

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

**PROCEEDING COMMENCED UNDER** 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  
And Others  
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

**MOTION RECORD**  
**(PHASE 3d – AGRICULTURAL #2)**  
(Returnable December 3, 2015)

THOMSON, ROGERS  
Barristers and Solicitors  
Suite 3100, 390 Bay Street  
Toronto, Ontario  
M5H 1W2

ROGER T. BEAMAN  
416-868-3157  
Fax No. 416-868-3134

Lawyers for the Corporation  
of the County of Simcoe

**TO: ALL APPELLANTS/PARTIES LISTED IN ATTACHMENTS "A" AND "B"**  
**WITH A COPY TO ALL PARTICIPANTS LISTED IN ATTACHMENT "C"**

AND TO: **ONTARIO MUNICIPAL BOARD**  
655 Bay Street, 15th Floor  
Toronto, Ontario, M5G 1E5

Attention: Johnpaul Loiacono, Planner  
[johnpaul.loiacono@ontario.ca](mailto:johnpaul.loiacono@ontario.ca)

Phone: 416-326-5598  
Fax: 416-326-5370

## ATTACHMENT “A”

### LIST OF APPELLANT PARTIES– COUNTY OF SIMCOE OFFICIAL PLAN OMB File PL091167

Oct 22, 2015

No.	Appellant	Lawyer/Agent*	E-mail Address
<b>1</b>	County of Simcoe	Roger Beaman	<a href="mailto:rbeaman@thomsonrogers.com">rbeaman@thomsonrogers.com</a>
<b>2</b>	<b>2a</b> Carson Road Development Inc. <b>2b</b> 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>
<b>3[M]</b>	Craighurst Land Corp.	Susan Rosenthal	<a href="mailto:susanr@davieshowe.com">susanr@davieshowe.com</a>
<del>4</del>	<del>Huntingwood Trails (Collingwood) Ltd.</del>	<del>Appeal Resolved</del>	
<b>5</b>	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>
<b>6</b>	Township of Springwater	Barnet Kussner	<a href="mailto:bkussner@weirfoulds.ca">bkussner@weirfoulds.ca</a>
<b>7</b>	451082 Ontario Limited	James Feehely	<a href="mailto:jfeehely@fglawyers.ca">jfeehely@fglawyers.ca</a>
<b>8</b>	<b>8a</b> 861945 Ontario Ltd. <b>8b</b> Golfview Estates Limited [W/D] <b>8c</b> Mark Rich Homes Limited <b>8d</b> Silver Spring View Estates Limited <b>8e</b> Simcoe Estates Limited <b>8f</b> Royal Heights Estates Limited <b>8g</b> OMC Development Corp. [W/D]	David White A-G D'Andrea	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> Anthony-George.D'Andrea@devrylaw.ca
<del>9</del>	<del>Innisfil Alcega Limited</del>	<del>Appeal Withdrawn</del>	
<b>10</b>	Tesmar Holdings Inc.	Michael Melling Meaghan McDermid	<a href="mailto:michaelm@davieshowe.com">michaelm@davieshowe.com</a> <a href="mailto:meaghanm@davieshowe.com">meaghanm@davieshowe.com</a>
<b>11</b>	Janice & David Wright	David White A-G D'Andrea	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> Anthony-George.D'Andrea@devrylaw.ca
<b>12</b>	<b>12a</b> Snow Valley Planning Corporation <b>12b</b> 453211 Ontario Limited	David White A-G D'Andrea (	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> Anthony-George.D'Andrea@devrylaw.ca
<b>13</b>	McMahan Woods Developments Ltd.	David White A-G D'Andrea	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> Anthony-George.D'Andrea@devrylaw.ca
<b>14</b>	Innisfil Beach Farms Inc.	David White A-G D'Andrea	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> Anthony-George.D'Andrea@devrylaw.ca
<b>15</b>	Estate of Marie Louise Frankcom	James Feehely	<a href="mailto:jfeehely@fglawyers.ca">jfeehely@fglawyers.ca</a>
<del>16</del>	<del>Midhurst Ratepayers' Association</del>	<del>Appeal Dismissed by Board</del>	
<b>17</b>	Narinder Mann	Ian Rowe	<a href="mailto:irowe@barristonlaw.com">irowe@barristonlaw.com</a>
<b>18[M]</b>	<del>Yorkwood Group of Companies</del> {Resolved}	Patricia Foran	<a href="mailto:pforan@airdberlis.com">pforan@airdberlis.com</a>
<del>19</del>	<del>19a</del> Rama Resorts International Inc. <del>19b</del> Fernbrook Homes (Rama) Limited	<del>Appeal Resolved</del>	
<del>20</del>	<del>1091402 Ontario Ltd.</del>	<del>Appeal Withdrawn</del>	
<b>21</b>	Nicole and Brent Fellman	David White A-G D'Andrea	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> Anthony-George.D'Andrea@devrylaw.ca
<b>22</b>	Travel-Rite Property Corp.	David White A-G D'Andrea	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> Anthony-George.D'Andrea@devrylaw.ca
<b>23</b>	Aqua-Gem Investments Ltd.	David White A-G D'Andrea	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> Anthony-George.D'Andrea@devrylaw.ca

24	442023 Ontario Limited	David White A-G D'Andrea	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> Anthony-George.D'Andrea@devrylaw.ca
25	1045901 Ontario Limited	David White A-G D'Andrea	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> Anthony-George.D'Andrea@devrylaw.ca
26	Kellwatt Limited	David White A-G D'Andrea	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> Anthony-George.D'Andrea@devrylaw.ca
27	27a Ont Potato Distributing Inc 27b 1567219 Ontario Limited	Chris Barnett	<a href="mailto:cbarnett@davis.ca">cbarnett@davis.ca</a>
28	Black Marlin Management Inc. [Resolved]	Caterina Facciolo	<a href="mailto:efacciolo@bratty.com">efacciolo@bratty.com</a> - Resolved
29	Ahmadiyya Muslim Jama'at Canada Inc. (AMJC)	Barry Horosko	<a href="mailto:bhorosko@horoskoplanninglaw.com">bhorosko@horoskoplanninglaw.com</a>
30[M]	D.G. Pratt Construction Limited [Adjourned]	Jane Pepino Andrea Skinner	<a href="mailto:jpepino@airdberlis.com">jpepino@airdberlis.com</a> <a href="mailto:askinner@airdberlis.com">askinner@airdberlis.com</a>
31[M]	Hanson Development Group [Resolved]	Patricia Foran	<a href="mailto:pforan@airdberlis.com">pforan@airdberlis.com</a>
32	Town of New Tecumseth	James Feehely	<a href="mailto:jfeehely@fglawyers.ca">jfeehely@fglawyers.ca</a>
33	Township of Adjala-Tosorontio	Stephen Waqué Isaac Tang	<a href="mailto:swaque@blg.com">swaque@blg.com</a> <a href="mailto:itang@blg.com">itang@blg.com</a>
34	Robert Schickedanz in Trust	Ian Rowe	<a href="mailto:irowe@barristonlaw.com">irowe@barristonlaw.com</a>
35	2115441 Ontario Inc.	David White A-G D'Andrea	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> Anthony-George.D'Andrea@devrylaw.ca
36	Carson Trail Estates Inc.	David White A-G D'Andrea	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> Anthony-George.D'Andrea@devrylaw.ca
37	Sucession Financial Group Inc.	David White A-G D'Andrea	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> Anthony-George.D'Andrea@devrylaw.ca
38	Bond Head Properties Inc.	Susan Rosenthal Meghan McDermid	<a href="mailto:susanr@davieshowe.com">susanr@davieshowe.com</a> <a href="mailto:meaghanm@davieshowe.com">meaghanm@davieshowe.com</a>
39	39a 2000463 Ontario Limited & 39b Angelo & Yvette Santorelli	David White A-G D'Andrea	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> Anthony-George.D'Andrea@devrylaw.ca
40	Rayville Developments (Alliston) Inc.	David White A-G D'Andrea	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> Anthony-George.D'Andrea@devrylaw.ca
41	Copperglen Estates Inc.	David White A-G D'Andrea	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> Anthony-George.D'Andrea@devrylaw.ca

