



Environment and Land Tribunals Ontario
Ontario Municipal Board
 655 Bay Street, Suite 1500 Toronto, Ontario M5G 1E5
 TEL: (416) 212-6349 or Toll Free: 1-866-448-2248
 FAX: (416) 326-5370
 www.elto.gov.on.ca

**APPELLANT FORM (A1)
 PLANNING ACT**

**SUBMIT COMPLETED FORM
 TO MUNICIPALITY/APPROVAL AUTHORITY**

Date Stamp - Appeal Received by Municipality
 OFFICE OF THE CITY CLERK
 JUN 22 2016

Receipt Number (OMB Office Use Only)

Part 1: Appeal Type (Please check only one box)

SUBJECT OF APPEAL	TYPE OF APPEAL	PLANNING ACT REFERENCE (SECTION)
Minor Variance	<input type="checkbox"/> Appeal a decision	45(12)
Consent/Severance	<input type="checkbox"/> Appeal a decision	53(19)
	<input type="checkbox"/> Appeal conditions imposed	
	<input type="checkbox"/> Appeal changed conditions	53(27)
	<input type="checkbox"/> Failed to make a decision on the application within 90 days	53(14)
Zoning By-law or Zoning By-law Amendment	<input type="checkbox"/> Appeal the passing of a Zoning By-law	34(19)
	<input 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 checked="" type="checkbox"/> Application for an amendment to the Zoning By-law – refused by the municipality	
Interim Control By-law	<input type="checkbox"/> Appeal the passing of an Interim Control By-law	38(4)
Official Plan or Official Plan Amendment	<input type="checkbox"/> Appeal a decision	17(24) or 17(36)
	<input type="checkbox"/> Failed to make a decision on the plan within 180 days	17(40)
	<input type="checkbox"/> Application for an amendment to the Official Plan – failed to make a decision on the application within 180 days	22(7)
	<input type="checkbox"/> Application for an amendment to the Official Plan – refused by the municipality	
Plan of Subdivision	<input type="checkbox"/> Appeal a decision	51(39)
	<input type="checkbox"/> Appeal conditions imposed	51(43) or 51(48)
	<input type="checkbox"/> Failed to make a decision on the application within 180 days	51(34)

Part 2: Location Information

271 BEACH BLVD.
 Address and/or Legal Description of property subject to the appeal:
 Municipality/Upper tier: City of Hamilton

Part 3: Appellant Information

First Name: Bruno Last Name: Petrucci

Company Name or Association Name (Association must be incorporated – include copy of letter of incorporation)
Coastal Land Developments Inc.

Professional Title (if applicable): _____

E-mail Address: BPetrucci@bramptonbrick.com
By providing an e-mail address you agree to receive communications from the OMB by e-mail.

Daytime Telephone #: _____ Alternate Telephone #: _____

Fax #: _____

Mailing Address: 136 Snively Street Richmond Hill
Street Address Apt/Suite/Unit# City/Town
Ontario L4E 3E8
Province Country (if not Canada) Postal Code

Signature of Appellant:  Date: June 8, 2016
(Signature not required if the appeal is submitted by a law office.)

Please note: You must notify the Ontario Municipal Board of any change of address or telephone number in writing. Please quote your OMB Reference Number(s) after they have been assigned.

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.

Part 4: Representative Information (if applicable)

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

First Name: William Last Name: Oughtred

Company Name: W.E. Oughtred and Associates Inc.

Professional Title: _____

E-mail Address: williamoughtred@on.culbr.com
By providing an e-mail address you agree to receive communications from the OMB by e-mail.

Daytime Telephone #: 905-822-5644 Alternate Telephone #: _____

Fax #: 905-829-0853

Mailing Address: Suite 28, 2140 Winston Park Drive Oakville
Street Address Apt/Suite/Unit# City/Town
Ontario L6H5V5
Province Country (if not Canada) Postal Code

Signature of Appellant:  Date: June 8, 2016

Please note: If you are representing the appellant and are NOT a solicitor, please confirm that you have written authorization, as required by the Board'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.

Part 5: Language and Accessibility

Please choose preferred language: English French

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 as soon as possible.

Part 6: Appeal Specific Information

1. Provide specific information about what you are appealing. For example: Municipal File Number(s), By-law Number(s), Official Plan Number(s) or Subdivision Number(s):

(Please print)

Zoning By-law Amendment Application ZAC: 15-036

2. Outline the nature of your appeal and the reasons for your appeal. Be specific and provide land-use planning reasons (for example: the specific provisions, sections and/or policies of the Official Plan or By-law which are the subject of your appeal - if applicable). **If more space is required, please continue in Part 9 or attach a separate page.

(Please print)

See attached.

