

Brian Duxbury B.A., L.L.B. Certified Specialist — Civil Litigation brian@duxburylaw.ca T. David Marshall B.A., L.L.B., L.L.M.
Barrister & Solicitor
david@duxburylaw.ca

November 16, 2017

DELIVERED

OFFICE OF THE CITY CLERK
NOV 1 6 2017

Clerk
City of Hamilton
Office of the City Clerk
71 Main Street West, 1st Floor
Hamilton, ON L8P 4Y5

Dear Clerk:

RE: 9684, 9694 and 9714 Twenty Road West, Hamilton, Ontario -

Appeal by Harmony on Twenty Properties Inc. to the

Ontario Municipal Board for Failure of the Approval Authority

To make a Decision

Please find enclosed three appeals to the Ontario Municipal Board in respect to the above noted matter.

Yours very truly,

DUXBURY LAW

PROFESSIONAL CORPORATION

Per:

Brian Duxbury

BD:mc Encls.



Environment and Land Tribunals Ontario Ontario Municipal Board

655 Bay Street, Suite 1500 Toronto ON M5G 1E5

Telephone: 416-212-6349 Toll Free:

1-866-448-2248 416-326-5370 Fax: Website: www.elto.gov.on.ca

#### Appellant Form (A1)

Receipt Number	(OMB	Office	Use	Only)
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Date Stamp - Appeal Received by Municipality
OFFICE OF THE CITY CLERK

NOV 1 6 2017

Subject of Appeal	Type of Appeal	Act Reference (Section)				
	Planning Act Matters					
	Appeal a decision by local council that adopted an OP or OPA (exempt from approval by Minister or Approval Authority)	17(24)				
Official Plan or Official Plan	Appeal a decision of an Approval Authority that approved or did not approve all or part of a plan or amendment	17(36)				
Amendment	Approval Authority failed to make a decision on the plan within 180 days					
	Council failed to adopt the requested amendment within 180 days	22(7)				
	Council refused the requested amendment	• •				
	Appeal the passing of a Zoning By-law	34(19)				
Zoning By-law or Zoning By-law Amendment	Application for an amendment to the Zoning By-law – failed to make a decision on the application within 120 days	34(11)				
	Application for an amendment to the Zoning By-law – refused by the municipality					
Interim Control Zoning By-law	Appeal the passing of an Interim Control By-law	38(4)				
Minor Variance	Appeal a decision of the Committee of Adjustment that approved or refused the application	45(12)				
	Appeal a decision that approved or refused the application					
	Appeal conditions imposed					
Consent/Severance	Appeal changed conditions	53(27)				
	Application for consent – Approval Authority failed to make a decision on the application within 90 days	53(14)				
	Application for a plan of subdivision – Approval Authority failed to make a decision on the plan within 180 days	51(34)				
	Appeal a decision of an Approval Authority that <b>approved</b> a plan of subdivision					
Plan of Subdivision	Appeal a decision of an Approval Authority that did <b>not approve</b> a plan of subdivision					
	Appeal a lapsing provision imposed by an Approval Authority					
	Appeal conditions imposed by an Approval Authority					
	Appeal conditions - after expiry of 20 day appeal period but before final approval (only applicant or public body may appeal)					
	Appeal changed conditions	51(48)				

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Development Charge	Appeal a Development Charge By-law	14
By-law	Appeal an amendment to a Development Charge By-law	19(1)
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Front-ending	Objection to a front-ending agreement	47
Agreement	Objection to an amendment to a front-ending agreement	50
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Education Development	Appeal an Education Development Charge By-law	257.65
Charge By-law	Appeal an amendment to an Education Development Charge By-law	257.74(1)
Education Development	Appeal approval authority's decision regarding a complaint	257.87(1)
Charge Complaint	Failed to make a decision on the complaint within 60 days	257.87(2)
	Aggregate Resources Act Matters	
	One or more objections against an application for a 'Class A' aggregate removal licence	
	One or more objections against an application for a 'Class B' aggregate removal licence	
	Application for a 'Class A' licence – refused by Minister	11(11)
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	Minister proposes to transfer the licence – applicant does not have licensee's consent	
	Minister proposes to refuse transfer of licence – applicant is licensee or has licensee's consent to transfer	18(5)
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	Municipal Act Matters	
	Appeal the passing of a by-law to divide the municipality into wards	
Ward Boundary By-law	Appeal the passing of a by-law to redivide the municipality into wards	222(4)
	Appeal the passing of a by-law to dissolve the existing wards	
	Ontario Heritage Act Matters	
Heritage	Appeal the passing of a by-law designating a heritage conservation study area	40.1(4)
Conservation District	Appeal the passing of a by-law designating a heritage conservation district	41(4)

