

**Local Planning Appeal Tribunal**  
Tribunal d'appel de l'aménagement  
local



**ISSUE DATE:** April 24, 2018

**CASE NO(S):** PL171169

The Ontario Municipal Board (the "OMB") is continued under the name Local Planning Appeal Tribunal (the "Tribunal"), and any reference to the Ontario Municipal Board or Board in any publication of the Tribunal is deemed to be a reference to the Tribunal.

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

Applicant and Appellant:	2517015 Ontario Inc. (Format Group Inc.)
Subject:	Request to amend the Official Plan - Failure of the City of Mississauga to adopt the requested amendment
Existing Designation:	Low Density 1
Proposed Designated:	Low Density II and Special Site policy
Purpose:	To permit 2 detached dwellings units, 6 semi-detached dwelling units and 6 townhouse dwelling units.
Property Address/Description:	1190 & 1200 Lorne Park Road
Municipality:	City of Mississauga
Approval Authority File No.:	OZ 16/014 WZ
OMB Case No.:	PL171169
OMB File No.:	PL171169
OMB Case Name:	2517015 Ontario Inc. (Format Group 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:	2517015 Ontario Inc. (Format Group Inc.)
Subject:	Application to amend Zoning By-law No.0225-2007 - Refusal or neglect of the City of Mississauga to make a decision
Existing Zoning:	R2-4
Proposed Zoning:	Site Specific (To be determined)
Purpose:	To permit 2 detached dwellings units, 6 semi-detached dwelling units and 6 townhouse

Property Address/Description:	dwelling units. 1190 & 1200 Lorne Park Road
Municipality:	City of Mississauga
Municipality File No.:	OZ 16/014 W2
OMB Case No.:	PL171169
OMB File No.:	PL171170

**Heard:** April 11, 2018 in Mississauga, Ontario

**APPEARANCES:**

<u>Parties</u>	<u>Counsel*/Representative</u>
2517015 Ontario Inc. (Format Group Inc.)	Ira Kagan*
City of Mississauga	Rajan Kehar*
Tim and Ruth Connelly	Self-represented
Andrew Davies	Self-represented

**MEMORANDUM OF ORAL DECISION DELIVERED BY MICHEL BELLEMARE  
ON APRIL 11, 2018 AND ORDER OF THE TRIBUNAL**

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[1] This proceeding was the first prehearing conference on appeals to the Ontario Municipal Board, now the Local Planning Appeal Tribunal (“Tribunal”), concerning the City of Mississauga’s (“City”) failure to make a decision on applications to amend the local official plan and zoning by-law to enable a proposed development at 1190 and 1200 Lorne Park Road.

[2] The Affidavit of Service regarding notice of the prehearing conference was marked as Exhibit 1.

[3] Prior to the hearing, the Regional Municipality of Peel advised the Tribunal that it would not seek party status in this matter.

[4] With no objections from the parties of record, the Tribunal granted party status to the following area residents: Tim and Ruth Connelly, as well as Andrew Davies.

[5] Also with no objections from any of the parties, the Tribunal granted participant status to the following area residents: Chloe Connelly, Joseph Randazzo, David Procnier, Gautam Malkani, Maryam Khosravaneh, and Anna Gao.

[6] Rajan Malkani, who lives approximately ten minutes by vehicle from the subject property, also sought participant status. However counsel for the Applicant/Appellant objected to this request, arguing Mr. Malkani's interest in the proposal was too remote because he lived too far from the subject property. The Tribunal obtained clarification from Mr. Malkani that he has family members who live near the subject property and is concerned about the impact of the proposal on the neighbourhood. Because Mr. Malkani's concerns may touch on a matter of public interest, the Tribunal granted him participant status.

[7] The parties did not signal any interest in mediation at this time, and requested a second prehearing conference to finalize a draft Procedural Order and Issues List.

[8] The Tribunal directs the parties to exchange their lists of issues as well as the number and discipline of the expert witnesses they intend to call no later than **Tuesday, July 31, 2018**. The Applicant/Appellant will then submit to the Tribunal, on behalf of the parties, a draft Procedural Order and an Issues List no later than **Friday, August 3, 2018**.

[9] The next prehearing conference will start at **10 a.m. on Tuesday, August 7, 2018 at:**

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

[10] No further notice will be required.

[11] This panel is not seized.

*“Michel Bellemare”*

MICHEL BELLEMARE  
MEMBER

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.

**Local Planning Appeal Tribunal**

A constituent tribunal of Environment and Land Tribunals Ontario  
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