

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

From: George Kotsifas, Managing Director, Development and Compliance Services and Chief Building Official

Subject: Application By: Mainline Planning Services Inc. c/o Joseph Plutino for 6188 Colonel Talbot Road
Appeal to the Land Planning Appeal Tribunal
Provisional Consent Decision

Meeting on: Monday, July 16, 2018

Recommendation

That, on the recommendation of the Director, Development Services, in response to the letter of appeal to the Land Planning Appeal Tribunal from Mainline Planning Services Inc. c/o Joseph Plutino, dated May 18, 2018 relating to the Provisional Decision of Consent Application B.047/17 concerning the property located at 6188 Colonel Talbot Road, the following actions **BE TAKEN**:

- a) the Land Planning Appeal Tribunal **BE ADVISED** that Municipal Council supports the Consent Decision attached in Appendix B; and
- b) the City Solicitor **BE DIRECTED** to provide legal and planning representation at the Local Planning Appeal Tribunal Hearing in support of the position of the Consent Authority.

Executive Summary

Purpose and the Effect of Recommended Action

The purpose and effect of the recommended action is to uphold the decision of the Consent Authority to conditionally approve the proposed severance to create a stand agricultural parcel for the Maitake Mushroom farm operation.

Previous Reports Pertinent To This Matter

Z – 8795 - 6188 Colonel Talbot Road — Report to Planning and Environment Committee (October 23, 2017). City Staff submitted a planning report recommending refusal of the requested application to amend the Zoning By-law to facilitate a severance to create a 4.04 ha parcel and a 14.29 ha parcel within an Agricultural land use designation/place type .

Z – 8795 - 6188 Colonel Talbot Road (On October 16, 2017 Municipal Council directed staff to report back to PEC with a solution to facilitate the applicant's previous request) City Staff submitted a planning report to Planning and Environment Committee (November 6, 2017) that included a Zoning By-law amendment to facilitate a future severance of a 4.04 ha agricultural parcel. The amendment also required that the property owner, through the consent process, to merge the proposed 14.29 ha parcel with another parcel to meet the 40ha minimum lot area required within an Agricultural land use designation/place type.

Background and Analysis

In November 2017, Mainline Planning Services Inc., c/o Joseph Plutino, submitted an application for consent on behalf of 2533430 Ontario Inc. for lands located at 6188 Colonel Talbot Road. The application would permit the severance of agricultural land from a property with an Agricultural designation for Maitake Mushroom Farm. Notice of the application was published in *The Londoner* on November 30, 2017 and circulated to internal and external agencies for comment. On November 29, 2017 a mail circulation to all residents within a 60m radius was sent out. On May 3, 2018, based on the

recommendation by Development Services (see Appendix 'A') the Consent Authority granted provisional approval of the application for consent subject to the applicant satisfying nine conditions prior to obtaining final approval (see Appendix 'B').

