



INFORMATION REPORT

TO:	Chair and Members Planning Committee
COMMITTEE DATE:	May 1, 2018
SUBJECT/REPORT NO:	Appeal to the Ontario Municipal Board (OMB) on the City of Hamilton's Refusal or Neglect to Adopt an Amendment to the City of Hamilton Zoning By-law No. 6593 for Lands Located at 1518, 1530 and 1540 Upper Sherman Avenue, Hamilton (Ward 7) (PED18086)
WARD(S) AFFECTED:	Ward 7
PREPARED BY:	Jennifer Roth (905) 546-2424 Ext. 2058
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

Council Direction:

In accordance with subsection 34(11), of the *Planning Act*, prior to Bill 139, a Zoning By-law Amendment Application, may be appealed to the Ontario Municipal Board (OMB) after 120 days if Council has not made a decision on the application.

A motion to direct staff to advise the Planning Committee on matters relating to appeals regarding lack of decision by Council, pursuant to the *Planning Act* was passed by City Council on May 18, 2010. This Information Report has been prepared in accordance with Council's policy for staff to advise the Planning Committee and City Council of appeals for non-decision to the OMB.

The following information is provided for Planning Committee's information with regards to Zoning By-law Amendment Application ZAC-17-078. The Zoning By-law Amendment Application has been appealed for lack of decision. At the time of preparation of this Staff Report, Bill 139 was not in effect. Bill 139 will take effect on April 3, 2018. It is anticipated that this matter will be heard by the Local Planning Appeal Tribunal (LPAT) as per the transition regulations.

OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

SUBJECT: Appeal to the Ontario Municipal Board (OMB) on the City of Hamilton's Refusal or Neglect to Adopt an Amendment to the City of Hamilton Zoning By-law No. 6593 for Lands Located at 1518, 1530 and 1540 Upper Sherman Avenue, Hamilton (Ward 7) (PED18086) - Page 2 of 3

Information:

The subject property is municipally known as 1518, 1530 and 1540 Upper Sherman Avenue (refer to Appendix "A" to Report PED18086).

The subject property is irregular in shape, having a lot area of 1.839 ha (4.54 ac) and is located along two frontages, being Upper Sherman Avenue and Acadia Drive. Cartier Crescent, to the north, currently terminates on the south side of the subject property, with an extension being proposed as part of this application, to extend Cartier Crescent to intersect with Acadia Drive. Acadia Drive currently divides the subject property. The property is located within the Butler Neighbourhood.

The majority of the property was previously developed with a single detached dwelling that has since been demolished in anticipation of accommodating the proposed development. In addition, a portion of 1530 Upper Sherman Avenue, formerly part of Billy Sherring Park, was deemed surplus by the City of Hamilton and was subsequently sold to the applicant in 2017. The remainder of the property is vacant agricultural land.

The applications were submitted on October 23, 2017 and were deemed complete on November 8, 2017.

PROPOSED DEVELOPMENT

The application is proposed to permit a 489 unit multiple dwelling development in the form of an eight, a nine and two, eleven storey towers, with 623 parking spaces contained in one level of below grade parking and some surface parking spaces. The two, 11 storey towers containing 288 units are located on the northwest side of the intersection of Upper Sherman Avenue and Acadia Drive and will be joined at the base with a 1 storey connection. The eight storey tower containing 110 units is located on the northwest corner of Acadia Drive and the extension of Cartier Crescent. The nine storey tower containing 91 units is located on the southwest corner of the intersection of Upper Sherman Avenue and Acadia Drive. The applicant has proposed both interior and exterior amenity space. Access to the site will be provided from Upper Sherman Avenue and from Cartier Crescent which is planned to connect to Acadia Drive.

At this time, the Official Plan Amendment (OPA) has not been appealed as the legislated date for appeal of the OPA is May 2, 2018. The applicant is considering adjustments to the proposal that would potentially eliminate the need for an Official Plan Amendment by reducing the scale and density of the proposal.

The applicant applied for an Official Plan Amendment Application to re-designate a portion of the lands from "Open Space" to "Neighbourhoods" and for an increase in the

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overall density from 100-200 units per net hectare to 293 units per net hectare to permit four multiple dwellings.

Zoning By-law Amendment Application:

The Zoning By-law Amendment Application has been appealed for non-decision.

The applicant has applied for a Zoning By-law Amendment to re-zone the lands from the "AA" (Agricultural) District, "AA/S-684" (Agricultural) District, Modified, "C" (Urban Protected Residential, Etc.) District and Community Park (P2) Zone to the "E-3" (High Density Multiple Dwellings) District, Modified in the Former City of Hamilton Zoning By-law No. 6593. A number of site specific modifications are proposed to implement the proposed development, including an increase in height, reduction in front, side and rear yard requirements and a reduction in the parking stall size. Refer to Appendix B to Report PED18086 for the proposed site drawings that illustrate the requested zoning modifications.

Public Consultation:

As per the statutory requirements of the *Planning Act*, and the Applicant's Public Consultation Strategy, an Open House was held on January 23, 2018. Notice of the Open House was mailed to all property owners within 300 metres of the subject lands, expanded from the 120 metres, as requested by the Ward Councillor. One hundred and twenty-six people attended the Open House and 67 written submissions were received by residents opposed to the development. In addition, a petition was received, signed by 274 individuals opposed to the development.

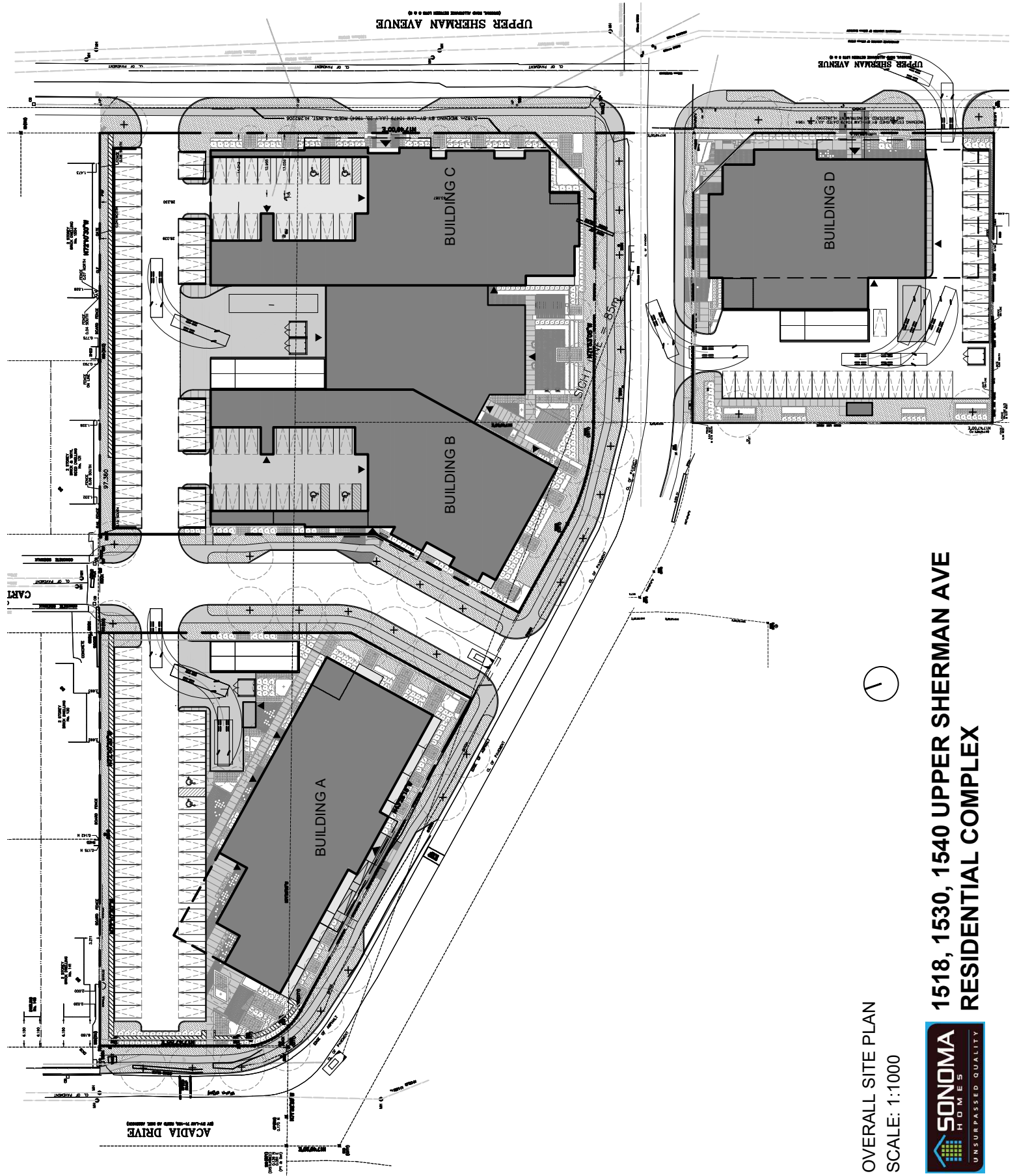
A number of outstanding issues remain, including the massing of the proposed structure, the proposed height, concerns with shadows and overlook, compatibility with adjacent single detached dwellings and sanitary capacity.

The appeal of the Zoning By-law Amendment was received by the City Clerk's Office on February 27, 2018, 127 days after the receipt of the initial application (refer to Appendix "C" to Report PED18086).

