

January 18, 2023

Julianna Zhuo
 Environmental Registry of Ontario
 Central Ontario
 16th Floor – 777 Bay Street
 Toronto Ontario
 M7A 2J3

**RE: 8135 Highway 12, Township of Severn, County of Simcoe
 Township of Severn, County of Simcoe
 Property Overview and Development Proposal
 ERO Number: 019-6113 re: County of Simcoe OPA No. 7**

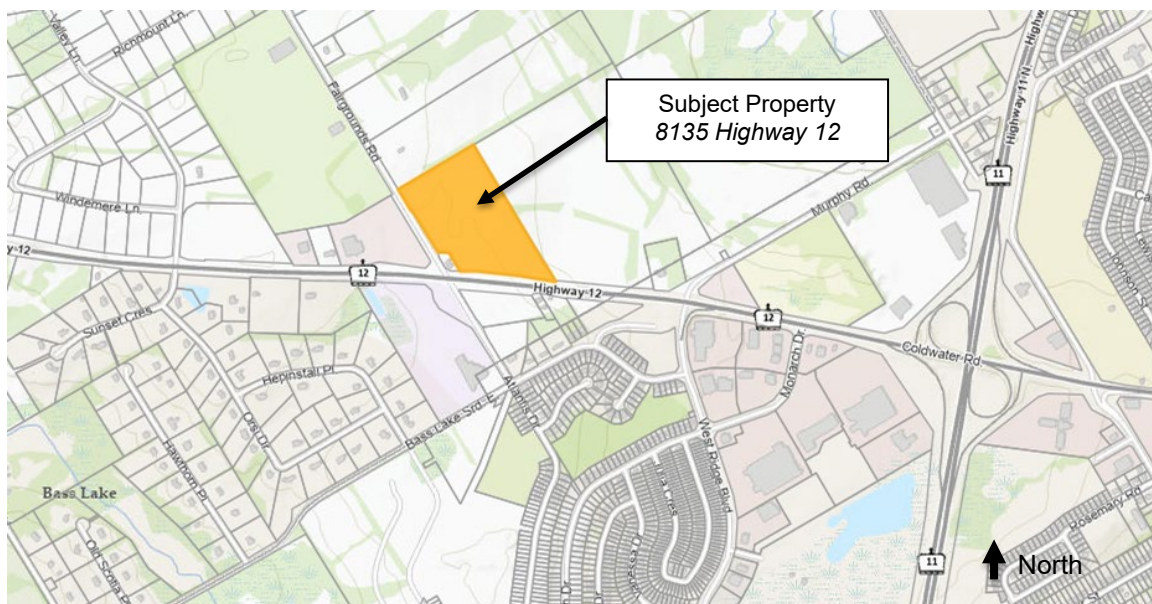
Ms. Zhuo,

This submission is in response to the Environmental Registry of Ontario’s posting number 019-6113 regarding the County of Simcoe’s Official Plan Amendment No. 7.

The submission provides an overview of the property municipally known as 8135 Highway 12 in the Township of Severn and the development opportunity that it can provide to the Township and the County of Simcoe. An overview of the property and its existing conditions is provided below:

Property Information	
Existing Conditions	
Municipal Address	8135 Highway 12, Township of Severn
Roll Number	435101001030800
Lot Area	± 8.03 ha
Lot Frontage	± 212 m (Fairgrounds Road) ± 250 m (Highway 12)
Official Plan Designation (County)	N/A - Defers to South of Division Road Secondary Plan
Official Plan Designation (Township)	Rural (South of Division Road Plan)
Zoning	Rural (RU) with a designated Haul Route (HR) overlay
Provincial Natural Heritage Mapping	Property not located within proposed Natural Heritage mapping area.
Surrounding Lands	North: Rural, Residential East: Agricultural, Rural Residential South: Highway 12, Residential (City of Orillia) West: Highway Commercial (Sunrise Toyota), Residential

Location Map



Aerial Image (2018)



Proposed Development Concepts

Attached is a conceptual site plan of the subject property. As illustrated on the concept plan, the intention of the owners to subdivide the property into four separate development parcels. Blocks 'A', 'B', and 'C' are intended for future commercial/light industrial development, and the retained lands at the rear of the property are identified as 'Future Development'.

The proposed Block 'C' has been earmarked for a proposed Bluebird Self Storage facility, which is intended to be the first phase of development.

Existing easements are located in the southeast corner of the property (Bell, Trans Canada Pipeline), with the proposed development layout including the minimum setbacks identified from these agencies.

In reviewing the Township's Staff Report P22-026, in which MHBC provided Council with an update regarding Phase 1 – Growth Management of the County's Municipal Comprehensive Review, we note that the Township requires 36 hectares of Employment Lands to accommodate the forecast employment growth to 2051 outside of the existing Settlement Area supply.

The subject property is located along the northern boundary with the City of Orillia, near West Ridge, which is a growing residential and commercial area on the west side of the City of Orillia. The property is located along a major transit route and is in close proximity to other similar highway commercial lands. In our view, redesignating the property to 'Highway Commercial' would enable a logical extension of commercial employment lands that would serve the travelling public together with residents of both the Township of Severn and the City of Orillia.

The policies of the Township Official Plan state that a redesignation of Rural lands within the South of Division Road Secondary Plan (Section E.4.8.2) to residential, industrial or commercial uses shall only be considered in the context of a comprehensive review of the secondary plan. Given this policy direction it is an appropriate time for the County of Simcoe to consider this proposal as it would address an identified shortage of employment lands within the Township of Severn.

Our firm formally requested that the lands be redesignated through the Township of Severn's Official Plan Review process. The requested redesignation was not reflected within the Township's adopted Official Plan, which was sent to the County of Simcoe for approval. Additionally, our firm has submitted correspondence to the County of Simcoe requesting that the requested redesignation be applied during its review of the Township Official Plan.