Figure 1: Location Map

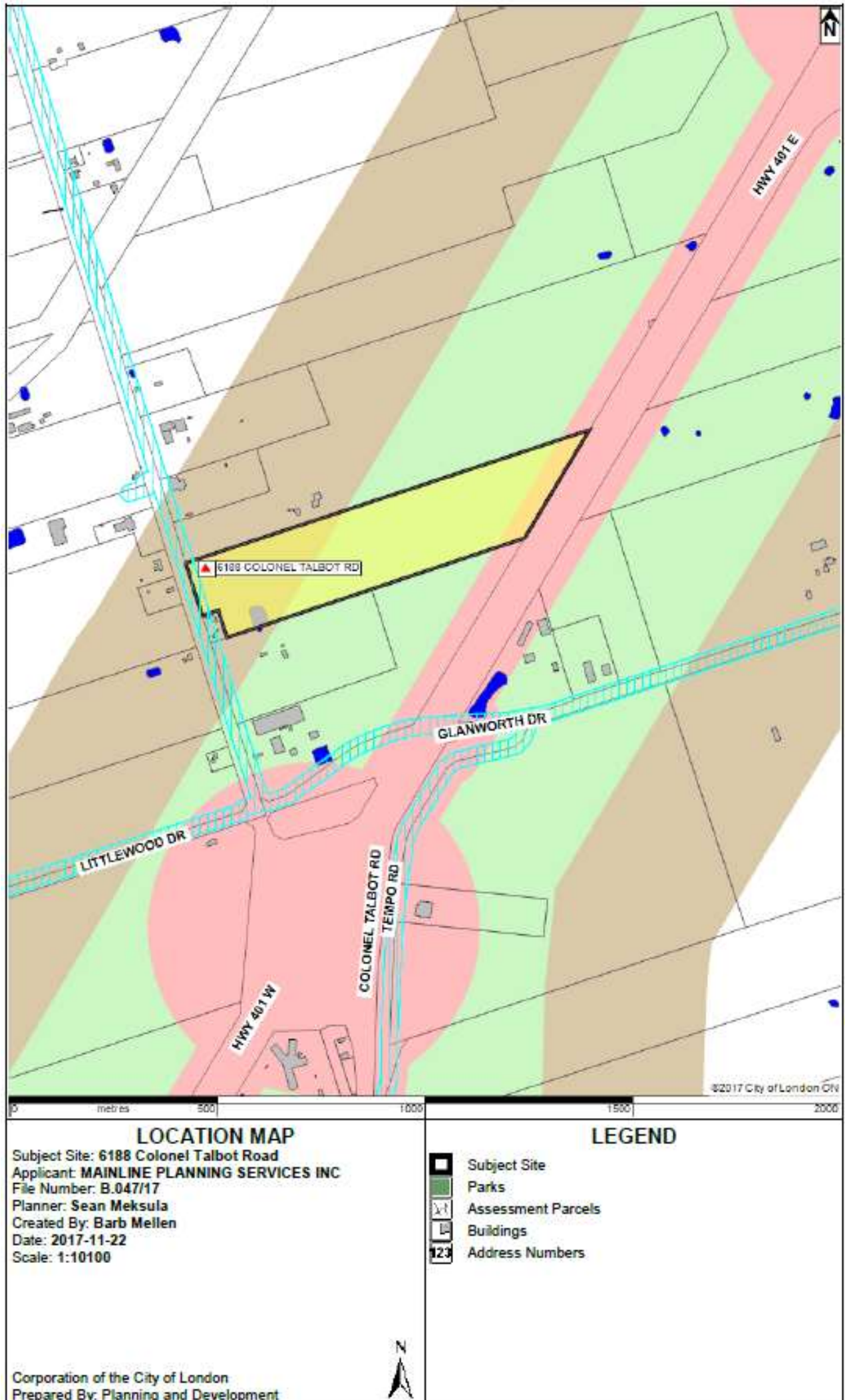


Figure 2: Severance Map

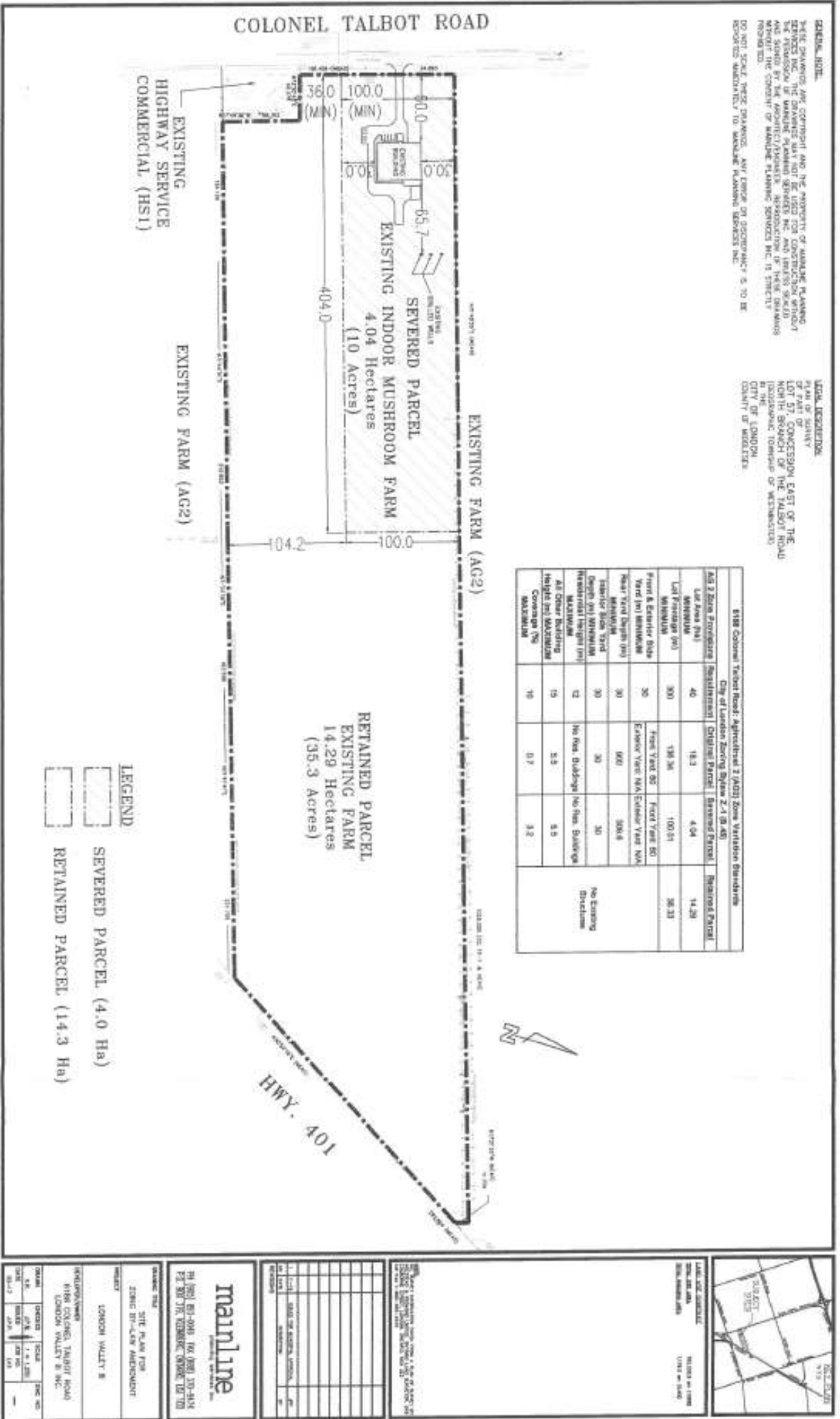


Illustration depicting the proposed lots created through consent

The applicant previously applied for and was granted a Zoning By-law Amendment (Z-8795) to permit a reduced lot frontage of 100 m and reduced lot area for the retained parcel (Maitake Mushroom Farms) and a reduced lot frontage only of 36 m for the conveyed parcel.

In granting provision consent (B.047/17) the Consent Authority included a condition that the applicant be required to ensure that the lands comply with the provisions of the Zoning By-law as amended (Z-8795). As such, the proposed conveyed parcel is required to either be conveyed to an abutting property or rezoned to permit a reduced lot area within an Agricultural land use/place type. No public comment was received as part of the consent application.

The subject lands are located in a prime agricultural area, which requires protection for long-term use as per Section 2.3 of the Provincial Policy Statement (PPS). The permitted uses outlined in the PPS for prime agricultural areas are agricultural uses, agriculture-related uses and on-farm diversified uses. The Maitake Mushroom farm is considered an on-farm diversified use which is compatible with, and does not hinder, surrounding agricultural operations. The conveyance of the surplus lands to an adjacent use would increase the size of the agricultural parcel and further facilitate normal farm practices for the conveyed parcel which are promoted and protected in accordance with provincial standards.

During the course of the review of the consent application a request for an archeological investigation was submitted by Planning Services and was included as part of conditions for granting consent. This is consistent with the h-18 holding provision which is included with the Zone of the subject property requiring the completion of an archaeological study prior to development occurring, including the granting of Consent.

Appeal

On May 18, 2018, an appeal (see Appendix 'C') was submitted by Mainline Planning Services Inc. c/o Joseph Plutino, in opposition to the Notice of Provisional Decision of Consent approved by the Consent Authority. There are two parts to the appeal:

- 1) The appellant states that condition 6 below is onerous as the entire property remains an existing farm operation.

6. The proponent shall retain an archaeologist, licensed by the Ministry of Tourism, Culture and Sport under the provisions of the Ontario Heritage Act (R.S.O. 1990 as amended) to carry out a Stage 1 (or Stage 1-2) archaeological assessment of the entire property and follow through on recommendations to mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found (Stages 3-4). The archaeological assessment must be completed in accordance with the most current Standards and Guidelines for Consulting Archaeologists, Ministry of Tourism, Culture and Sport. No demolition, construction, or grading or other soil disturbance shall take place on the subject property prior to the City's Planning Services receiving the Ministry of Tourism, Culture and Sport compliance letter indicating that all archaeological licensing and technical review requirements have been satisfied.

- 2) The appellant states that condition 7 below is onerous and unreasonable as it requires the sale of lands to an adjacent property owner.

7. At the time of consent the severed and retained lands shall comply with the minimum requirements of the Z.-1 Zoning By-law. The applicant may be required to obtain further Planning Act approvals to accommodate this requirement. The above shall be satisfied by applicant, and at no cost to the City.

With regards to the first part of the appeal, Staff submit that this consent application is within an area identified as having cultural heritage and has been identified as an area with potential archaeology significance. The h-18 holding provision was applied to the entire property through the Zoning By-law Amendment (Z-8795) which was passed on November 14, 2017 and is in force and effect. However, as part of that application (Z-8795), the applicant completed a Stage 1-2 Archaeological investigation and provided a

letter from the Ministry of Tourism, Culture and Sport. The letter states that a Stage 3 archaeological assessment should be conducted to precisely define the nature and extent of the site. The results of the Stage 3 assessment will be used to evaluate the significance of the site and to develop a series of recommendations concerning any further mitigative options that may be necessary. The City's Heritage Planner has not received the Stage 1-2 Archeological report for review and has acknowledged that further archaeological assessment of the site is required. A Consent Condition was included to ensure that appropriate archeological assessments are completed.

