

ISSUE DATE:

**June 13, 2013**



PL091167

Ontario  
Ontario Municipal Board  
Commission des affaires municipales de l'Ontario

IN THE MATTER OF subsection 17(40) of the Planning Act, R.S.O. 1990, c. P.13, as amended

Appellant:	County of Simcoe
Appellant:	Midhurst Development Doran Road Inc., and Carson Road Development Inc.
Appellant:	Midhurst Rose Alliance Inc.
Appellant:	Township of Springwater
Subject:	Failure of the Ministry of Municipal Affairs and Housing to announce a decision respecting the Official Plan for the County of Simcoe
Municipality:	County of Simcoe
OMB Case No.:	PL091167
OMB File No.:	PL091167

**APPEARANCES:**

**Parties**

See Attachment 1

**MEMORANDUM OF ORAL DECISION DELIVERED BY M. A. SILLS AND SYLVIA SUTHERLAND ON APRIL 19, 2013 AND ORDER OF THE BOARD**

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[1] This was the second pre-hearing conference ("PHC") related to the new County of Simcoe Official Plan ("OP") and Growth Plan for the Greater Golden Horseshoe ("GP") conformity exercise for the County of Simcoe ("County").

[2] Sandy Agnew, a representative of AWARE Simcoe, presented the Board with a letter (Exhibit 5) outlining a resolution passed by their Board of Directors at a meeting on April 11, 2013. The Board is being asked "to adjourn this hearing and order the County of Simcoe to undertake whatever public consultation the Chair deems necessary".

[3] Roger Beaman, counsel for the County, submitted that there have been numerous public sessions related to this matter and there has been ample opportunity for the public to obtain information about the proposed new OP over the past several years.

[4] The Board orders that the request for an adjournment is denied. The Board is satisfied that the requirements for public consultation have been satisfactorily met. Moreover, AWARE Simcoe has sought participant status in this matter and the Board's Rules of Practice and Procedure does not extend a right of request for an adjournment to a participant in a proceeding. That aside, this matter has now been placed in the hands of the Board and the proceedings are open to the public. As such, there is nothing further to be gained by delaying these proceedings and/or directing the County to hold a public meeting.

[5] The primary purpose of this PHC was to finalize the appellant and party list, and to establish a timetable for dealing with motions and the finalization of the participant list. Accordingly, the Board directs as follows:

1. The list of appellants and parties to this matter as established by Schedules "A" and "B", respectively, and appended to this order as Attachment 2, are approved, and as approved are finalized. No further additions to these lists will be permitted, save and except by order of the Board. Any individual or organization seeking to be added to these lists will be required to bring a motion before the Board.
2. The list of individuals and/or organizations to be granted participant status will be determined and finalized at the next PHC scheduled to commence on **June 20, 2013**.
3. Motions arising out of the appeal by the Midhurst Ratepayers' Association (Appeal No.16) and/or the appeal by 1091402 Ontario Ltd. (Appeal No. 20) are returnable at the next PHC scheduled to commence on **June 20, 2013**.
4. In this regard, the Midhurst Ratepayers' Association is directed to provide and circulate the mapping associated with their appeal.

5. The parties are encouraged to pursue mediation as a means to resolve all or part of their respective appeals. Requests for Board-assisted mediation are to be copied to Mr. Wilson Lee, Associate Chair of the Ontario Municipal Board.
6. The issues lists and procedural order are to be finalized at the next PHC scheduled to commence on **June 20, 2013**. In this regard, Mr. Beaman will circulate a draft procedural order ("PO") for consideration by the parties within the next couple of weeks. The parties are expected to make every attempt to refine the issues list in advance of this PHC. The draft PO is to be provided to the Board by no later than **June 17, 2013**.

[7] A further two days, **Thursday, August 29, 2013** and **Friday, August 30, 2013** have been set aside for a fourth PHC on this matter. The County is to confirm the venue and arrangements for this PHC. No further notice will be provided.

[8] In all other aspects, the Official Plan of the County of Simcoe is approved with the exception of the sections under appeal as set out in Attachments "E" and "E-1" appended to this order as Attachment 3, for the lands described in Attachment 4 to this order.

