



Barristers & Solicitors

Bay Adelaide Centre  
333 Bay Street, Suite 3400  
Toronto, Ontario M5H 2S7

Telephone: 416.979.2211  
Facsimile: 416.979.1234  
goodmans.ca

Direct Line: 416.597.4299  
dbronskill@goodmans.ca

December 20, 2021

**Via Email and Regular Mail**

Our File No.: 211697

Committee of Adjustment  
Hamilton City Hall  
5<sup>th</sup> Floor, 71 Main Street West  
Hamilton, Ontario L8P 4Y5

**Attention: Secretary-Treasurer (cofa@hamilton.ca)**

Dear Sirs/Mesdames:

**Re: Notice of Appeal – 310 Frances Avenue, Stoney Creek  
City of Hamilton File No. SC/A-21:346**

We are solicitors for NHDG (Waterfront) Inc., who is the owner of the property known municipally in the City of Hamilton as 310 Frances Avenue (the "**Property**"). On behalf of our client, we are appealing the Committee of Adjustment's (the "**Committee**") decision from December 9, 2021, in the above matter (the "**Decision**") to the Ontario Land Tribunal.

**Background and Application**

The Property, which is located in the former City of Stoney Creek on the south side of Frances Avenue, is a corner lot bounded by Frances Avenue to the north, Green Road to the west and North Service Road to the south. The eastern boundary of the Property is bounded by a channelized stormwater management block adjacent to North Service Road. The Property has a site area of approximately 5.09 acres (2.06 hectare) and is currently vacant.

Land uses in proximity to the Property include two 18-storey apartment buildings, townhouses, and a mid-rise apartment building on the lands to the north. To the west of the Property are a commercial building and residential dwellings (single-detached and townhouses). The commercial property was recently rezoned for a tall building with a height of 14-stories.

The proposal is to construct a new mixed-use development consisting of three (3) mixed use towers consisting of residential units and at-grade commercial space (the "**Proposal**"). The proposed uses are permitted by the applicable land use designation. The Property is currently zoned "MUC-4" (Site-Specific Mixed Use Commercial Zone in Zoning By-law No. 3692-92 of the former City of Stoney Creek ("**Zoning By-law 3692-92**"). The existing zoning generally permits the high density



redevelopment of the Property with no restriction on maximum height or maximum number of units.

The Proposal requires minor variances from Zoning By-law 3692-92 relating to location of dwelling units, amenity area, landscaped open space and parking (the “**Application**”), as follows:

1. Location of dwelling units: Zoning By-law 3692-92 requires apartment dwelling units to be located above commercial uses. The Proposal includes accessory apartment uses (amenity space, fitness facilities, bike/vehicle parking, lobbies and mail rooms) on the ground floor.
2. Amenity Area: Zoning By-law 3692-92 requires 18 square metres and 53 square metres of amenity area per one-bedroom unit and two-bedroom unit respectively. The Application would permit amenity area at rates of 8.8 square metres per unit.
3. Landscaped Open Space: Zoning By-law 3692-92 requires a minimum of 50% of the Property as landscaped open space, where as the Proposal provides 36% of the Property as landscaped open space. Further, there are specific minimum dimensions for landscaped strips adjacent to certain lot lines that would be varied by the Application, as well as a variance for certain items to be permitted within landscaped strips.
4. Parking: Zoning By-law 3692-92 requires parking at a rate of 1.5 spaces per dwelling unit. The Application would permit 1.25 parking spaces per dwelling unit.

#### **Grounds for Appeal**

Our client respectfully submits that the Committee should have granted the Application. Our client provided extensive planning analysis to demonstrate that the requested variances meet the four tests of subsection 45(1) of the *Planning Act*.