With regards to the second part of the applicants appeal, Staff provide that the Zoning By-law that was recently amended (Z-8795) to permit a reduced lot frontage and lot area for the proposed Maitake Mushroom Farm operation (retained parcel) and a reduced lot frontage only for the proposed severed parcel (14+hectares) is in force and effect. The approved Zone did not include a regulation for a reduced lot area for the proposed severed parcel. To facilitate the Consent and demonstrate compliance with the Zone, the applicant would either have to merge the proposed severed parcel with an adjoining parcel and/or seek additional *Planning Act* Approvals. As a result, the Consent Authority included a condition for granting consent that *at the time of consent the severed and retained lands shall comply with the minimum requirements of the Z.-1 Zoning By-law. The applicant may be required to obtain further Planning Act approvals to accommodate this requirement. The above shall be satisfied by applicant, and at no cost to the City.*

A date for the Land Planning Appeal Tribunal hearing for the appeal has not yet been determined.

CONCLUSION

The proposed severance has been evaluated under the *Planning Act*, Provincial Policy Statement, Official Plan, The London Plan and Zoning By-law and represents sound planning and appropriate development. The provisional consent decision was granted on May 3, 2018 by the London Consent Authority and should be upheld at the Land Planning Appeal Tribunal hearing. The purpose of this report is to request that Municipal Council provide the Consent Authority with legal and planning support for the hearing regarding the matters under appeal.

Prepared by:	Sean Meksula, MCIP RPP Planner II, Development Services
Reviewed by:	Lou Pompili, MPA RPP Manager Development Services
Recommended by :	Paul Yeoman, RPP, PLE Director, Development Services
Submitted by:	George Kotsifas, P.ENG Managing Director, Development and Compliance Services and Chief Building Official

Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Development Services.



Appendix A

THE CORPORATION OF THE CITY OF LONDON

Date: **April 6, 2018**

To: **J.M. Fleming
London Consent Authority**

From: **Paul Yeoman
Development Services – S. Meksula**

Subject: **Development Planning - Consents**

B.047/17 6188 Colonel Talbot Road (Severance) REVISED II

OFFICIAL PLAN DESIGNATION:
• Agriculture
PLACE TYPE:
• Farmland
EXISTING ZONING:
• h-18*AG2(24) and h-18*AG2(25)

PURPOSE AND EFFECT

	Area	Frontage	Depth	Use
Severed Lot	4.04ha	100m	404m	Existing Maitake Mushroom Farm
Retained Lot	14.29ha	36m	1,028m	Existing Agricultural Uses

The purpose and effect of this severance will permit the severance of surplus land from an agricultural property. The severance will result in the retention of an existing agricultural use (Maitake Mushroom farm) at 6188 Colonel Talbot Road and the conveyance of a severed parcel for the purposes of a farm consolidation with an abutting agricultural parcel.

PROPOSED CONSENT

The applicant, Mainline Planning Services Inc. c/o Joseph Plutino for 6188 Colonel Talbot Road, is requesting to sever and convey 14.29ha (35.3acres) to an abutting parcel, to meet the 40ha (100 acre) minimum lot area requirement and to retain 4.04ha (10 acres) for an existing agricultural use (Maitake Mushroom farm).

RECOMMENDATION

Development Services are recommending that the Consent Authority **approve** the requested severance.

RATIONALE

1. The consent is consistent with PPS 2014.
2. The severance is consistent with the Official Plan, and the London Plan.
3. With the final approval of Z-8795, the severance is consistent with the regulations of the Zoning By-law.
4. The consent will not impact the ability of the surrounding lands to be developed in their intended manner.
5. The consent will not permit an increase in the number of agricultural lots but facilitates the creation of a new agricultural parcel by way of consolidation that meets the minimum lot area requirement, and is consistent with the goal to support a pattern of agricultural land holdings that increases the viability of farm operations and avoids the fragmentation of land ownership.

INTRODUCTION

Notice of Application for Consent was mailed to area residents on November 29, 2017 and Notice of Application for Consent was published in the "The Londoner" on November 30, 2017. The applicant is proposing the severance of the subject lands to create one parcel for the existing Maitake Mushroom farm and the conveyance of the surplus farm land to an abutting parcel to meet the 40ha (100 acre) minimum lot area requirement, for the purpose of existing agricultural uses. The applicant applied for a Zoning By-law Amendment (Z-8795) to permit a reduced lot frontage of 100m for retained parcel and a lot frontage of 36m for the conveyed parcel. The applicant shall be required to ensure that the lands comply with provisions of the Zoning By-law and the conditions of the Zoning By-law amendment are satisfied at the time of consent.

PLANNING ACT

In considering this application, Development Services staff had regard for the health, safety, convenience, accessibility for persons with disabilities and welfare of present and future inhabitants of the municipality and to Section 51 (24) of the *Planning Act*.

It is the opinion of Development Services staff that the attached conditions are reasonable having regard for the nature of the development proposed and are in accordance with Section 51 (25) of the *Planning Act*.

PROVINCIAL POLICY STATEMENT

The consent has been reviewed in conjunction with the 2014 Provincial Policy Statement.

Building Strong Communities: This consent application is outside the Urban Growth Boundary, and within an Agricultural designation that encourages the consolidation of farm parcels through consent.

Wise Use and Management of Resources: The lands are located in a prime agricultural area which shall be protected for long-term use for agriculture as per Section 2.3 of the PPS. The permitted uses in the PPS for prime agricultural areas and activities are agricultural uses, agriculture-related uses and on-farm diversified uses. The Maitake Mushroom farm is a related on-farm diversified use which is compatible with, and shall not hinder, surrounding agricultural operations. The conveyance of the surplus agricultural lands to an adjacent use agricultural use increases the size and intensifies agricultural uses and normal farm practices which are promoted and protected in accordance with provincial standards.

This consent application is also within an area of identified cultural heritage and has been identified as an area with potential archaeology significance which shall be addressed through a condition of consent. The h-18 holding provision was applied to the entire property through the Zoning By-law Amendment (Z-8795) which was passed on November 14, 2017 and is in force and effect. However, as part of this application (Z-8795) the applicant completed a Stage 1-2 Archeological investigation and provided a letter from the Ministry of Tourism, Culture and Sport. The letter states that a Stage 3 archaeological assessment should be conducted to precisely define the nature and extent of the site. The results of the Stage 3 assessment will be used to evaluate the significance of the site and to develop a series of recommendations concerning any further mitigative options that may be necessary. The City's Heritage Planner has not received the Stage 1-2 Archeological report for review and has acknowledged that further archaeological assessment of the site is required. A Consent Condition has been included to ensure that appropriate archeological assessments are completed.

Protecting Public Health and Safety: There are no known Natural Hazards or Human-Made Hazards issues associated with this consent application.

In the opinion of the Development and Compliance Services the proposal is consistent with the PPS.