Request

Please accept this letter as a formal request that the Province to consider redesignating 8135 Highway 12 from 'Rural' to 'Highway Commercial' during its review of the County of Simcoe's Official Plan Amendment No. 7 and its subsequent Official Plan Amendment submissions.

It is our opinion that that the subject property is appropriately located to accommodate highway commercial lands and that the redesignation from 'Rural' to '*Highway Commercial*' would assist the County and Township in achieving its employment growth allocation to 2051.

Thank you for your consideration. We are available to discuss this request should you have any questions.

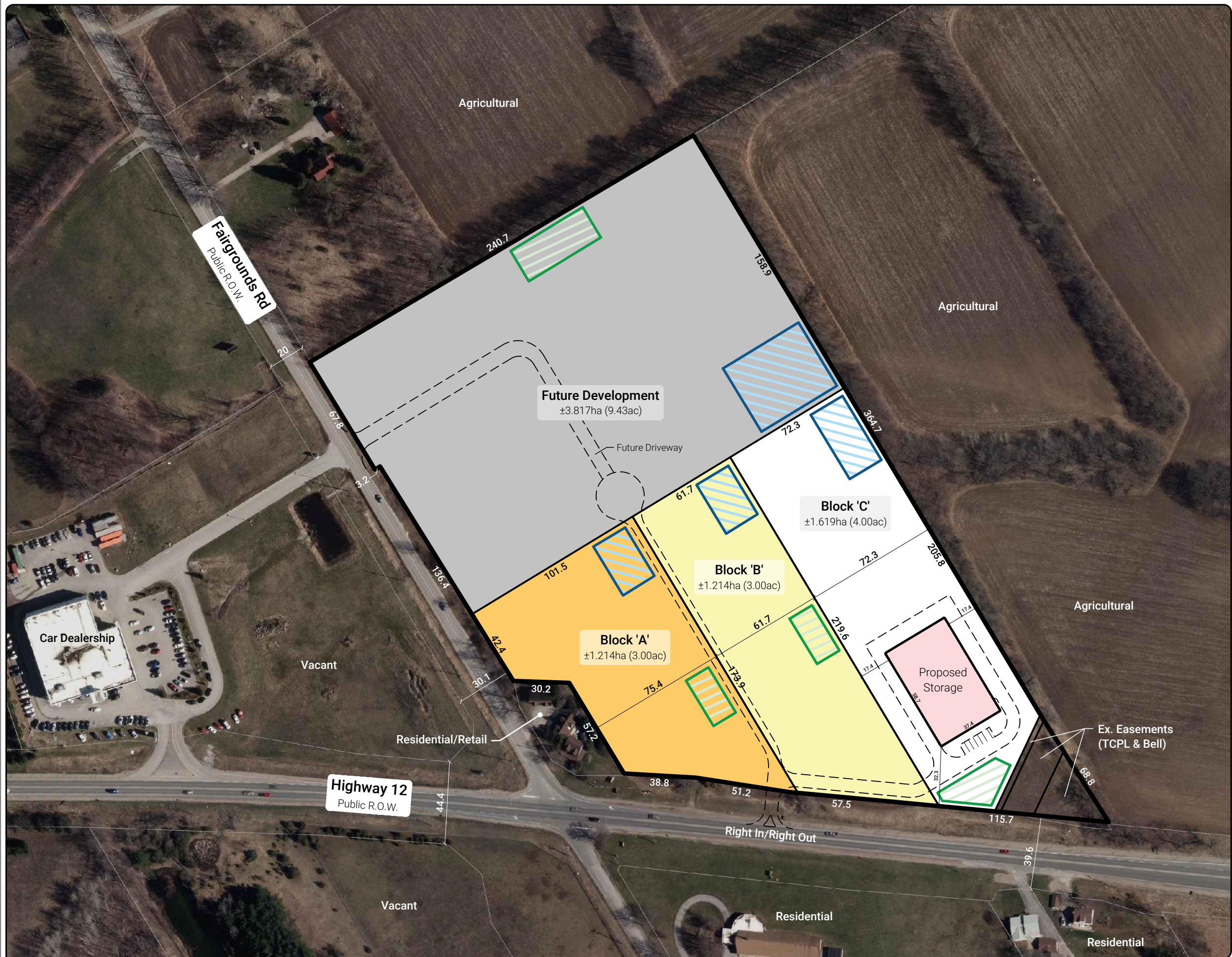
Respectfully,
MORGAN Planning & Development Inc.



Josh Morgan,
RPP
Principal



Victoria Lemieux,
RPP
Senior Planner



COMMERCIAL BLOCK PLAN

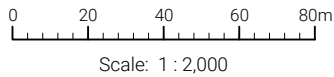
8135 HIGHWAY 12
 Part of Lot 5, Concession 3 Southern Division
 Township of Severn, County of Simcoe



Subject Lands Scale 1 : 50,000

LEGEND

- Subject Lands
 Lot Area: ±8.033ha (19.85ac)
 Lot Frontage: ±212.3m (Fairgrounds Rd)
 Zone: RU/HR
- Commercial Blocks
 Block 'A': ±1.214ha (3.00ac)
 Block 'B': ±1.214ha (3.00ac)
 Block 'C': ±1.619ha (4.00ac)
- Future Development
 Block Area: ±3.817ha (9.43ac)
- SWM Areas
- Private Septic



Note: This drawing is for discussion purposes only.
 Source: County of Simcoe interactive map. Plan of Survey, C.T. Strongman Surveying Ltd, May 31, 2007
 Drawn By: A.M. Date: April 23, 2022 File No: 1141



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