[9] The PHC scheduled to commence on **Thursday, June 20, 2013 at 10:00 a.m.** will be held at:

**Nottawasaga Inn and Conference Centre  
6015 Highway 89  
Alliston, ON**

"M. A. Sills"

M. A. SILLS  
MEMBER

"Sylvia Sutherland"

SYLVIA SUTHERLAND  
MEMBER

**ATTACHMENT 1**

PL091167

**Simcoe County Official Plan Prehearing Conference #2  
List of Attendees April 19, 2013**

<b>Counsel/Representative</b>	<b>Appellant/Party/Participant</b>
Roger Beaman	Appellant 1
Susan Rosenthal/David White	Appellants 2a, 2b
David White/Cory Estrela	Appellants 8a, 8c, 8d, 8e, 8f, 8g, 11, 12a, 12b, 13, 14, 20, 21, 22, 23, 24, 25, 26
Brent Spagnol*	Appellant 6
Nancy Farrer*	Party B
Edward Veldboom	Parties C1, C2
Quinto Annibale/Steven Ferri	Party D
Geoff McKnight*	Party E
Paul Peterson	Party F
Ian Rowe/Adrianna Pilkington	Appellant 17, Parties G1, G2, G3, V, X
Jerry Switzer	Appellant 7, Party H
Christel Higgs	Party I
Andria Leigh*	Party W
Soojin Lee	Party A
Susan Rosenthal	Appellant 3
Susan Rosenthal/Tanya Nayler	Appellant 4
Ira Kagan	Appellant 5
Jennifer Meader	Appellant 10
David Bronskill	Appellant 15
David Strachan*/Margaret Hutchison*	Appellant 16
Emily Elliott*	Appellant 18
Chris Barnett	Appellants 27a, 27b
Caterina Facciolo	Appellants 28, 29, Party M
Ray Duhamel*/Cleve Mortelliti*	Appellant 30
Brian Goodreid*	Appellants 19a, 19b
Mary Bull	Parties J1, J2, J3, J4, J5, J6, K
Michael Vaughan	Party L
John Dawson	Party P
Susan Rogers	Party R
Harold Elston	Parties S, T
Sandy Agnew*	Participant 1
Ann Romano*	Participant 3
Robert Jefferson*	Participant 5
Paolo Sacilotto*	Participant 6
Bernard Pope*	Participant 8
Colin Elliott*	Participant 9
Wendy Harry*	Participant 10
Chantale Gagnon*	Participant 11
Marvin Geist	Participant 13
John Strong*	Participant 16