## ATTACHMENT "B"

### LIST OF PARTIES– COUNTY OF SIMCOE OFFICIAL PLAN PL091167

Nov 9, 2015

No.	Party	Lawyer/Agent*	E-mail Address
<b>A</b>	Ministry of Municipal Affairs and Housing	Ken Hare Ugo Popadic	<a href="mailto:ken.hare@ontario.ca">ken.hare@ontario.ca</a> <a href="mailto:Ugo.Popadic@ontario.ca">Ugo.Popadic@ontario.ca</a>
<b>B</b>	Town of Collingwood	Leo Longo	<a href="mailto:llongo@airdberlis.com">llongo@airdberlis.com</a>
<b>C</b>	<b>C1</b> Town of Penetanguishene <b>C2</b> Township of Ramara	Edward Veldboom	<a href="mailto:eveldboom@russellchristie.com">eveldboom@russellchristie.com</a>
<b>D</b>	Town of Innisfil	Quinto Annibale/ Mark Joblin	<a href="mailto:qannibale@loonix.com">qannibale@loonix.com</a> <a href="mailto:mjoblin@loonix.com">mjoblin@loonix.com</a>
<b>E</b>	Town of Bradford W-G	Tom Halinski	<a href="mailto:thalinski@airdberlis.com">thalinski@airdberlis.com</a>
<b>F</b>	Town of Midland	Paul Peterson	<a href="mailto:ppeterson@hgrgp.ca">ppeterson@hgrgp.ca</a>
<b>G</b>	<b>G1</b> Township of Clearview <b>G2</b> Township of Tiny <b>G3</b> Town of Wasaga Beach	Ian Rowe	<a href="mailto:irowe@barristonlaw.com">irowe@barristonlaw.com</a>
<del>H</del>	<del>[Now Appellant 32]</del>		
<del>I</del>	<del>[Now Appellant 33]</del>		
<b>J</b>	<b>J1</b> Ontario Stone, Sand and Gravel Association <b>J2</b> CBM Aggregates, a division of St. Marys Cement (Canada) Inc <b>J3</b> Lafarge Canada Inc. <b>J4</b> Holcim (Canada) Inc. <b>J5</b> James Dick Construction Limited <b>J6</b> Walker Aggregates Inc.	Mary Bull	<a href="mailto:mbull@woodbull.ca">mbull@woodbull.ca</a>
<b>K[M]</b>	Georgian International Land Corp. [Resolved]	Mary Bull	<a href="mailto:mbull@woodbull.ca">mbull@woodbull.ca</a>
<b>L</b>	San Marco in Lamis Ltd.	Michael Vaughan	<a href="mailto:michaelbvaughan@yahoo.ca">michaelbvaughan@yahoo.ca</a>
<del>M</del>	<del>White Water Holdings Ltd.</del>	<del>Resolved</del>	
<del>N</del>	<del>[Now Appellant 28]</del>		
<del>O</del>	<del>No Jet Construction Inc. Remington Homes (Manhattan) Inc.</del>	<del>Withdrawn</del>	
<b>P</b>	Sleeping Lion Development Corporation	John Dawson	<a href="mailto:jdawson@mccarthy.ca">jdawson@mccarthy.ca</a>
<b>Q</b>	John Barzo Limited	John Barzo	<a href="mailto:jbarzo@barzolaw.com">jbarzo@barzolaw.com</a>
<b>R[M]</b>	Innisfil Mapleview Developments Limited	Susan Rogers [Adjourned]	<a href="mailto:susan.rogers@sdrogerslaw.ca">susan.rogers@sdrogerslaw.ca</a>
<b>S</b>	2133952 Ontario Inc.	Harold Elston Aynsley Anderson	<a href="mailto:HElston@barristonlaw.com">HElston@barristonlaw.com</a> <a href="mailto:AAnderson@barristonlaw.com">AAnderson@barristonlaw.com</a>
<b>T</b>	Talisker Corporation	Harold Elston Aynsley Anderson	<a href="mailto:HElston@barristonlaw.com">HElston@barristonlaw.com</a> <a href="mailto:AAnderson@barristonlaw.com">AAnderson@barristonlaw.com</a>
<del>U</del>	<del>U1&amp;U2 [Now Appellant 27-a &amp; b]</del>		
<b>V</b>	1651012 Ontario Ltd. now <b>V1</b> Sandycove Acres Limited <b>V2</b> Parkbridge Lifestyle Communities Inc. <b>V3</b> Belmac Estate Properties Inc.	Ian Rowe	<a href="mailto:irowe@barristonlaw.com">irowe@barristonlaw.com</a>
<b>W</b>	Township of Oro-Medonte	Chris Williams	<a href="mailto:cwilliams@airdberlis.com">cwilliams@airdberlis.com</a>
<b>X</b>	998991 Ontario Inc.	Ian Rowe	<a href="mailto:irowe@barristonlaw.com">irowe@barristonlaw.com</a>
<b>Y</b>	Tsam Investments Ltd.	Raivo Uukkivi Signe Leisk	<a href="mailto:ruukkivi@casselsbrock.com">ruukkivi@casselsbrock.com</a> <a href="mailto:sleisk@casselsbrock.com">sleisk@casselsbrock.com</a>

## ATTACHMENT “C”

### LIST OF PARTICIPANTS MONITORING COUNTY OF SIMCOE OP PL091167

Jan 19, 2015

No.	Participant or Interest	Lawyer/Agent	E-mail Address
<b>1*</b> [M]	<i>AWARE Simcoe</i>	<i>Sandy Agnew</i> [M] <i>Ann Truyens</i> [M]	<a href="mailto:sagnew@ecomedic.ca">sagnew@ecomedic.ca</a> <a href="mailto:at@iglide.net">at@iglide.net</a>
<b>2*</b> [M]	<i>PURE now ERA - Everett Ratepayers Association</i>	<i>Chantale Gagnon</i> [M] <i>David Perryman</i> [M]	<a href="mailto:chantalegagnon@bell.net">chantalegagnon@bell.net</a> <a href="mailto:dperryman43@sympatico.ca">dperryman43@sympatico.ca</a>
<b>3</b> [M]	Interest in Midhurst	Anna Romano	<a href="mailto:am_romano@hotmail.com">am_romano@hotmail.com</a>
<b>8*</b> [M]	<i>Ontario Farmland Preservation</i>	<i>Bernard Pope</i> [M]	<a href="mailto:bernard@ontariofarmlandpreservation.org">bernard@ontariofarmlandpreservation.org</a>
<b>9*</b> [M]	<i>Simcoe County Federation of Agriculture</i>	<i>Colin Elliott</i> <i>Anne Ritchie-Nahius</i>	<a href="mailto:rockeynol32@gmail.com">rockeynol32@gmail.com</a> <a href="mailto:nahuis@csolve.net">nahuis@csolve.net</a>
<b>11</b> [M]	<b>11a</b> Nutristock Corporation <b>11b</b> Solmar (Healy) Corporation (re 27a, 27b)	Michael Melling Meaghan McDermid [M]-3a, 3b, 4a, 4b, 5	<a href="mailto:michaelm@davieshowe.com">michaelm@davieshowe.com</a> <a href="mailto:meaghanm@davieshowe.com">meaghanm@davieshowe.com</a>
<b>12</b> [M]	Township of Severn	Henry Sander	<a href="mailto:hsander@townshipofsevern.com">hsander@townshipofsevern.com</a>
<b>16*</b> [M]	<i>John Strong</i>	<i>John Strong</i>	No e-mail given; 705-424-9350 6760 Simcoe County Road 21, R.R.#2, Alliston, Ont. L9R 1V2
<b>18*</b> [M]	Re 27a, 27b	Ralph MacKenzie	<a href="mailto:nvf4all@gmail.com">nvf4all@gmail.com</a>
<b>22</b> [M]	R & M Homes Ltd. (Everett) [M]- 2a	David White Anthony-George D'Andrea	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> <a href="mailto:Anthony-George.D'Andrea@devrylaw.ca">Anthony-George.D'Andrea@devrylaw.ca</a>

\* Participant has testified [M] Monitoring

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

**PROCEEDING COMMENCED UNDER** 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 And Others
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
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OMB File No:	PL091167

**I N D E X**

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**Ontario Municipal Board**  
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And Others  
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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

**NOTICE OF MOTION**  
**(PHASE 3d – AGRICULTURAL #2)**

**THE CORPORATION OF THE COUNTY OF SIMCOE** will make a motion to the Ontario Municipal Board on **Thursday, the 3rd day of December, 2015, at 10:00 am**, or as soon after that time as the motion can be heard at the Council Chambers of the Corporation of the County of Simcoe, Administration Centre, 1110 Highway 26, Midhurst, Ontario, L0L 1X0.