THE FOLLOWING SECTIONS (a&b) APPLY ONLY TO APPEALS OF ZONING BY-LAW AMENDMENTS UNDER SECTION 34(11) OF THE *PLANNING ACT*.

a) DATE APPLICATION SUBMITTED TO MUNICIPALITY: June 22, 2015
(If application submitted before January 1, 2007 please use the O1 'pre-Bill 51' form.)

b) Provide a brief explanatory note regarding the proposal, which includes the existing zoning category, desired zoning category, the purpose of the desired zoning by-law change, and a description of the lands under appeal.
**If more space is required, please continue in Part 9 or attach a separate page.

Lands are currently zoned C/S-1435 (Urban Protected Residential, etc) District, Modified. Proposed zoning is R-415-1732 (Small Lot Single Family Dwelling) District, Modified to permit semi-detached dwellings.

Part 7: Related Matters (if known)

Are there other appeals not yet filed with the Municipality? YES NO

Are there other planning matters related to this appeal? YES NO
(For example: A consent application connected to a variance application)

If yes, please provide OMB Reference Number(s) and/or Municipal File Number(s) in the box below:

(Please print)

Application for Draft Plan of Condominium (Common Element)
File # 25 CDM-201501

Part 8: Scheduling Information

How many days do you estimate are needed for hearing this appeal? half day 1 day 2 days 3 days
 4 days 1 week More than 1 week – please specify number of days: _____

How many expert witnesses and other witnesses do you expect to have at the hearing providing evidence/testimony?
One

Describe expert witness(es)' area of expertise (For example: land use planner, architect, engineer, etc.):
Land Use Planner

Do you believe this matter would benefit from mediation? YES NO
(Mediation is generally scheduled only when all parties agree to participate)

Do you believe this matter would benefit from a prehearing conference? YES NO
(Prehearing conferences are generally not scheduled for variances or consents)

If yes, why? _____

Part 9: Other Applicable Information **Attach a separate page if more space is required.

The appellant has retained Christopher J-Tzekas of Weir Foulds, LLP as its solicitor in this matter. Contact information as follows:
Weir Foulds Toronto Office
4100-106 Wellington Street West
P.O. Box 35, TD Bank Tower
Toronto, Ontario M5K 1B7 Tel: 416-365-1110

Weir Foulds Oakville Office
1525 Cornwall Road, Suite 110
Oakville, Ontario L6J 0B2 Tel: 905-829-8600

Part 10: Required Fee

Total Fee Submitted: \$ 125.00

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

- The payment must be in Canadian funds, payable to the Minister of Finance.
- Do not send cash.
- PLEASE ATTACH THE CERTIFIED CHEQUE/MONEY ORDER TO THE FRONT OF THIS FORM.

2. Outline Nature and Reasons for Appeal:

The property owner, Coastal Land Developments Inc., submitted an application for Zoning By-law Amendment on June 22, 2015 concurrently with an application for Draft Plan of Condominium (Common Element). The initial development proposal included removal of the existing dwelling and existing accessory structures from the property and construction of eight semi-detached dwellings (four pairs of semis) on a common element roadway. The applications were deemed to be complete on July 17, 2015. After the Public Notice sign was installed on July 21, several members of the community contacted City Planning Staff and the Ward Councillor to express their concern about the proposed density and the removal of the existing dwelling on the property.

In August and September of 2015, the developer met with City staff and the Ward Councillor. As a result of those discussions, the applicant revised the proposal to reduce the number of new units to four semi-detached dwellings (two pairs of semis) and agreed to retain and relocate the existing dwelling on the lot even though the existing dwelling did not meet the criteria for designation under Part IV of the Ontario Heritage Act. Over the ensuing months, the developer continued to work closely with City staff to refine the proposal to meet requirements for storm water management, tree protection and replacement, landscaping and urban design. The Information Report prepared by the Planning Division for the Planning Committee was highly favourable of the proposed development and recommended approval of the applications. City of Hamilton Planning staff were of the opinion that the applications were consistent with the Provincial Policy Statement (2014), the Growth Plan for the Greater Golden Horseshoe (2006), the Urban Hamilton Official Plan and the Hamilton Beach Neighbourhood Plan.

At the Statutory Public Meeting on May 31, the Planning Committee made a recommendation to Council to refuse the applications for Zoning By-law Amendment and Draft Plan of Condominium (Common Element) on the basis that the proposed development is not compatible with the character of the neighbourhood and the proposed variances are not consistent with the Neighbourhood Plan. On June 5th, Hamilton City Council voted to refuse the applications.

