

ISSUE DATE:

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PL060560

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

Georgian Aggregates and Construction Inc., Lafarge Canada Inc., Ontario Stone, Sand and Gravel Association (OSSGA) and Simcoe Estates Limited have appealed to the Ontario Municipal Board under subsection 17(36) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, from a decision of the County of Simcoe to approve the Official Plan for the Township of Severn

(Approval Authority File No. SV-OP-0501)

OMB File No. O060094

APPEARANCES:

Parties

Township of Severn

County of Simcoe

Ontario Stone, Sand and Gravel Association,
Lafarge Canada Inc.,
Walker Industries Holdings Limited (formerly
Georgian Aggregates and Construction Inc.)
and Dufferin Aggregates, a division of Holcim
(Canada) Inc.

Simcoe Estates Limited

Counsel

W. S. Koughan

E. M. Green

M. Bull

G. Petch

**MEMORANDUM OF ORAL DECISION DELIVERED BY J. R. AKER
ON JUNE 11, 2010 AND ORDER OF THE BOARD**

At the outset of this hearing, the Board was informed that the parties had reached a settlement. The Board was provided with a redline version of the Township of Severn Official Plan (Exhibit 3) delineating all the agreed to changes. More importantly, the Board was provided with the modified Official Plan of the Corporation of the Township of Severn (Exhibit 4).

Mr. Brent Clarkson, a qualified planner, provided opinion planning evidence in support of the modifications agreed to by the parties.

His evidence is that the aggregate appeals were based on natural heritage policies not consistent with the Provincial Policy Statement 2005 (PPS 2005), imprecise terminology, inadequate long term protection of aggregate resources and other matters. His evidence is that there was a genuine interest by the parties to resolve these issues. Discussions and negotiations took place in 2007, 2008, 2009 with a final resolution of all matters in 2010. In his opinion, the Official Plan revision, to address the aggregate appeals, are consistent with the PPS 2005, conform with the County of Simcoe Official Plan and represent good planning.

With regard to the appeal of Simcoe Estates Limited, the primary issue was policy of the Environmental Protection Area as it related to lands designated for residential development and more generally issues with terminology of natural heritage policy. The evidence of Mr. Clarkson is that the above issues were completely resolved and are included in the modified Official Plan. In his opinion, these Official Plan revisions are consistent with the PPS 2005, conform with the County of Simcoe Official Plan and represent good planning.

At the conclusion of his evidence, no one spoke in opposition.

Based on the uncontradicted evidence of Mr. Clarkson, the Board finds that the revisions to the Official Plan are consistent with the PPS 2005, conform with the County of Simcoe Official Plan and represent good planning.

The Board Orders that the appeals are allowed in part and the Official Plan for the Corporation of the Township of Severn is modified as set out in Exhibit 4 and as modified is approved.

The hearing to commence on September 14, 2010 is cancelled.

The Board respects the efforts of the parties over the last several years.

So Orders the Board.

“J. R. Aker”

J. R. AKER
MEMBER