\*Agent

**ATTACHMENT 2**

**ATTACHMENT "A"**

**LIST OF APPELLANT PARTIES- COUNTY OF SIMCOE OFFICIAL PLAN  
PL091167**

No.	Appellant	Lawyer/Agent	E-mail Address
1	County of Simcoe	Roger Beaman	<a href="mailto:rbeaman@thomsonrogers.com">rbeaman@thomsonrogers.com</a>
2	2a Carson Road Development Inc. 2b Midhurst Development Doran Road Inc.	Susan Rosenthal David White	<a href="mailto:susanr@davieshowe.com">susanr@davieshowe.com</a> <a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a>
3	Craighurst Land Corp.	Susan Rosenthal	<a href="mailto:susanr@davieshowe.com">susanr@davieshowe.com</a>
4	Huntingwood Trails (Collingwood) Ltd.	Susan Rosenthal Tanya Nayler	<a href="mailto:susanr@davieshowe.com">susanr@davieshowe.com</a> <a href="mailto:tanyan@davieshowe.com">tanyan@davieshowe.com</a>
5	Midhurst Rose Alliance Inc.	Ira Kagan Paul DeMelo	<a href="mailto:ikagan@ksllp.ca">ikagan@ksllp.ca</a> <a href="mailto:pdemelo@ksllp.ca">pdemelo@ksllp.ca</a>
6	Township of Springwater	Barnet Kussner	<a href="mailto:bkussner@weirfoulds.ca">bkussner@weirfoulds.ca</a>
7	451082 Ontario Limited	James Feehely	<a href="mailto:jfeehely@feehelygastaldi.com">jfeehely@feehelygastaldi.com</a>
8	8a 861945 Ontario Ltd. 8b Golfview Estates Limited W/D 8c Mark Rich Homes Limited 8d Silver Spring View Estates Limited 8e Simcoe Estates Limited 8f Royal Heights Estates Limited 8g OMC Development Corp.	David White Cory Estrela	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> <a href="mailto:cory.estrela@devrylaw.ca">cory.estrela@devrylaw.ca</a>
9	Innisfil Alcona Limited <i>[Withdrawn]</i>	Lynda Townsend Jennifer Meader	<a href="mailto:lyn.townsend@ltownsend.ca">lyn.townsend@ltownsend.ca</a> <a href="mailto:jennifer.meader@ltownsend.ca">jennifer.meader@ltownsend.ca</a>
10	Tesmar Holdings Inc.	Lynda Townsend Jennifer Meader	<a href="mailto:lyn.townsend@ltownsend.ca">lyn.townsend@ltownsend.ca</a> <a href="mailto:jennifer.meader@ltownsend.ca">jennifer.meader@ltownsend.ca</a>
11	Janice & David Wright	David White Cory Estrela	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> <a href="mailto:cory.estrela@devrylaw.ca">cory.estrela@devrylaw.ca</a>
12	12a Snow Valley Planning Corporation 12b 453211 Ontario Limited	David White Cory Estrela	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> <a href="mailto:cory.estrela@devrylaw.ca">cory.estrela@devrylaw.ca</a>
13	McMahan Woods Developments Ltd.	David White Cory Estrela	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> <a href="mailto:cory.estrela@devrylaw.ca">cory.estrela@devrylaw.ca</a>
14	Innisfil Beach Farms Inc.	David White Cory Estrela	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> <a href="mailto:cory.estrela@devrylaw.ca">cory.estrela@devrylaw.ca</a>
15	Estate of Marie Louise Frankcom	David Bronskill Jennifer Drake	<a href="mailto:dbronskill@goodmans.ca">dbronskill@goodmans.ca</a> <a href="mailto:jdrake@goodmans.ca">jdrake@goodmans.ca</a>
16	Midhurst Ratepayers' Association <i>[incorporated body]</i>	David Strachan Margaret Hutchison	<a href="mailto:davidstrachan@yahoo.com">davidstrachan@yahoo.com</a> <a href="mailto:mhutchis1000@gmail.com">mhutchis1000@gmail.com</a>
17	Narinder Mann	Ian Rowe Adrianna Pilkington	<a href="mailto:irowe@barristonlaw.com">irowe@barristonlaw.com</a> <a href="mailto:apilkington@barristonlaw.com">apilkington@barristonlaw.com</a>
18	Yorkwood Group of Companies	Patricia Foran	<a href="mailto:pforan@airdbertis.com">pforan@airdbertis.com</a>
19	19a Rama Resorts International Inc. 19b Fernbrook Homes (Rama) Limited	Brian Goodreid	<a href="mailto:briangoodreid@hotmail.com">briangoodreid@hotmail.com</a>
20	1091402 Ontario Ltd.	David White Cory Estrela	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> <a href="mailto:cory.estrela@devrylaw.ca">cory.estrela@devrylaw.ca</a>
21	Nicole and Brent Fellman	David White Cory Estrela	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> <a href="mailto:cory.estrela@devrylaw.ca">cory.estrela@devrylaw.ca</a>
22	Travel-Rite Property Corp.	David White Cory Estrela	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> <a href="mailto:cory.estrela@devrylaw.ca">cory.estrela@devrylaw.ca</a>

