

Issue Date:

**October 30, 2008**



PL080548

Ontario Municipal Board  
Commission des affaires municipales de l'Ontario

2100244 Ontario Inc. and RioCan (Clarkson) Inc. has appealed to the Ontario Municipal Board under subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, from Council's refusal or neglect to enact a proposed amendment to the Official Plan for the City of Mississauga to redesignate land at 1865 Lakesore Road West from "Mainstreet Commercial" to "Mainstreet Commercial – Special" to permit the development of the Clarkson Village Retirement Residence and associated ground floor commercial.

Approval Authority File No: LA 19 –(OPA RIO ZO 07 013 W2)  
OMB File No. PL080548

2100244 Ontario Inc. and RioCan (Clarkson) Inc. has appealed to the Ontario Municipal Board under subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, from Council's refusal or neglect to enact a proposed amendment to Zoning By-law 0225-2007 of the City of Mississauga to rezone lands respecting 1865 Lakeshore Road West from "C4" to "C4-XX" to permit the development of 149 residential units and ground floor commercial uses  
OMB File No. PL080728

2100244 Ontario Inc. and RioCan (Clarkson) Inc. has referred to the Ontario Municipal Board under subsection 41(12) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, determination and settlement of details of a site plan for lands composed of Part of Lot 29, Concession 2, S.D.S. in the City of Mississauga  
OMB File No. PL080642

**APPEARANCES:**

**Parties**

City of Mississauga

200244 Ontario Inc.

RioCan (Clarkson) Inc.

McDonald's Restaurants of Canada Ltd.

**Counsel**

M. Minkowski

L. Townsend

M. Veneziane

**Participants**

Beverley Bleackley

**MEMORANDUM OF ORAL DECISION DELIVERED BY J. V. ZUIDEMA ON  
SEPTEMBER 18, 2008 AND ORDER OF THE BOARD**

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This was the first Pre-Hearing on this matter and the Board was advised by Ms Townsend, Counsel to 2100244 Ontario Inc. and RioCan (Clarkson) Inc. (the “Appellants”) that discussions were underway between the parties and the Clarkson Village Focus Group (the “Focus Group”) represented by Ms Beverly Bleackley. The parties, on consent, requested the Board to schedule another Pre-Hearing to permit this dialogue to continue and if necessary, have the applications amended and returned back for further public process, which may include a public meeting.

Mr. Minkowski, Counsel for the City of Mississauga (the “City”) indicated that following the opportunity for this further dialogue, he would require time to formalize the City’s position before this Board and as such, he likely would not be in a position to articulate specific issues at the next Pre-Hearing. Ms Townsend, however, assured the Board that the next Pre-Hearing would be useful to case manage this matter and that it was her hope that specific dates and deliverables would be identified.

The Board therefore scheduled a further Pre-Hearing for **November 24, 2008 at 10:30 am** at the Mississauga City Centre Hearings Room (second floor), 300 City Centre Drive, Mississauga. No further notice will be provided. I am seized of that Pre-Hearing and will case manage this file. The Board expects the Parties to provide a draft work plan to the Board at this session, which identifies timelines and events/tasks to be accomplished by those dates so that this matter proceeds expeditiously and is disposed of in a timely fashion. In that regard, the Board encourages the Parties to communicate in advance of the November 24<sup>th</sup> Pre-Hearing. The Board also expects Ms Bleackley to provide authorization for her to act as agent on behalf of the Focus Group Members identified in Exhibit 2 at the next Pre-Hearing.

This is the Order of the Board.

“J.V. Zuidema”

J. V. ZUIDEMA  
VICE CHAIR