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			Other Matte	rs			
Subject of Appeal	Act/Legislation Name					Section Number	
2. Location Infor	mation						
Address and/or Leg 9684, 9694, 9714	al Description of pro Twenty Road Wes	perty su st, Ham	bject to the appeal * ilton, Ontario				
Municipality * City of Hamilton							
Upper Tier (Exampl	e: county, district, re	gion)					
3. Appellant/Obje	ector Information		4.5				
Note: You must not	tify the OMB of any o		of address or telephone	e number i	n writing	. Please quote yo	our OMB Case/File
Number(s) af Last Name	ter they have been a	ssigned	1	Name			
Company Name or Harmony on Twer		Associat	ion must be incorporal	ted – includ	de copy	of letter of incorpo	oration) *
Professional Title							
Email Address acameracci@urbe	ex.biz						
Daytime Telephone 905-522-3328	Number * ext. 11	3	Alternate Telephone	Number		Fax Number 905-522-0452	
Mailing Address	_						
Unit Number	Street Number * 161	Street Rebec	Name * ca Street				РО Вох
City/Town * Hamilton			Province * Ontario		Country Canad		Postal Code * L8R 1B9
4. Representativ	e Information						
✓ I hereby authori:	ze the named compa	any and/	or individual(s) to repr	esent me			
Last Name Duxbury			First Bria	Name n			
Company Name Duxbury Law Prof	fessional Corporat	ion					
Professional Title Lawyer							
Email Address brian@duxburylav	v.ca						
Daytime Telephone Number Alternate Telephone Number Fax Number 905-570-1242 ext. 905-570-1955							
Mailing Address						l	Marie Color
Unit Number 500	Street Number	Street King S	Name street West				РО Вох
City/Town Hamilton			Province Ontario		Country		Postal Code L8P 1A4
			•				

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# Appendix "D" to Report PED18009 Page 5 of 16

I certify that I have written authorization from the appellant to act as a representative with respect to this appeal on his or her behalf and I understand that I may be asked to produce this authorization at any time.  5. Appeal Specific Information Municipal Reference Number(s) City of Hamilton File No. UHOPA-15-12R  Outline the nature of your appeal and the reasons for your appeal * This is an appeal to the Ontario Municipal Board for failure of the approval authority (City of Hamilton) to make a decision on the Official Plan Amendment Application within 180 days.  The City of Hamilton extended the approval period for this Official Plan Amendment from 180 days to 270 days. That time period has now elapsed.  The Appellant submits that this proposed amendment to the Urban Hamilton Official Plan to designate a portion of the lands from "Low Density Residential 2" to "Low Density Residential 2c" in the northwest Glanbrook Secondary Plan for the lands, is consistent with the provisions of the Provincial Policy Statement, 2014 and conform with the Growth Plan for the Greater Golden Horseshoe.  The Appellant submits that it has provided all required studies and justification for the amendment and that it has satisfied the requirements of the City of Hamilton in respect to Planning Act matters and that the proposed amendment and designation represents good land use planning.  Such further and other grounds for this appeal as may be advisable.  Oral/written submissions to council  I did you make your opinions regarding this matter known to council?  Oral submissions at a public meeting    Written submissions to council  Written submissions at a public meeting    Written submissions to council  Written and other grounds for this appeal with the functipality?  Yes    No  Reflected Matters  Are there other appeals not yet filed with the Municipality?  Yes    No  Reflected Matters  Are there other matters related to this appeal? (For example: A consent application connected to a variance application)    Yes    No    M	Note: If you are representing the appellant and are not a solicitor, please confirm that you have written authorization, as required by the OMB's Rules of Practice and Procedure, to act on behalf of the appellant. Please confirm this by checking the box below.
Municipal Reference Number(s) City of Hamiliton File No. UHOPA-15-12R  Outline the nature of your appeal and the reasons for your appeal * This is an appeal to the Ontario Municipal Board for failure of the approval authority (City of Hamiliton) to make a decision on the Official Plan Armendment Application within 180 days.  The City of Hamiliton extended the approval period for this Official Plan Amendment from 180 days to 270 days. That time period has now elapsed.  The Appellant submits that this proposed amendment to the Urban Hamiliton Official Plan to designate a portion of the lands from "Low Density Residential 2" to "Low Density Residential 2c" in the northwest Glambrook Secondary Plan for the lands, is consistent with the provisions of the Provincial Policy Statement, 2014 and conform with the Growth Plan for the Greater Golden Horseshoe.  The Appellant submits that it has provided all required studies and justification for the amendment and that it has satisfied the requirements of the City of Hamilton in respect to Planning Act matters and that the proposed amendment and designation represents good land use planning.  Such further and other grounds for this appeal as may be advisable.  Oral/written submissions to council  Did you make your opinions regarding this matter known to council?  Oral submissions at a public meeting Written submissions to council  Planning Act matters only Applicable only to official plans/amendments, zoning by-laws/amendments and minor variances that came into effectivere passed on or after July 1, 2016 (Bill 73)  Is the 2-year no application restriction under section 22(2.2) or 34(10.0.0.2) or 45(1.4) applicable?  Yes No  Reflected Matters  Are there other appeals not yet filed with the Municipality?  Yes No  No  The City of Hamilton of Institution of	
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1 day       2 days	7. Scheduling Information
More than 1 week	How many days do you estimate are needed for hearing this appeal?
	☐ 1 day ☐ 2 days ☐ 3 days ☐ 4 days ☐ 1 week
How many expert witnesses and other witnesses do you expect to have at the hearing providing evidence/testimony?	☐ More than 1 week
Two	How many expert witnesses and other witnesses do you expect to have at the hearing providing evidence/testimony? Two
Describe expert witness(es)' area of expertise (For example: land use planner, architect, engineer, etc.) Land use planning and engineering	