APPENDICES AND SCHEDULES ATTACHED

- Appendix "A": Location Map
- Appendix "B": Site Plan
- Appendix "C": Letter of Appeal

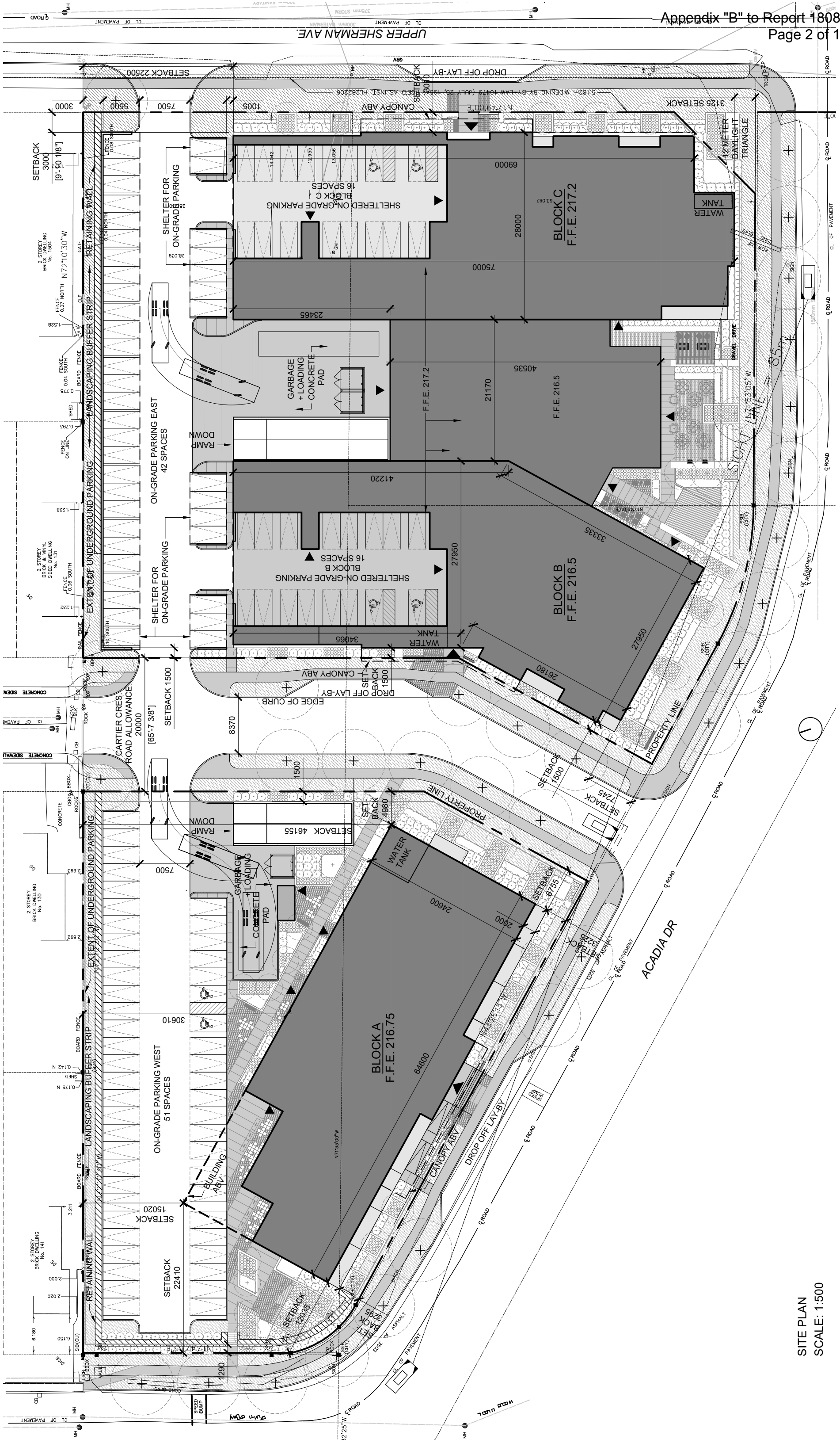
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OVERALL SITE PLAN
SCALE: 1:1000

**1518, 1530, 1540 UPPER SHERMAN AVE
RESIDENTIAL COMPLEX**





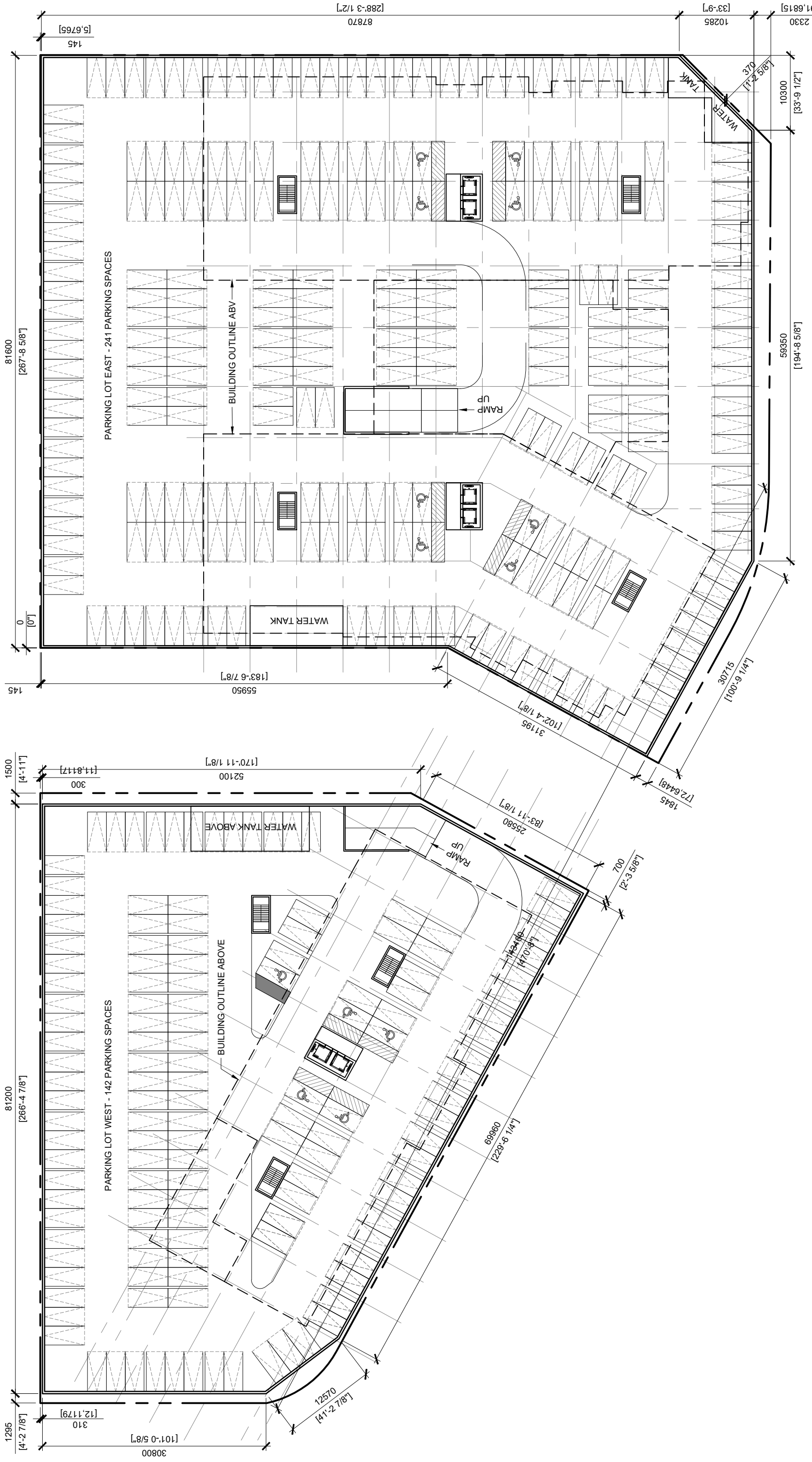
SITE PLAN
SCALE: 1:500



1518, 1530, 1540 UPPER SHERMAN AVE.
RESIDENTIAL COMPLEX, HAMILTON, ON



2017-09-28



BASEMENT LEVEL PARKING
SCALE: 1:500



1518, 1530, 1540 UPPER SHERMAN AVE.
RESIDENTIAL COMPLEX, HAMILTON, ON



2017-09-28



CARTIER CRES.
ROAD ALLOWANCE
20000
[65'-7 3/8"]