23	Aqua-Gem Investments Ltd.	David White Cory Estrela	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> <a href="mailto:cory.estrela@devrylaw.ca">cory.estrela@devrylaw.ca</a>
24	442023 Ontario Limited	David White Cory Estrela	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> <a href="mailto:cory.estrela@devrylaw.ca">cory.estrela@devrylaw.ca</a>
25	1045901 Ontario Limited	David White Cory Estrela	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> <a href="mailto:cory.estrela@devrylaw.ca">cory.estrela@devrylaw.ca</a>
26	Kellwatt Limited	David White Cory Estrela	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> <a href="mailto:cory.estrela@devrylaw.ca">cory.estrela@devrylaw.ca</a>
27	27a Ontario Potato Distributing Inc. 27b 1567219 Ontario Limited	Chris Barnett	<a href="mailto:cbarnett@davis.ca">cbarnett@davis.ca</a>
28	Black Marlin Management Inc.	Caterina Facciolo Barry Horosko	<a href="mailto:cfacciolo@bratty.com">cfacciolo@bratty.com</a> <a href="mailto:bhorosko@bratty.com">bhorosko@bratty.com</a>
29	Ahmadiyya Muslim Jama'at Canada Inc. (AMJC)	Caterina Facciolo Barry Horosko	<a href="mailto:cfacciolo@bratty.com">cfacciolo@bratty.com</a> <a href="mailto:bhorosko@bratty.com">bhorosko@bratty.com</a>
30	D.G. Pratt Construction Limited	Jane Pepino Andrea Skinner	<a href="mailto:jpepino@airdberlis.com">jpepino@airdberlis.com</a> <a href="mailto:askinner@airdberlis.com">askinner@airdberlis.com</a>

**ATTACHMENT "B"**  
**LIST OF PARTIES- COUNTY OF SIMCOE OFFICIAL PLAN PL091167**

No.	Party	Representative/Agent	E-mail Address
A	Ministry of Municipal Affairs and Housing	Ken Hare Soojin Lee	<a href="mailto:ken.hare@ontario.ca">ken.hare@ontario.ca</a> <a href="mailto:soojin.lee@ontario.ca">soojin.lee@ontario.ca</a>
B	Town of Collingwood	Leo Longo	<a href="mailto:llongo@airdberlis.com">llongo@airdberlis.com</a>
C	C1 Town of Penetanguishene C2 Township of Ramara	Edward Veldboom	<a href="mailto:eveldboom@russellchristie.com">eveldboom@russellchristie.com</a>
D	Town of Innisfil	Quinto Annibale	<a href="mailto:qannibale@loonix.com">qannibale@loonix.com</a>
E	Town of Bradford West Gwillimbury	Tom Halinski	<a href="mailto:thalinski@airdberlis.com">thalinski@airdberlis.com</a>
F	Town of Midland	Paul Peterson	<a href="mailto:ppeterson@hgrgp.ca">ppeterson@hgrgp.ca</a>
G	G1 Township of Clearview G2 Township of Tiny G3 Town of Wasaga Beach	Ian Rowe Adrianna Pilkington	<a href="mailto:irowe@barristonlaw.com">irowe@barristonlaw.com</a> <a href="mailto:apilkington@barristonlaw.com">apilkington@barristonlaw.com</a>
H	Town of New Tecumseth	James Feehely	<a href="mailto:jfeehely@feehelygastaldi.com">jfeehely@feehelygastaldi.com</a>
I	Township of Adjala-Tosorontio	Christel Higgs Stephen Waqué	<a href="mailto:chiggs@blg.com">chiggs@blg.com</a> <a href="mailto:swaque@blg.com">swaque@blg.com</a>
J	J1 Ontario Stone, Sand and Gravel Association J2 CBM Aggregates, a division of St. Marys Cement (Canada) Inc. J3 Lafarge Canada Inc. J4 Holcim (Canada) Inc. J5 James Dick Construction Limited J6 Walker Aggregates Inc.	Mary Bull Sharmini Mahadevan	<a href="mailto:mbull@woodbull.ca">mbull@woodbull.ca</a> <a href="mailto:smahadevan@woodbull.ca">smahadevan@woodbull.ca</a>
K	Georgian International Land Corp.	Mary Bull Sharmini Mahadevan	<a href="mailto:mbull@woodbull.ca">mbull@woodbull.ca</a> <a href="mailto:smahadevan@woodbull.ca">smahadevan@woodbull.ca</a>
L	San Marco in Lamis Ltd.	Michael Vaughan	<a href="mailto:michaelbvaughan@yahoo.ca">michaelbvaughan@yahoo.ca</a>
M	White Water Holdings Ltd.	Barry Horosko. Caterina Facciolo	<a href="mailto:bhorosko@bratty.com">bhorosko@bratty.com</a> <a href="mailto:cfacciolo@bratty.com">cfacciolo@bratty.com</a>
N	<del>N</del> [Now Appellant 28]		
O	No Jet Construction Inc. Remington Homes (Manhattan) Inc. [Withdrawn]	Caterina Facciolo Barry Horosko	<a href="mailto:efacciolo@bratty.com">efacciolo@bratty.com</a> <a href="mailto:bhorosko@bratty.com">bhorosko@bratty.com</a>
P	Sleeping Lion Development Corporation	John Dawson	<a href="mailto:jdawson@mccarthy.ca">jdawson@mccarthy.ca</a>
Q	John Barzo Limited	John Barzo	<a href="mailto:jbarzo@barzolaw.com">jbarzo@barzolaw.com</a>
R	Innisfil Mapleview Developments Limited	Susan Rogers	<a href="mailto:susan.rogers@sdrogerslaw.ca">susan.rogers@sdrogerslaw.ca</a>
S	2133952 Ontario Inc.	Harold Elston	<a href="mailto:harold@elstons.ca">harold@elstons.ca</a>
T	Talisker Corporation	Harold Elston	<a href="mailto:harold@elstons.ca">harold@elstons.ca</a>
U	<del>U1 and U2</del> [Now Appellant 27]		
V	1651012 Ontario Ltd.	Ian Rowe Adrianna Pilkington	<a href="mailto:irowe@barristonlaw.com">irowe@barristonlaw.com</a> <a href="mailto:apilkington@barristonlaw.com">apilkington@barristonlaw.com</a>
W	Township of Oro-Medonte	Chris Williams Andria Leigh	<a href="mailto:cwilliams@airdberlis.com">cwilliams@airdberlis.com</a> <a href="mailto:aleigh@oro-medonte.ca">aleigh@oro-medonte.ca</a>
X	998991 Ontario Inc.	Ian Rowe Adrianna Pilkington	<a href="mailto:irowe@barristonlaw.com">irowe@barristonlaw.com</a> <a href="mailto:apilkington@barristonlaw.com">apilkington@barristonlaw.com</a>

