



Patrick J. Harrington
Direct: 416.865.3424
E-mail: pharrington@airdberlis.com

June 28, 2023

Our File No.: 309532

VIA E-MAIL & COURIER

Andrea Holland
City Clerk
City of Hamilton
71 Main Street West
Hamilton, ON L8P 4Y5

E-mail: Andrea.Holland@hamilton.ca and clerk@hamilton.ca

Dear Ms. Holland:

| | | |
|------------|-------------------|--|
| Re: | Appeals: | Pursuant to subsections 22(7) & 34(11) of <i>Planning Act</i> |
| | Subject: | Official Plan and Zoning By-law Amendment Applications |
| | Appellant: | Southcote Hills Inc. |
| | Location: | 509 Southcote Road, City of Hamilton (Ancaster) |
| | File Nos.: | UHOPA-23-010 & ZAC-23-025 |

Introduction

Aird & Berlis LLP is counsel to Southcote Hills Inc. (the “Applicant”). The Applicant is the owner of lands known municipally as 509 Southcote Road in the City of Hamilton (the “Site”). The Site is within the Meadowlands Neighbourhood III Secondary Plan Area in Ancaster – specifically, in the northeast quadrant of Garner Road and Southcote Road. The Site is 1.11 hectares (2.74 acres) and is occupied by one detached dwelling.

The Site is currently split-designated under the Urban Hamilton Official Plan. The western portion of the Site (fronting onto Southcote Road) is designated *Low Density Residential (Infill)* while the eastern portion of the Site is designated *Low Density Residential 2a*. The former designation permits single-detached dwellings with minimum 15 metre frontages while the latter designation permits singles and semi-detached dwellings with minimum 10.7 metre frontages and a density limit of 27 units per hectare. The zoning of the Site is currently “Agricultural ‘A’”.

Proposal

Consultations between the Applicant and the City of Hamilton on an intensified development project for the Site began in September 2022 and included a Development Review Team Meeting in October 2022. The Applicant filed private official plan and zoning by-law amendment applications with the City on December 23, 2023 and these applications were deemed complete by the City as of January 20, 2023.

The Applicant’s proposal consists of ten (10) 3-storey townhouse blocks containing a total of 57 dwelling units fronting onto a common private condominium roadway that will be accessed off of Southcote Road. The 57 proposed dwelling units include a combination of two-bedroom units and three-bedroom units. 114 resident parking spaces are proposed to be provided in attached

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garages and driveways for the townhouse dwellings with an additional 23 visitor parking spaces provided by surface parking along the proposed common element condominium road.



To facilitate this proposal, the Applicant sought the following through its private applications:

- **OPA:** Amend Map b.2.5.-1 to the Meadowlands Neighbourhood III Secondary Plan to change the designation of the entire Site to *Low Density Residential 3b*. This change will permit the proposed housing form (Townhouse Dwellings) at the proposed density.
- **ZBA:** Amend Schedule "B" to Zoning By-law 87-57 (Ancaster) to change the zoning category of the Site from "Agricultural 'A'" to a site-specific "Residential Multiple RM-2 - ____". Permitted regulations within this site-specific zoning will include the following
 - Minimum Lot Area: 1.0 hectare
 - Minimum Lot Coverage: 35%
 - Minimum Front Yard (from a private laneway): 4.0 metres
 - Minimum Side Yard: 4.0 metres
 - Minimum Internal Setback to a Townhouse Dwelling: 2.0 metres
 - Minimum Rear Yard: 6.0 metres
 - Maximum Height: 11.5 metres
 - Minimum Planting Strip: 1.25 metres

The ZBA also seeks site-specific relief from certain other standards in the parent zoning by-law, including the minimum requirements for parking.

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Appeals

It has been over 120 days since the Applicant's OPA and ZBA applications were deemed complete by the City. Hamilton City Council has to date failed to make a decision regarding the applications. Therefore, pursuant to subsections 22(7) and 34(11) of the *Planning Act*, we are writing on our client's behalf to appeal these OPA and ZBA applications to the Ontario Land Tribunal ("OLT" or "Tribunal").

Please accept this covering letter, the attached completed OLT appeal form (A1) and our firm cheques in the amount of \$1,100.00 (x2), representing the Tribunal's appeal fees, in satisfaction of the appeal requirements under both subsections 22(7) and 34(11) of the *Planning Act*.

Position on Appeals

It will be the Applicant's position on these appeals that its OPA and ZBA for the Site are consistent with the 2020 Provincial Policy Statement and conform with the 2020 Growth Plan for the Greater Golden Horseshoe. Further, the OPA advances the goals and objectives of the Urban Hamilton Official Plan, including with respect to intensification within the Meadowlands Neighbourhood, while the ZBA appropriately implements and regulates the proposed development in a manner that constitutes good planning within the subject area context.