GROUND LEVEL PLAN
SCALE: 1:500



1518, 1530, 1540 UPPER SHERMAN AVE.
RESIDENTIAL COMPLEX, HAMILTON, ON



2017-09-28



LEVELS 2-5
SCALE: 1:500



1518, 1530, 1540 UPPER SHERMAN AVE.
RESIDENTIAL COMPLEX, HAMILTON, ON





1

LEVEL 6
SCALE: 1:500



1518, 1530, 1540 UPPER SHERMAN AVE.
RESIDENTIAL COMPLEX, HAMILTON, ON





1

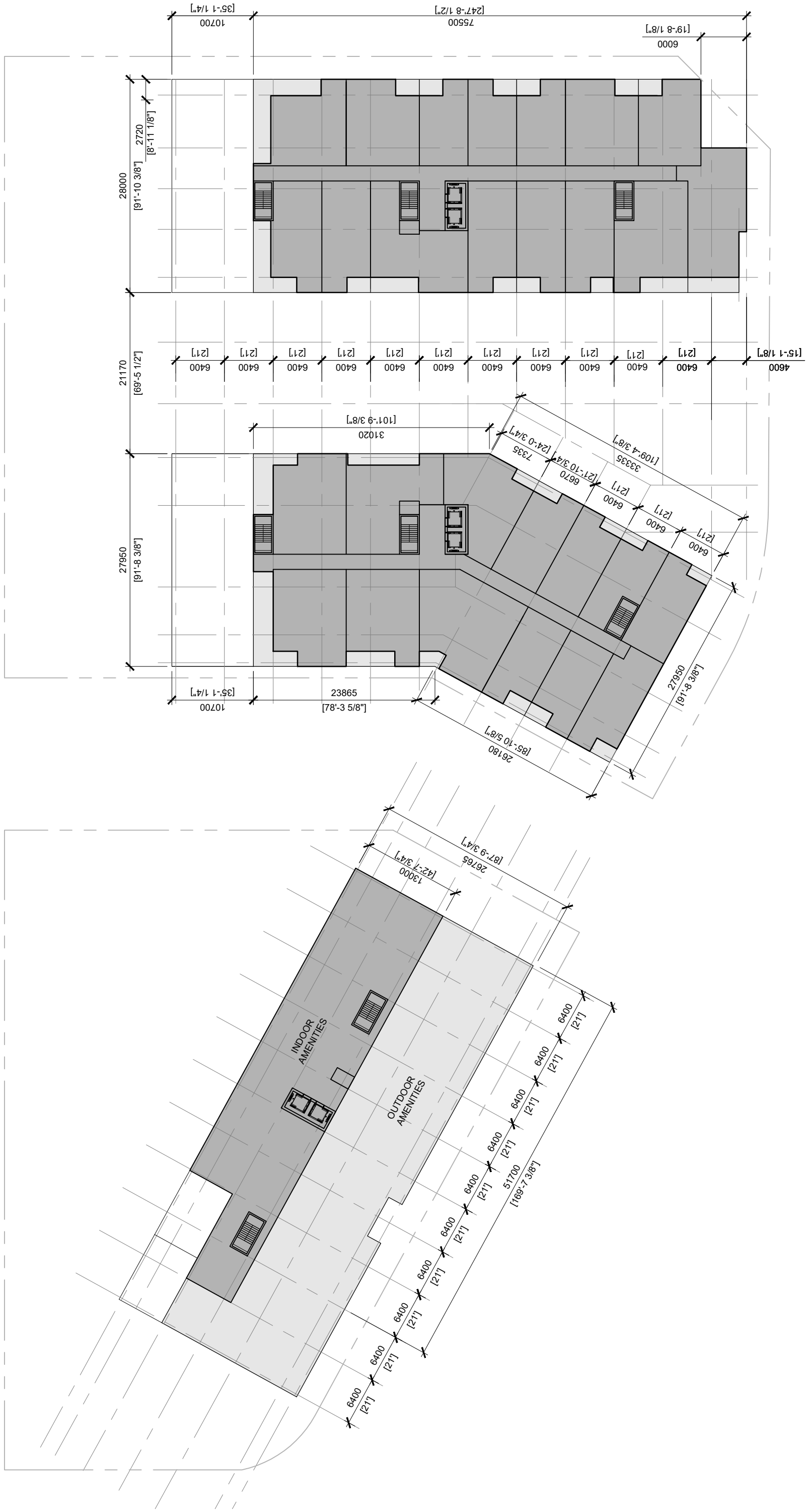
LEVEL 7
SCALE: 1:500



1518, 1530, 1540 UPPER SHERMAN AVE.
RESIDENTIAL COMPLEX, HAMILTON, ON



2017-09-28

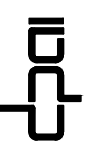


1

LEVEL 8
SCALE: 1:500



1518, 1530, 1540 UPPER SHERMAN AVE.