**ATTACHMENT 3**

Ex 8

**REVISED ATTACHMENT "E"**

**Matters Remaining Under Appeal County-Wide**

**Part 2 – Structure and Features of the County**

Section 2.3 – Settlement

Entire Section

**Part 3 – Growth Management Strategy**

Section 3.1 – Strategy

Entire Section

Section 3.2 – Population and Employment Projections/Allocations

Entire Section including Table 1

Section 3.3 – General Development Policies

3.3.2, 3.3.3, 3.3.5, 3.3.6, 3.3.7, 3.3.15, 3.3.16, 3.3.17, 3.3.18,  
3.3.21, 3.3.23

Section 3.4 – Land Use Designations

Preamble (in bold), 3.4.1, 3.4.6

Section 3.5 – Settlements

Entire Section

Section 3.6 – Agricultural

3.6.1, 3.6.3, 3.6.4, 3.6.5, 3.6.9

Section 3.7 – Rural

Entire Section

Section 3.8 – Greenlands

Entire Section

Section 3.13 - Lake Simcoe Protection Plan

3.13.49 b)



**Part 4 – Policy Statements**

Section 4.1 – Healthy Communities and Housing Development

4.1.3., 4.1.4 and 4.1.5

Section 4.2 – Community Facilities and Services

Entire Section

Section 4.4 – Aggregate Developments

4.4.1, 4.4.6, 4.4.11

Section 4.5 – Resource Conservation

Entire Section

Section 4.6 – Cultural Heritage Conservation

Entire Section

Section 4.7 – Infrastructure

4.7.2, 4.7.4, 4.7.5, 4.7.8, 4.7.9, 4.7.10, 4.7.11

Section 4.8 – Transportation

Entire Section

Section 4.9 – Waste Management

4.9.9 to 4.9.24 inclusive plus additions to Section

Section 4.10 – Local Municipal Official Plans

4.10.1, 4.10.2, 4.10.6, 4.10.7, 4.10.9, 4.10.10, 4.10.14

Section 4.11 – Implementation

4.11.1, 4.11.4, 4.11.7, 4.11.8, 4.11.15(i)