THE MOTION IS FOR AN ORDER:

- (a) Allowing the Official Plan appeal in part and approving, and modifying and approving, several policies for Phase 3d dealing with Agricultural Policy as set out in the Affidavit of Kathy Suggitt, sworn November 18, 2015 in paragraph 14;
- (b) for such further and other relief as may seem just and appropriate.



THE GROUNDS FOR THE MOTION ARE:

- (a) The experts for parties registered for involvement in Phase 3d Agricultural of the hearing met and supported or did not oppose or had no opinion on certain policies and modified policies resolving concerns for various matters to be considered in the Phase 3d hearing.
- (b) The policies as modified provide a suitable and appropriate policy framework for implementation of the Growth Plan.
- (c) The policies and modified policies are consistent with the PPS 2014, conform with relevant Provincial policy and represent good planning.
- (d) Approval as sought would resolve appeals and concerns of specific parties.
- (e) Such further and other grounds as counsel may advise and this Board may deem necessary.
- (f) *Planning Act*, R.S.O. 1990, c. P.13, as amended, subsections 17(40), 17(45), 17(50).

THE FOLLOWING DOCUMENTARY EVIDENCE will be used at the hearing of the motion:

- (a) the Affidavit of Kathy Suggitt, sworn November 18, 2015, and the Exhibits attached thereto;
- (b) the Report of Meetings of Expert Witnesses on Phase 3d contained in the said Affidavit;
- (c) the pleadings, proceedings and exhibits filed herein;
- (d) such further and other material as counsel may advise and this Board may permit.

NOVEMBER 18, 2015

THOMSON, ROGERS  
Barristers and Solicitors  
Suite 3100, 390 Bay Street  
Toronto, Ontario  
M5H 1W2

ROGER T. BEAMAN  
416-868-3157  
Fax No. 416-868-3134

Lawyers for the Corporation  
of the County of Simcoe

PL091167

**Ontario Municipal Board  
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**PROCEEDING COMMENCED UNDER** subsection 17(40) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

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 Appellant: Midhurst Rose Alliance Inc.  
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 And Others  
 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

**AFFIDAVIT OF KATHY SUGGITT, MCIP, RPP**

**Phase 3d – Agricultural #2**

**I, KATHY SUGGITT, MCIP, RPP, of the City of Barrie, in the Province of Ontario,  
MAKE OATH AND SAY AS FOLLOWS:**

1. I am the Manager of Policy Planning in the Planning Department at the County of Simcoe (the "County"). As such, I have knowledge of the matters deposed to herein.
2. I am a Full Member of the Canadian Institute of Planners and a Registered Professional Planner in the Province of Ontario. I have 25 years of experience in private and public sector planning. A copy of my Curriculum Vitae has previously been filed in these proceedings as attachment A to Motion Record Exhibit 7.
3. I have been directly involved in matters respecting the County's updated Official Plan at all stages of the process since August 2008 leading to its adoption by the County on November 25, 2008 through to the endorsement of the proposed modified Plan by County Council on January 22, 2013 and to the present including OMB proceedings to date.

### **Agricultural Policies Remaining Under Appeal – Phase 3d**

4. In an oral decision on April 19, 2013 and confirmed in an Order issued June 13, 2013 the Board approved parts of the County Official Plan with the exception of sections that remain under appeal either County-wide or on a site-specific basis. In an Order dated August 31, 2015 the Board approved portions of the Agriculture designation policies of Section 3.6. The policies that remained under appeal were policies 3.6.7a) and former 3.6.9 (renumbered as 3.6.11 due to the approvals by the Board).
5. The expert witnesses for the parties registered in this phase of the hearing continued discussions to try to resolve issues. Arising from the discussions, an Experts' Report was provided to the County solicitor, who has circulated the report to the Board and to all parties and participants. Attached as **Exhibit "A"** is a copy of the Experts' Report dated October 27, 2015.

### **Proposed Modifications**

6. As reflected in **Exhibit "A"**, the experts have reached agreement on the remaining policies under appeal. The Attachment to the Experts' Report contains the proposed policies. The experts either support or do not oppose/have no opinion on the proposed policy 3.6.7a) and the deletion of former 3.6.9 (renumbered as 3.6.11) and replaced with two new policies numbered as 3.6.11 and 3.6.12. As a consequent of the additional policy, former policy 3.6.12, already approved by the Board, would be renumbered as 3.6.13.
7. The proposed policies are a direct result of the policies in the Provincial Policy Statement, 2014 and the need to ensure the policies in the Plan are consistent with Provincial policies.
8. Policy 3.6.7a) addresses lot creation in the Agricultural designation for agricultural uses. The minimum lot size is stated as 40 hectares or the original lot size, whichever is lesser, or 16 hectares in specialty crop areas. These sizes are based on agricultural lot sizes common across the County.
9. The former policy 3.6.9 (renumbered as 3.6.11) was originally worded based on the Provincial Policy Statement 2005. The Provincial Policy Statement 2014 has changed the approach to re-designations of agricultural lands. As such it is proposed that the former policy be deleted and replaced with two new policies (namely 3.6.11 and 3.6.12) based on the Provincial Policy Statement 2014.
10. The proposed new policy 3.6.11 is derived from the PPS 2014 policy 2.3.5. It addresses the only instances where lands can be taken out of prime agricultural areas for purposes of settlement area expansions. As noted in the Experts Report, Parties T and C2 have reserved their rights to request site specific language to be

added to policy 3.6.11 to address their site specific issues, similar to their request related to policy 3.5.5 of Phase 2a of this hearing.

11. The proposed new policy 3.6.12 is also derived from the Provincial Policy Statement 2014, namely policy 2.3.6. Non-agricultural uses proposed in prime agricultural areas must satisfy certain requirements and this policy details those requirements including for the consideration of proposed non-residential uses. The new policy framework established by the Provincial Policy Statement does not allow for re-designations out of prime agricultural areas. Instead it only allows for consideration of agricultural exceptions. This policy has been followed in the proposed policy.

**Summary Opinion**

12. It is my professional planning opinion that the proposed policies listed in paragraph 6 and contained in the Attachment to the Experts Report dated October 27, 2015 accurately reflect the agreement reached by the experts involved in Phase 3d of this hearing, on the understanding that the experts either support or do not oppose/have no opinion on the proposed modifications.

13. The policies addressed in this Affidavit and the County's motion seeking approval of these Phase 3d policies would bring the policies into conformity with relevant Provincial policy. The modifications are consistent with the Provincial Policy Statement, 2014, conform with the Growth Plan and represent good planning.


14. I make this Affidavit in support of the County's request for an order of the Board to allow the appeal in part of the Official Plan and to modify and approve certain policies all as detailed in the Attachment to Exhibit "A" as follows:

- a. To modify and approve policy 3.6.7a);
- b. To delete former 3.6.9 (renumbered to 3.6.11) and replace it with a new 3.6.11 and 3.6.12 and approve same; and
- c. To renumber former 3.6.12, already approved by the Board, to 3.6.13.

**SWORN BEFORE ME**  
at the Township of Springwater  
in the County of Simcoe  
this 18th day of November, 2015.

  
**Commissioner for Taking Oaths, etc.**

Amanda Flynn, Deputy Clerk  
A Commissioner for the  
Corporation of the  
County of Simcoe

  
**KATHY SUGGITT**

THIS IS EXHIBIT "A" REFERRED TO IN THE AFFIDAVIT  
OF KATHY SUGGITT SWORN BEFORE ME THIS  
18TH DAY OF NOVEMBER, 2015.

A handwritten signature in cursive script, appearing to read "Amanda Flynn", written over a horizontal line.

A Commissioner, etc.

