

Ontario Municipal Board
Commission des affaires municipales
de l'Ontario



ISSUE DATE: August 29, 2017

CASE NO(S): PL161204

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

Applicant and Appellant: 1101 Clarkson Developments Inc.
Subject: Request to amend the Official Plan - Failure of the City of Mississauga to adopt the requested amendment

Existing Designation: Mixed-use
Proposed Designated: Mixed-use exception zone
Purpose: To allow a tacked townhouse development with 136 units and commercial units flanking the north property line

Property Address/Description: 1101-1125 Clarkson Road North
Municipality: City of Mississauga
Approval Authority File No.: OZ-15/003
OMB Case No.: PL161204
OMB File No.: PL161204
OMB Case Name: 1101 Clarkson Developments Inc. v. Mississauga (City)

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

Applicant and Appellant: 1101 Clarkson Developments Inc.
Subject: Application to amend Zoning By-law No. 0225-2007 Neglect of the City of Mississauga to make a decision

Existing Zoning: C4-Mainstreet Commercial
Proposed Zoning: C4-XX
Purpose: To permit residential development

Property Address/Description: 1101-1125 Clarkson Road North
Municipality: City of Mississauga
Municipality File No.: OZ 15/003
OMB Case No.: PL161204
OMB File No.: PL161205

Heard: August 22, 2017 in Mississauga, Ontario

APPEARANCES:

Parties

Counsel

1101 Clarkson Developments Inc.
("Applicant")

P. Harrington

City of Mississauga ("City")

L. Magi

**MEMORANDUM OF ORAL DECISION DELIVERED BY BLAIR S. TAYLOR ON
AUGUST 22, 2017 AND ORDER OF THE BOARD**

[1] The Applicant had filed a development application with the City with regard to the lands known municipally as 1101-1125 Clarkson Road North ("Subject Lands") seeking an Official Plan Amendment ("OPA") and a Zoning By-law Amendment ("ZBA") to enable the development of a medium density residential development of some 136 townhouse units, and two 3- storey commercial blocks with 1,912.7 square metres of gross commercial floor space.

[2] As the neither the OPA nor ZBA had been considered by the City within the statutory time periods, the Applicant appealed both to the Board.

[3] The Board set the matter down for a Prehearing Conference ("PHC") to organize for a hearing on the merits.

[4] At the PHC a number of residents appeared seeking party status.

[5] Additionally the Board was advised by the parties that there were ongoing settlement discussions.

[6] In light of those discussions the Board was asked to set a further PHC after November 1, 2017 to enable City staff to take a confidential report to City Counsel.

[7] For the reasons set out below the Board dealt with the requests for participant status, and set a new PHC date.

DECISION

[8] The Board having heard the requests from eight residents, on consent of the parties, granted participant status to Sue Shanly on behalf of the Meadowood Rattray Ratepayers' Association, Wendy Davies, Beverly Bleackley, William Chudiak, Catherine Soplet, Boyd Upper, Ahmed Bashir Ghazi, and Julie Morris.

[9] With regard to the request for a further PHC, the Board set the date of **Tuesday, November 7, 2017 at 10 a.m. at:**

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

[10] There will be no further notice.

[11] I am not seized.

[12] Scheduling permitting, I may be available for case management purposes.

[13] This is the Order of the Board.

“Blair S. Taylor”

BLAIR S. TAYLOR
MEMBER

If there is an attachment referred to in this document
please visit www.elto.gov.on.ca to view the attachment in PDF format.

Ontario Municipal Board

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