

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



**ISSUE DATE:** March 09, 2018

**CASE NO(S):** PL160192  
PL130350

**PROCEEDING COMMENCED UNDER** subsection 36(3) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant: Armdale Estates Inc., Touchtone Constructions Ltd. and 1077022 Ontario Inc.  
Subject: Removal of Holding Symbol: Zoning By-law No. 0225-2007 Failure of the City of Mississauga to announce a decision on the application  
Property Address/Description: 0 Enfield Place, 3600, 2606 and 3618 Hurontario Street  
Municipality: City of Mississauga  
OMB Case No.: PL160192  
OMB File No.: PL160192  
OMB Case Name: Armdale Estates Inc. v. Mississauga (City)

**PROCEEDING COMMENCED UNDER** subsection 41(12) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Referred by: 1077022 Ontario Inc. and Touchtone Construction Ltd.  
Subject: Site Plan  
Property Address/Description: 0 Enfield Place and 3618 Hurontario Street  
Municipality: City of Mississauga  
OMB Case No.: PL160192  
OMB File No.: PL160146

**PROCEEDING COMMENCED UNDER** subsection 41(12) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Referred by: Armdale Estates Inc.  
Subject: Site Plan  
Property Address/Description: 3600 and 3606 Hurontario Street  
Municipality: City of Mississauga  
OMB Case No.: PL160192  
OMB File No.: PL160147

**PROCEEDING COMMENCED UNDER** subsection 17(24) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant: 1077022 Ontario Inc. et al  
 Appellant: Baif Developments Limited  
 Appellant: Jason Properties Inc.; and others  
 Subject: Proposed Official Plan Amendment No. OPA 8  
 Municipality: City of Mississauga  
 OMB Case No.: PL130350  
 OMB File No.: PL130350  
 OMB Case Name: A & W Food Services of Canada Inc. v. Mississauga (City)

**PROCEEDING COMMENCED UNDER** subsection 34(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant: 1077022 Ontario Inc. et al  
 Appellant: Baif Developments Limited  
 Appellant: Jason Properties Inc.; and others  
 Subject: By-law No. 0050-2013  
 Municipality: City of Mississauga  
 OMB Case No.: PL130350  
 OMB File No.: PL130351

**Heard:** January 9, 2018 in Mississauga, Ontario

**APPEARANCES:**

**Parties**

1077022 Ontario Inc., Touchtone Constructions Ltd., and Armdale Estates Inc.

City of Mississauga

**Counsel**

J. Alati  
A. Margaritis

R. Kehar

**MEMORANDUM OF ORAL DECISION DELIVERED BY SUSAN de AVELLAR SCHILLER ON JANUARY 9, 2018**

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[1] This was the third prehearing conference (“PHC”) for the appeals and referrals by 1077022 Ontario Inc., Touchtone Constructions Ltd., and Armdale Estates Inc. (together “Applicants”) regarding the removal of a Holding symbol in By-law No. 0225-2007 and

referrals of site plans. At an earlier PHC, the Board consolidated these appeals with the appeals by 1077022 Ontario Inc. and Touchtone Constructions Ltd. of the City of Mississauga (“City”) Official Plan Amendment No. 8 (“OPA 8) and By-law No. 0050-2013, which had been separated from the larger OPA 8 proceeding.

[2] The earlier PHCs were held in 2016. Since that time, the Parties have been engaged in Board-led mediation which has resulted in Minutes of Partial Settlement (“MOPS”).

[3] Notice of this PHC was given to Participants who had been identified at a previous PHC. The notice specifically referenced the partial settlement between the Parties and included an offer to provide additional information, if desired. No Participants appeared at this proceeding.

[4] The MOPS set the framework for further work. The remaining matters are predominantly additional technical requirements that are necessary to implement the MOPS.

[5] The Parties are optimistic that a full settlement will be reached.

[6] The Parties have requested, and the Board has agreed, that if a further settlement is achieved where the Parties are in agreement as to the request they would make of the Board then the hearing of the merits may proceed by way of full written submissions with appropriate affidavit evidence.

[7] On consent, the Board directs that these written materials be filed with the Board not later than noon on Friday, June 1, 2018. The filing is to be done in hard copy and electronically.

[8] If difficulties arise, the Board may be spoken to.

[9] I remain seized of these matters for case management purposes.

*“Susan de Avellar Schiller”*

SUSAN de AVELLAR SCHILLER  
VICE-CHAIR

If there is an attachment referred to in this document,  
please visit [www.elto.gov.on.ca](http://www.elto.gov.on.ca) to view the attachment in PDF format.

**Ontario Municipal Board**

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