Amanda Flynn, Deputy Clerk  
A Commissioner for the  
Corporation of the  
County of Simcoe

OMB File No: PL091167

County of Simcoe Official Plan

Experts' Report on Phase 3d (Agriculture)

Dated October 27, 2015

Expert Planning Witnesses Registered for Phase 3d of the Hearing:

- Derek Abbotts – Town of New Tecumseth (Appellant Party 32)
- Mark Dorfman – Township of Ramara (Party C2)
- Ray Duhamel – D. G. Pratt Construction Limited (Appellant Party 30)
- Bob Lehman – Talisker Corporation (Party T)
- Darryl Lyons – Ministry of Municipal Affairs and Housing (Party A)
- David McKay & Armando Lopes – AMJC (Appellant Party 29)
- Kris Menzies – 998991 Ontario Inc. (Party X)
- Steve Montgomery – Town of Innisfil (Party D)
- Kathy Suggitt – County of Simcoe (Appellant Party 1)
- Alan Wiebe – Town of Bradford West Gwillimbury (Party E)
- Marie Leroux – Township of Clearview (Party G1)

**Phase 3d Policies:**

The policies remaining under appeal in Phase 3d – Agricultural of the hearing include: renumbered 3.6.7 a), and former 3.6.9 (renumbered as 3.6.11).

Following the issuance of the first experts report dated April 23, 2015, the expert witnesses have continued discussions to try to resolve the remaining issues.

Experts Agreement

The experts agreed that supporting or not opposing/having no opinion on a particular policy in Phase 3d where that policy includes cross reference to other policies in the Plan, should not prejudice or infer support of the cross referenced policy.

The experts who participated in the meetings have reached agreement on the following Policies with the Proposed Modifications as shown in the Attachment:

- 3.6.7 a)
- former policy 3.6.9 (having been renumbered as 3.6.11) is deleted and replaced with 2 policies and renumbered as 3.6.11 and 3.6.12
- Existing policy 3.6.12 (already approved by the OMB) is renumbered as 3.6.13

NOTE: Parties T & C2 reserve the right to request that site specific language be added to policy 3.6.11 to address their site specific issues, similar to their request related to policy 3.5.5 from Phase 2a.

Report prepared by Kathy Suggitt, County of Simcoe

On behalf of the expert witnesses





**Attachment to Experts Report on Phase 3d Agriculture dated October 27, 2015**

**3.6.7** In the Agricultural designation lot creation is discouraged and may only be permitted for:

- a) Agricultural uses, provided new lots for agricultural uses should not be less than 40 hectares or the original survey lot size, whichever is lesser, or 16 hectares in specialty crop areas.

**NOTE:** Policies 3.6.7 b), c) and d) has already been approved by OMB

Delete policy 3.6.11 (former policy 3.6.9) and replace with two policies as follows:

3.6.11 Proposals to re-designate lands from the Agricultural designation may only be considered for expansions to settlement areas in accordance with applicable policies of this Plan, Provincial policy statements issued under the Planning Act and provincial plans.

Parties T & C2 have reserved their rights to request that site specific language be added to policy 3.6.11 to address their site specific issues, similar to their request related to policy 3.5.5 from Phase 2a.

3.6.12 Non-agricultural uses in prime agricultural areas may only be permitted for:

- a) extraction of minerals, petroleum resources and mineral aggregate resources, in accordance with the appropriate policies of this Plan, Provincial policy statements issued under the Planning Act and provincial plans; or
- b) limited non-residential uses, through a site-specific local municipal official plan amendment, provided that all of the following are demonstrated:
  1. the land does not comprise a specialty crop area;
  2. the proposed use complies with the minimum distance separation formulae;
  3. there is an identified need within the planning horizon provided for in this Plan for additional land to be designated to accommodate the proposed use;
  4. alternative locations have been evaluated, and
    - i. there are no reasonable alternative locations which avoid prime agricultural areas; and
    - ii. there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands;
  5. the proposed use requires minimal site alteration, as determined through pre-consultation with the local municipality and the approval authority;
  6. the proposed use shall be compatible with the surrounding agricultural uses or in a location that is separated from the primary agricultural operations by physical features and demonstrated to cause minimal disruption to surrounding area;
  7. the proposed use will not be located in an area that may have an impact on the efficient and logical expansion of nearby settlement areas;

8. the proposed use complies with all other applicable provisions of this Plan; and
9. applications for non-agricultural uses must be supported by adequate technical assessment to ensure that appropriate services for the proposed use can be provided.

Impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and existing land uses are to be mitigated to the extent feasible. Local municipalities shall utilize site plan control to regulate the impact of non-agricultural uses in prime agricultural areas.

Former policy 3.6.12 (already approved by the OMB) will get renumbered accordingly to **3.6.13**



**ONTARIO MUNICIPAL BOARD**

**MOTION RECORD  
PHASE 3d – AGRICULTURAL #2  
(Returnable December 3, 2015)**

THOMSON, ROGERS  
Barristers and Solicitors  
Suite 3100  
390 Bay Street  
Toronto, Ontario  
M5H 1W2

ROGER T. BEAMAN  
L.S.U.C. No. 14079T  
416-868-3157  
Fax No. 416-868-3134

Lawyers for the Corporation  
of the County of Simcoe

(050873 RTB/aph)

**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 And Others
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
O.M.B. Case No.:	PL091167
O.M.B. File No.:	PL091167

**RESPONSE TO NOTICE OF MOTION**

The Township of Clearview ("Clearview") will make a Response to the Motion by the County of Simcoe ("County") (PHASE 3d-AGRICULTURAL #2) to the Ontario Municipal Board (the "Board") on December 3, 2015 at 10:00 a.m., or as soon thereafter as the response can be heard, at the County of Simcoe Administration Building, Council Chambers, 1110 Highway 26, Midhurst, Ontario.

**RESPONSE:**

1. The County's Motion claims relief for the approval of section 3.6.7 a) which is proposed to read as follows:

3.6.7 In the *Agricultural* designation lot creation is discouraged and may only be permitted for:

a) Agricultural uses, provided new lots for *agricultural uses* should not be less than **40 hectares** or the original survey lot size, whichever is lesser, or 16 hectares in specialty crop areas. [emphasis added]

2. Approval of 3.6.7 a) would result in consent policies for the Agricultural designation as follows:

3.6.7 In the Agricultural designation lot creation is discouraged and may only be permitted for:

a) Agricultural uses, provided new lots for *agricultural uses* should not be less than 40 hectares or the original survey lot size, whichever is lesser, or 16 hectares in specialty crop areas;

b) Agriculture-related uses (PPS 2014), provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services. Residential uses shall be prohibited on such lots, and they shall be zoned accordingly;

c) a residence surplus to a farming operation as a result of farm consolidation, provided that:

i. the new lot will be limited to a minimum size needed to accommodate the residential use and appropriate sewage and water services, and should be an approximate size of 1 hectare; and

ii. new residential dwellings are prohibited on any remnant parcel of farmland created by the severance. To ensure that no new residential dwellings are permitted on the remnant parcel, municipalities may use approaches such as zoning to prohibit the development of a dwelling unit(s), and/or the municipality may enter into agreements imposed as a condition to the approval of lot creation and the agreements may be registered against the land to which it applies; **and**

d) infrastructure, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.

[emphasis added]

3. Given that the term “and” is generally interpreted to be conjunctive, the use of the term “and” found at the conclusion of 3.6.7 c) may lead to the conclusion that all subparagraphs which could be considered applicable would be applied to a given consent application
4. Clearview is concerned that should 3.6.7 a) be interpreted as applying to surplus farm house consents (3.6.7 c)) that the standard of 40 hectares is too great to be practical.
5. Clearview understands that the County’s intention is that the 4 subparagraphs of 3.6.7 are 4 separate and distinct types of consents within the Agricultural designation. That is, that the 4 subparagraphs are to be read and applied disjunctively.
6. Where the disjunctive is intended, the term “or” is generally used.
7. Although 3.6.7 c) has been previously approved, the Board has reserved the jurisdiction to revisit approved sections as necessary.
8. Clearview’s concern could be satisfied in either of 2 ways:
  - a) a reduction of the standard in 3.6.7 a) to 35 hectares, or
  - b) the substitution of the term “or” for the term “and” at the conclusion of 3.6.7 c)

**THE FOLLOWING DOCUMENTS WILL BE USED AT THE HEARING OF THE MOTION:**

1. The contents of the Board’s files for O.M.B. Case Nos. PL091167.
2. Such further and other documentary evidence as the Board may permit.