RESIDENTIAL COMPLEX, HAMILTON, ON



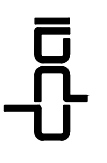


1

LEVEL 9
SCALE: 1:500



1518, 1530, 1540 UPPER SHERMAN AVE.
RESIDENTIAL COMPLEX, HAMILTON, ON



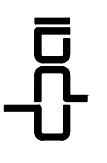
2017-09-28



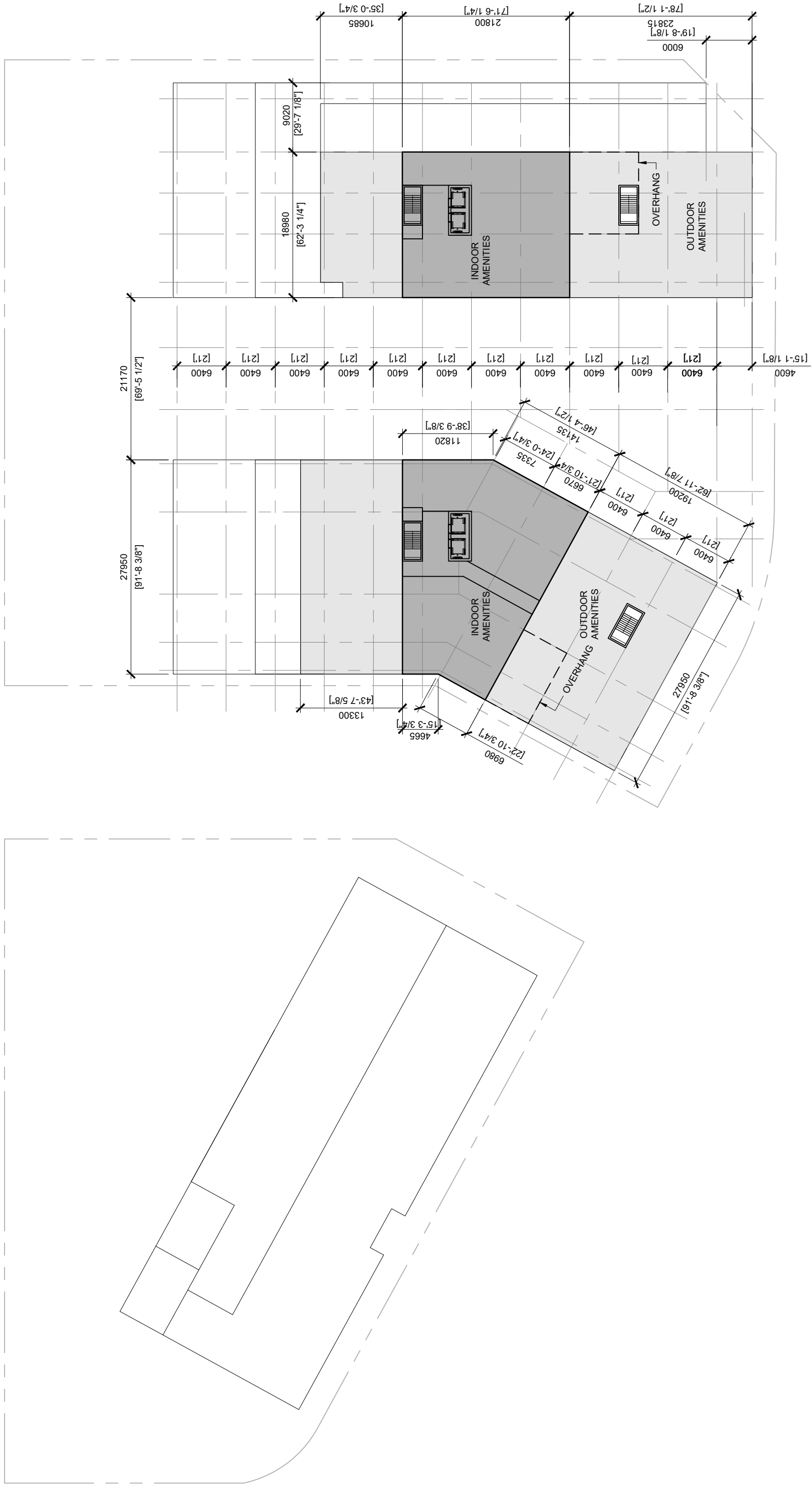
LEVEL 10
SCALE: 1:500



**1518, 1530, 1540 UPPER SHERMAN AVE.
RESIDENTIAL COMPLEX, HAMILTON, ON**

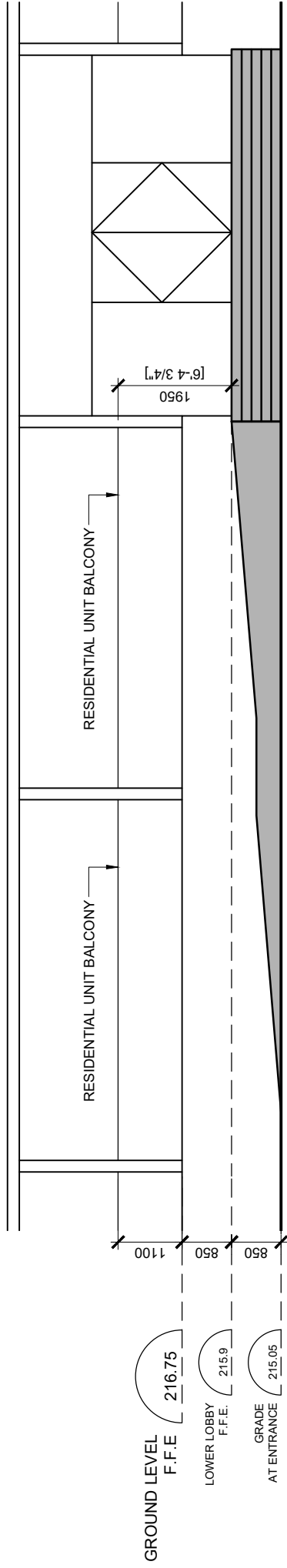


2017-09-28

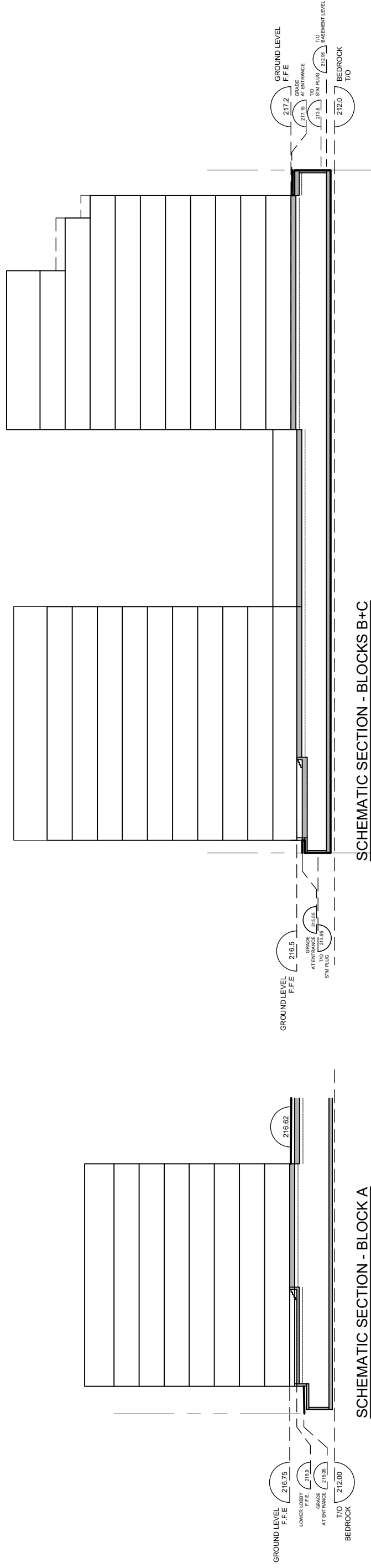


1

LEVEL 11
SCALE: 1:500



SCHEMATIC ELEVATION - BLOCK A - RAMP AT ENTRANCE
SCALE 1:100



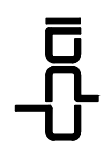