OFFICIAL PLAN

These lands are designated Agriculture (AG) designation on Schedule "A", which is intended primarily for the cultivation of land and the raising of livestock. A full range of farming types shall be permitted including, but not limited to, general farming, livestock farming, cash crop farming, market gardening, specialty crops, nurseries, forestry, aquaculture and agricultural research. The severed lands are currently occupied by the Maitake Mushroom farm operation on what would be a 4.04 hectare parcel. The retained parcel, with a lot area of 14.29 hectares shall be required to comply with provisions of the Zoning By-law and the conditions of the Zoning By-law Amendment (Z-8795) at the time of consent.

Section 9.2.14.2 of the City of London Official Plan states that a consent to sever land in the agricultural designation may only be granted under the following circumstances i) consent for farming operation in accordance with 9.2.14.3 ii) consent for mortgage purposes in accordance with 9.2.14.4 iii) lot corrections in accordance with 9.2.14.5 iv) surplus farm dwellings in accordance with 9.2.14.6 and v) agricultural commercial and industrial uses in accordance with 9.2.14.7. The AG2 agriculture zone requires minimum lot size for both the severed and retained parcel of 40ha (98.8ac). As per Section 9.2.14.3 iii) the size of both the severed and retained parcels shall conform to the provisions of the Zoning By-law. Should the severed or retained parcel not conform to the minimum lot area requirements of the Zoning By-law, an amendment to the By-law will be required. In this situation the applicant applied for and has received the Zoning By-law Amendment (Z-8795) for the retained parcel.

The application conforms to the existing (1989) Official Plan and the London Plan. The subject lands are designated Agricultural. Pursuant to Section 9.2.1 of the Official Plan, the minimum area required for a severance in an Agricultural designation is 40 ha. The areas of the severed and retained parcel are 4.04ha (10 acres) for the existing Maitake Mushroom farm use and 14.29ha (35.3 acres) respectively for agricultural use which will have been rezoned to permit the use (Z-8795; Z.-1-172625). The 14.29ha (35.3 acres) shall be conveyed to an abutting agricultural lot when consolidated the new lot an area of 40 hectares (99 acres) or greater, which exceeds the area required for a severance in an Agricultural designation. The lands being severed are being conveyed to an adjoining parcel and the Maitake Mushroom farm parcel is being kept to a minimum size to comply with the Zoning By-law amendment.

Chapter 19 - Implementation

Policies of the Official Plan that are directly relevant to the consideration of this consent application include the following:

19.7.1.i(a) Requires that any lot(s) to be created conforms with the provisions of the Official Plan, Zoning By-law and any applicable area study or guideline document.

The proposed severed and retained lands conform to both the Official Plan, London Plan and Zoning By-law, as the approved Zoning By-law amendment (Z-8795) is now in force and effect. The applicant shall be required to ensure that the lands comply with provisions of the Zoning By-law and the conditions of the Zoning By-law amendment (Z-8795) are satisfied at the time of consent.

19.7.1.i(b) Requires that the matters which, according to the Planning Act, are to be regarded in the review of a draft plan of subdivision have been taken into account;

The matters of Section 51(24) have been considered as part of the evaluation for consent.

19.7.1.i(c) Requires that the size and shape of any lots to be created would be appropriate for the intended use, and would generally conform to adjacent development and to any development agreements registered against the title of the subject land.

The proposed severance is in accordance with the size requirements to support permitted uses within the AG. This severance produces parcels that are generally in accordance with adjacent development.

19.7.1.i(d) that the creation of any lot(s) would have the effect of infilling an existing developed area where the pattern of land use has been established, and would not have the effect of extending a developed area;

The proposed severance would not be out of character with the surrounding uses, and would not have the effect of extending a developed area.

19.7.1.i(e) Requires that the proposed lot(s) would front on, or have access to, an existing public road and would not involve the opening or extension of a public road.

The proposed lot and the retained lot will have access to a Colonel Talbot Road.

19.7.1.i(f) Requires that the proposed lot(s) would not unduly reduce the accessibility of abutting lands suitable for development;

The proposed severance should not affect the accessibility of abutting lands, as the abutting lands are currently agricultural lands which are not suitable at this time for development.

19.7.1.i(g) That access to the proposed lot(s) would not create traffic problems or hazards and that Official Plan policies regarding road access would be complied with.

The proposed severance will not result in any traffic problems.

19.7.i(h) That adequate municipal services and utilities would be available.

The subject lands are on private services.

19.7.i(i) For a consent application pertaining to lands within the Agriculture or Urban Reserve designations, that the lot to be created would conform to policy 9.2.14.;

The proposal conforms to section 9.2.14 of the agricultural consent policies.

Section 19.7.1 (i) (j) requires for a consent application pertaining to natural features designated as "Open Space" or "Environmental Review" the potential impacts resulting from fragmentation of natural features corridors and linkages will be taken into consideration.

The subject lands do not include lands designated "Open Space" or "Environmental Review".

Section 19.7.1 (i) (k) requires that potential impacts on components of the Natural Heritage System will be addressed in accordance with the provisions of Section 15.5.

The subject lands do not include any lands within the Natural Heritage System.

19.7.1.ii(a) the proposed development is consistent with the surrounding area in terms of pattern and size;

The proposed lot is generally consistent with the surrounding development.

19.7.1.ii(b) the proposed development does not represent an extension to an area for existing development on individual services; and

The proposed conveyance does not represent an extension to an existing developed area.

19.7.1.ii(c) the proposed development would not create a precedent for future similar applications on adjacent or nearby lots.

The proposed severance is in keeping with the intent of lands zoned Agricultural (AG2). The proposed severance would not create a precedent for similar applications based on Agricultural (AG2) Zone as it would permit a form of development consistent with the provisions of the zone.

9.3.6 – Minimum Distance Separation Requirements

Any proposed rezoning or consent within an Agricultural designation that would reduce the distance between the built-up area and an existing livestock operation will be reviewed for its effects on the livestock operation in accordance with the Minimum Distance Separation (MDS) requirements. If the proposed rezoning or consent will result in a development that imposes operating constraints on the livestock operation, the rezoning or consent shall not be permitted.

Staff performed an aerial analysis of the subject lands and their surrounding area. There were no significant livestock facilities identified within a 1km radius of the subject lands

THE LONDON PLAN

The London Plan was adopted by City Council on June 23, 2016. As a result, *Planning Act* applications within the City of London shall have regard for the Plan.

The subject lands are designated as a '*Farmland*' Place Type. Agricultural uses, agricultural-related commercial and industrial uses and on-farm diversified uses will be permitted.

Similar to the Official Plan, policies are present in the London Plan which provide guidance for and promoted sustainable farm practices on *Farmlands*, and criteria in the consideration of consent proposal. Based on staff analysis, the provisions of the Plan have been substantially addressed in the previous section of this report.