November 26, 2015

**BARRISTON LLP**  
90 Mulcaster Street, Box 758  
Barrie, Ontario  
L4M 4Y5

**Ian Rowe**

[irowe@barristonlaw.com](mailto:irowe@barristonlaw.com)

**Harold Elston**

[helston@barristonlaw.com](mailto:helston@barristonlaw.com)

(705) 721-3377 (t)

(705) 721-4025 (f)

**Counsel for the Township of  
Clearview**

**TO: THOMSON ROGERS**  
Barristers and Solicitors  
390 Bay Street, Suite 3100  
Toronto, Ontario  
M5H 1W2

**Mr. Roger Beaman**  
(416) 868-3157 (t)  
(416) 868-3134 (f)  
[rbeaman@thomsonrogers.com](mailto:rbeaman@thomsonrogers.com)

**Counsel for the County of Simcoe**

**AND TO: HGR GRAHAM PARTNERS LLP**  
190 Cundles Road East, Suite 107  
Barrie, Ontario  
L4M 4S5

**Mr. Marshall Green**  
(705) 737-1811 (t)  
(705) 737-5390 (f)  
[mgreen@hgrgp.ca](mailto:mgreen@hgrgp.ca)

**Counsel for the County of Simcoe**

**AND TO: PARTIES LISTED ON ATTACHMENT "A"**

**ATTACHMENT "A"**

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

Oct 22, 2015

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[M]	Craighurst Land Corp.	Susan Rosenthal	<a href="mailto:susanr@davieshowe.com">susanr@davieshowe.com</a>
<del>4</del>	Huntingwood Trails (Collingwood) Ltd.	Appeal Resolved	
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@fglawyers.ca">jfeehely@fglawyers.ca</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. (W/D)	David White A-G D'Andrea	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> Anthony-George.D'Andrea@devrylaw.ca
<del>9</del>	Innisfil Aloona Limited	Appeal Withdrawn	
10	Tesmar Holdings Inc.	Michael Melling Meaghan McDermid	<a href="mailto:michaelm@davieshowe.com">michaelm@davieshowe.com</a> <a href="mailto:meaghanm@davieshowe.com">meaghanm@davieshowe.com</a>
11	Janice & David Wright	David White A-G D'Andrea	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> Anthony-George.D'Andrea@devrylaw.ca
12	12a Snow Valley Planning Corporation 12b 453211 Ontario Limited	David White A-G D'Andrea (	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> Anthony-George.D'Andrea@devrylaw.ca
13	McMahan Woods Developments Ltd.	David White A-G D'Andrea	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> Anthony-George.D'Andrea@devrylaw.ca
14	Innisfil Beach Farms Inc.	David White A-G D'Andrea	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> Anthony-George.D'Andrea@devrylaw.ca
15	Estate of Marie Louise Frankcom	James Feehely	<a href="mailto:jfeehely@fglawyers.ca">jfeehely@fglawyers.ca</a>
<del>16</del>	Midhurst Ratepayers' Association	Appeal Dismissed by Board	
17	Narinder Mann	Ian Rowe	<a href="mailto:irowe@barristonlaw.com">irowe@barristonlaw.com</a>
18[M]	Yorkwood Group of Companies (Resolved)	Patricia Poran	<a href="mailto:pporan@nirdherlis.com">pporan@nirdherlis.com</a>
<del>19</del>	19a Rama Resorts International Inc. 19b Fernbrook Homes (Rama) Limited	Appeal Resolved	
<del>20</del>	4091402 Ontario Ltd.	Appeal Withdrawn	
21	Nicole and Brent Fellman	David White A-G D'Andrea	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> Anthony-George.D'Andrea@devrylaw.ca
22	Travel-Rite Property Corp.	David White A-G D'Andrea	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> Anthony-George.D'Andrea@devrylaw.ca
23	Aqua-Gem Investments Ltd.	David White A-G D'Andrea	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> Anthony-George.D'Andrea@devrylaw.ca



24	442023 Ontario Limited	David White A-G D'Andrea	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> <a href="mailto:Anthony-George.D'Andrea@devrylaw.ca">Anthony-George.D'Andrea@devrylaw.ca</a>
25	1045901 Ontario Limited	David White A-G D'Andrea	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> <a href="mailto:Anthony-George.D'Andrea@devrylaw.ca">Anthony-George.D'Andrea@devrylaw.ca</a>
26	Kellwatt Limited	David White A-G D'Andrea	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> <a href="mailto:Anthony-George.D'Andrea@devrylaw.ca">Anthony-George.D'Andrea@devrylaw.ca</a>
27	27a Ont Potato Distributing Inc 27b 1567219 Ontario Limited	Chris Barnett	<a href="mailto:cbarnett@davis.ca">cbarnett@davis.ca</a>
28	<del>Black-Martin-Management-Inc.-[Resolved]</del>	<del>Caterina-Facciolo</del>	<del><a href="mailto:efacciolo@hrntv.com">efacciolo@hrntv.com</a>-Resolved</del>
29	Ahmadiyya Muslim Jama'at Canada Inc. (AMJC)	Barry Horosko	<a href="mailto:bhorosko@horoskoplanninglaw.com">bhorosko@horoskoplanninglaw.com</a>
30[M]	D.G. Pratt Construction Limited <i>[Adjourned]</i>	Jane Pepino Andrea Skinner	<a href="mailto:jpepino@airdberlis.com">jpepino@airdberlis.com</a> <a href="mailto:askinner@airdberlis.com">askinner@airdberlis.com</a>
31[M]	<del>Hanson-Development-Group-[Resolved]</del>	Patricia Foran	<a href="mailto:pforan@airdberlis.com">pforan@airdberlis.com</a>
32	Town of New Tecumseth	James Feehely	<a href="mailto:jfeehely@fglawyers.ca">jfeehely@fglawyers.ca</a>
33	Township of Adjala-Tosorontio	Stephen Waqué Isaac Tang	<a href="mailto:swaque@blg.com">swaque@blg.com</a> <a href="mailto:itang@blg.com">itang@blg.com</a>
34	Robert Schickedanz in Trust	Ian Rowe	<a href="mailto:irowe@barristonlaw.com">irowe@barristonlaw.com</a>
35	2115441 Ontario Inc.	David White A-G D'Andrea	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> <a href="mailto:Anthony-George.D'Andrea@devrylaw.ca">Anthony-George.D'Andrea@devrylaw.ca</a>
36	Carson Trail Estates Inc.	David White A-G D'Andrea	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> <a href="mailto:Anthony-George.D'Andrea@devrylaw.ca">Anthony-George.D'Andrea@devrylaw.ca</a>
37	Sucession Financial Group Inc.	David White A-G D'Andrea	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> <a href="mailto:Anthony-George.D'Andrea@devrylaw.ca">Anthony-George.D'Andrea@devrylaw.ca</a>
38	Bond Head Properties Inc.	Susan Rosenthal Meghan McDermid	<a href="mailto:susanr@davieshowe.com">susanr@davieshowe.com</a> <a href="mailto:meaghanm@davieshowe.com">meaghanm@davieshowe.com</a>
39	39a 2000463 Ontario Limited & 39b Angelo & Yvette Santorelli	David White A-G D'Andrea	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> <a href="mailto:Anthony-George.D'Andrea@devrylaw.ca">Anthony-George.D'Andrea@devrylaw.ca</a>
40	Rayville Developments (Alliston) Inc.	David White A-G D'Andrea	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> <a href="mailto:Anthony-George.D'Andrea@devrylaw.ca">Anthony-George.D'Andrea@devrylaw.ca</a>
41	Copperglen Estates Inc.	David White A-G D'Andrea	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> <a href="mailto:Anthony-George.D'Andrea@devrylaw.ca">Anthony-George.D'Andrea@devrylaw.ca</a>