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How many expert witn Two	esses and other witness	ses do you expect to	have at the hearing provid	ling evidence/testimony?
Describe expert witnes Land use planning a	ss(es)' area of expertise and engineering	(For example: land	use planner, architect, eng	ineer, etc.)
Do you believe this ma (Prior to scheduling a	atter would benefit from matter for mediation, the	mediation? OMB will conduct a	n assessment to determine	e its suitability for mediation)
✓ Yes    No				
8. Required Fee				
Total Fee Submitted *	\$ 300			
Payment Method * >	Certified cheque	Money Order	✓ Solicitor's general or	r trust account cheque
9. Declaration				
I solemnly declare that and complete.	all of the statements ar	d the information pro	ovided, as well as any supp	porting documents are true, correct
Name of Appellant/Rep	presentative	Signature of A	Appellant/Representative	Date (yyyy/mm/dd)
Brian Duxbury		<i>Q</i> .,	7//	2017/11/16

Personal information requested on this form is collected under the provisions of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, and the *Ontario Municipal Board Act*, R.S.O. 1990, c. O. 28 as amended. After an appeal is filed, all information relating to this appeal may become available to the public.



Environment and Land Tribunals Ontario Ontario Municipal Board

655 Bay Street, Suite 1500 Toronto ON M5G 1E5

Toll Free:

Telephone: 416-212-6349 1-866-448-2248 416-326-5370

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	Appeal conditions imposed by an Approval Authority			
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Heritage.	Appeal the passing of a by-law designating a heritage conservation study area	40.1(4)				
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*							
			Other	Matters			
Subject of Appeal	Act/Legislation	Name				S	ection Number
2. Location Inform	nation						ha maran kanan ka
Address and/or Lega 9684, 9694, 9714	al Description of pro Twenty Road Wes	perty su st, Hami	bject to the appe ilton, Ontario	eal *			
Municipality * City of Hamilton							
Upper Tier (Example	e: county, district, re	gion)					
3. Appellant/Obje	ctor Information						
Note: You must noti Number(s) after	fy the OMB of any o er they have been a	-		phone number in	n writing	. Please quote you	r OMB Case/File
Last Name				First Name			
Company Name or A		Associat	ion must be inco	rporated – includ	де сору	of letter of incorpor	ration) *
Professional Title							
Email Address acameracci@urbe	x.biz						
Daytime Telephone 905-522-3328	Number * ext.11	3	Alternate Telep	hone Number		Fax Number 905-522-0452	
Mailing Address							1
Unit Number	Street Number * 161	Street I Rebec	Name * ca Street				PO Box
City/Town * Hamilton			Province * Ontario		Countr		Postal Code * L8R 1B9
4. Representative	Information		Situation		Garrae	4	Zert i Be
✓ I hereby authoriz		any and/	or individual(s) to	o represent me			
Last Name Duxbury				First Name Brian			
Company Name Duxbury Law Profe	essional Corporat	ion		1	32.35, 8.3		
Professional Title Lawyer							
Email Address brian@duxburylaw	v.ca						
Daytime Telephone 905-570-1242	Number ext.	Alte	ernate Telephon	e Number		Fax Number 905-570-1955	
Mailing Address							
Unit Number 500	Street Number 1	Street I King S	Name treet West				PO Box
City/Town Hamilton			Province Ontario	-	Countr		Postal Code L8P 1A4