SCHEMATIC SECTION - BLOCKS B+C

SCHEMATIC SECTION - BLOCK A

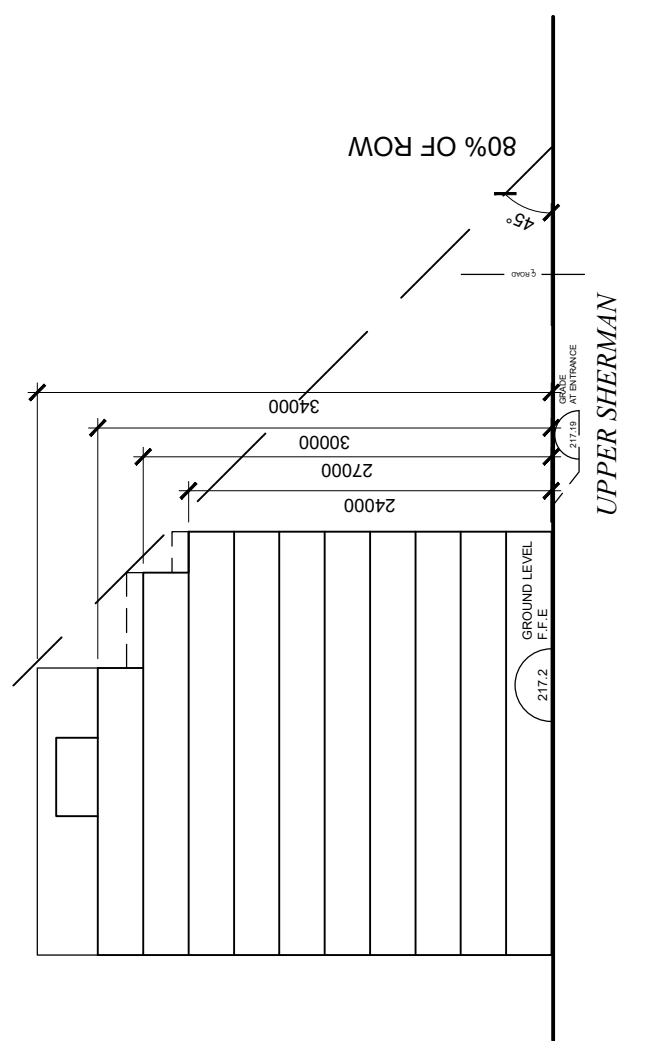
SCHEMATIC SECTIONS
SCALE: 1:500



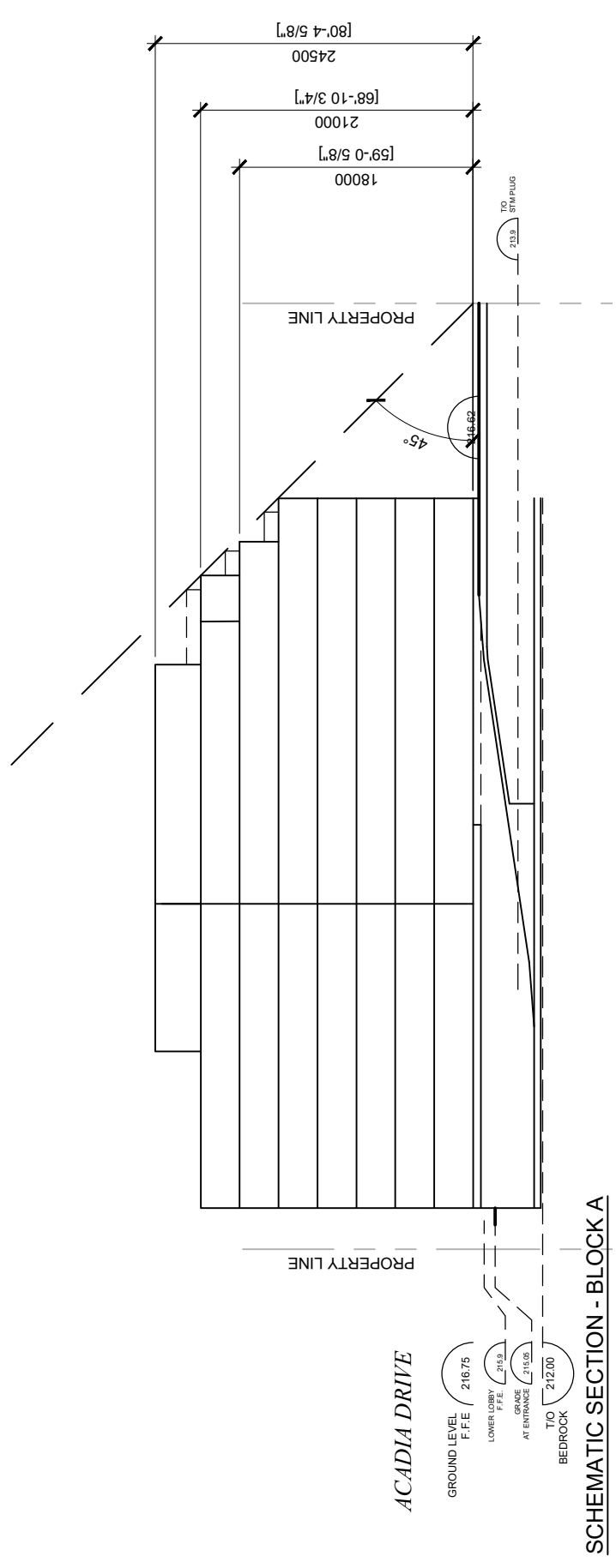
**1518, 1530, 1540 UPPER SHERMAN AVE.
RESIDENTIAL COMPLEX, HAMILTON, ON**



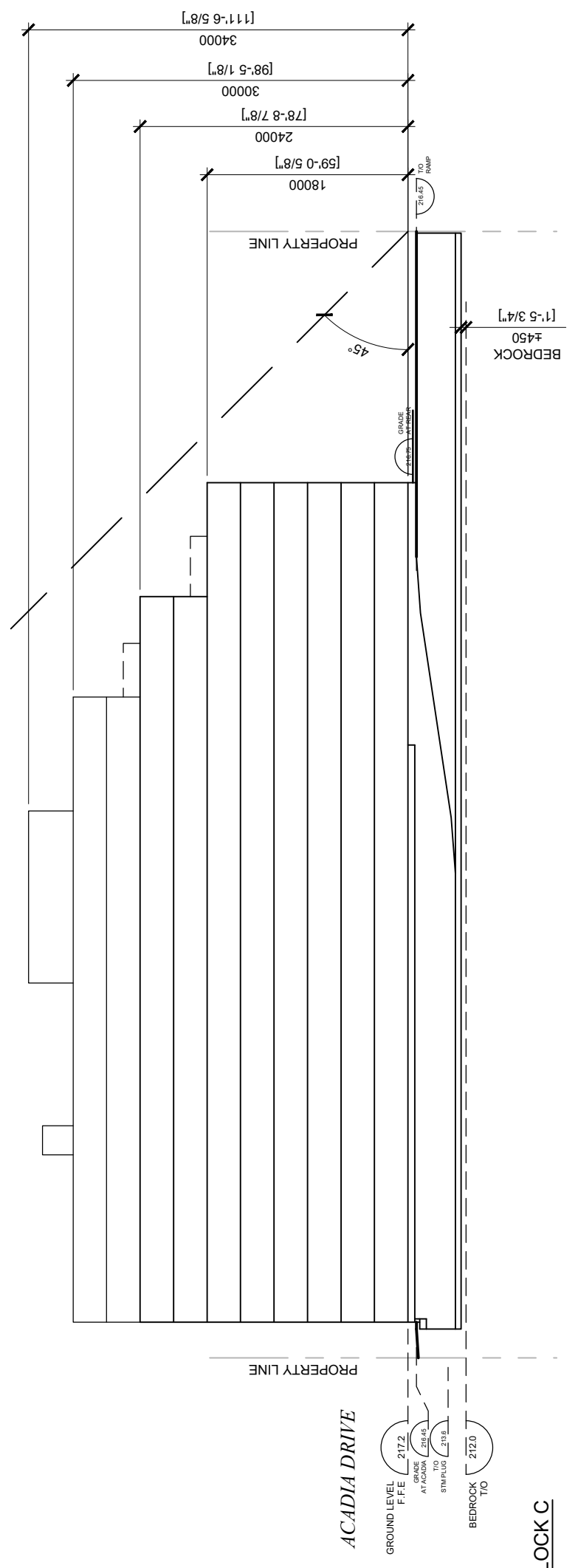
2017-09-28



SCHEMATIC SECTION - BLOCK C



SCHEMATIC SECTION - BLOCK A



SCHEMATIC SECTION - BLOCK C

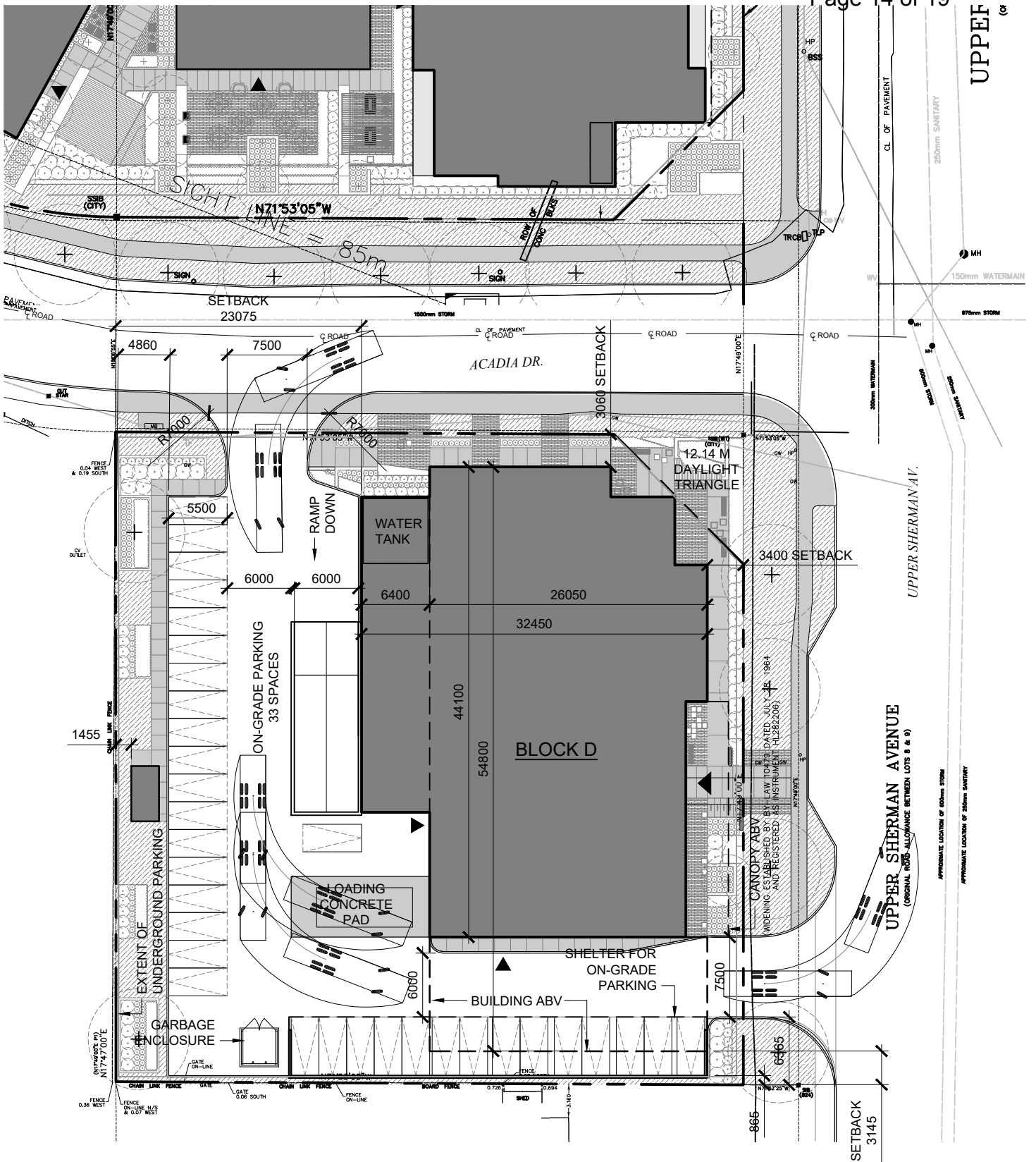
(1)

SCHEMATIC SECTIONS
SCALE: 1:500



1518, 1530, 1540 UPPER SHERMAN AVE.
RESIDENTIAL COMPLEX, HAMILTON, ON

UPPEF (C)



