

Ontario Municipal Board
Commission des affaires municipales
de l'Ontario



ISSUE DATE: September 18, 2014

CASE NO(S): PL131373

PROCEEDING COMMENCED UNDER subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant: Latiq Qureshi
Subject: Request to amend the Official Plan - Failure of City of Mississauga to adopt the requested amendment
Existing Designation: "Residential Low Density II – Special Site 2" and "Greenbelt" to "Residential Low Density II - Special Site"
Proposed Designation: Residential Low Density II - Special Site"
Purpose: To permit detached dwellings and the retention of the Hammond House which is a heritage designated property.
Property Address/Description: 2525 Hammond Road
Municipality: City of Mississauga
Approval Authority File No.: OZ 12/013 W8 – T-M12001 W8
OMB Case No.: PL131373
OMB File No.: PL131373

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant: Latiq Qureshi
Subject: Application to amend Zoning By-law No.87-250, as amended – neglect of City of Mississauga to make a decision
Existing Zoning: R1" (Detached Dwellings – Typical Lots) and "Greenbelt Overlay
Proposed Zoning: R1"-Exception" (Detached Dwelling – Typical Lots), "R4-Exception" Detached Dwellings – Typical Lots) and :G1: Greenbelt – Natural Hazards)
Purpose: To permit 8 residential lots and one open space with uses related to conservation of natural areas
Property Address/Description: 2525 Hammond Road
Municipality: City of Mississauga

OMB Case No.: PL131373
 OMB File No.: PL131374

PROCEEDING COMMENCED UNDER subsection 51(34) of the Planning Act, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: Latiq Qureshi
 Subject: Proposed Plan of Subdivision - Failure of City of Mississauga to make a decision
 Purpose: To permit 8 residential lots
 Property Address/Description: 2525 Hammond Road
 Municipality: City of Mississauga
 Municipal File No.: 21T-12004C
 OMB Case No.: PL131373
 OMB File No.: PL131375

Heard: July 31, 2014 in Mississauga, Ontario

APPEARANCES:

Parties

Counsel*/Representative

Latiq Qureshi	S. Snider*
City of Mississauga	M. Taggart*
Credit Valley Conservation Authority	J. Campbell

MEMORANDUM OF ORAL DECISION DELIVERED BY SUSAN de AVELLAR SCHILLER ON JULY 31, 2014 AND ORDER OF THE BOARD

[1] Latiq Qureshi (“Proponent”) wishes to develop lands at 2525 Hammond Road (“subject lands”) in the City of Mississauga (“City”) for eight residential units. The subject lands currently have a heritage property on site and a creek crosses the property.

[2] The Proponent has applied for a site-specific official plan amendment (“OPA”), an associated site-specific zoning by-law amendment (“ZBLA”) and a proposed plan of subdivision to permit the proposed development.

[3] The proponent has appealed these applications to this Board pursuant to s. 22(7), s. 34(11) and s. 51(34) of the *Planning Act*, R.S.O. 1990, c. P.13 ("Act").

[4] This is the first pre-hearing in these matters.

[5] The Board added Credit Valley Conservation Authority as a party to these proceedings.

[6] The Board also added the following interests as participants in these proceedings:

1. Sherwood Forest Residents' Association, represented by Stephen Blaney.
2. Roger Moreau
3. Shing Kuen Sit
4. Chi Kwaan Cheung

[7] The parties have been in discussion regarding an appropriate procedural order and issue list, but have not yet reached a point where a draft is ready for submission to the Board. The parties have undertaken to continue their discussions and submit a procedural order to the Board for issuance under separate cover. If difficulties arise, the Board may be spoken to.

[8] Having reviewed the issues in a general way and having reviewed the number of expert witnesses the various parties expect to call, the Board is satisfied that 10 days are needed for the hearing of the merits.

[9] The Board sets the hearing of the merits for 10 days to commence on **Monday, March 2, 2015 at 10 a.m. at:**

**Municipal Hearing Room
City Hall
300 City Centre Drive
Mississauga, ON L5B 3C1**

[10] No further notice will be given.

[11] The Proponent has also paid certain fees under protest and has appealed to this Board against the levying of the fee, pursuant to s. 69(3) of the Act. That case is number MM130001. Parties to that matter are only the Proponent and the City. The Board has not consolidated that matter with these proceedings but will hear the matter following the hearing of the merits for the proceedings now before the Board.

[12] This panel of the Board will continue to be available to case manage these proceedings, subject to availability on the Board's calendar, but is not necessary seized of the hearing of the merits.

ORDER

[13] The Board orders that:

1. Credit Valley Conservation Authority is added as a party to these proceedings.
2. The following interests are added as participants in these proceedings:
 - i. Sherwood Forest Residents' Association, represented by Stephen Blaney
 - ii. Roger Moreau
 - iii. Shing Kuen Sit
 - iv. Chi Kwaan Cheung

"Susan de Avellar Schiller"

SUSAN de AVELLAR SCHILLER
VICE CHAIR

Ontario Municipal Board

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