

ISSUE DATE:

December 18, 2012



PL111184

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

IN THE MATTER OF subsection 17(40) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant: 1042710 Ontario Limited (aka Royal Centre)
Appellant: 1191621 Ontario Inc.
Appellant: 1529749 Ontario Inc.
Appellant: 1541677 Ontario Inc.; and others
Subject: Failure to announce a decision respecting proposed New Official Plan of the Regional Municipality of York for the City of Vaughan
Municipality: City of Vaughan
OMB Case No.: PL111184
OMB File No.: PL111184

APPEARANCES:

Parties

Counsel

See Parties and Participants listed on Attachment "1"

**MEMORANDUM OF ORAL DECISION DELIVERED BY S. W. LEE
AND J. E. SНИЕZEK ON NOVEMBER 14, 2012 AND ORDER OF THE BOARD**

[1] This is the first pre-hearing conference (PHC) of these proceedings.

[2] Attachment "1" attached hereto is the list of parties and participants whose status has been confirmed by this panel.

[3] Sustainable Vaughan has been conferred party status. Depending on the particular circumstances, its status may be re-visited as a result of a challenge by any party or parties to this proceeding.

[4] At the urging of the City of Vaughan, the Board sets a deadline of January 7, 2013, so that all appellants and parties shall indicate to the City the particular policies they wish to challenge. The Board directs a delineation of specific policies under challenge; specifically, whether it is a challenge in relation to specific land holding(s) or not.

[5] The Board expects fine-tuned scoping efforts to be undertaken forthwith.

[6] In order to set an end date for all appeals, the Board sets the deadline of December 21, 2012, for all appellants to register their appeals with the Region of York.

[7] The Board sets the next PHC for February 4 and 5 commencing at 10 a.m. in a place to be determined by the City. The City will inform the parties and participants about the location of the next PHC via e-mail.

[8] Based upon the uncontested testimony of Roy McQuillin, the Board finds that the North Kleinberg-Nashville Secondary Plan conforms to the Growth Plan for the Greater Golden Horseshoe, is consistent with the policies in the Provincial Policy Statement and represents "good planning".

ORDER

[9] The Board orders that the unappealed sections of the Vaughan Official Plan known as the North Keinburg-Nashville Secondary Plan, is hereby approved.

[10] These Members are not seized.

"S. W. Lee"

S. W. LEE
EXECUTIVE VICE CHAIR

"J. E. Sniezek"

J. E. SNIEZEK
MEMBER

ATTACHMENT "1"		PL111184
PARTIES	COUNSEL*/AGENT	
1042710 Ontario Limited aka Royal Centre	P. Foran* and P. Harrington*	
Highway 27 Langstaff GP Limited	S. Rosenthal*	
Solmar Inc.	M. Melling* and R. Kehar*	
Tesmar Holdings Inc.	M. Melling* and R. Kehar*	
Royal Pine Homes	M. Melling* and R. Kehar*	
Haulover Investments Ltd.	J. Streisfield*	
Baif Developments Limited	M. Stewart*	
Costco Wholesale Canada Ltd.	M. Stewart*	
Wal-Mart Canada Corp.	M. Stewart*	
TDL Group Corp.	M. Polowin*	
McDonald's Restaurants of Canada Limited	M. Polowin*	
A & W Food Services of Canada Inc.	M. Polowin*	
Wendy's Restaurants of Canada Inc.	M. Polowin*	
Ontario Restaurant Hotel & Motel Association	M. Polowin*	
West Rutherford Properties Ltd.	B. Ketcheson*	
Ozner Corporation (South)	B. Ketcheson*	
836115 Ontario Inc.	B. Horosko* and C. Facciolo*	
1191621 Ontario Inc.	B. Horosko* and C. Facciolo*	

MI Developments Inc.	B. Horosko* and C. Facciolo*
Eugene and Lillian Iacobelli	Q. Annibale* and S. Ferri*
Helmhorst Investments Ltd.	S. Rosenthal*
Blackwood Realty Fund I Limited Partnership	A. Platt*
77 Woodstream Inc.	M. Melling and R. Kehar
Roybridge Holdings Limited, Vaughan West II Limited and Squire Ridge Investments Limited	S. Rogers*
Adidas Canada Limited, 2029832 Ontario Inc. and Conair Consumers Products Inc.	S. Rogers*
Block 40/47 Developers Group	M. Melling* and R. Kehar*
1834375 Ontario Limited	B. Horosko* and C. Facciolo*
1834371 Ontario Limited	B. Horosko* and C. Facciolo*
RioCan Holdings Inc. - Coulters Mills	J. Farber*
RioCan Holdings Inc. - Springfarm Marketplace	J. Farber*
Briardown Estates Inc.	P. Harrington*
Delise Properties Limited	B. Horosko* and C. Facciolo*
Block 41-28E Developments Ltd., Block 41-28W Developments Ltd., 1212765 Ontario Ltd. and 1212763 Ontario Ltd.	I. Kagan*
2107683 Ontario Ltd., RioCan PS Inc. & SRF Vaughan Property Inc.	J. Farber*