The Applicant is prepared to call members of its professional consulting team to give expert evidence before the Tribunal in support of its position, including evidence in the areas of land use planning, functional servicing, site engineering, landscape design, tree preservation/replanting, environmental impact, archaeology, acoustical impacts and urban design.

Potential for Scoping of Issues or Resolution

The Applicant would welcome the opportunity to continue discussions between its expert consulting team and staff/representatives for Hamilton, including through formal mediation if deemed appropriate. However, any discussions to resolve these appeals should not result in delaying the Tribunal's consideration of the OPA and ZBA. It will be the Applicant's intention to seek dates for a merit hearing as soon as the Tribunal can accommodate.

Contact Information

Our client's consulting planner is Matt Johnston, MCIP, RPP, Principal of Urban Solutions.

We trust that the above is satisfactory. However, should you have any questions or require additional information please contact the undersigned or my partner Patrick Harrington at pharrington@aridberlis.com or (416) 865-3424.

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Yours truly,

AIRD & BERLIS LLP

A handwritten signature in dark ink, reading "Patrick J. Harrington". The signature is written in a cursive, flowing style.

Patrick J. Harrington
PJH/np

Encl.

c. Client
M. Johnston, Urban Solutions

53464392.1



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)

**Municipal/Approval Authority
Date Stamp**

**Receipt Number
(OLT Office Use Only)**

**Date Stamp – Appeal Received
by OLT**

**OLT Case Number
(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](#) 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):

Southcote Hills Inc.

Email Address:

Daytime Telephone Number:

Alternative Telephone Number:

ext.

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: | |
| Harrington | | Patrick | |
| Company Name or Association Name (Association must be incorporated – include copy of letter of incorporation): | | | |
| Aird & Berlis LLP | | | |
| Email Address: | | LSO Number (if applicable): | |
| pharrington@airdberlis.com | | 510420 | |
| Daytime Telephone Number: | | Alternative Telephone Number: | |
| 416-865-3424 | ext. | | |
| Mailing Address | | | |
| Unit Number: | Street Number: | Street Name: | P.O. Box: |
| 1800 | 181 | Bay Street | |
| City/Town: | Province: | Country: | Postal Code: |
| Toronto | ON | Canada | M5J 2T9 |
| Note: 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 <i>OLT 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. | | | |
| <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. | | | |

| Location Information |
|--|
| Are you the current owner of the subject property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Address and/or Legal Description of property subject to the appeal: |
| 509 Southcote Road, Hamilton |

| |
|---|
| Municipality: |
| City of Hamilton |
| Upper Tier (Example: county, district, region): |
| |

| | |
|------------------------------------|---|
| 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 | Official Plan Amendment | <i>Planning Act</i> | 22(7) |
| 2 | Zoning By-Law Amendment | <i>Planning Act</i> | 34(11) |
| 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 Act</i> , <i>Education Act</i> , <i>Aggregate Resources Act</i> , <i>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</i> , <i>Environmental Protection Act</i> , <i>Nutrient Management Act</i> , <i>Ontario Water Resources Act</i> , <i>Pesticides Act</i> , <i>Resource</i> | 4A |

| | | |
|--------------------------|--|---------------------------------------|
| | <i>Recovery and Circular Economy Act, Safe Drinking Water Act, Toxics Reduction Act, and Waste Diversion Transition Act</i> matters | |
| <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:

57 new dwelling units.

Municipal Reference Number(s):

UHOPA-23-010 & ZAC-23-025

List the reasons for your appeal:

Please refer to the attached covering 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:

- ☒ Consistency with the provincial policy statement, issued under subsection 3(1) of the *Planning Act*
- ☒ Conformity with a provincial plan
- ☒ 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 refer to the attached covering letter.

Oral/Written submissions to council

Did you make your opinions regarding this matter known to council?

- ☐ Oral submissions at a public meeting of council
- ☐ Written submissions to council
- ☒ Not applicable

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 the Ontario Land Tribunal Case Number(s) and/or Municipal File Number(s) for the related matters:

Section 3B – Other Planning Matters

Appeal Specific Information (Continued)

Date application submitted to municipality if known (yyyy/mm/dd):

2022/12/23

| |
|---|
| Date municipality deemed the application complete if known (yyyy/mm/dd): |
| 2023/01/20 |
| Please briefly explain the proposal and describe the lands under appeal: |
| Please refer to the attached covering 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 <u>Section 3B Checklist(s)</u> located <u>here</u> and submit all documents listed. |

Section 4A – Appeals under Environmental Legislation

| Appeal Specific Information |
|--|
| 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 here) |

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 [Section 4A Checklist\(s\)](#) located [here](#) and submit all documents listed on the checklist.

Section 4B – Environmental Application for Leave to Appeal

Are you filing an Application for Leave to Appeal under the *Environmental Bill of Rights, 1993*? ☐ Yes ☐ 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 [Section 4B Checklist\(s\)](#) located [here](#) and submit all documents listed on the checklist.