Coastal Land Developments Inc. is appealing Council's decision on the grounds that the development proposal is consistent with the Hamilton Beach Neighbourhood Plan policies. Specifically, Section 1.2.1 sets out policies for lots designated Single and Double Residential. Bullet point 3 of Section 1.2.1 permits smaller lot infill close to the Beach Centre, a mixed-use area located on both sides of Beach Boulevard from Arden Avenue to Kirk Road. The subject lands are designated Single and Double Residential and are located in Beach Centre. Further, bullet point 5 of Section 1.2.1 states that the shape and configuration of new lots as well as their size and building setbacks, may be adjusted to reflect the density and configuration of existing development in the immediate vicinity. The neighbourhood surrounding the subject lands is highly eclectic with a variety of lot frontages, areas and setbacks as well as considerable diversity in dwelling size, design and materials. Therefore, the appellant maintains that the proposed lots will be consistent with existing lot sizes and configurations in the immediate vicinity and the proposed development will be compatible with the character of the neighbourhood.

Form 2

**NOTICE OF THE CITY OF HAMILTON'S REFUSAL OF APPLICATION
TO AMEND ZONING BY-LAW NUMBER 6593 and BY-LAW NO. 05-200 AND DRAFT
PLAN OF CONDOMINIUM (COMMON ELEMENT)**

TAKE NOTICE that the City of Hamilton Council has refused an application to amend Zoning By-law No. 6593 and Zoning By-law No. 05-200 ; and, for a Draft Plan of Condominium (Common Element) on the **8th day of June, 2016**, under Section 34 of the Planning Act, R.S.O. 1990, c. P.13. The municipal address of the subject property is 271 Beach Boulevard, Hamilton.

AND TAKE NOTICE that any person or agency who objects to the refusal of the application for the zoning by-law amendment may appeal the decision of Council on the proposed amendment to the Ontario Municipal Board, by filing with the Clerk of the City of Hamilton, not later than the **11th day of July, 2016** a **certified cheque** or money order in the amount of \$125.00, for each appeal, payable to the Minister of Finance, Province of Ontario. A completed Notice of Appeal form, setting out the reasons for the appeal of the refusal to approve the Official Plan Amendment is required to be accompanied with the Ontario Municipal Board fee. Appeal forms are available in the City Clerk's Office and on the OMB website www.omb.gov.on.ca

PLEASE NOTE: IF YOU HAVE NO OBJECTION TO THE BY-LAW, YOU DO NOT NEED TO TAKE ANY ACTION, AND YOU DO NOT NEED TO SEND ANY CHEQUE.

AND TAKE NOTICE that the decision of the Council for the City of Hamilton is final if a notice of appeal is not received before or on the last day for filing a notice of appeal.

An explanation of the purpose and effect of the proposed zoning by-law amendment, describing the lands to which the zoning by-law amendment is proposed to apply, a key map showing the location of the affected lands, and the reasons for the Council refusal of the applications, are attached. The complete documents, including a copy of the relevant staff report and Minutes of the Public Meeting are available for inspection in my office during regular office hours. If you have any questions, please call Ida Bedioui at 905 546 2424 extension 4605.