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# Appendix "D" to Report PED18009 Page 10 of 16

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Note: If you are representing the appellant and are not a solicitor, please confirm that you have written authorization, as required by the OMB's Rules of Practice and Procedure, to act on behalf of the appellant. Please confirm this by checking the box below.
I certify that I have written authorization from the appellant to act as a representative with respect to this appeal on his or her behalf and I understand that I may be asked to produce this authorization at any time.
5. Appeal Specific Information
Municipal Reference Number(s) City of Hamilton File No. ZAC-15-23R
Outline the nature of your appeal and the reasons for your appeal * The Appellant submits that the proposed Zoning By-law Amendment to provide for modifications to a mix of residential zones and to open space conservation represents a mix of uses that will implement the Official Plan designation and amendment and constitutes good land use planning.
The Appellant submits that it has provided such information, studies and responses as are required to satisfy the planning requirements of the City of Hamilton.
The Appellant submits that the City of Hamilton has failed to make a decision on the Application within 120 days of submission of the Application.
The Appellant will submit such further and other grounds as may be deemed advisable.
Oral/written submissions to council
Did you make your opinions regarding this matter known to council?
Oral submissions at a public meeting Written submissions to council
Planning Act matters only Applicable only to official plans/amendments, zoning by-laws/amendments and minor variances that came into effect/were passed on or after July 1, 2016 (Bill 73)
Is the 2-year no application restriction under section 22(2.2) or 34(10.0.0.2) or 45(1.4) applicable?
☐ Yes   ✓ No
6. Related Matters
Are there other appeals not yet filed with the Municipality?
☐ Yes   ✓ No
Are there other matters related to this appeal? (For example: A consent application connected to a variance application)
✓ Yes No ▼
If yes, please provide OMB Reference Number(s) and/or Municipal File Number(s) Official Plan Application UHOPA-15-12R and Plan of Subdivision Application 25T-2015-05R
7. Scheduling Information  How many days do you estimate are needed for hearing this appeal?
1 day 2 days 3 days 4 days 1 week
More than 1 week
How many expert witnesses and other witnesses do you expect to have at the hearing providing evidence/testimony? Two

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Land use planning and engineering	example: land use planner, architect, engineer, et	c.)
Do you believe this matter would benefit from media (Prior to scheduling a matter for mediation, the OME		ability for mediation)
✓ Yes		
8. Required Fee		
Total Fee Submitted * \$ 300		
Payment Method * ▶ ☐ Certified cheque ☐	Money Order ✓ Solicitor's general or trust ac	count cheque
9. Declaration		
I solemnly declare that all of the statements and the and complete.	information provided, as well as any supporting of	documents are true, correct
Name of Appellant/Representative	Signature of Appellant/Representative	Date (yyyy/mm/dd)
Brian Duxbury	Bull Sull	2017/11/16
Personal information requested on this form is collected amended, and the Ontario Municipal Board Act, R.S.		

relating to this appeal may become available to the public.