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

Appeal Specific Information

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 (www.escarpment.org))

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

Owner

Last Name:

First Name:

Email Address:

Daytime Telephone Number:

Alternative Telephone Number:

ext.

Mailing Address

Unit Number:

Street Number:

Street Name:

P.O. Box:

City/Town:

Province:

Country:

Postal Code:

Property Location & Information

Municipality:

Street Number:

Street Name:

| | | | | |
|--------------------------------|-------------|---------------|-----------|-------|
| Lot: | Concession: | And/or | Lot: | Plan: |
| | | | | |
| Assessment Roll Number or PIN: | | | Lot Size: | |
| | | | | |

| Property Servicing | | | | | | | | | |
|---------------------------|--------------------------|-----------|--------------------------|---------|---------------------------|--------------------------|-----------|--------------------------|---------|
| 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 |

| Is the Proposal the Subject of a Current Application? Please identify: |
|--|
| <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: |

| Description of the Property |
|--|
| Describe the current use of the property including any existing buildings or structures: |
| |

| Category of the Proposed Amendment |
|--|
| <input type="checkbox"/> Change in Designation <input style="margin-left: 150px;" type="checkbox"/> Change to Policy <input type="checkbox"/> Request for Urban Servicing <input style="margin-left: 150px;" type="checkbox"/> Change to Plan Boundary <input type="checkbox"/> Other: |

Detailed Description of Proposed Amendment

Provide a detailed description of the proposed amendment:

Justification and Rationale

(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:

1. Analysis of how the proposed amendment is consistent with the *Niagara Escarpment Planning and Development Act*, the Niagara Escarpment Plan, and shall be consistent with other relevant Provincial plans.
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.

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:

Respondent Information

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: |
| | | | |
| <p>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 Section 6 Checklist(s) located here and submit all documents listed on the checklist.</p> | | | |

Section 7 – Filing Fee


| | | | |
|---|--------------------------|--|-------------------------------------|
| Required Fee | | | |
| Please see the attached link to view the OLT Fee Chart . | | | |
| Total Fee Submitted: \$2200 | | | |
| Payment Method | <input type="checkbox"/> | Certified Cheque | <input type="checkbox"/> |
| | <input type="checkbox"/> | Money Order | <input checked="" type="checkbox"/> |
| | | Lawyer's general or trust account cheque | |
| | <input type="checkbox"/> | Credit Card | |
| <p>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.</p> | | | |
| <p>If a request for a fee reduction is being requested, please pay the minimum filing fee for each appeal and complete/submit the Fee Reduction request form.</p> | | | |
| <p><input type="checkbox"/> Request for Fee Reduction form is attached (if applicable – see Appeal Form Guide for more information)</p> | | | |

Section 8 – Declaration (Mandatory)

| |
|-------------|
| Declaration |
|-------------|

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.

| Name of Appellant/Representative | Signature of Appellant/Representative | Date (yyyy/mm/dd) |
|----------------------------------|--|-------------------|
| Patrick J. Harrington |  | 2023/06/28 |

Personal information or documentation requested on this form is collected under the authority of the *Ontario Land Tribunal Act* 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 *Freedom of Information and Protection of Privacy Act* and section 9 of the *Statutory Powers Procedure Act*, 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 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 | <p>Municipality or the Approval Authority/School Board</p> <p>*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 in addition to the Municipality or Approval Authority.</p> |
| Section 3A & 3B or | Ontario Land Tribunal |

| | | |
|---|---|--|
| Section 4A or Section 4B or Section 6 | 655 Bay Street, Suite 1500 Toronto, ON M5G 1E5 | Phone: 416-212-6349 1-866-448-2248 Website: www.olt.gov.on.ca |
| Section 5A or 5B | <p align="center">For the Areas of:</p> <p align="center">Dufferin County (Mono) Region of Halton Region of Peel Region of Niagara City of Hamilton</p> <p align="center">File with:</p> <p align="center">NIAGARA ESCARPMENT COMMISSION 232 Guelph Street, 3rd Floor Georgetown, ON L7G 4B1</p> <p align="center">Phone: 905-877-5191 Fax: 905-873-7452 Website: www.escarpment.org Email: necgeorgetown@ontario.ca</p> | <p align="center">For the Areas of:</p> <p align="center">Bruce County Grey County Simcoe County Dufferin County (Mulmur, Melancthon)</p> <p align="center">File with:</p> <p align="center">NIAGARA ESCARPMENT COMMISSION 1450 7th Avenue Owen Sound, ON N4K 2Z1</p> <p align="center">Phone: 519-371-1001 Fax: 519-371-1009 Website: www.escarpment.org Email: necowensound@ontario.ca</p> |

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.