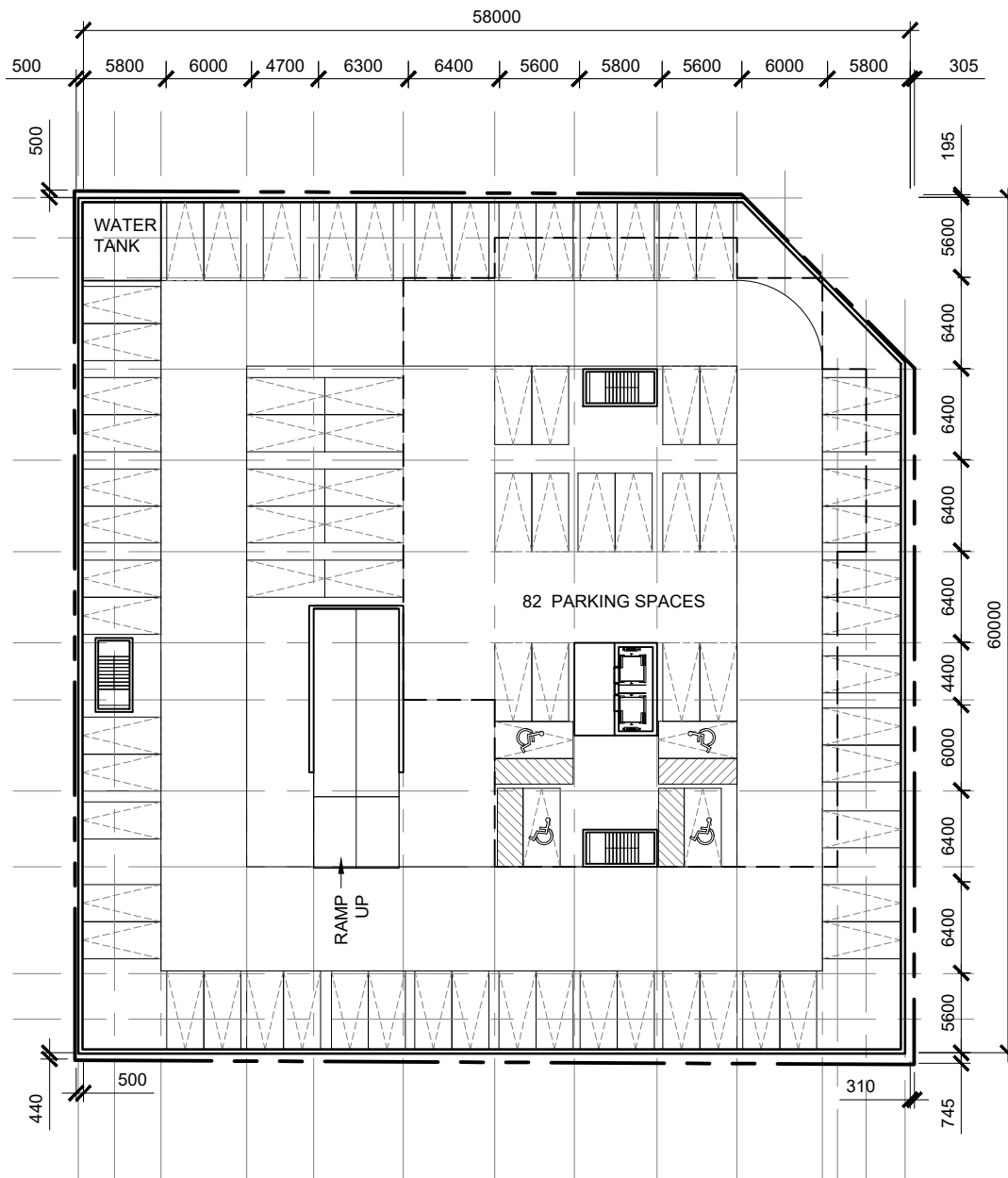
SITE PLAN / GROUND LEVEL PLAN

SCALE: 1:500



**1518, 1530, 1540 UPPER SHERMAN AVE
RESIDENTIAL COMPLEX**



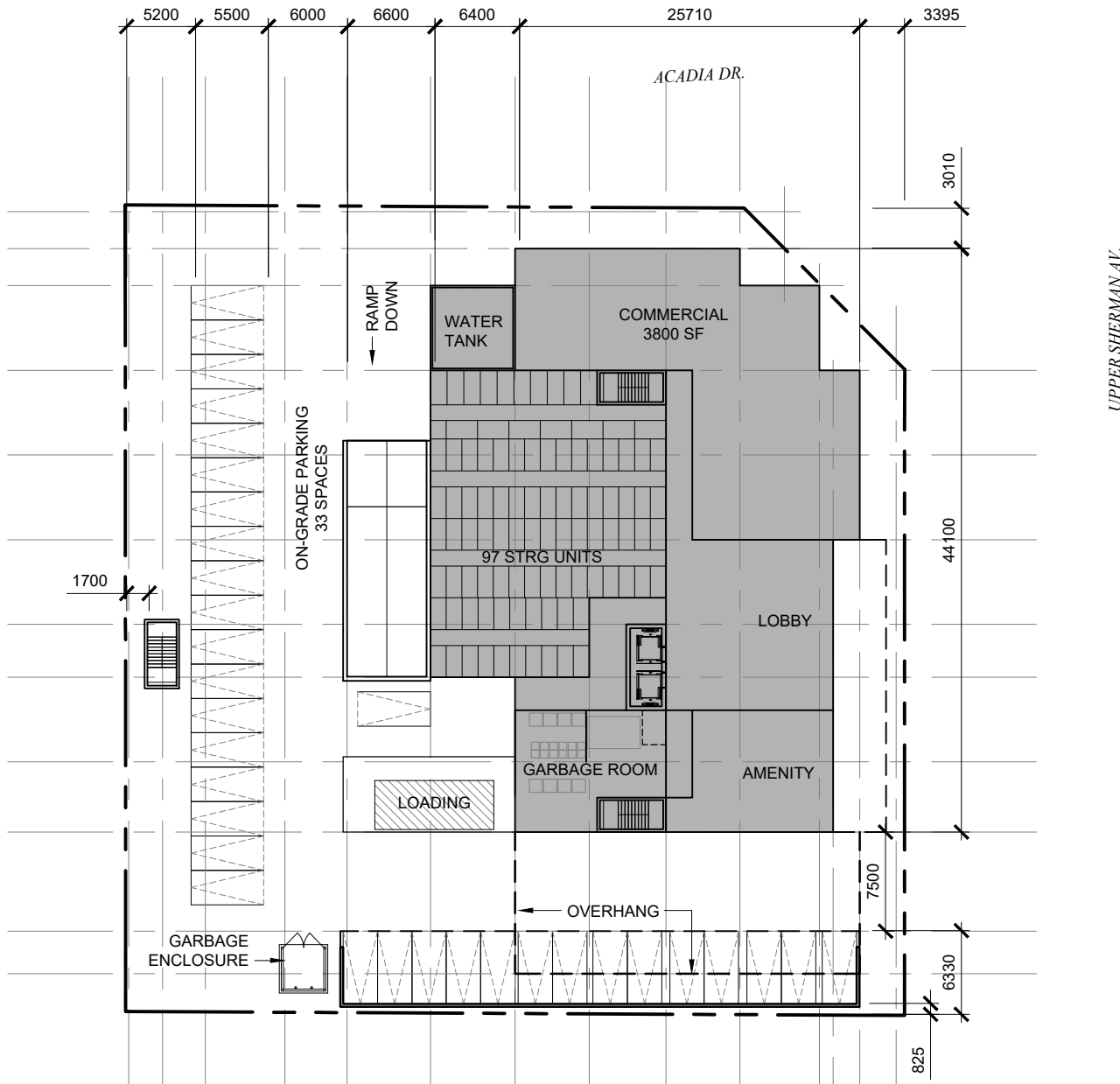


BASEMENT LEVEL PLAN
SCALE: 1:500



1518, 1530, 1540 UPPER SHERMAN AVE
RESIDENTIAL COMPLEX



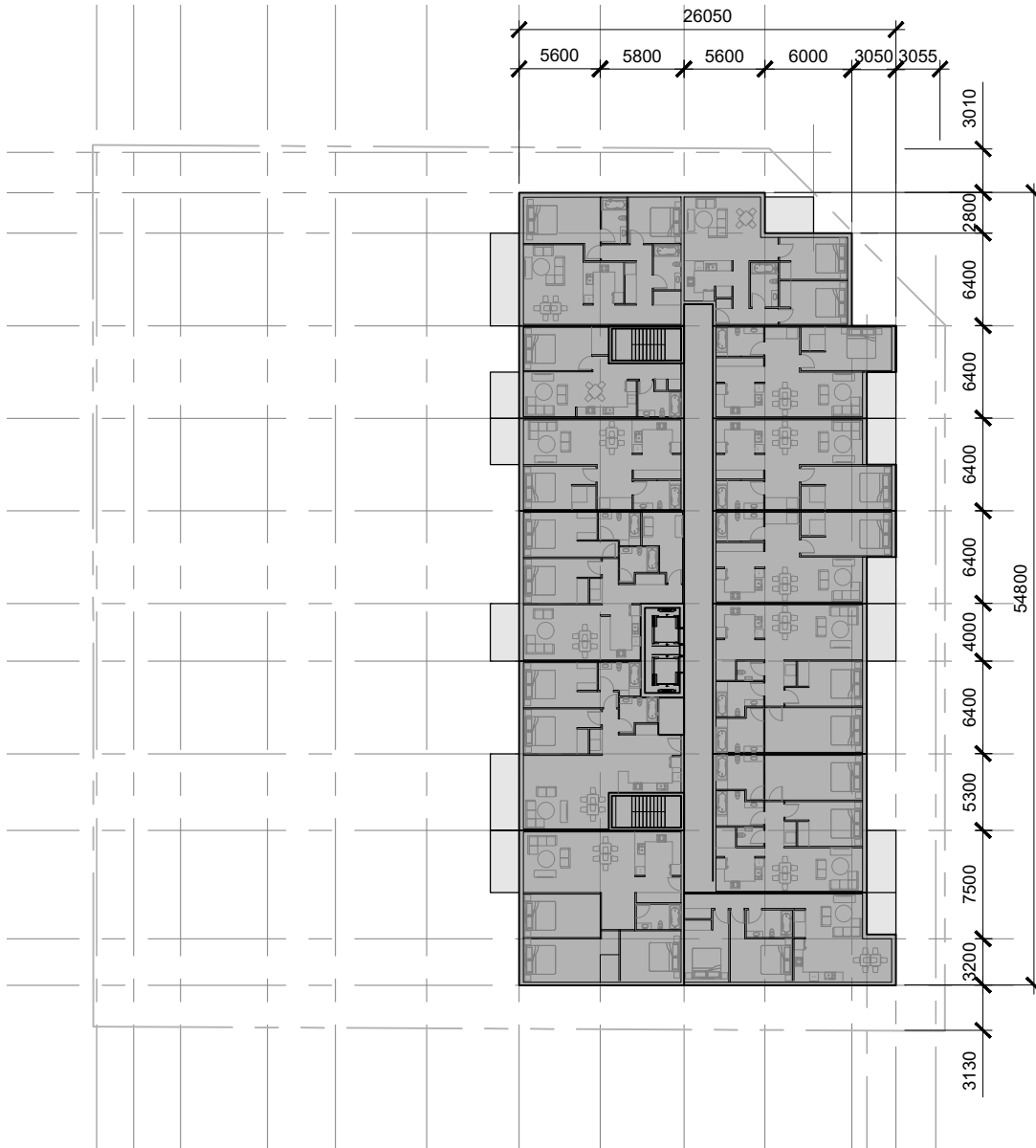


SITE PLAN / GROUND LEVEL PLAN
SCALE: 1:500



**1518, 1530, 1540 UPPER SHERMAN AVE
RESIDENTIAL COMPLEX**



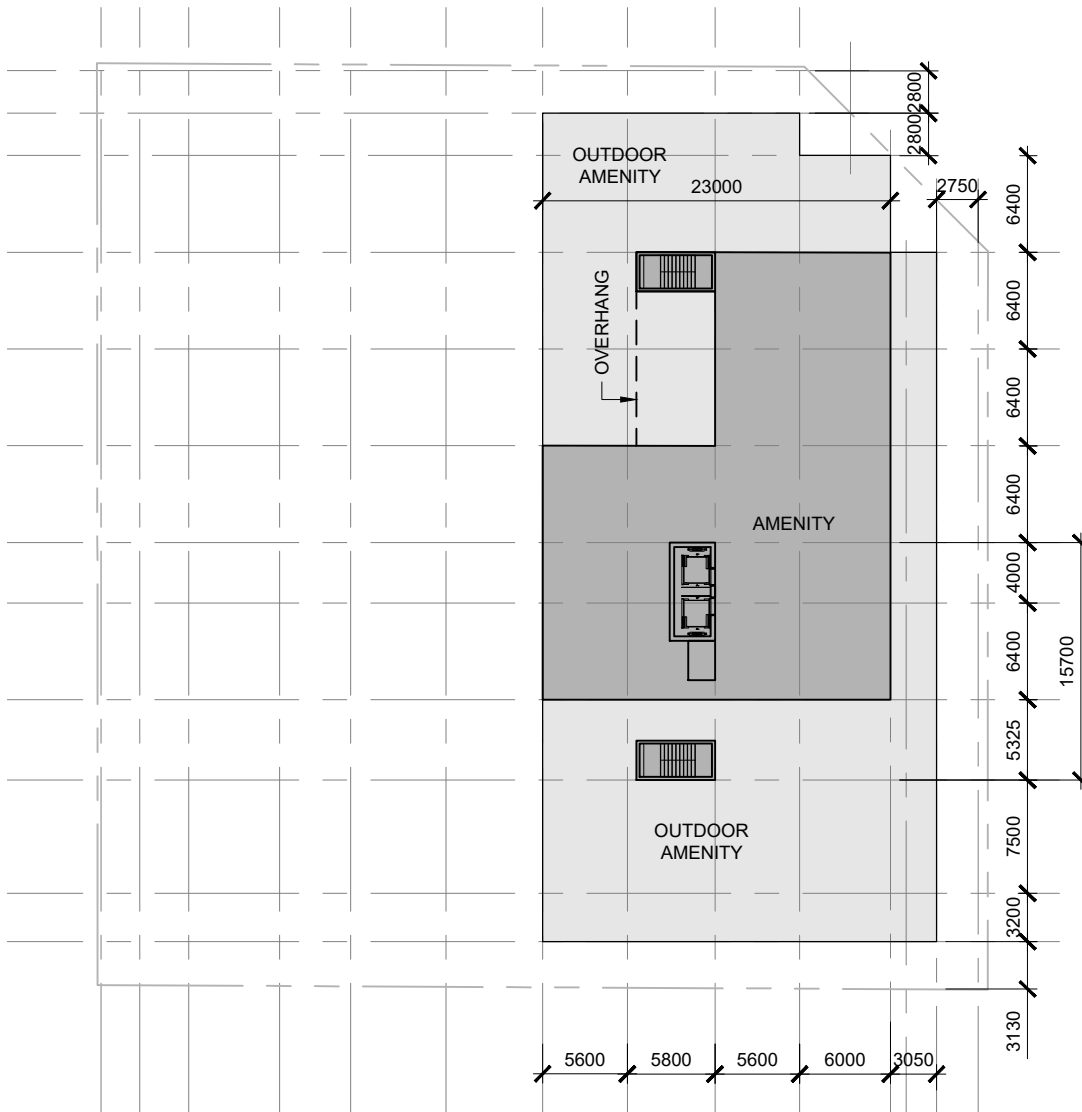


LEVELS 2-8 FLOOR PLAN
SCALE: 1:500



**1518, 1530, 1540 UPPER SHERMAN AVE
RESIDENTIAL COMPLEX**



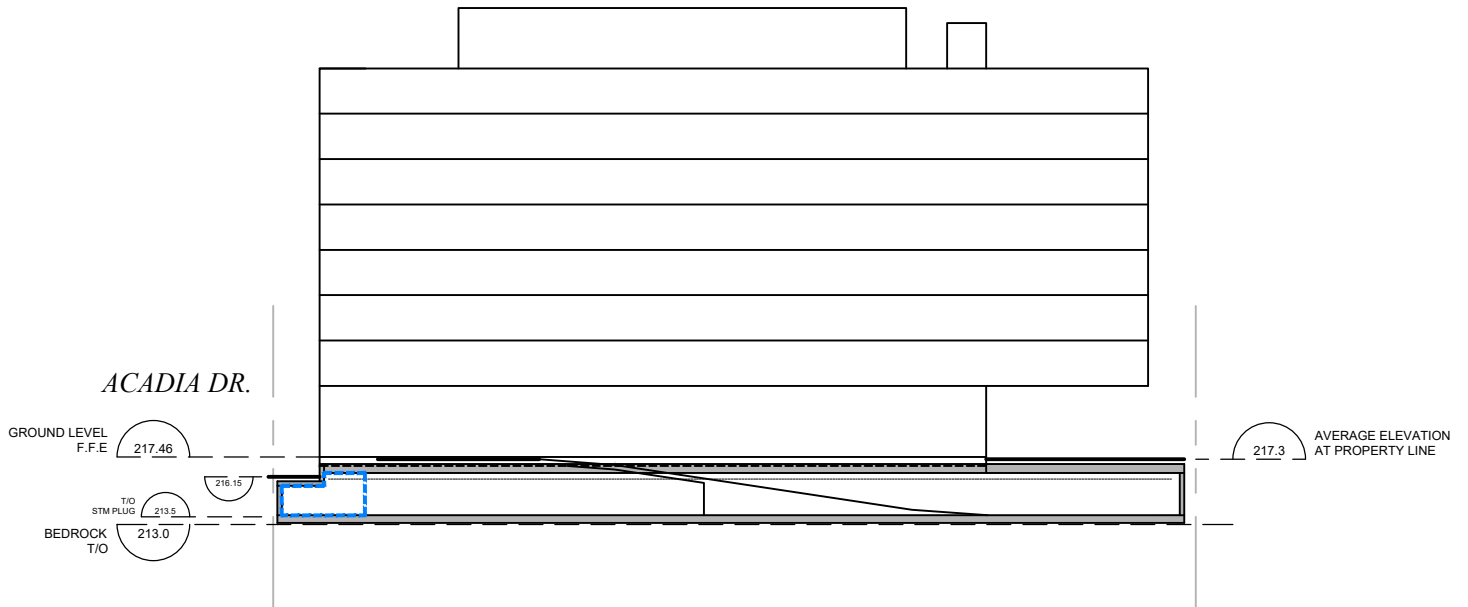
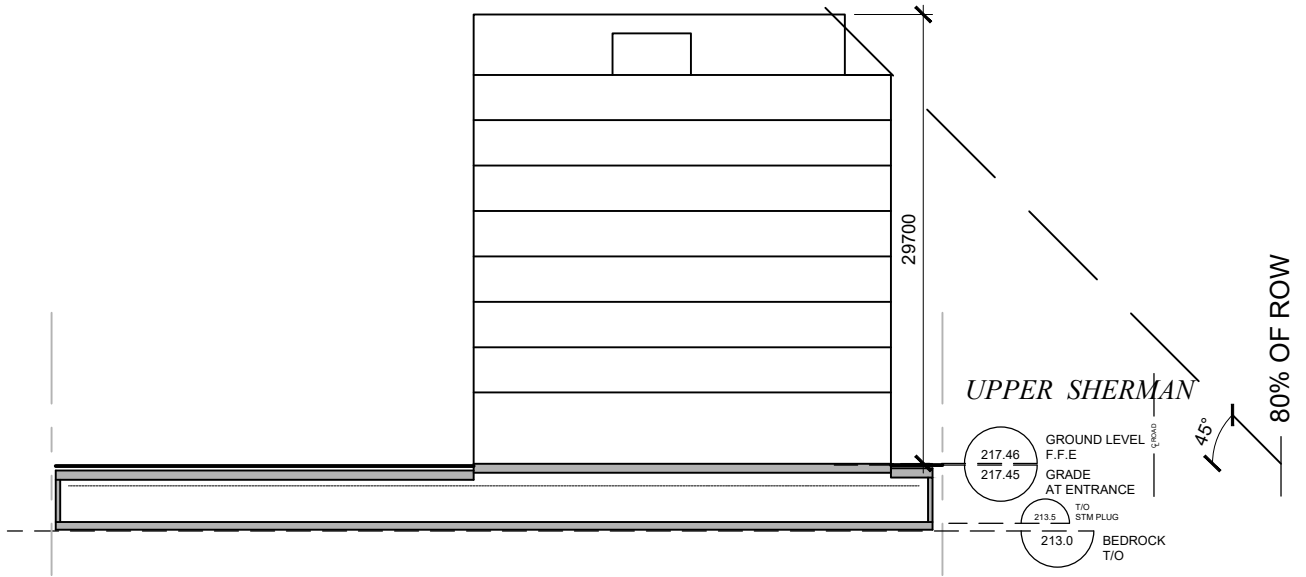


LEVEL 9 FLOOR PLAN
SCALE: 1:500



**1518, 1530, 1540 UPPER SHERMAN AVE
RESIDENTIAL COMPLEX**





SCHEMATIC SECTIONS
 SCALE: 1:500



**1518, 1530, 1540 UPPER SHERMAN AVE
 RESIDENTIAL COMPLEX**



Barristers & Solicitors

OFFICE OF THE CITY CLERK
FEB 28 2018
REF'D TO _____
REF'D TO _____
REF'D TO _____
ACTION _____

February 27, 2018

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

Denise Baker
Partner
T: 905-829-8600
dbaker@weirfoulds.com

File 16056.00006

Dear Ms. Caterini:

**Re: Notice of Appeal of Zoning By-law Amendments
1518, 1530 and 1540 Upper Sherman Avenue, City of Hamilton
Zoning By-law Nos. 05-200 and 6593**

We are counsel to Sonoma Homes Inc. ("**Sonoma**"), owners of the properties municipally known as 1518, a portion of 1530 and 1540 Upper Sherman Avenue (the "**Properties**"), in the City of Hamilton (the "**City**").

