amendment	The Biglieri Group	October 2024
11	Hydrogeology Report	Crozier	September 2024
12	Master Servicing Report	Crozier	September 2024
13	Transportation Impact Study	Crozier	September 2024
14	Development Constraints Report	Crozier	September 2024
15	Floodplain Report	Crozier	September 2024
16	Functional Servicing Report	Crozier	September 2024
17	Stormwater Management Report	Crozier	September 2024
18	Environmental Site Assessment (Ph. 1)	Crozier	October 2, 2024
19	Environmental Impact Study	Azimuth Group	September 2024
20	Archaeological Assessment (St. 1)	Irvin Heritage	October 7, 2024
21	Noise Impact Study	Thornton Tomasetti	October 2024
22	Land Use Compatibility Report	Thornton Tomasetti	October 2024
23	Urban Design Brief	Urbantypology Inc.	October 2024

An Agricultural Impact Study will also be submitted as part of this application and will be sent to the Township of Severn and County of Simcoe at a later date. The Phase 1 Environmental Site Assessment determined that a Phase 2 study will be required. As such, a Record of Site Condition is not included in this application package.

Conclusion

We trust this application package for OPA, ZBA and DPS is prepared to the satisfaction of the Township of Severn and County of Simcoe. LIV enjoys a strong working relationship with the Township of Severn and County of Simcoe and is eager to continue collaborating to introduce new residential uses and bring a world-class golf experience to the area.

Sincerely,



Rachelle Larocque, BES, MSc, RPP, MCIP
Partner



Robert McQuillan, BCom, MPI
Planner



Giuseppe Ferreri, BES
Planner