Some of the reasons in support of approval, which will be expanded upon through evidence at the hearing, include the following:

- Dwelling Units: All of the proposed uses are permitted by the Official Plan and Zoning By-law 3692-92. The accessory residential uses at-grade are typical for a high density mixed-use development and will not detract from the planned function of the Property. Commercial uses are proposed at-grade and have been expanded to include additional square metres of commercial space since the initial site plan submission. It is also appropriate desirable to locate certain accessory residential uses at-grade as part of a high density mixed-use development. Finally, there will be no adverse planning impacts.
- Amenity Area: The Official Plan does not require a numeric minimum amenity space but clearly seeks to ensure an appropriate amount of amenity area is provided as of any



development. The Application would ensure a generous amount of amenity area in excess of amenity space typically provided as part of high density development. There is no clear intent behind the excessive amount of amenity area required by Zoning By-law 3692-92. High density residential development in the area provide significant less amenity space than Zoning By-law 3692-92 or as proposed by the Application. The general intent and purpose of Zoning By-law 3692-92 would be to ensure an appropriate amount of amenity space is provided as part of any high density development and to provide residential amenity separate from any commercial space. This is clearly achieved by the Application, with the quantity and quality of the proposed amenity space appropriate and desirable for the Property. Finally, there are clearly no adverse planning impacts.

- Landscaped Open Space: Applicable Official Plan policies seek the provision of adequate landscaping as part of any redevelopment of the Property. The landscaped open space included as part of the Proposal will maintain the general intent and purpose of these policies and result in attractive and meaningful landscaped areas on the Property as part of the Proposal. Further, the quantity and quality of the landscaped open space, combined with sufficient landscaping strips adjacent to streets and property lines, maintains the general intent and purpose of Zoning By-law 3692-92 to provide for appropriate mitigation and buffering, as well as internal landscaped space. The Proposal is an appropriate and desirable mixed-use intensification of the Property, with significant areas of landscaping that do not result in any adverse impacts.
- Parking: The requested parking variance meets the general intent and purpose of the Official Plan and Zoning By-law 3692-92. The general intent and purpose of both planning documents is to ensure an adequate parking supply for the Proposal, as noted in Policy C.4.5.15 of the Official Plan. The parking study dated December 2018, and updated to April 2020, clearly demonstrates that the proposed parking supply is adequate. Observed parking demand in the area for high density development indicate a maximum parking demand below the parking rate requested by the Application. It is desirable and appropriate to ensure an adequate parking supply, without over-supplying parking for the Proposal, with the proposed parking supply not resulting in any spillover to off-site locations. This will be achieved as part of the Proposal.

Individually and cumulatively, the Application clearly meets the four tests of subsection 45(1) of the *Planning Act* and would result in the desirable redevelopment of a vacant parcel of land identified for high density uses.

The above reasons will be expanded upon at a hearing before the Ontario Land Tribunal. Please find enclosed the completed appellant form (Form 1) and a solicitor's cheque in the amount of \$400.00 for filing fee.

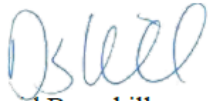
Thank you for your attention to this matter. We appreciate the appeal record being forwarded to the Ontario Land Tribunal at your earliest convenience.

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**Goodmans<sup>LLP</sup>**

Yours truly,

**Goodmans LLP**

A handwritten signature in blue ink, appearing to read "DBronskill", written over the printed name.

David Bronskill  
DB/

Encl  
7230191



## Ontario Land Tribunal

655 Bay Street, Suite 1500, Toronto, ON M5G 1E5  
Tel: 416-212-6349 | 1-866-448-2248  
Web Site: olt.gov.on.ca

## Appeal Form (A1)

<b>Municipal/Approval Authority Date Stamp</b>	<b>Receipt Number</b> (OLT Office Use Only)	<b>Date Stamp – Appeal Received by OLT</b>
	<b>OLT Case Number</b> (OLT Office Use Only)	

Please complete this Appeal Form by following the instructions in the companion document titled "Appeal Form Instructions". Please read **both** documents carefully to ensure you submit the correct information and complete this form correctly.

There are guides available for review on the Tribunal's [website](http://olt.gov.on.ca) for different appeal types to assist you in filing an appeal.