Environment and Land Tribunals Ontario Ontario Municipal Board

655 Bay Street, Suite 1500 Toronto ON M5G 1E5

Fax:

Website:

Telephone: 416-212-6349 Toll Free: 1-866-448-2248 416-326-5370

www.elto.gov.on.ca

### Appellant Form (A1)

Receipt	Number (	ОМВ	Office	Usé Only	)

Date Stamp - Appeal Received by Municipality

Subject of Appeal	Type of Appeal	Act Reference (Section)	
	Planning Act Matters		
Official Plan or Official Plan Amendment	Appeal a decision by local council that adopted an OP or OPA (exempt from approval by Minister or Approval Authority)	17(24)	
	Appeal a decision of an Approval Authority that approved or did not approve all or part of a plan or amendment	17(36)	
	Approval Authority failed to make a decision on the plan within 180 days	17(40)	
	Council failed to adopt the requested amendment within 180 days	22(7)	
	Council refused the requested amendment		
	Appeal the passing of a Zoning By-law	34(19)	
Zoning By-law or Zoning By-law Amendment	Application for an amendment to the Zoning By-law – failed to make a decision on the application within 120 days	34(11)	
	Application for an amendment to the Zoning By-law – refused by the municipality		
Interim Control Zoning By-law	Appeal the passing of an Interim Control By-law	38(4)	
Minor Variance	Appeal a decision of the Committee of Adjustment that approved or refused the application	45(12)	
	Appeal a decision that approved or refused the application		
	Appeal conditions imposed	53(19)	
Consent/Severance	Appeal changed conditions	53(27)	
	Application for consent – Approval Authority failed to make a decision on the application within 90 days	53(14)	
Plan of Subdivision	Application for a plan of subdivision – Approval Authority failed to make a decision on the plan within 180 days	51(34)	
	Appeal a decision of an Approval Authority that approved a plan of subdivision		
	Appeal a decision of an Approval Authority that did <b>not approve</b> a plan of subdivision	51(39)	
	Appeal a lapsing provision imposed by an Approval Authority		
	Appeal conditions imposed by an Approval Authority		
	Appeal conditions - after expiry of 20 day appeal period but before final approval (only applicant or public body may appeal)	51(43)	
	Appeal changed conditions	51(48)	

Subject of Appeal	Type of Appeal	Act Reference (Section)	
	Development Charges Act Matters		
Development Charge	Appeal a Development Charge By-law	14	
By-law	Appeal an amendment to a Development Charge By-law	19(1)	
Development Charge	Appeal municipality's decision regarding a complaint	22(1)	
Complaint	Failed to make a decision on the complaint within 60 days	22(2)	
Front-ending	Objection to a front-ending agreement	47	
Agreement	Objection to an amendment to a front-ending agreement	50	
	Education Act Matters		
Education Development	Appeal an Education Development Charge By-law	257.65	
Charge By-law	Appeal an amendment to an Education Development Charge By-law	257.74(1)	
Education Development	Appeal approval authority's decision regarding a complaint	257.87(1)	
Charge Complaint	Failed to make a decision on the complaint within 60 days	257.87(2)	
	Aggregate Resources Act Matters		
	One or more objections against an application for a 'Class A' aggregate removal licence	11(5)	
	One or more objections against an application for a 'Class B' aggregate removal licence		
	Application for a 'Class A' licence – refused by Minister	11(11)	
	Application for a 'Class B' licence – refused by Minister		
Aggregate Removal	Changes to conditions to a licence	13(6)	
Licence	Amendment of site plans	16(8)	
	Minister proposes to transfer the licence – applicant does not have licensee's consent	18(5)	
	Minister proposes to refuse transfer of licence – applicant is licensee or has licensee's consent to transfer		
	Minister proposes to refuse transfer of licence – applicant does not have licensee's consent to transfer		
	Revocation of licence	20(4)	
	Municipal Act Matters		
	Appeal the passing of a by-law to divide the municipality into wards		
Ward Boundary By-law	Appeal the passing of a by-law to redivide the municipality into wards	222(4)	
	Appeal the passing of a by-law to dissolve the existing wards		
	Ontario Heritage Act Matters		
Heritage	Appeal the passing of a by-law designating a heritage conservation study area	40.1(4)	
Conservation District	Appeal the passing of a by-law designating a heritage conservation district	41(4)	
		A 1411 M 111 A 111	