On October 23, 2017, Wellings Planning Consultants Inc., on behalf of Sonoma, filed concurrent applications to amend the City's Official Plan ("**OPA**") and Zoning By-law ("**ZBLA**"), together with all of the required studies and supporting documentation. To date there has not been a decision made with respect to either of the applications. That being said, we are working with staff at this time with the end goal being that the OPA will no longer be required.

We are however appealing to the Ontario Municipal Board (the "**Board**"), the ZBLA application for failure to make a decision within 120 days after the filing of the ZBLA application.

THE SITE

The Properties are located within the Butler Neighbourhood on the west side of Upper Sherman Avenue at Acadia Drive, north of Rymal Road East and south of Stone Church Road East and consist of three (3) separate parcels:

1518 Upper Sherman Avenue, which contained a single detached dwelling that was demolished; a portion of 1530 Upper Sherman Avenue (surplus parkland acquired by Sonoma); and 1540 Upper Sherman Avenue.

THE APPLICATION

The ZBLA application was filed to allow amendments to City Zoning By-law Nos. 6593 and 05-200 to facilitate the development of four residential condominium apartment buildings; one at eight storeys; one at nine storeys; and two at eleven storeys.

Through the development process, two new parcels of land are proposed to be created through the southerly extension of Cartier Crescent to Acadia Drive, which would result in two new blocks for development, which will contain three buildings. 1540 Upper Sherman Avenue will contain the fourth building.

The parcels have four different zones that apply to them as follows:

- The surplus parkland (portion of 1530 Upper Sherman Ave.) is zoned P2 in By-law No. 05-200;
- The remainder of the Properties, are zoned:
 - o AA/S-684 (Agricultural District — Special Provision 684)
 - o C (Urban Protected Residential etc.); and
 - o 1540 Upper Sherman Avenue, located on the south side of Acadia Drive, is zoned AA (Agricultural District).

We have proposed that the Properties be rezoned E-3 District in By-law No. 6593 together with the necessary site specific modifications to implement the proposed development.

ZONING BY-LAW AMENDMENT APPEAL

While there is no statutory requirement to provide reasons for an appeal from the refusal or neglect by a municipality to make a decision on the ZBLA within the 120 day period prescribed under section 34(11) of the Act, we nevertheless note the following reasons in support of Sonoma's appeal of the ZBLA:

1. The proposed redevelopment of the Site is consistent with and conforms to the applicable planning policy framework as noted below:
 - (a) The Provincial Policy Statement (2014) ("**PPS**") - by providing increased residential density at the periphery of the Butler Neighbourhood and promoting a healthy, liveable and safe community through the efficient use of land and infrastructure and at minimized land consumption;

- (b) The Provincial Growth Plan for the Greater Golden Horseshoe (2006) ("**Growth Plan**") - by providing a new form of housing in the Butler Neighbourhood other than single detached dwellings and townhouses, by expanding convenient access to existing public service facilities (community park and schools) and supporting existing and future modes of public transit along Upper Sherman Avenue and Rymal Road East located approximately 400 metres to the south;
 - (c) The Urban Hamilton Official Plan ("**UHOP**") - the proposed high density, mid-rise residential buildings with proposed local commercial ground floor space at 1540 Upper Sherman Avenue (commercial facing Upper Sherman Avenue) is in keeping with the Neighbourhood structural element goal of providing for a complete community; and,
 - (d) The Butler Neighbourhood Plan, adopted in 1976 - the proposed higher density housing on the Properties will expand convenient access to the public service facilities and will introduce high density residential development in the vicinity of Billy Sherring Community Park and St. Jean de Brebeuf Catholic Secondary School, two major community facilities at the periphery of the Butler Neighbourhood.
2. The proposed development is mid-rise intensification at the periphery of the Butler Neighbourhood. Both the Growth Plan and the UHOP policies support the achievement of complete communities and encourage the location of housing at higher densities in close proximity to a grouping of community services, which would include Billy Sherring Park (Community Park) and St. Jean de Brebeuf Catholic Secondary School and football field.
 3. A 45 degree angular plane has been implemented in the design of the four buildings. For Buildings A, B and C, the angular plane is implemented from the north property line in recognition of the single detached dwellings to the north. The proposed buildings have been stepped and would be located wholly within the angular plane. The 45 degree angular plane has also been implemented for Building D in relation to the lower profile dwellings on the east side of Upper Sherman Avenue.
 4. The rear yards for Buildings A, B and C (adjacent to single detached dwellings) exceed the maximum rear yards required for multiple dwellings proposed in an "E3" District.

5. The Butler Neighbourhood is essentially “built-out” with limited infill opportunities, with the exception of the Properties. The Butler Neighbourhood consists primarily of single detached dwellings with a number of townhouse developments. The ongoing widening and upgrading of services on Upper Sherman Avenue (Minor Arterial) provides the infrastructure necessary to support additional density at the corner of Acadia Drive and Upper Sherman Avenue.
6. 1518 Upper Sherman Avenue is a large property with an area of approximately 1.1 hectares. The purchase of the adjacent surplus parkland provides for the consolidation of these two parcels and creates the opportunity to provide the extension of Cartier Crescent to the south to intersect with Acadia Drive. This addition to the local road network improves the servicing network and provides appropriate vehicular circulation as well as appropriate access for emergency and waste management vehicles.
7. The development of the Properties provides the opportunity for a mid-rise gateway to the Butler Neighbourhood along both sides of Acadia Drive. A small amount of commercial space is also proposed on the ground floor of the proposed nine storey building, to provide neighbourhood convenience uses.
8. The proposed development will add a different type of dwelling unit into the neighbourhood consistent with the current provincial and City policies. The compatible integration of the proposed mid-rise buildings with existing lower profile dwellings, in terms of scale, form and character is specifically addressed through the ZBLA. The use of angular planes, parking areas to the rear of the buildings, screening and landscaping all contribute to a compatible form of new development.
9. The Transportation Impact Study/Parking and Transportation Demand Management Options Study submitted with the ZBLA application concludes that the surrounding transportation network can support the proposed development.
10. Such further and other reasons as counsel may advise and the Board may permit.

In satisfaction of the Board’s filing requirements, attached please find the following:

- Board appeal form entitled “Appellant Form (A1)” duly completed and signed; and
- One cheque, in the amount of \$300.00, payable to the Minister of Finance representing the Board’s filing fee for the appeal herein.

Barristers & Solicitors


In the interim, kindly acknowledge the receipt of this letter and advise that the appeal has been forwarded to the Board in accordance with the provisions of the *Planning Act*.

Despite this appeal, Sonoma remains committed to working with staff on the ZBLA application as it remains our hope that this matter can be resolved without the need for a contested Board hearing.

Thank you for your attention to this matter. Should you have any questions or require further information, please do not hesitate to contact the undersigned.

Yours truly,

WeirFoulds LLP



Denise Baker

DB/nd
Encls.

cc client

11465581.1



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
 Fax: 416-326-5370
 Website: www.elfto.gov.on.ca

Receipt Number (OMB Office Use Only)

Date Stamp - Appeal Received by Municipality
OFFICE OF THE CITY CLERK
FEB 28 2018

1. Appeal Type (Please check all applicable boxes) *

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

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

2. Location Information

Address and/or Legal Description of property subject to the appeal *
1518, 1530, and 1540 Upper Sherman Avenue

Municipality *
City of Hamilton

Upper Tier (Example: county, district, region)

3. Appellant/Objector Information

Note: You must notify the OMB of any change of address or telephone number in writing. Please quote your OMB Case/File Number(s) after they have been assigned.

Last Name

First Name

Company Name or Association Name (Association must be incorporated – include copy of letter of incorporation) *
Sonoma Homes Inc.

Professional Title

Email Address

Daytime Telephone Number *

905-538-2617

ext.

Alternate Telephone Number

Fax Number

905-538-2717

Mailing Address

Unit Number

210

Street Number *

1059

Street Name *

Upper James Street

PO Box

City/Town *

Hamilton

Province *

Ontario

Country *

Canada

Postal Code *

L9C 3A6

4. Representative Information

I hereby authorize the named company and/or individual(s) to represent me

Last Name

Baker

First Name

Denise

Company Name
WeirFoulds LLP

Professional Title
Barrister and Solicitor

Email Address
dbaker@weirfoulds.com

Daytime Telephone Number

416-947-5090

ext.

Alternate Telephone Number

905-829-8600

Fax Number

905-829-2035

Mailing Address

Unit Number

10

Street Number

1525

Street Name

Cornwall Road

PO Box

City/Town

Oakville

Province

ON

Country

Canada

Postal Code

L6J 0B2

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

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

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Municipal Reference Number(s)
Zoning By-law Nos. 05-200 & 6593

Outline the nature of your appeal and the reasons for your appeal *
See attached correspondence

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

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.)
Traffic and planning

Do you believe this matter would benefit from mediation?

(Prior to scheduling a matter for mediation, the OMB will conduct an assessment to determine its suitability for mediation)

Yes No


8. Required Fee

Total Fee Submitted * \$ 300

Payment Method * Certified cheque Money Order Solicitor's general or trust account cheque

9. Declaration

I solemnly declare that all of the statements and the information provided, as well as any supporting documents are true, correct and complete.

Name of Appellant/Representative	Signature of Appellant/Representative	Date (yyyy/mm/dd)
Denise Baker		2018/02/27

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.