**Please review the notice of the decision you are appealing to determine the appeal deadline and the specific official with whom the appeal should be filed (e.g. Secretary-Treasurer, Clerk, Minister, Ontario Land Tribunal) prior to completing this Appeal Form. Relevant portions of the applicable legislation should also be reviewed before submitting this form. Your appeal must be filed with the appropriate authority within the appeal period as set out in the notice of the decision and applicable legislation.**

### Section 1 – Contact Information (Mandatory)

Applicant/Appellant/Objector/Claimant Information					
Last Name:			First Name:		
Company Name or Association Name (Association must be incorporated – include copy of letter of incorporation):					
NHDG (Waterfront) Inc.					
Email Address:					
Daytime Telephone Number:			Alternative Telephone Number:		
Mailing Address					
Unit Number:	Street Number:	Street Name:		P.O. Box:	
City/Town:	Province:	Country:	Postal Code:		



Representative Information			
<input checked="" type="checkbox"/> I hereby authorize the named company and/or individual(s) to represent me			
Last Name:		First Name:	
Bronskill		David	
Company Name or Association Name (Association must be incorporated – include copy of letter of incorporation):			
Goodmans LLP			
Email Address:		LSO Number (if applicable):	
dbronskill@goodmans.ca		45343R	
Daytime Telephone Number:		Alternative Telephone Number:	
416-597-4299			
ext.			
Mailing Address			
Unit Number:	Street Number:	Street Name:	P.O. Box:
3400	333	Bay Street	
City/Town:	Province:	Country:	Postal Code:
Toronto	ON	Canada	M5H 2S7
<p><b>Note:</b> If your representative is not licensed under the <i>Law Society Act</i>, please confirm that they have your written authorization, as required by the OLT <i>Rules of Practice and Procedure</i>, to act on your behalf and that they are also exempt under the Law Society's by-laws to provide legal services. Please confirm this by checking the box below.</p> <p><input type="checkbox"/> I certify that I understand that my representative is not licensed under the <i>Law Society Act</i> and I have provided my written authorization to my representative to act on my behalf with respect to this matter. I understand that my representative may be asked to produce this authorization at any time along with confirmation of their exemption under the Law Society's by-laws to provide legal services.</p>			
Location Information			
Are you the current owner of the subject property? <input type="checkbox"/> Yes <input type="checkbox"/> No			
Address and/or Legal Description of property subject to the appeal:			
310 Frances Avenue			
Municipality:			
Stoney Creek			
Upper Tier (Example: county, district, region):			
City of Hamilton			
Language Requirements			
Do you require services in French? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
To file an appeal, please complete the section below. Complete one line for each appeal type			
Subject of Appeal	Type of Appeal (Act/Legislation Name)	Reference (Section Number)	
Example Minor Variance	<i>Planning Act</i>	45(12)	
1 Committee of Adjustment	Planning Act	45(12)	
2			
3			
4			
5			
Section 2 – Appeal Type (Mandatory)			
Please select the applicable type of matter			
Select	Legislation associated with your matter	Complete Only the Section(s) Below	
<input checked="" type="checkbox"/>	Appeal of <i>Planning Act</i> matters for Official Plans and amendments, Zoning By-Laws and amendments and Plans of Subdivision, Interim Control By-laws, Site Plans, Minor Variances, Consents and Severances	3A	