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			Other Matters			
Subject of Appeal	peal Act/Legislation Name S				Section Number	
2. Location Information Address and/or Leg 9684, 9694, 9714	al Description of pro	perty sul t, Hami	bject to the appeal * Iton, Ontario			
Municipality * City of Hamilton						
Upper Tier (Exampl	e: county, district, re	gion)				
3. Appellant/Obje	ector Information	1				
	ify the OMB of any o		f address or telephone number in	n writing	. Please quote yo	our OMB Case/File
Last Name	er they have been e	ooigi iou	First Name			
Company Name or Harmony on Twer		Associati	ion must be incorporated – includ	le copy	of letter of incorp	oration) *
Professional Title	ity i roperited into.					
Email Address acameracci@urbe	ex.biz					And the state of t
Daytime Telephone Number * Alte 905-522-3328 ext. 113			Alternate Telephone Number	e Number Fax Number 905-522-0452		
Mailing Address						
Unit Number	Street Number * 161	umber * Street Name * PO Box Rebecca Street			PO Box	
City/Town * Hamilton			Province * Count Cana			Postal Code * L8R 1B9
4. Representativ	e Information					
✓ I hereby authoriz	ze the named compa	any and/	or individual(s) to represent me			
Last Name Duxbury  First Name Brian						
Company Name Duxbury Law Prof	fessional Corporat	on				·
Professional Title Lawyer						
Email Address brian@duxburylav	w.ca					
Daytime Telephone Number Alterna 905-570-1242 ext.			rnate Telephone Number Fax Number 905-570-1955			
Mailing Address						
Unit Number 500	Street Number 1		et Name Street West			РО Вох
			Province Ontario	Countr		Postal Code L8P 1A4

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## Appendix "D" to Report PED18009 Page 15 of 16

Note: If you are representing the appellant and are <b>not</b> a solicitor, please confirm that you have written authorization, as required by the OMB's Rules of Practice and Procedure, to act on behalf of the appellant. Please confirm this by checking the box below.				
I certify that I have written authorization from the appellant to act as a representative with respect to this appeal on his or her behalf and I understand that I may be asked to produce this authorization at any time.				
5. Appeal Specific Information  Municipal Reference Number(s) City of Hamilton File No. 25T-2015-05R				
Outline the nature of your appeal and the reasons for your appeal * The Appellant submits that the proposed draft Plan of Subdivision implements the Zoning By-law Amendments and Official Plan Amendment sought by the Appellant for the subject property.				
The Appellant submits that it has satisfied the requirements of the City of Hamilton in respect to the City's requirements for the draft Plan of Subdivision and says that the Plan of Subdivision satisfies the requirements of subsection 51(24) of the Planning Act and represents good land use planning. The Appellant submits that the City has failed to make any determination in respect to the Appellant's draft Plan of Subdivision within 180 days of submission of its Application.				
The Appellant submits such further and other grounds as may be deemed advisable.				
Oral/written submissions to council				
Did you make your opinions regarding this matter known to council?				
Oral submissions at a public meeting Written submissions to council				
6. Related Matters				
Are there other appeals not yet filed with the Municipality?				
☐ Yes ✓ No				
Are there other matters related to this appeal? (For example: A consent application connected to a variance application)				
✓ Yes No ▼				
If yes, please provide OMB Reference Number(s) and/or Municipal File Number(s) Official Plan Application UHOPA-15-12R and Zoning Application ZAC-15-23R				
7. Scheduling Information				
How many days do you estimate are needed for hearing this appeal?				
☐ 1 day ☐ 2 days ☐ 3 days ☐ 4 days ☐ 1 week				
More than 1 week				
How many expert witnesses and other witnesses do you expect to have at the hearing providing evidence/testimony? Two				
Describe expert witness(es)' area of expertise (For example: land use planner, architect, engineer, etc.)  Land use planning and engineering				

## Appendix "D" to Report PED18009 Page 16 of 16

Do you believe this matter would benefit from media (Prior to scheduling a matter for mediation, the OME		itability for mediation)
✓ Yes  No		
8. Required Fee		
Total Fee Submitted * \$ 300		
Payment Method * ▶ ☐ Certified cheque ☐	Money Order Solicitor's general or trust a	account cheque
9. Declaration		
I solemnly declare that all of the statements and the and complete.	information provided, as well as any supporting	documents are true, correct
Name of Appellant/Representative	Signature of Appellant/Representative	Date (yyyy/mm/dd)
Brian Duxbury	3,1/	2017/11/16
Personal information requested on this form is colle amended, and the <i>Ontario Municipal Board Act</i> , R.S relating to this appeal may become available to the	S.O. 1990, c. O. 28 as amended. After an appeal	, ,