ZONING

At the time of application, the proposed severance was not consistent with the requirements under the Agricultural (AG2) Zone. As a result, the applicant applied for a Zoning By-law Amendment to amend the regulations that would have the effect of permitting a retained parcel with a minimum lot area of 4 ha and a lot frontage of 100m and a severed parcel with a minimum lot frontage of 36m to be created through the consent process (Z-8795). The subject severance is conditional upon the Zoning By-law Amendment coming into full force and effect which occurred on November 14, 2017 as By-law No. Z.-1-1 72625 as follows:

Severed Land - 6188 Colonel Talbot Road

Holding Agricultural Special Provision (h-18*AG2(24)) 6188 Colonel Talbot Road

a) Regulations

- i) Lot Area (Minimum) 4 hectares (10 acres)
- ii) Lot Frontage (Minimum) 100 metres (328 feet)

Retained Land - 6188 Colonel Talbot Road

Holding Agricultural Special Provision (h-18*AG2(25))

a) Regulations

- i) Lot Frontage (Minimum) 36 metres (118 feet)

Since the Zoning By-law Amendment is in full force and effect as per By-law No. Z.-1-1 72625, ensuring the consent conforms to the regulations of the Zoning By-Law. The applicant shall be required to ensure that the lands comply with provisions of the Zoning By-law and the conditions of the Zoning By-law amendment (Z-8795) are satisfied at the time of consent.

CONDITIONS

Based on the above, Development Services has **no objection** to the proposed consent application provided that the following conditions are satisfied prior to the certification of any documents:

1. That, pursuant to Section 53(41) of the Planning Act, if the applicant has not within a period of one year after notice was given of a decision to grant a provisional consent fulfilled all of the following conditions, the application shall be deemed to be refused.
2. That a certificate fee shall be paid at the London Consent Authority's office in the amount current at the time of the issuance of the Consent Authority's Certificate.
3. For the purposes of satisfying any of the conditions of provisional approval herein contained, the Owner shall file with Development Services Staff (6th floor, City Hall), at a minimum of 3 working days in advance of final consent approval, a complete submission consisting of all required clearances, fees, draft transfer(s) and final plans, and to advise in writing how each of the conditions of provisional approval has been, or will be, satisfied. The Owner acknowledges that, in the event that the final approval package does not include the complete information required by the Consent Authority, such submission will be returned to the Owner without detailed review by the City.

4. That the Owner shall submit 2 white prints of a reference plan of survey, showing the subject land which conforms with the application submitted and which shows the dimensions and areas of each part shown on the plan. That approval of the draft reference plan shall be obtained from the Consent Authority, and; 2 prints of the resultant deposited reference plan shall be received.
5. That prior to issuance of certificate of consent, the Owner shall pay in full all financial obligations/encumbrances owing to the City on the said lands, including property taxes and local improvement charges.
6. The proponent shall retain an archaeologist, licensed by the Ministry of Tourism, Culture and Sport under the provisions of the Ontario Heritage Act (R.S.O. 1990 as amended) to carry out a Stage 1 (or Stage 1-2) archaeological assessment of the entire property and follow through on recommendations to mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found (Stages 3-4). The archaeological assessment must be completed in accordance with the most current Standards and Guidelines for Consulting Archaeologists, Ministry of Tourism, Culture and Sport. No demolition, construction, or grading or other soil disturbance shall take place on the subject property prior to the City's Planning Services receiving the Ministry of Tourism, Culture and Sport compliance letter indicating that all archaeological licensing and technical review requirements have been satisfied.
7. At the time of consent the severed and retained lands shall comply with the minimum requirements of the Z.-1 Zoning By-law. The applicant may be required to obtain further Planning Act approvals to accommodate this requirement. The above shall be satisfied by applicant, and at no cost to the City.
8. The Owner transfer at no cost to the City sufficient lands free of encumbrances, to widen Colonel Talbot Road to a maximum width of 18.0m in perpendicular width from the centerline of Colonel Talbot Road along the Colonel Talbot Road frontage of the subject lands as determined by the City's Chief Surveyor. The reference plan describing the widening to be transferred must be pre-approved by the City's Chief Surveyor.
9. The Consent Certificate shall lapse after 6 months of issuance if the transaction has not been completed.

NOTES TO CONSENT:

- I. Draft addressing shall be assigned, at the time of consent, by Development Services.
- II. No municipal watermain, storm and sanitary sewers available along Colonel Talbot Road.
- III. Property is located within the MTO control zone, MTO permits may be required.

PREPARED BY:	REVIEWED BY:
SEAN MEKSULA MCIP RPP PLANNER II, DEVELOPMENT SERVICES	CRAIG SMITH MCIP RPP SENIOR PLANNER, DEVELOPMENT SERVICES
REVIEWED BY:	SUBMITTED BY:
LOU POMPILII MPA RPP MANAGER, DEVELOPMENT PLANNING	PAUL YEOMAN RPP, PLE DIRECTOR, DEVELOPMENT SERVICES

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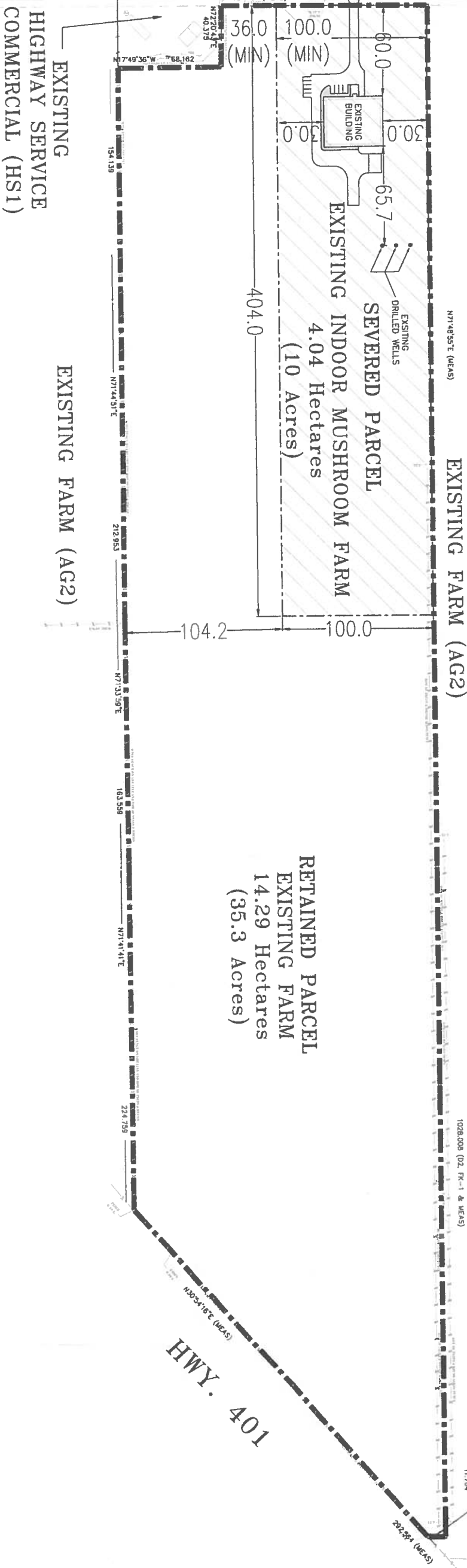
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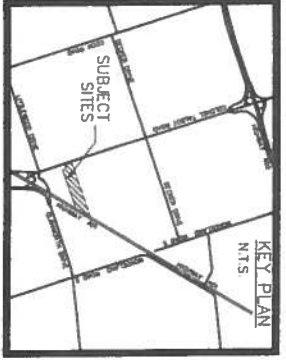
PLAN OF SURVEY
OF PART OF
LOT 57, CONCESSION EAST OF THE
NORTH BRANCH OF THE TALBOT ROAD
(GEOGRAPHIC TOWNSHIP OF WESTMINSTER)
IN THE
CITY OF LONDON
COUNTY OF MIDDLESEX