<input type="checkbox"/>	Appeal of <i>Development Charges, Education Act, Aggregate Resources Act, Municipal Act</i> matters	3A
<input type="checkbox"/>	Appeal of or objection to <i>Ontario Heritage Act</i> matters under subsections 29, 30.1, 31, 32, 33, 40.1 and 41	3A
<input type="checkbox"/>	Appeal of <i>Planning Act</i> (subsections 33(4), 33(10), 33(15), 36(3)), <i>Municipal Act</i> (subsection 223(4)), <i>City of Toronto Act</i> (subsection 129(4)) and <i>Ontario Heritage Act</i> (subsections 34.1(1), 42(6)) matters	3A & 3B
<input type="checkbox"/>	Appeal of <i>Clean Water Act, Environmental Protection Act, Nutrient Management Act, Ontario Water Resources Act, Pesticides Act, Resource Recovery and Circular Economy Act, Safe Drinking Water Act, Toxics Reduction Act, and Waste Diversion Transition Act</i> matters	4A
<input type="checkbox"/>	Application for Leave to Appeal under the <i>Environmental Bill of Rights, 1993</i>	4B
<input type="checkbox"/>	Appeal under the <i>Niagara Escarpment Planning and Development Act (NEPDA)</i>	5A
<input type="checkbox"/>	Application to amend the <i>Niagara Escarpment Plan</i>	5B
<input type="checkbox"/>	Appeal of <i>Conservation Authorities Act, Mining Act, Lakes and Rivers Improvement Act, Assessment Act, and Oil, Gas and Salt Resources Act</i> matters	6
<input type="checkbox"/>	Legislation not listed above	Contact OLT before filing your appeal

#### **Section 3A – Planning Matters**

##### **Appeal Reasons and Specific Information**

Number of new residential units proposed:

Municipal Reference Number(s):

SC/A-21:346

List the reasons for your appeal:

Please see attached letter.

Has a public meeting been held by the municipality? ☒ Yes ☐ No

For appeals of Official Plans, Official Plan Amendments, Zoning By-laws and Zoning By-law Amendments, please indicate if you will rely on one or more of the following grounds:

A: A decision of a Council or Approval Authority is:

- ☐ Inconsistent with the Provincial Policy Statement issued under subsection 3(1) of the *Planning Act*
- ☐ Fails to conform with or conflicts with a provincial plan
- ☐ Fails to conform with an applicable Official Plan

**And**

B: For a non-decision or decision to refuse by council:

<input type="checkbox"/> Consistency with the provincial policy statement, issued under subsection 3(1) of the <i>Planning Act</i> <input type="checkbox"/> Conformity with a provincial plan <input type="checkbox"/> Conformity with the upper-tier municipality's Official Plan or an applicable Official Plan
If it is your intention to argue one or more of the above grounds, please explain your reasons:
Please see attached letter.

<b>Oral/Written submissions to council</b>
Did you make your opinions regarding this matter known to council?
<input type="checkbox"/> Oral submissions at a public meeting of council <input type="checkbox"/> Written submissions to council <input type="checkbox"/> Not applicable

<b>Related Matters</b>
Are there other appeals not yet filed with the Municipality?
<input type="checkbox"/> Yes <input type="checkbox"/> No
Are there other matters related to this appeal? (For example: A consent application connected to a variance application).
<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, please provide the Ontario Land Tribunal Case Number(s) and/or Municipal File Number(s) for the related matters:

<b>Section 3B – Other Planning Matters</b>
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<b>Appeal Specific Information (Continued)</b>
Date application submitted to municipality if known (yyyy/mm/dd):
Date municipality deemed the application complete if known (yyyy/mm/dd):
Please briefly explain the proposal and describe the lands under appeal:
Please see attached letter.
There are required documents and materials to be submitted to the Ontario Land Tribunal (OLT) based on the type of legislation and section you are filing under. Please see the <a href="#">Section 3B Checklist(s)</a> located <a href="#">here</a> and submit all documents listed.

