

THE CORPORATION OF THE TOWNSHIP OF SEVERN

Official Plan Amendment No. X

The following text, together with Schedule XXX, attached hereto, constitutes Official Plan Amendment No. "X" to the Official Plan of the Corporation of the Township of Severn, 2010.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to amend the South of Division Road Secondary Plan by revising the land use designation as shown on Schedule XXX attached hereto from "Open Space" to "Countryside Residential" to permit the development of single-detached, townhouse and stacked townhouse dwellings. Further, this Amendment extends permitted uses within the Countryside Residential Area land use designation to include townhouse and stacked townhouse dwellings on public services and with lot sizes as determined in the associated Zoning By-law.

2.0 Location:

The lands affected by this Amendment are located in 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.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development supports the policies of the Township of Severn Official Plan and the South of Division Road Secondary Plan, pertaining to the range of housing forms, efficient use of land and infrastructure, and preserving and protecting the natural environment.
- The proposed development responds the Township of Severn's Council resolution, passed April 2023, which identified the South of Division Road Secondary Plan area and the subject lands as a key area to accommodate growth.
- The Amendment is consistent with the Provincial Policy Statement, 2020, Provincial Planning Statement, 2024, conforms to the Growth Plan for the Greater Golden Horseshoe, 2019, conforms the County of Simcoe Official Plan, 2023, and conforms to the Council-Adopted Township of Severn Official Plan, 2023, as amended.

4.0 Actual Changes:

4.1 Schedule

- a) That Schedule A10 – Township of Severn South of Division Road Secondary Plan be amended by redesignating a portion of the subject lands from “Open Space” to “Countryside Residential” as shown on Schedule XXX attached to this Amendment.
- b) That Schedule A10 – Township of Severn South of Division Road Secondary plan be amended by redesignating a portion of the subject lands from “Open Space” to “Environmental Protection” as shown on Schedule XXX attached to this Amendment.

4.2 Land Use Designation

- a) That notwithstanding Section C8.5.2 of the Township of Severn Official Plan, 2010, permitted uses on lands designated Countryside Residential on Schedule XXX attached to this Amendment shall include single-family dwellings, townhouse dwellings, and stacked townhouse dwellings, developed by registered plan of subdivision of limited size and scope. Other uses permitted may shall include public parkland and common open space and public recreational facilities which form an integral component of the overall design concept.

5.0 Implementation:

An implementing Zoning By-law Amendment and Site Plan will give effect to the intended uses on the subject lands.

This Official Plan Amendment is Schedule “XXX” to By-law No. _____ passed on the ___ day of _____ 202X.

CORPORATION OF THE TOWNSHIP OF SEVERN

MAYOR

CLERK-TREASURER

Official Plan Amendment #XXX to the Township of Severn Official Plan