6188 Colonel Talbot Road: Agricultural 2 (AG2) Zone Variation Standards				
City of London Zoning Bylaw Z-1 (S.45)				
AG 2 Zone Provisions	Requirement	Original Parcel	Severed Parcel	Retained Parcel
Lot Area (ha)	40	18.3	4.04	14.29
Lot Frontage (m)	300	136.34	100.01	36.33
Front & Exterior Side Yard (m) MINIMUM	30	Front Yard: 60 Exterior Yard: N/A	Front Yard: 60 Exterior Yard: N/A	
Rear Yard Depth (m) MINIMUM	30	900	309.6	
Interior Side Yard Depth (m) MINIMUM	30	30	30	No Existing Structures
Residential Height (m) MAXIMUM	12	No Res. Buildings	No Res. Buildings	
All Other Building Height (m) MAXIMUM	15	5.5	5.5	
Coverage (% MAXIMUM)	10	0.7	3.2	

COLONEL TALBOT ROAD



- LEGEND**
-  SEVERED PARCEL (4.0 Ha)
 -  RETAINED PARCEL (14.3 Ha)



LAND USE SCHEDULE
TOTAL SITE AREA: 143,338 sqm (1,000)
TOTAL SEVERED AREA: 11,783 sqm (0.84)

NOTES:
1. ALL DIMENSIONS TAKEN FROM A PLAN OF SURVEY BY HOUSTAD & HENSON LIMITED, ONTARIO LAND SURVEYOR 649 ONT. REG. NO. 1585-488-410

NO.	DATE	DESCRIPTION	APP.	BY
1	11-18	ISSUED FOR MUNICIPAL APPROVAL	J.P.P.	
REVISIONS				

mainline
planning services inc.

PH (905) 893-0046 FAX (888) 370-9474
P.O. BOX 319, KLEINBURG, ONTARIO, L0J 1G0

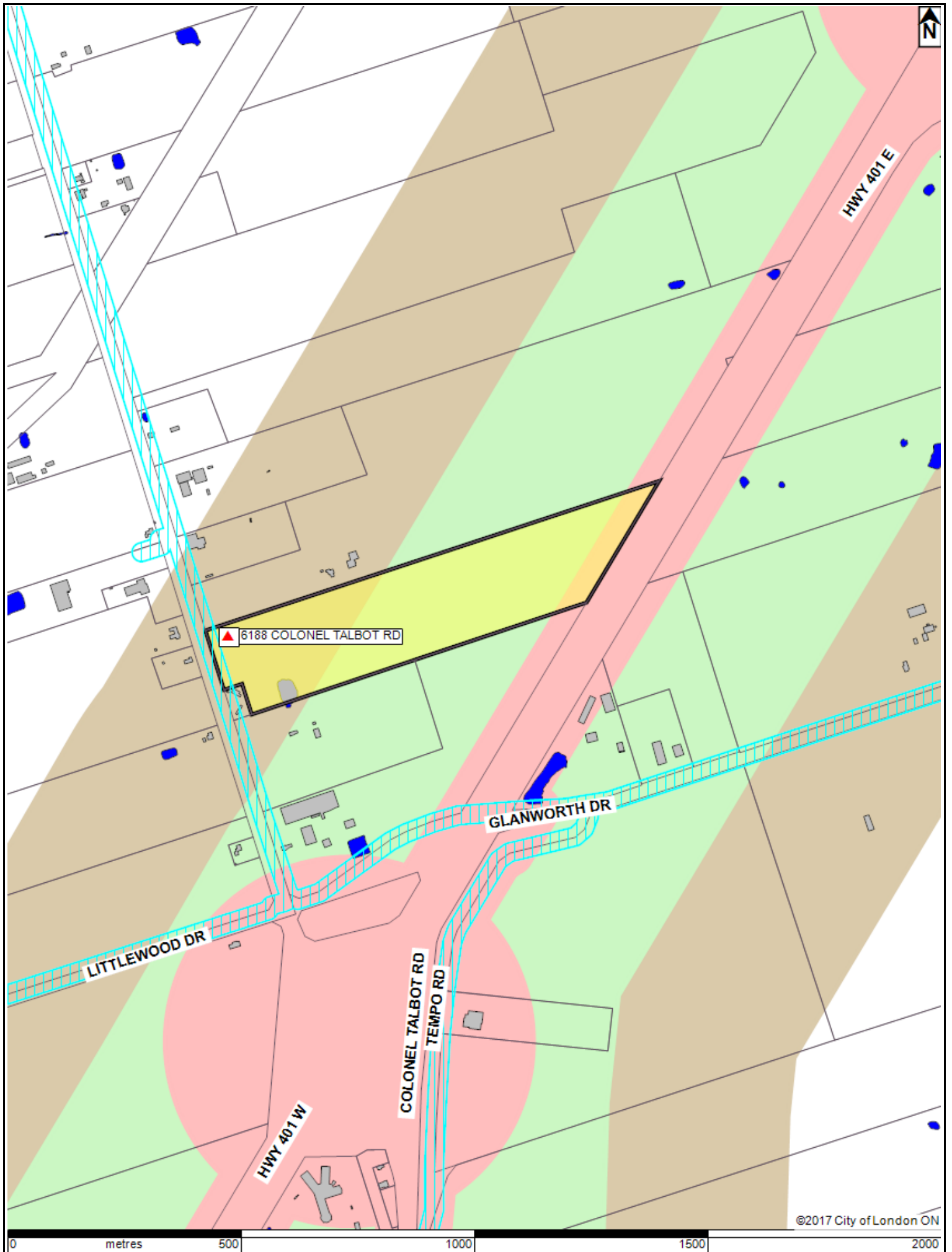
DRAWING TITLE
SITE PLAN FOR
ZONING BY-LAW AMENDMENT

PROJECT
LONDON VALLEY III

DEVELOPER/OWNER
6188 COLONEL TALBOT ROAD
LONDON VALLEY III INC.