<b>Section 4A – Appeals under Environmental Legislation</b>
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<b>Appeal Specific Information</b>
Outline the grounds for the appeal and the relief requested:



Reference Number of the decision under appeal:
Portions of the decision in dispute:
Date of receipt of Decision or Director's Order (yyyy/mm/dd):
Applying for Stay? <input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, outline the reasons for requesting a stay: (Tribunal's Guide to Stays can be viewed <a href="#">here</a> )
There are required documents and materials to be submitted to the Ontario Land Tribunal (OLT) based on the type of legislation and section you are filing under. Please see the <a href="#">Section 4A Checklist(s)</a> located <a href="#">here</a> and submit all documents listed on the checklist.
<b>Section 4B – Environmental Application for Leave to Appeal</b>
Are you filing an Application for Leave to Appeal under the <i>Environmental Bill of Rights, 1993</i> ? <input type="checkbox"/> Yes <input type="checkbox"/> No
Identify the portions of the instrument you are seeking to appeal:
Identify the grounds you are relying on for leave to appeal. Your grounds should include reasons why there is good reason to believe that no reasonable person, having regard to the relevant law and to any government policies developed to guide decisions of that kind could have made the decision; and why the decision could result in significant harm to the environment:

Outline the relief requested:
There are required documents and materials to be submitted to the Ontario Land Tribunal (OLT) based on the type of legislation and section you are filing under. Please see the <a href="#">Section 4B Checklist(s)</a> located <a href="#">here</a> and submit all documents listed on the checklist.

**Section 5A – Appeal regarding Development Permit Application under the *Niagara Escarpment Planning and Development Act***

<b>Appeal Specific Information</b>
Development Permit Application File No:
Name of Applicant for Development Permit:
Reasons for Appeal: Outline the nature and reasons for your appeal. Specific planning, environmental and/or other reasons are required. (The Niagara Escarpment Plan is available on the Niagara Escarpment Commission's website ( <a href="http://www.escarpment.org">www.escarpment.org</a> ))

**Section 5B – Application to amend the *Niagara Escarpment Plan***

<b>Owner</b>				
Last Name:			First Name:	
Email Address:				
Daytime Telephone Number:			Alternative Telephone Number:	
<b>Mailing Address</b>				
Unit Number:	Street Number:	Street Name:		P.O. Box:
City/Town:	Province:	Country:	Postal Code:	
<b>Property Location &amp; Information</b>				
Municipality:	Street Number:	Street Name:		

Lot:	Concession:	<b>And/or</b>	Lot:	Plan:
Assessment Roll Number or PIN:		Lot Size:		
<b>Property Servicing</b>				
Existing Road Frontage:	<input type="checkbox"/> Municipal <input type="checkbox"/> Private	Proposed Road Frontage:	<input type="checkbox"/> Municipal <input type="checkbox"/> Private	
Existing Water Supply:	<input type="checkbox"/> Municipal <input type="checkbox"/> Private	Proposed Water Supply:	<input type="checkbox"/> Municipal <input type="checkbox"/> Private	
Existing Sewage Disposal:	<input type="checkbox"/> Municipal <input type="checkbox"/> Private	Proposed Sewage Disposal:	<input type="checkbox"/> Municipal <input type="checkbox"/> Private	
<b>Is the Proposal the Subject of a Current Application? Please identify:</b>				
<input type="checkbox"/> Development Permit under <i>Niagara Escarpment Planning and Development Act</i> <input type="checkbox"/> The <i>Planning Act</i> (Official Plan or Zoning By-law Amendment) <input type="checkbox"/> The <i>Aggregate Resources Act</i> (License) <input type="checkbox"/> Committee of Adjustment (Minor Variance) <input type="checkbox"/> Land Division Committee (Severance) <input type="checkbox"/> Other:				
<b>Description of the Property</b>				
Describe the current use of the property including any existing buildings or structures:				
<b>Category of the Proposed Amendment</b>				
<input type="checkbox"/> Change in Designation <span style="margin-left: 100px;"><input type="checkbox"/> Change to Policy</span> <input type="checkbox"/> Request for Urban Servicing <span style="margin-left: 100px;"><input type="checkbox"/> Change to Plan Boundary</span> <input type="checkbox"/> Other:				
<b>Detailed Description of Proposed Amendment</b>				
Provide a detailed description of the proposed amendment:				
<b>Justification and Rationale</b> (Including Reasons, Argument and Evidence in Support of the Amendment) (See Niagara Escarpment Plan Amendment Guidelines)				
The justification submitted with the application should address the following:				
<ol style="list-style-type: none"> <li>1. Analysis of how the proposed amendment is consistent with the <i>Niagara Escarpment Planning and Development Act</i>, the Niagara Escarpment Plan, and shall be consistent with other relevant Provincial plans.</li> <li>2. A justification which includes the rationale for the amendment, as well as reasons, arguments or evidence in support of the change to the Plan proposed through the amendment.</li> </ol>				