**Part 5 – Schedules**

Schedule 5.1 Land Use Designations

Schedule 5.1.2 Simcoe Sub-Area

With respect to the addition or deletion of Primary Settlement Areas

Schedule 5.2.2 Streams and Evaluated Wetlands

Schedule 5.5.1 County Transportation System

Schedule 5.5.2 Future County Transportation System

Schedule 5.6.1 County Waste Disposal Sites

Schedule 5.6.2 Local Municipal and Private Waste Disposal Sites

Table 5.1 Recognized Settlement Areas

With respect to Tioga

With respect to addition of Fennell's Corners

With respect to the addition or deletion of Primary Settlement Areas  
and the notation "bold text depicts a primary settlement area"

**Section 5.8 – Definitions:**

Adjacent Lands

Affordable

Assessment Area Environmental Study

Assessment Areas, Waste Disposal Sites

Buffer Area

Coastal Wetlands

Cultural Heritage Landscape

Cultural Features

D-4 Approval Authority

D-4 Assessment Area

D-4 Study

Environmental Impact Statement "EIS"

Fill Area

Guideline D-4

Major Growth or Major Development

Natural Heritage Features and Areas (Natural Heritage)

Natural Heritage System

Primary Settlement Areas

Rural Employment Areas

Sensitive Land Uses

Settlements or Settlement Areas

Significant

Significant Woodlands

Valleylands

Waste Disposal Site

Watershed Management (Plan)

Wildlife Habitat

Woodlands

**Part 6 – Appendices**

Appendix 1 – Environmental Impact Statement (EIS) Requirements

Appendix 2 – General Guidelines for Traffic Impact Studies

Appendix 3 – Cultural Heritage Resource Conservation Guidelines for Simcoe County

Appendix 4 – Terms of Reference for a Risk Assessment Study for Ground And Surface Water

Appendix 5 – D-4 Assessment Area Implementation

E-1

**AREA and SITE SPECIFIC APPEALS**

**Entire Plan, including Schedules**

Applicable to lands owned by Appellants 8a, 8c, 8d, 8e, 8f, 8g, 11, 12a, 12b, 13, 14, 20, 21, 22, 23, 24, 25, 26, 28, 29 and 30

**Part 3 – Growth Management Strategy**

Section 3.1 – Strategy

1. 3.1.1, 3.1.4 – applicable to lands owned by Appellant 27

Section 3.2 – Population and Employment Projections/Allocations

2. 3.2 Preamble (not Table 1), 3.2.2, 3.2.3, 3.2.4, 3.2.11, 3.2.14 applicable to lands owned by Appellant 27

3.2.10, 3.2.11, 3.2.13 – in addition to those policies identified in Attachment "E" to the Affidavit - applicable to entire Springwater Township (appellant #18)

3.2.6 and 3.2.11 – in addition to those policies identified in Attachment "E" to the Affidavit - applicable to lands owned by Party R

Section 3.3 – General Development Policies

3.3.9 – applicable to lands owned by Appellant 18

3.3.14, 3.3.15 – applicable to lands owned by Appellant 27

Section 3.5 – Settlements

3.5.1, 3.5.6, 3.5.7, 3.5.8, 3.5.17, 3.5.18, 3.5.19, 3.5.23, 3.5.24 and 3.5.31 – applicable to lands owned by Appellant 27

Section 3.6 – Agricultural

3.6.1, 3.6.7 – applicable to lands owned by Appellant 27

Section 3.7 – Rural

3.7.1, 3.7.2 – applicable to lands owned by Appellant 27

Section 3.8 – Greenlands

3.8.10, 3.8.11, 3.8.12, 3.8.15, 3.8.16, 3.8.17, 3.8.18, 3.8.19, 3.8.21 – applicable to lands owned by Appellant 27

Section 3.9 – Strategic Settlement Employment Areas and Economic Employment Districts