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

Nov 9, 2015

No.	Party	Lawyer/Agent*	E-mail Address
A	Ministry of Municipal Affairs and Housing	Ken Hare Ugo Popadic	<a href="mailto:ken.hare@ontario.ca">ken.hare@ontario.ca</a> <a href="mailto:Ugo.Popadic@ontario.ca">Ugo.Popadic@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@russellehrstie.com">eveldboom@russellehrstie.com</a>
D	Town of Innisfil	Quinto Annibale/ Mark Joblin	<a href="mailto:qannibale@loonix.com">qannibale@loonix.com</a> <a href="mailto:mjoblin@loonix.com">mjoblin@loonix.com</a>
E	Town of Bradford W-G	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	<a href="mailto:rowe@barristonlaw.com">rowe@barristonlaw.com</a>
<del>H</del>	<del>{Now-Appellant-32}</del>		
<del>I</del>	<del>{Now-Appellant-33}</del>		
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	<a href="mailto:mbull@woodbull.ca">mbull@woodbull.ca</a>
K[M]	Georgian-International Land Corp- <del>{Resolved}</del>	Mary Bull	<a href="mailto:mbull@woodbull.ca">mbull@woodbull.ca</a>
L	San Marco in Lamis Ltd.	Michael Vaughan	<a href="mailto:michaelbvaughan@yahoo.ca">michaelbvaughan@yahoo.ca</a>
<del>M</del>	<del>White-Water-Holdings-Ltd.</del>	<del>Resolved</del>	
<del>N</del>	<del>{Now-Appellant-28}</del>		
<del>O</del>	<del>Ne-Jet-Construction-Inc. Remington-Homes-(Manhattan)-Inc.</del>	<del>Withdrawn</del>	
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[M]	Innisfil Mapleview Developments Limited	Susan Rogers <i>[Adjourned]</i>	<a href="mailto:susan.rogers@sdrogerslaw.ca">susan.rogers@sdrogerslaw.ca</a>
S	2133952 Ontario Inc.	Harold Elston Aynsley Anderson	<a href="mailto:HElston@barristonlaw.com">HElston@barristonlaw.com</a> <a href="mailto:AAAnderson@barristonlaw.com">AAAnderson@barristonlaw.com</a>
T	Talisker Corporation	Harold Elston Aynsley Anderson	<a href="mailto:HElston@barristonlaw.com">HElston@barristonlaw.com</a> <a href="mailto:AAAnderson@barristonlaw.com">AAAnderson@barristonlaw.com</a>
<del>U</del>	<del>U1&amp;U2 {Now-Appellant-27-r-&amp;-h}</del>		
V	1651012 Ontario Ltd. now V1 Sandycove Acres Limited V2 Parkbridge Lifestyle Communities Inc. V3 Belmac Estate Properties Inc.	Ian Rowe	<a href="mailto:rowe@barristonlaw.com">rowe@barristonlaw.com</a>
W	Township of Oro-Medonte	Chris Williams	<a href="mailto:cwilliams@airdberlis.com">cwilliams@airdberlis.com</a>
X	998991 Ontario Inc.	Ian Rowe	<a href="mailto:rowe@barristonlaw.com">rowe@barristonlaw.com</a>
Y	Tsam Investments Ltd.	Raivo Uukkivi Signe Leisk	<a href="mailto:ruukkivi@casselsbrock.com">ruukkivi@casselsbrock.com</a> <a href="mailto:sleisk@casselsbrock.com">sleisk@casselsbrock.com</a>

## ATTACHMENT "C"

### LIST OF PARTICIPANTS MONITORING COUNTY OF SIMCOE OP PL091167

Jan 19, 2015

No.	Participant or Interest	Lawyer/Agent	E-mail Address
1*[M]	<i>AWARE Simcoe</i>	<i>Sandy Agnew [M]</i> <i>Ann Truyens [M]</i>	<a href="mailto:sagnew@ecomedic.ca">sagnew@ecomedic.ca</a> <a href="mailto:at@iglide.net">at@iglide.net</a>
2*[M]	<i>PURE now ERA - Everett Ratepayers Association</i>	<i>Chantale Gagnon [M]</i> <i>David Perryman [M]</i>	<a href="mailto:chantalegagnon@bell.net">chantalegagnon@bell.net</a> <a href="mailto:dperryman43@sympatico.ca">dperryman43@sympatico.ca</a>
3[M]	<i>Interest in Midhurst</i>	<i>Anna Romano</i>	<a href="mailto:am_romano@hotmail.com">am_romano@hotmail.com</a>
8*[M]	<i>Ontario Farmland Preservation</i>	<i>Bernard Pope [M]</i>	<a href="mailto:bernard@ontariofarmlandpreservation.org">bernard@ontariofarmlandpreservation.org</a>
9*[M]	<i>Simcoe County Federation of Agriculture</i>	<i>Colin Elliott</i> <i>Anne Ritchie-Nahus</i>	<a href="mailto:rockeyno132@gmail.com">rockeyno132@gmail.com</a> <a href="mailto:nahuls@csolve.net">nahuls@csolve.net</a>
11[M]	<i>11a Nutristock Corporation</i> <i>11b Solmar (Healy) Corporation (re 27a, 27b)</i>	<i>Michael Melling</i> <i>Meaghan McDermid [M]-3a, 3b, 4a, 4b, 5</i>	<a href="mailto:michaelm@davieshowe.com">michaelm@davieshowe.com</a> <a href="mailto:meaghanm@davieshowe.com">meaghanm@davieshowe.com</a>
12[M]	<i>Township of Severn</i>	<i>Henry Sander</i>	<a href="mailto:hsander@townshipofsevern.com">hsander@townshipofsevern.com</a>
16*[M]	<i>John Strong</i>	<i>John Strong</i>	No e-mail given; 705-424-9350 6760 Simcoe County Road 21, R.R.#2, Alliston, Ont. L9R 1V2
18*[M]	<i>Re 27a, 27b</i>	<i>Ralph MacKenzie</i>	<a href="mailto:nvf4all@gmail.com">nvf4all@gmail.com</a>
22[M]	<i>R &amp; M Homes Ltd. (Everett) [M]- 2a</i>	<i>David White</i> <i>Anthony-George D'Andrea</i>	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> <a href="mailto:Anthony-George.D'Andrea@devrylaw.ca">Anthony-George.D'Andrea@devrylaw.ca</a>

\* Participant has testified [M] Monitoring

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

**PROCEEDING COMMENCED UNDER** 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  
And Others  
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

**REPLY OF THE COUNTY OF SIMCOE  
TO THE NOTICE OF RESPONSE OF  
THE TOWNSHIP OF CLEARVIEW  
(PHASE 3d – AGRICULTURAL #2)**

**THE CORPORATION OF THE COUNTY OF SIMCOE** will make a  
Reply to the Response of the Township of Clearview to the Ontario Municipal  
Board on **Thursday, the 3rd day of December, 2015, at 10:30 am**, or as soon  
after that time as the motion can be heard at the Council Chambers of the  
Township of Springwater, 2231 Nursery Road, Minesing, Ontario, L0L 1Y2.

THE GROUNDS TO BE RELIED UPON IN REPLY TO THE  
RESPONSE TO THE MOTION ARE:

1. The response of Clearview raises concerns with s. 3.6.7 c) of the Official  
Plan and specifically with the use of the word "and" at the conclusion of  
the subsection.

2. The County agrees with the Respondent's paragraphs 3, 5 and 6 and supports the relief sought by the Respondent in paragraph 8(b) of the Township's Response.
3. The County seeks an order substituting the word "or" for the word "and" at the conclusion of s. 3.6.7 c) and relies on Rule 108 of the Board's Rules of Practice and Procedure (attached)

DECEMBER 2, 2015

THOMSON, ROGERS  
Barristers and Solicitors  
Suite 3100 - 390 Bay Street  
Toronto, Ontario  
M5H 1W2

ROGER T. BEAMAN  
416-868-3157  
Fax No. 416-868-3134

Lawyers for the Corporation  
of the County of Simcoe

**TO: ALL APPELLANTS/PARTIES LISTED IN ATTACHMENTS "A" AND "B"  
WITH A COPY TO ALL PARTICIPANTS LISTED IN ATTACHMENT "C"**

**AND TO: ONTARIO MUNICIPAL BOARD**  
655 Bay Street, 15th Floor  
Toronto, Ontario, M5G 1E5

Attention: Johnpaul Loiacono, Planner  
[johnpaul.loiacono@ontario.ca](mailto:johnpaul.loiacono@ontario.ca)

Phone: 416-326-5598  
Fax: 416-326-5370

(EXCERPT)

**ONTARIO MUNICIPAL BOARD  
RULES OF PRACTICE AND PROCEDURE**

(Issued: August 11, 2008, amended November 2, 2009 and September 3, 2013)

**3. Interpretation of the Rules** These Rules shall be liberally interpreted to secure the just, most expeditious and cost-effective determination of every proceeding on its merits.