The following studies and reports may be necessary to be submitted in support of justification of the proposed amendment (The applicability of the following will depend on the nature of the application):

- ☐ Agricultural Land Use Impacts
- ☐ Air Quality Impact Assessment
- ☐ Engineering Reports
- ☐ Environmental Impact Study
- ☐ Geological Studies
- ☐ Grading Plans – Existing and proposed and Slope Stabilization Plans and Typical Cross Sections
- ☐ Historical/Cultural/Archeological Impact Assessment
- ☐ Hydrogeological Impact Assessment
- ☐ Landscape/Visual Impact Analysis
- ☐ Noise Impact Assessment
- ☐ Setback from the Brow of the Escarpment
- ☐ Suitable for Septic Systems
- ☐ Traffic Impact Assessment
- ☐ Tree Removal/Planting including Berming and Landscaping
- ☐ Other:

#### **Site Plan**

Please attach an accurate Site Plan drawn to scale. The Site Plan may be drawn on a blank sheet; on an attached Survey, or by using mapping software (Ontario Make a Map etc.). The Site Plan must show existing features, such as, buildings and structures, streams, changes in grades, rock outcrops, driveways, forested areas and proposed uses to changes to the property or the features.

**NOTE:** For amendments regarding Mineral Resource Extraction Areas, please provide copies of the Site Plan as required by Regulation under the *Aggregates Resources Act*.

#### **Section 6 – Mining Claim and Conservation Matters**

##### **Appeal Specific Information**

List the subject Mining Claim Number(s) (for unpatented mining claims) and accompanying Townships, Areas and Mining Division(s) where mining claims are situated. List all “Filed Only” Mining Claims, if appropriate: (This is to be completed for *Mining Act* appeals only.)

List the Parcel and the Property Identifier Numbers (PIN), if rents or taxes apply to mining lands, if appropriate (mining claims only):

Provide the date of the Decision of the Conservation Authority or the Provincial Mining Recorder, as appropriate:

Provide a brief outline of the reasons for your application/appeal/review. If other lands/owners are affected, please include that information in the outline being provided below:


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<b>Respondent Information</b>			
Conservation Authority:			
Contact Person:			
Email Address:			
Daytime Telephone Number:		Alternative Telephone Number:	
ext.			
Mailing Address or statement of last known address/general area they were living and name of local newspaper if address is not available			
Unit Number:	Street Number:	Street Name:	P.O. Box:
City/Town:	Province:	Country:	Postal Code:
There are required documents and materials to be submitted to the Ontario Land Tribunal (OLT) based on the type of legislation and section you are filing under. Please see the <a href="#">Section 6 Checklist(s)</a> located <a href="#">here</a> and submit all documents listed on the checklist.			

<b>Section 7 – Filing Fee</b>
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<b>Required Fee</b>			
Please see the attached link to view the <a href="#">OLT Fee Chart</a> .			
Total Fee Submitted: \$400.00			
Payment Method	<input type="checkbox"/> Certified Cheque	<input type="checkbox"/> Money Order	<input checked="" type="checkbox"/> Lawyer's general or trust account cheque
	<input type="checkbox"/> Credit Card		
If you wish to pay the appeal fee(s) by credit card, please check the box above and OLT staff will contact you by telephone to complete the payment process upon receipt of the appeal form.			
If a request for a fee reduction is being requested, please pay the minimum filing fee for each appeal and complete/submit the <a href="#">Fee Reduction request form</a> .			
<input type="checkbox"/> Request for Fee Reduction form is attached (if applicable – see Appeal Form Guide for more information)			