Preamble and 3.9.5 – applicable to lands owned by Appellant 27

Addition to section – applicable to Party D

Section 3.13 – Lake Simcoe Protection Plan

Entire Section – applicable to lands owned by Party R

**Part 4 – Policy Statements**

Section 4.1 – Healthy Communities and Housing Development

Entire Section – applicable to lands owned by Appellant 27

4.1.6 – applicable to lands owned by Appellant 18

4.1.7 – applicable to Township of Springwater by Appellant 18

Section 4.5 – Resource Conservation

4.5.43 – applicable to lands owned by Appellant 18

Entire Section – applicable to lands owned by Party R

Section 4.6 – Cultural Heritage Conservation

4.6.5 – applicable to lands owned by Appellant 27

Section 4.7 – Infrastructure

4.7.8 and 4.7.11 – applicable to lands owned by Appellant 27

Section 4.8 – Transportation

Entire Section – applicable to Township of Clearview (Party G1)

Preamble, 4.8.1, 4.8.31 to 4.8.41 inclusive- applicable to lands owned by Appellant 18)

4.8.4 – applicable to lands owned by Appellant 27

Section 4.10 – Local Municipal Official Plans

4.10.2 – applicable to lands owned by Appellant 27

Entire Section – applicable to lands owned by Party R

Section 4.11 – Implementation

4.11.4 – applicable to lands owned by Appellant 27

Entire Section – applicable to lands owned by Party R

**Part 5 - Schedules**

Schedule 5.2.1 – applicable to:

Lafarge Sass Pit at 3601 George Johnston Road, Springwater Township  
(Party J3)

James Dick Construction Ltd Site at Part of Lot 14, Conc. A, (Mara),  
Township of Ramara (Party J5)

Walker Duntroon Expansion site at Lot 25, Conc. 12, Township of  
Clearview (Party J6)

Township of Clearview (Party G1)

Schedules 5.1, 5.1.2, 5.2.2, 5.2.3, 5.5.1 and 5.5.2 – applicable to lands owned by  
Appellant 27

Schedule 5.2.3 – applicable to Part of Lots 10 & 11, Conc. 7, Oro

- Applicable to Lot 25, Conc. 12, Clearview Township

Schedule 5.3.1 – applicable to Lot 25, Conc. 12, Clearview Township

Table 5.4 – With respect to County Road 91 in Clearview Township (addition of an \*)

**Section 5.8 – Definitions**

Entire Section – applicable to lands owned by Party R

**ATTACHMENT 4**

**Legal Descriptions of Lands of Certain Appellants and Parties**

Appellant or Party # and Name	Legal Description of Lands Owned and Applicable to Appeals
Appellant 8a – 861945 Ontario Ltd.	<ul style="list-style-type: none"> <li>• Lots 2, 3 &amp; 4, Conc. 2, formerly in the Geographic Township of South Orillia, Township of Severn ("Area 1" Draft Plan 43T-9902)</li> <li>• Part Lot 15, Conc. 3, Formerly in the Geographic of Township of Innisfil, Town of Innisfil (Churchill Draft Plan I-T-90013)</li> </ul>
Appellant 8c – Mark Rich Homes Ltd	<ul style="list-style-type: none"> <li>• Part of Lots 4 &amp; 5, Conc. 4 and all of Lots 41-46 Plan 51M-489 and Part of Lots 1-7 Registered Plan 364, formerly in the Geographic Township of South Orillia (Southern Division), Township of Severn("Area 3" OMB approved Draft Plan SV-T-99006)</li> <li>• Part of Lot 3, Conc. 4, formerly in the Geographic Township of Orillia(Southern Division), Township of Severn</li> <li>• Parts of Lots 1 &amp; 2, Conc. 4, formerly in the Geographic Township of Orillia(Southern Division), Township of Severn</li> <li>• Part of Lot 2, Conc. 4, formerly in the Geographic Township of Orillia(Southern Division), Township of Severn</li> </ul>
Appellant 8d – Silver Spring View Estates Limited	<ul style="list-style-type: none"> <li>• Part Lots 1, 2 &amp; 3, Conc. 4, and Part of Lots 1 &amp; 2, Conc. 5, formerly in the Geographic Township of Orillia(Southern Division), Township of Severn ("Area 2" OMB approval)</li> <li>• Part of Lots 2 &amp; 3, Conc. 5 and Part of Lot 4, Conc. 6, formerly on the Geographic Township of Orillia(Southern Division), Township of Severn (4285 Burnside Line, 1252 Brodie Dr., &amp; 4260 Carlyon Line)</li> </ul>
Appellant 8e – Simcoe Estates Limited	<ul style="list-style-type: none"> <li>• Part of Lots 5 &amp; 6, Conc. 11 and Part of the 66<sup>th</sup> Original Road Allowance between Lots 5 &amp; 6, Conc. 11, Geographic Township of North Orillia, Township of Severn</li> <li>• Part of Lots 6 and 7, Concession 11 and Pt of Lots 178, 180, 181, 182, 183, 184 and part of Block "g" and All of Lot 157 Registered Plan 1079, Geographic Township of North Orillia, Township of Severn</li> <li>• Lot s 41, 58 and 59, Plan 1070, formerly in the Geographic Township</li> </ul>