**CORRECTING MINOR ERRORS IN DECISIONS AND ORDERS**

**108. Correcting Minor Errors** The Board may at any time and without prior notice to the parties correct a technical or typographical error, error in calculation or similar minor error made in a decision or order. There is no fee if a party requests this type of correction.

**109. Processing Request as a Review Request** If a party requests a correction or clarification that the Board finds is a request for a substantive change in the decision or order, the Board shall treat it as a request for review under section 43 of the *Ontario Municipal Board Act*.

## ATTACHMENT "A"

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

Oct 22, 2015

No.	Appellant	Lawyer/Agent*	E-mail Address
<b>1</b>	County of Simcoe	Roger Beaman	<a href="mailto:rbeaman@thomsonrogers.com">rbeaman@thomsonrogers.com</a>
<b>2</b>	<b>2a</b> Carson Road Development Inc. <b>2b</b> 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>
<b>3[M]</b>	Craighurst Land Corp.	Susan Rosenthal	<a href="mailto:susanr@davieshowe.com">susanr@davieshowe.com</a>
<del>4</del>	Huntingwood Trails (Collingwood) Ltd.	Appeal Resolved	
<b>5</b>	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>
<b>6</b>	Township of Springwater	Barnet Kussner	<a href="mailto:bkussner@weirfoulds.ca">bkussner@weirfoulds.ca</a>
<b>7</b>	451082 Ontario Limited	James Feehely	<a href="mailto:jfeehely@fglawyers.ca">jfeehely@fglawyers.ca</a>
<b>8</b>	<b>8a</b> 861945 Ontario Ltd. <b>8b</b> Golfview Estates Limited[W/D] <b>8c</b> Mark Rich Homes Limited <b>8d</b> Silver Spring View Estates Limited <b>8e</b> Simcoe Estates Limited <b>8f</b> Royal Heights Estates Limited <b>8g</b> OMC Development Corp.[W/D]	David White A-G D'Andrea	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> Anthony-George.D'Andrea@devrylaw.ca
<del>9</del>	Innisfil Aleona Limited	Appeal Withdrawn	
<b>10</b>	Tesmar Holdings Inc.	Michael Melling Meaghan McDermid	<a href="mailto:michaelm@davieshowe.com">michaelm@davieshowe.com</a> <a href="mailto:meaghanm@davieshowe.com">meaghanm@davieshowe.com</a>
<b>11</b>	Janice & David Wright	David White A-G D'Andrea	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> Anthony-George.D'Andrea@devrylaw.ca
<b>12</b>	<b>12a</b> Snow Valley Planning Corporation <b>12b</b> 453211 Ontario Limited	David White A-G D'Andrea (	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> Anthony-George.D'Andrea@devrylaw.ca
<b>13</b>	McMahan Woods Developments Ltd.	David White A-G D'Andrea	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> Anthony-George.D'Andrea@devrylaw.ca
<b>14</b>	Innisfil Beach Farms Inc.	David White A-G D'Andrea	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> Anthony-George.D'Andrea@devrylaw.ca
<b>15</b>	Estate of Marie Louise Frankcom	James Feehely	<a href="mailto:jfeehely@fglawyers.ca">jfeehely@fglawyers.ca</a>
<del>16</del>	Midhurst Ratepayers' Association	Appeal Dismissed by Board	
<b>17</b>	Narinder Mann	Ian Rowe	<a href="mailto:irowe@barristonlaw.com">irowe@barristonlaw.com</a>
<b>18[M]</b>	Yorkwood Group of Companies {Resolved}	Patricia Foran	<a href="mailto:pforan@airdberlis.com">pforan@airdberlis.com</a>
<del>19</del>	<b>19a</b> Rama Resorts International Inc. <b>19b</b> Fernbrook Homes (Rama) Limited	Appeal Resolved	
<del>20</del>	4091402 Ontario Ltd.	Appeal Withdrawn	
<b>21</b>	Nicole and Brent Fellman	David White A-G D'Andrea	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> Anthony-George.D'Andrea@devrylaw.ca
<b>22</b>	Travel-Rite Property Corp.	David White A-G D'Andrea	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> Anthony-George.D'Andrea@devrylaw.ca
<b>23</b>	Aqua-Gem Investments Ltd.	David White A-G D'Andrea	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> Anthony-George.D'Andrea@devrylaw.ca

24	442023 Ontario Limited	David White A-G D'Andrea	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> Anthony-George.D'Andrea@devrylaw.ca
25	1045901 Ontario Limited	David White A-G D'Andrea	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> Anthony-George.D'Andrea@devrylaw.ca
26	Kellwatt Limited	David White A-G D'Andrea	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> Anthony-George.D'Andrea@devrylaw.ca
27	27a Ont Potato Distributing Inc 27b 1567219 Ontario Limited	Chris Barnett	<a href="mailto:cbarnett@davis.ca">cbarnett@davis.ca</a>
28	Black Marlin Management Inc. [Resolved]	<del>Caterina Facciolo</del>	<del><a href="mailto:efacciolo@bratty.com">efacciolo@bratty.com</a></del> - Resolved
29	Ahmadiyya Muslim Jama'at Canada Inc. (AMJC)	Barry Horosko	<a href="mailto:bhorosko@horoskoplanninglaw.com">bhorosko@horoskoplanninglaw.com</a>
30[M]	D.G. Pratt Construction Limited [Adjourned]	Jane Pepino Andrea Skinner	<a href="mailto:jpepino@airdberlis.com">jpepino@airdberlis.com</a> <a href="mailto:askinner@airdberlis.com">askinner@airdberlis.com</a>
31[M]	Hanson Development Group [Resolved]	Patricia Foran	<a href="mailto:pforan@airdberlis.com">pforan@airdberlis.com</a>
32	Town of New Tecumseth	James Feehely	<a href="mailto:jfeehely@fglawyers.ca">jfeehely@fglawyers.ca</a>
33	Township of Adjala-Tosorontio	Stephen Waqué Isaac Tang	<a href="mailto:swaque@blg.com">swaque@blg.com</a> <a href="mailto:itang@blg.com">itang@blg.com</a>
34	Robert Schickedanz in Trust	Ian Rowe	<a href="mailto:irowe@barristonlaw.com">irowe@barristonlaw.com</a>
35	2115441 Ontario Inc.	David White A-G D'Andrea	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> Anthony-George.D'Andrea@devrylaw.ca
36	Carson Trail Estates Inc.	David White A-G D'Andrea	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> Anthony-George.D'Andrea@devrylaw.ca
37	Sucession Financial Group Inc.	David White A-G D'Andrea	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> Anthony-George.D'Andrea@devrylaw.ca
38	Bond Head Properties Inc.	Susan Rosenthal Meghan McDermid	<a href="mailto:susanr@davieshowe.com">susanr@davieshowe.com</a> <a href="mailto:meaghanm@davieshowe.com">meaghanm@davieshowe.com</a>
39	39a 2000463 Ontario Limited & 39b Angelo & Yvette Santorelli	David White A-G D'Andrea	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> Anthony-George.D'Andrea@devrylaw.ca
40	Rayville Developments (Alliston) Inc.	David White A-G D'Andrea	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> Anthony-George.D'Andrea@devrylaw.ca
41	Copperglen Estates Inc.	David White A-G D'Andrea	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> Anthony-George.D'Andrea@devrylaw.ca