<b>Section 8 – Declaration (Mandatory)</b>
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<b>Declaration</b>		
I solemnly declare that all the statements and the information provided, as well as any supporting documents, are true, correct and complete.		
By signing this appeal form below, I consent to the collection of my personal information.		
<b>Name of Appellant/Representative</b>	<b>Signature of Appellant/Representative</b>	<b>Date (yyyy/mm/dd)</b>
David Bronskill		2021/12/20
Personal information or documentation requested on this form is collected under the authority of the <i>Ontario Land Tribunal Act</i> and the legislation under which the proceeding is commenced. All information collected is included in the Ontario Land Tribunal (OLT) case file and the public record in this proceeding. In accordance with the <i>Freedom of Information and Protection of Privacy Act</i> and section 9 of the <i>Statutory Powers Procedure Act</i> , all information collected is available to the public subject to limited exceptions.		



We are committed to providing services as set out in the *Accessibility for Ontarians with Disabilities Act, 2005*. If you have any accessibility needs, please contact our Accessibility Coordinator at [OLT.Coordinator@ontario.ca](mailto:OLT.Coordinator@ontario.ca) or toll free at 1-866-448-2248 as soon as possible.

### Section 9 – Filing Checklists (Mandatory)

#### Filing/Submitting your form and documentation

You must file your Appeal Form with the appropriate authority(s) by the filing deadline.

If the completed Section is:	Refer to the relevant checklist and submit all documents listed on the checklist when filing your Appeal Form.	
Section 3B	Review the Section 3B Checklist(s) and attach all listed documents.	
Section 4A	Review the Section 4A Checklist(s) and attach all listed documents.	
Section 4B	Review the Section 4B Checklist(s) and attach all listed documents.	
If the completed Section is:	You must file with the following:	
Section 3A	Municipality or the Approval Authority/School Board  *If you are filing under the <i>Ontario Heritage Act</i> , including under s. 34.1(1), please carefully review the specific section of that legislation to determine if your appeal needs to be filed with the Tribunal <b>in addition</b> to the Municipality or Approval Authority.	
Section 3A & 3B or Section 4A or Section 4B or Section 6	Ontario Land Tribunal 655 Bay Street, Suite 1500 Toronto, ON M5G 1E5	Phone: 416-212-6349   1-866-448-2248 Website: <a href="http://www.olt.gov.on.ca">www.olt.gov.on.ca</a>
Section 5A or 5B	<b>For the Areas of:</b> Dufferin County (Mono) Region of Halton Region of Peel Region of Niagara City of Hamilton  <b>File with:</b> NIAGARA ESCARPMENT COMMISSION 232 Guelph Street, 3 <sup>rd</sup> Floor Georgetown, ON L7G 4B1  Phone: 905-877-5191 Fax: 905-873-7452 Website: <a href="http://www.escarpment.org">www.escarpment.org</a> Email: <a href="mailto:necgeorgetown@ontario.ca">necgeorgetown@ontario.ca</a>	<b>For the Areas of:</b> Bruce County Grey County Simcoe County Dufferin County (Mulmur, Melancthon)  <b>File with:</b> NIAGARA ESCARPMENT COMMISSION 1450 7 <sup>th</sup> Avenue Owen Sound, ON N4K 2Z1  Phone: 519-371-1001 Fax: 519-371-1009 Website: <a href="http://www.escarpment.org">www.escarpment.org</a> Email: <a href="mailto:necowensound@ontario.ca">necowensound@ontario.ca</a>

**NOTE:** Please review the notice of the decision you are appealing to determine the appeal deadline and the specific official with whom the appeal should be filed (e.g. Secretary-Treasurer, Clerk, Minister, Ontario Land Tribunal).

**NOTE:** Relevant portions of the applicable legislation should be reviewed before submitting this form. Please ensure that a copy of this Appeal Form is served in accordance with the requirements of the applicable legislation.