

Ontario Municipal Board
Commission des affaires municipales
de l'Ontario



ISSUE DATE: August 04, 2017

CASE NO(S): PL170285

PROCEEDING COMMENCED UNDER subsection 51(43) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant: South Winds Development Co. Inc.
Subject: Conditions of approval of draft plan of subdivision (appealed conditions 1, 2, 4, 8, 10, 11, 12, 13, 14, 16, 20, 21, 26, 27, 30, 31 and 32)
Property Address/Description: Part of Lots 7 & 8, Conc. 1; Part of Lot 7, Broken Front Conc.
Municipality: Middlesex Centre
Municipal File No.: 39T-MC0902
OMB Case No.: PL170285
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OMB Case Name: South Winds Development Co. Inc. v. Middlesex (County)

Heard: June 29, 2017 by telephone conference call

APPEARANCES:

Parties

Counsel

South Winds Development Co. Inc.	Chris Williams and Andrea Skinner
County of Middlesex	Wayne Meagher
Municipality of Middlesex Centre	Andy Wright and Paula Lombardi
Tridon Group Ltd. as agents for Don Black Investments Limited	Scott Snider and Shelley Kaufman

**MEMORANDUM OF ORAL DELIVERED BY HUGH S. WILKINS ON JUNE 29, 2017
AND ORDER OF THE BOARD**

INTRODUCTION

[1] On March 9, 2017, South Winds Development Co. Inc. (the “Appellant”) brought an appeal regarding conditions imposed in a draft plan of subdivision approved by the County of Middlesex on March 6, 2012 regarding a proposed residential development at Part Lots 7 and 8, Concession 1; Part Lot 7 Broken Front Concession (the “subject property”).

[2] On June 29, 2017, a Pre-hearing Conference Call (“PHC”) was held by Telephone Conference Call (“TCC”).

[3] At the PHC, Tridon Group Ltd. as agents for Don Black Investments Limited, which plans to develop lands adjoining the subject property, requested party status, which the Board granted on consent.

[4] The parties stated that they are optimistic about possibly settling the appeal and requested Board-facilitated mediation. They also requested the setting of a further PHC for after the mediation session is completed.

[5] At the PHC, the Board was unable to schedule either a mediation date or the next PHC for administrative reasons. Subsequent to the PHC, the Board Case Coordinator secured dates and communicated them to the parties.

ORDER

[6] The Board orders that Tridon Group Ltd. as agents for Don Black Investments Limited, is a party to this proceeding.

[7] The Board directs that mediation will be held on **Wednesday, September 6, 2017 at 10:30 a.m.**

[8] The mediation will be held at:

**Municipality of Middlesex Centre
10227 Ilderton Road
Ilderton, ON N0M 2A0**

[9] A further PHC will be held by TCC on **Friday, September 15, 2017 at 9 a.m.**
The parties shall call **(416) 212-8012** or Toll Free **1(866) 633-0848** at the correct time.
When prompted, they will enter the **code 4779874#** to be connected to the call.

[10] This Member of the Board is not seized.

“Hugh S. Wilkins”

HUGH S. WILKINS
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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