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

Nov 9, 2015

No.	Party	Lawyer/Agent*	E-mail Address
<b>A</b>	Ministry of Municipal Affairs and Housing	Ken Hare Ugo Popadic	<a href="mailto:ken.hare@ontario.ca">ken.hare@ontario.ca</a> <a href="mailto:Ugo.Popadic@ontario.ca">Ugo.Popadic@ontario.ca</a>
<b>B</b>	Town of Collingwood	Leo Longo	<a href="mailto:llongo@airdberlis.com">llongo@airdberlis.com</a>
<b>C</b>	<b>C1</b> Town of Penetanguishene <b>C2</b> Township of Ramara	Edward Veldboom	<a href="mailto:eveldboom@russellchristie.com">eveldboom@russellchristie.com</a>
<b>D</b>	Town of Innisfil	Quinto Annibale/ Mark Joblin	<a href="mailto:qannibale@loonix.com">qannibale@loonix.com</a> <a href="mailto:mjoblin@loonix.com">mjoblin@loonix.com</a>
<b>E</b>	Town of Bradford W-G	Tom Halinski	<a href="mailto:thalinski@airdberlis.com">thalinski@airdberlis.com</a>
<b>F</b>	Town of Midland	Paul Peterson	<a href="mailto:ppeterson@hgrgp.ca">ppeterson@hgrgp.ca</a>
<b>G</b>	<b>G1</b> Township of Clearview <b>G2</b> Township of Tiny <b>G3</b> Town of Wasaga Beach	Ian Rowe	<a href="mailto:irowe@barristonlaw.com">irowe@barristonlaw.com</a>
<del>H</del>	<del>[Now Appellant 32]</del>		
<del>I</del>	<del>[Now Appellant 33]</del>		
<b>J</b>	<b>J1</b> Ontario Stone, Sand and Gravel Association <b>J2</b> CBM Aggregates, a division of St. Marys Cement (Canada) Inc <b>J3</b> Lafarge Canada Inc. <b>J4</b> Holcim (Canada) Inc. <b>J5</b> James Dick Construction Limited <b>J6</b> Walker Aggregates Inc.	Mary Bull	<a href="mailto:mbull@woodbull.ca">mbull@woodbull.ca</a>
<b>K[M]</b>	Georgian International Land Corp. [Resolved]	Mary Bull	<a href="mailto:mbull@woodbull.ca">mbull@woodbull.ca</a>
<b>L</b>	San Marco in Lamis Ltd.	Michael Vaughan	<a href="mailto:michaelbvaughan@yahoo.ca">michaelbvaughan@yahoo.ca</a>
<del>M</del>	<del>White Water Holdings Ltd.</del>	<del>Resolved</del>	
<del>N</del>	<del>[Now Appellant 28]</del>		
<del>O</del>	<del>No Jet Construction Inc. Remington Homes (Manhattan) Inc.</del>	<del>Withdrawn</del>	
<b>P</b>	Sleeping Lion Development Corporation	John Dawson	<a href="mailto:jdawson@mccarthy.ca">jdawson@mccarthy.ca</a>
<b>Q</b>	John Barzo Limited	John Barzo	<a href="mailto:jbarzo@barzolaw.com">jbarzo@barzolaw.com</a>
<b>R[M]</b>	Innisfil Mapleview Developments Limited	Susan Rogers [Adjourned]	<a href="mailto:susan.rogers@sdrogerslaw.ca">susan.rogers@sdrogerslaw.ca</a>
<b>S</b>	2133952 Ontario Inc.	Harold Elston Aynsley Anderson	<a href="mailto:HElston@barristonlaw.com">HElston@barristonlaw.com</a> <a href="mailto:AAAnderson@barristonlaw.com">AAAnderson@barristonlaw.com</a>
<b>T</b>	Talisker Corporation	Harold Elston Aynsley Anderson	<a href="mailto:HElston@barristonlaw.com">HElston@barristonlaw.com</a> <a href="mailto:AAAnderson@barristonlaw.com">AAAnderson@barristonlaw.com</a>
<del>U</del>	<del>U1&amp;U2 [Now Appellant 27 a &amp; b]</del>		
<b>V</b>	1651012 Ontario Ltd. now <b>V1</b> Sandycove Acres Limited <b>V2</b> Parkbridge Lifestyle Communities Inc. <b>V3</b> Belmac Estate Properties Inc.	Ian Rowe	<a href="mailto:irowe@barristonlaw.com">irowe@barristonlaw.com</a>
<b>W</b>	Township of Oro-Medonte	Chris Williams	<a href="mailto:cwilliams@airdberlis.com">cwilliams@airdberlis.com</a>
<b>X</b>	998991 Ontario Inc.	Ian Rowe	<a href="mailto:irowe@barristonlaw.com">irowe@barristonlaw.com</a>
<b>Y</b>	Tsam Investments Ltd.	Raivo Uukkivi Signe Leisk	<a href="mailto:ruukkivi@casselsbrock.com">ruukkivi@casselsbrock.com</a> <a href="mailto:sleisk@casselsbrock.com">sleisk@casselsbrock.com</a>



**ATTACHMENT “C”**

**LIST OF PARTICIPANTS MONITORING  
COUNTY OF SIMCOE OP PL091167**

Jan 19, 2015

No.	Participant or Interest	Lawyer/Agent	E-mail Address
1*[M]	<i>AWARE Simcoe</i>	<i>Sandy Agnew [M] Ann Truyens [M]</i>	<a href="mailto:sagnew@ecomedic.ca">sagnew@ecomedic.ca</a> <a href="mailto:at@iglide.net">at@iglide.net</a>
2*[M]	<i>PURE now ERA - Everett Ratepayers Association</i>	<i>Chantale Gagnon[M] David Perryman [M]</i>	<a href="mailto:chantalegagnon@bell.net">chantalegagnon@bell.net</a> <a href="mailto:dperryman43@sympatico.ca">dperryman43@sympatico.ca</a>
3[M]	Interest in Midhurst	Anna Romano	<a href="mailto:am_romano@hotmail.com">am_romano@hotmail.com</a>
8*[M]	<i>Ontario Farmland Preservation</i>	<i>Bernard Pope [M]</i>	<a href="mailto:bernard@ontariofarmlandpreservation.org">bernard@ontariofarmlandpreservation.org</a>
9*[M]	<i>Simcoe County Federation of Agriculture</i>	<i>Colin Elliott Anne Ritchie-Nahius</i>	<a href="mailto:rockeyno132@gmail.com">rockeyno132@gmail.com</a> <a href="mailto:nahuis@csolve.net">nahuis@csolve.net</a>
11[M]	<b>11a</b> Nutristock Corporation <b>11b</b> Solmar (Healy) Corporation (re 27a, 27b)	Michael Melling Meaghan McDermid [M]-3a, 3b, 4a, 4b, 5	<a href="mailto:michaelm@davieshowe.com">michaelm@davieshowe.com</a> <a href="mailto:meaghanm@davieshowe.com">meaghanm@davieshowe.com</a>
12[M]	Township of Severn	Henry Sander	<a href="mailto:hsander@townshipofsevern.com">hsander@townshipofsevern.com</a>
16*[M]	<i>John Strong</i>	<i>John Strong</i>	No e-mail given; 705-424-9350 6760 Simcoe County Road 21, R.R.#2, Alliston, Ont. L9R 1V2
18*[M]	Re 27a, 27b	Ralph MacKenzie	<a href="mailto:nvf4all@gmail.com">nvf4all@gmail.com</a>
22[M]	R & M Homes Ltd. (Everett) [M]- 2a	David White Anthony-George D'Andrea	<a href="mailto:david.white@devrylaw.ca">david.white@devrylaw.ca</a> <a href="mailto:Anthony-George.D'Andrea@devrylaw.ca">Anthony-George.D'Andrea@devrylaw.ca</a>

\* Participant has testified [M] Monitoring

**ONTARIO MUNICIPAL BOARD**

**REPLY TO THE NOTICE OF RESPONSE  
OF THE TOWNSHIP OF CLEARVIEW  
(PHASE 3d – AGRICULTURAL #2)**

THOMSON, ROGERS  
Barristers and Solicitors  
Suite 3100  
390 Bay Street  
Toronto, Ontario  
M5H 1W2

ROGER T. BEAMAN  
L.S.U.C. No. 14079T  
416-868-3157  
Fax No. 416-868-3134

Lawyers for the Corporation  
of the County of Simcoe

(050873/aph)