DRAWN K.R.
CHECKED J.P.P.
DATE 03-17

SCALE 1 = 1,250
JOB NO. LV3
DWG. NO. -








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LOCATION MAP

Subject Site: 6188 Colonel Talbot Road
 Applicant: **MAINLINE PLANNING SERVICES INC**
 File Number: **B.047/17**
 Planner: **Sean Meksula**
 Created By: **Barb Mellen**
 Date: **2017-11-22**
 Scale: **1:10100**

LEGEND

-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers



Applicant: Mainline Planning Services Inc. c/o Joseph Plutino Date of Decision: May 3, 2018
File No: 047/17 Date of Notice: May 3, 2018
Municipality: City of London Last Date of Appeal: May 23, 2018
Subject Lands: 6188 Colonel Talbot Road Lapsing Date: May 3, 2019



London
CANADA

NOTICE OF PROVISIONAL CONSENT DECISION

Section 53 of the Planning Act

TAKE NOTICE that the City of London Consent Authority, **GRANTED** applicant Mainline Planning Services Inc. c/o Joseph Plutino for 6188 Colonel Talbot Road consent to sever 4.04ha (10 acres) for an existing agricultural use (Maitake Mushroom farm) and retain 14.29ha (35.3acres) for the purpose of existing agricultural uses, file No. B.47/17 on the **3rd day of May, 2018**, under Section 53 of the *Planning Act*, R.S.O., 1990, c.P.13, as amended, subject to **CONDITIONS** which must be satisfied before any certificates of consent are issued. A copy of the Provisional Decision is attached. It being noted that no public comment was received as part of this application.

AND TAKE NOTICE that any person or public body may appeal this decision or any of the conditions imposed by the Consent Authority to the Local Planning Appeal Tribunal by filing a notice of appeal with the City of London Consent Approval Authority, Development Services, 300 Dufferin Avenue, London, ON N6A 4L9, **NOT LATER THAN THE 23rd day of May, 2018**. The notice of appeal must set out the reasons for the appeal and must be accompanied by the \$300.00 fee prescribed by the Local Planning Appeal Tribunal Act, in the form of a **certified cheque or money** order made payable to the Minister of Finance and must be accompanied by an **Appellant Form (A1)** found on <http://elto.gov.on.ca/tribunals/lpat/forms/appellant-applicant-forms/> or from the office of the London Consent Authority. If you have any questions regarding the appeal process, please contact the ELTO Citizen Liaison Office toll free at 1-866-448-2248, by email at elto.clo@ontario.ca or in person at 655 Bay Street, Suite 1500, Toronto, ON.

The land to which this application applies is not the subject of an application under the *Planning Act*.

Only individuals, corporations or public bodies may appeal decisions in respect for consent to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

You will be entitled to receive notice of any changes to the conditions of the Provisional Consent if you have either made a written request to be notified of the decision of the London Consent Authority or you made a written request to the London Consent Authority to be notified of changes to the conditions for the provisional consent.

Please note that all conditions of the Provisional Consent must be fulfilled within one year from May 3rd, 2018 prior to the issuance of any Certificate by the London Consent Authority failing which this consent shall be deemed to be refused. It is the responsibility of the applicant to satisfy all the conditions. **PLEASE ALLOW THREE WORKING DAYS FOR THE CERTIFICATE TO BE ISSUED.** There is an issuance of certification charge of \$100.00 for the first certificate and \$200.00 for each additional lot/document.

Additional information on this consent decision is available from Development Services, 6th floor, City Hall or by telephoning 519-930-3500 during business hours/weekdays from 8:30 a.m. to 4:30 p.m.

Dated at the City of London this 3rd day of May, 2018

J. M. Fleming
City Planner
City of London Consent Authority
300 Dufferin Avenue, London, ON N6A 4L9

Applicant: Mainline Planning Services Inc. c/o Joseph Plutino **Date of Decision: May 3, 2018**
File No: 047/17 **Date of Notice: May 3, 2018**
Municipality: City of London **Last Date of Appeal: May 23, 2018**
Subject Lands: 6188 Colonel Talbot Road **Lapsing Date: May 3, 2019**

OWNER:

2533430 Ontario Inc.
3380 Service Road
Burlington ON, L7N 3J5

AGENT:

Mainline Planning Services Inc.
c/o Joseph Plutino
P.O. Box 319
Kleinburg ON, L0J 1C0

THE CORPORATION OF THE CITY OF LONDON'S CONSENT AUTHORITY PROVISIONAL DECISION FOR CONSENT, FILE NUMBER B.047/17 IS AS FOLLOWS:

The City of London Consent Authority on Decision date 3rd day of May, 2018 **GRANTED** Provisional Approval to the applicant, Mainline Planning Services Inc. c/o Joseph Plutino for 6188 Colonel Talbot Road consent to sever 4.04ha (10 acres) for an existing agricultural use (Maitake Mushroom farm) and retain 14.29ha (35.3acres) for the purpose of existing agricultural uses, subject to **CONDITIONS** which must be satisfied before any Certificates of Official are issued.

NO. CONDITIONS

1. That, pursuant to Section 53(41) of the Planning Act, if the applicant has not within a period of one year after notice was given of a decision to grant a provisional consent fulfilled all of the following conditions, the application shall be deemed to be refused.
2. That a certificate fee shall be paid at the London Consent Authority's office in the amount current at the time of the issuance of the Consent Authority's Certificate.
3. For the purposes of satisfying any of the conditions of provisional approval herein contained, the Owner shall file with Development Services Staff (6th floor, City Hall), at a minimum of 3 working days in advance of final consent approval, a complete submission consisting of all required clearances, fees, draft transfer(s) and final plans, and to advise in writing how each of the conditions of provisional approval has been, or will be, satisfied. The Owner acknowledges that, in the event that the final approval package does not include the complete information required by the Consent Authority, such submission will be returned to the Owner without detailed review by the City.
4. That the Owner shall submit 2 white prints of a reference plan of survey, showing the subject land which conforms with the application submitted and which shows the dimensions and areas of each part shown on the plan. That approval of the draft reference plan shall be obtained from the Consent Authority, and; 2 prints of the resultant deposited reference plan shall be received.
5. That prior to issuance of certificate of consent, the Owner shall pay in full all financial obligations/encumbrances owing to the City on the said lands, including property taxes and local improvement charges.
6. The proponent shall retain an archaeologist, licensed by the Ministry of Tourism, Culture and Sport under the provisions of the Ontario Heritage Act (R.S.O. 1990 as amended) to carry out a Stage 1 (or Stage 1-2) archaeological assessment of the entire property and follow through on recommendations to mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found (Stages 3-4). The archaeological assessment must be completed in accordance with the most current Standards and Guidelines for Consulting Archaeologists, Ministry of Tourism, Culture and Sport. No demolition, construction, or grading or other soil disturbance shall take place on the subject property prior to the City's Planning Services receiving the Ministry of Tourism, Culture and Sport compliance letter indicating that all archaeological licensing and technical review requirements have been satisfied.
7. At the time of consent the severed and retained lands shall comply with the minimum requirements of the Z.-1 Zoning By-law. The applicant may be required to obtain further Planning Act approvals to accommodate this requirement. The above shall be satisfied by applicant, and at no cost to the City.
8. The Owner transfer at no cost to the City sufficient lands free of encumbrances, to widen Colonel Talbot Road to a maximum width of 18.0m in perpendicular width from the centerline of Colonel Talbot Road along the Colonel Talbot Road frontage of the subject lands as determined by the City's Chief Surveyor. The reference plan describing the widening to be transferred must be pre-approved by the City's Chief Surveyor.
9. The Consent Certificate shall lapse after 6 months of issuance if the transaction has not been completed.