DATED at the City of Hamilton
this 21st day of June, 2016

Rose Caterini, City Clerk
City Hall, Hamilton, Ontario

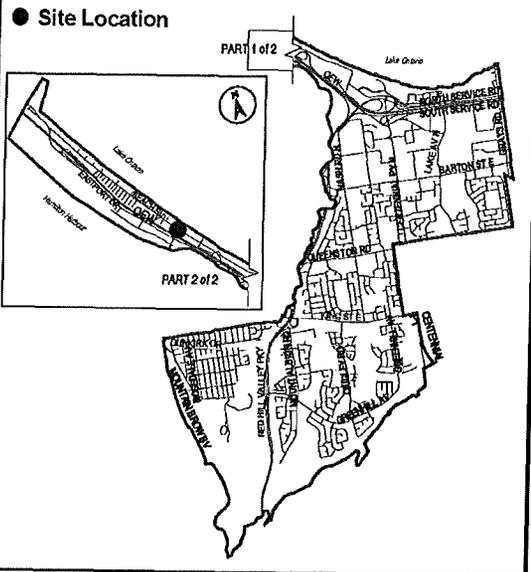
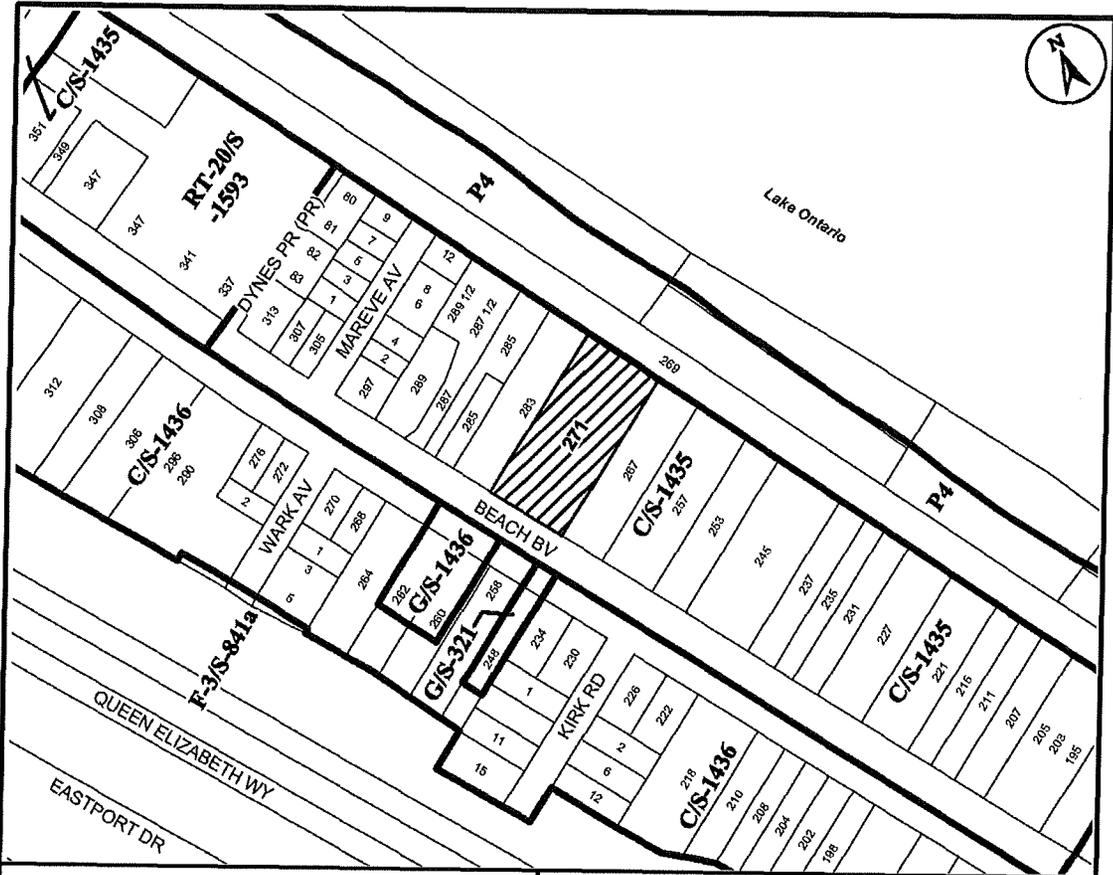
**EXPLANATION OF THE REFUSAL TO AMEND
ZONING BY-LAW NO. 6593 AND ZONING BY-LAW NO. 05-200 AND REFUSAL TO
AMEND DRAFT PLAN OF CONDOMINIUM (COMMON ELEMENT) FOR
LANDS LOCATED AT 271 BEACH BOULEVARD, HAMILTON**

1. The purpose of the proposed rezoning application is to amend the property from the "C/S-1435" (Urban Protected Residential, etc.) District, Modified to the R-4 District, Modified in order to permit a single detached dwelling and two semi-detached dwellings (4 units) along a common element condominium road and a change in zoning from the "C/S-1435" (Urban Protected Residential, etc.) District, Modified to the Conservation / Hazard Land (P5) Zone, Modified to identify the Erosion Hazard Limit to prohibit development within the rear yard of the semi-detached dwellings.

The purpose of the proposed Draft Plan of Condominium (Common Element), is to allow for a 6 metre wide common element road with two lay-by visitor parking spaces for the two semi-detached dwellings (4 dwelling units) (4 units) and the existing dwelling on condominium lots which would be created by severances. The Draft Plan of Condominium (Common Element) would also include facilities for managing storm water and privacy fencing that would be managed by a Condominium Corporation as Common Elements.

2. The explanation for the refusal is, as follows:
 - (i) The proposed development is not compatible with the character of the existing neighbourhood; and,
 - (ii) The numerous proposed variances are not consistent with the established Beach Neighbourhood Plan.
3. Only the property referred to above and shown on the attached map is affected by the refusal to pass the By-law. However, all owners of property are within 120 metres (400 feet) of the property affected by the refusal to pass the By-law are required to be notified.

Clerk
City Hall, Hamilton, Ontario



Key Map - Ward 5 N.T.S.

<h2 style="margin: 0;">Location Map</h2>		 Hamilton
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		
File Name/Number: ZAC-15-036/25CDM-201510	Date: July 9, 2015	
Appendix "A"	Scale: N.T.S.	Planner/Technician: CT/VS
Subject Property 271 Beach Boulevard		