Appellant 8f -- Royal Heights Estates Limited	of North Orillia, Township of Severn
Appellant 8g -- OMC Development Corp.	<ul style="list-style-type: none"> <li>Part of Lot 3, Conc. 1 East, and Plan 51R-29731, formerly in the Geographic Township of North Orillia, Township of Severn</li> <li>Part of the East Half of Lot 3, Conc. 7, formerly in the Geographic Township of North Orillia, Township of Severn ("Rinkeby" Draft Plan SV-T-0704)</li> </ul>
Appellant 11 -- Janice & David Wright	<ul style="list-style-type: none"> <li>1145 Fuller Drive; Part Lots 21B, 53B, 63B and 77B, Registered Plan 69, Town of Penetanguishene</li> <li>Snow Valley Settlement Area as per the Township of Springwater Official Plan Schedule A-12 -- Land Use and Road Plan</li> </ul>
Appellants 12a -- Snow Valley Planning Corporation and 12b -- 453211 Ontario Limited	<ul style="list-style-type: none"> <li>Part Lot 23, Conc. 4, Township of Tiny</li> </ul>
Appellant 13- McMahan Woods Developments Ltd.	<ul style="list-style-type: none"> <li>Part of the South Half of Lot 25, Conc. 9, in the Town of Innisfil</li> </ul>
Appellant 14 -- Innisfil Beach Farms Inc.	<ul style="list-style-type: none"> <li>Part of Lots 18 and 19, Concession 8, Geographic Township of Vespra, now Township of Springwater and 3168 Dobson Road, Township of Springwater</li> </ul>
Appellant 18 -- Yorkwood Group of Companies	<ul style="list-style-type: none"> <li>Part of Lots 34, 35 and 36, Conc. 1, (E.P.R.) Geographic Township of Oro, Township of Oro-Medonte</li> </ul>
Appellant 20 -- 1091402 Ontario Ltd.	<ul style="list-style-type: none"> <li>3503 Highway 89, Town of Innisfil, being Part of Lot 6, Conc. 15, former Township of West Gwillimbury, Town of Innisfil</li> </ul>
Appellant 21 -- Nicole & Brent Fellman	<ul style="list-style-type: none"> <li>PT W/1/2 LT 10 CON 9 ORO AS IN RO1145189; ORO-MEDONTE (PIN 58537-0026)</li> <li>PT RDAL BTN LT 11 &amp; E CON 1 EPR ORO AS CLOSED BY BYLAW ORO19441; PT LT 11 CON 1 EPR ORO PT 1, 51R5911 &amp; PT 2, 51R6955; ORO-MEDONTE (PIN 58544-0028)</li> <li>PT RDAL BTN LITS A &amp; 11 CON 2 ORO AS CLOSED BY BYLAW ORO18994; PT LT 11 CON 2 EPR ORO AS IN RO1218638 (PIN 58544-0032)</li> </ul>
Appellant 22 -- Travel-Rite Property Corp.	



Party J3- Lafarge Canada Inc.	<ul style="list-style-type: none"><li>• Lafarge Sass Pit at 3601 George Johnston Road, Springwater Township</li></ul>
Party J5- James Dick Construction Limited	<ul style="list-style-type: none"><li>• Part of Lot 14, Conc. A, (Mara), Township of Ramara</li></ul>
Party J6- Walker Aggregates Inc.	<ul style="list-style-type: none"><li>• Lot 25, Conc. 12, Township of Clearview</li></ul>