

ISSUE DATE:

**February 05, 2014**



PL120552

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

IN THE MATTER OF subsection 17(36) of the *Planning Act*, R.S.O. 1990, c. P.13,  
as amended

Appellant: Sifton Properties Limited  
Appellant: Springer Ponds Development Inc.  
Appellant: Stanton Bros. Limited  
Appellant: Peter Vanderweg  
Subject: Proposed Official Plan Amendment No. OPA 28  
Municipality: Township of Middlesex Centre  
OMB Case No.: PL120552  
OMB File No.: PL120552

**APPEARANCES:**

**Parties**

**Counsel**

Municipality of Middlesex Centre	A. Wright, P. Lombardi
County of Middlesex	W. Meagher
Sifton Properties	B. Card
University of Western Ontario	I. Lord

**MEMORANDUM OF ORAL DECISION DELIVERED BY BLAIR S. TAYLOR  
JANUARY 24, 2014 AND ORDER OF THE BOARD**

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**INTRODUCTION**

[1] The Board, following a two week hearing, had issued a decision on June 13, 2013 dismissing the appeal by Sifton Properties but withheld its Order due to concerns with regard to the north interface between the Settlement Employment/Strategic Employment Area and the existing residential development. The Board noted in its decision that it could be spoken with regard to its decision.

[2] The Municipality of Middlesex Centre had communicated to the Board that it was of the view that existing policies 5.5.1 (c) and (d) of the Official Plan were already in force and effect and adequately addressed the Board's concern.

**TELEPHONE CONFERENCE CALL**

[3] The Board convened a Telephone Conference Call on January 24, 2014 to hear submissions from all the parties.

[4] The Municipality of Middlesex Centre, the County of Middlesex, and the University of Western Ontario were all of the view that the existing provisions of the Official Plan in policies 5.5.1 (c) and (d) adequately addressed the concerns of the Board.

[5] Counsel for Sifton Properties took no position on the matter.

[6] The Board having heard from all the parties, and having heard on an uncontested basis that Official Plan policies 5.5.1 (c) and (d) adequately addressed the Board's concerns, revised its decision to confirm that the municipality had taken all practical steps to implement the Board's decision and after receiving submissions of the parties with regard to the existing Official Plan policies, the Board found that there was no longer any need to withhold its Order.

**ORDER**

[7] Thus the Order of the Board was released effective January 24, 2014.

"Blair S. Taylor"

BLAIR S. TAYLOR  
MEMBER