Ronni Rosenberg	A. Stewart*
7040 Yonge Street Holdings Limited & 72 Steeles Holdings Limited	I. Kagan*
2 Steeles Avenue West Ltd.	I. Kagan*
Auto Complex Limited	I. Kagan*
Canadian Petroleum Products Institute	J. Pepino*
David & Kathy Lundell	J. Streisfield*
1541677 Ontario Inc.	B. Horosko* and C. Facciolo*
Casertano Development Corporation and Sandra Mammone	M. Flynn-Guglietti*
Danlauton Holdings Ltd.	M. Flynn-Guglietti*
1529749 Ontario Inc. (the "Torgan Group")	M. Flynn-Guglietti*
Riotrin Colossus Centre - Riotrin Properties (Vaughan) (Vaughan2) (Vaughan3) Inc.	J. Farber*
Castlepoint Huntington Limited	I. Kagan*
Hollywood Princess Convention and Banquet Centre Ltd.	Q. Annibale* and S. Ferri*
Salz & Son Limited	I. Kagan*
Novagal Development Inc.	B. Horosko* and C. Facciolo*
165 Pine Grove Investments Inc.	J. Smuskowitz* and A. Brown*
Suncor Energy Products Partnership	
York Major Holdings Inc.	M. Melling & R. Kehar
2159645 Ontario Ltd.	M. Flynn-Guglietti

MCN (Pine Valley) Inc.	Q. Annibale* and S. Ferri*
Estate of Gladys Smith	P. Smith and R. Miller*
785345 Ontario Inc. and I & M Pandolfo Holdings	Q. Annibale*
2090396 Ontario Limited	M. Flowers* and R. Kehar*
Arthur Fisch and 1096818 Ontario Inc.	M. Flowers* and R. Kehar*
Lucia Milani and Rizmi Holdings Ltd.	J. Davies* and A. Platt*
Teefy Developments Inc.	C. Barnett*
281187 Ontario Ltd.	G. Borean*
L-Star Developments Group	G. Borean*
Kirbywest Ltd.	Q. Annibale* and S. Ferri*
Blue Water Ranch Development Inc.	D. Artenosi*
1539253 Ontario Inc.	M. Melling* and R. Kehar*
2058258 Ontario Ltd. (Forest Green Homes)	A. Skinner*, C. Williams* and G. Biswaine*
Royal Group, Inc.	R. Gray*
Imperial Oil Ltd.	J. Pepino*
Kau and Associates L.P.	B. Horosko* and C. Facciolo*
Calloway REIT (Sevenbridge) Inc.	M. Stewart*
First Vaughan Investments Inc., Ruland Properties Inc., Skyrange Investments Inc.	
H&L Title Inc. and Ledbury Investments Ltd.	J. Davies* and A. Platt*

Ms.Traci Shatz	T. Shatz
Centre Street Properties Inc.	B. Horosko* and C. Facciolo*
Vogue Investments Ltd.	B. Horosko* and C. Facciolo*
Nine-Ten West	B. Horosko* and C. Facciolo*
Other	
Region of York	G. Szobel* and P. Patterson*
UPS	T. Bermingham*
Ministry of Municipal Affairs and Housing	K. Hare* and M. Christie
City of Brampton	D. Waters
TRCA	J. Little
611428 Ontario Limited	D. Bronskill* and N. Staubitz*
1539253 Ontario Inc.	R. Kehar* and M. Melling*
Block 27 Landowners Group	R. Kehar* and M. Melling*
Vaughan 400 Landowners Group	R. Kehar* and M. Melling*
Canadian National Railway	A. Heisey*
Alex & Michelle Marrero	A. Heisey*
Perls Incorporated	B. McMinn
Ivanhoe Cambridge	J. Davies*
Miguel Burgos	
York Catholic District School Board	P. C. Williams* and C. Hyde
York Region District School Board	J. Peake

Anland Developments	M. Casale
Home Depot Holding Inc.	S. Zakem*
Granite Real Estate Inc.	S. Zakem*
Amar Transport	P. Harrington*
Lanada Investments Inc.	G. Borean*
G. Greco	G. Borean*
1233389 Ontario Inc.	P. Stewart
FCHT Holdings (Ontario) Corporation	S. Zakem*
Sustainable Vaughan	S. Roberts
Americo Ferrari	
Market Casa Holdings Inc.	G. Borean*
Joe DeLeo	
Gold Park (Woodbridge) Inc.	G. Borean*