Applicant: Mainline Planning Services Inc. c/o Joseph Plutino **Date of Decision: May 3, 2018**
File No: 047/17 **Date of Notice: May 3, 2018**
Municipality: City of London **Last Date of Appeal: May 23, 2018**
Subject Lands: 6188 Colonel Talbot Road **Lapsing Date: May 3, 2019**

NOTES TO CONSENT:

- I. Draft addressing shall be assigned, at the time of consent, by Development Services.
- II. No municipal watermain, storm and sanitary sewers available along Colonel Talbot Road.
- III. Property is located within the MTO control zone, MTO permits may be required.

APPEALS TO THE LOCAL PLANNING APPEAL TRIBUNAL CONSENTS
SECTION 53. PLANNING ACT, R.S.O.1990, c.P.13 (as amended)

The following extracts from Section 53 of the Planning Act outline the appeal process for appealing consents:

Appeal

53 (19) (19) Any person or public body may, not later than 20 days after the giving of notice under subsection (17) is completed, appeal the decision or any condition imposed by the council or the Minister or appeal both the decision and any condition to the Tribunal by filing with the clerk of the municipality or the Minister a notice of appeal setting out the reasons for the appeal, accompanied by the fee charged under the *Local Planning Appeal Tribunal Act, 2017*. 1994, c. 23, s. 32; 1996, c. 4, s. 29 (6); 2017, c. 23, Sched. 5, ss. 80, 81.

Note: The fee for an appeal is \$300.00 and \$25.00 for a related appeal and should be in the form of a **certified cheque or money order** made payable to the Minister of Finance of Ontario.

Appeal

53 (27) (27) Any person or public body may, not later than 20 days after the giving of notice under subsection (24) is completed, appeal any of the changed conditions imposed by the council or the Minister by filing with the clerk of the municipality or the Minister a notice of appeal setting out the reasons for the appeal, accompanied by the fee charged under the *Local Planning Appeal Tribunal Act, 2017*. 1994, c. 23, s. 32; 1996, c. 4, s. 29 (10); 2017, c. 23, Sched. 5, s. 81.

Record

53

(28) If the clerk or the Minister, as the case may be, receives a notice of appeal under subsection (19) or (27), the clerk or the Minister shall ensure that,

- (a) a record is compiled which includes the information and material prescribed; and
- (b) the record, the notice of appeal and the fee are forwarded to the Tribunal within 15 days after the last day for filing a notice of appeal under subsection (19) or (27). 1994, c. 23, s. 32; 2017, c. 23, Sched. 5, s. 100 (4).

Hearing

53 (30) On an appeal, the Tribunal shall hold a hearing, of which notice shall be given to such persons or public bodies and in such manner as the Tribunal may determine. 2017, c. 23, Sched. 5, s. 100 (6).

Dismissal without hearing

53

(31) Despite the *Statutory Powers Procedure Act* and subsection (30), the Tribunal may dismiss an appeal without holding a hearing, on its own initiative or on the motion of any party, if,

- (a) it is of the opinion that,
 - (i) the reasons set out in the notice of appeal do not disclose any apparent land use planning ground upon which the Tribunal could give or refuse to give the provisional consent or could determine the question as to the condition appealed to it,
 - (ii) the appeal is not made in good faith or is frivolous or vexatious,
 - (iii) the appeal is made only for the purpose of delay, or
 - (iv) the appellant has persistently and without reasonable grounds commenced before the Tribunal proceedings that constitute an abuse of process;
- (b) the appellant did not make oral submissions at a public meeting or did not make written submissions to the council or the Minister before a provisional consent was given or refused and, in the opinion of the Tribunal, the appellant does not provide a reasonable explanation for having failed to make a submission;

- (c) the appellant has not provided written reasons for the appeal;
- (d) the appellant has not paid the fee charged under the *Local Planning Appeal Tribunal Act, 2017*; or
- (e) the appellant has not responded to a request by the Tribunal for further information within the time specified by the Tribunal. 2017, c. 23, Sched. 5, s. 100 (6).

Representation

(32) Before dismissing an appeal, the Tribunal shall notify the appellant and give the appellant the opportunity to make representation on the proposed dismissal but this subsection does not apply if the appellant has not complied with a request made under clause (31) (e). 2000, c. 26, Sched. K, s. 5 (7); 2017, c. 23, Sched. 5, s. 80.

Dismissal

(32.1) The Tribunal may dismiss an appeal after holding a hearing or without holding a hearing on the motion under subsection (31), as it considers appropriate. 2017, c. 23, Sched. 5, s. 100 (6).

Decision final

(33) If all appeals under subsection (19) or (27) are dismissed or withdrawn, the Tribunal shall notify the council or the Minister and, subject to subsection (23), the decision of the council or the Minister to give or refuse to give a provisional consent is final. 1994, c. 23, s. 32; 2017, c. 23, Sched. 5, s. 80.

Powers

(34) On an appeal under subsection (14) or (19), the Tribunal may make any decision that the council or the Minister, as the case may be, could have made on the original application and on an appeal of the conditions under subsection (27), the Tribunal shall determine the question as to the condition or conditions appealed to it. 2017, c. 23, Sched. 5, s. 100 (6).

Amended application

(35) On an appeal, the Tribunal may make a decision on an application which has been amended from the original application if, at any time before issuing its order, written notice is given to the persons and public bodies prescribed under subsection (10) and to any person or public body conferred with under subsection (11) on the original application. 2017, c. 23, Sched. 5, s. 100 (6).



Environment and Land Tribunals Ontario
Local Planning Appeal Tribunal
655 Bay Street, Suite 1500
Toronto ON M5G 1E5
Telephone: 416-212-6349
Toll Free: 1-866-448-2248
Website: www.elto.gov.on.ca

Appellant Form (A1)

Instructions for preparing and submitting the Appellant Form (A1)

- **Important: Do not send your appeal directly to the Local Planning Appeal Tribunal (LPAT).** Submit your completed appeal form(s) and filing fee(s) by the filing deadline to either the Municipality or the Approval Authority/School Board, as applicable. The notice of decision provided by the Municipality/Approval Authority / School Board will tell you where to send the form and appeal fee.
- The Municipality/Approval Authority/School Board will forward your appeal(s) and fee(s) to the LPAT.
- 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 at:
Toll free: 1-866-448-2248; or
TTY: 1-800-855-1155 via Bell relay
- E-mail is the primary form of communication used by the LPAT. Providing an e-mail address ensures prompt delivery/receipt of documents and information. Please ensure to include your e-mail address in the space provided on the appeal form.
- A filing fee of \$300 is required for each type of appeal you are filing.
Example: An appeal of an official plan and a zoning by-law would be \$300 + \$300 for a total fee of \$600.
- To view the Fee Schedule, visit the LPAT's website [<http://elto.gov.on.ca/lpat/fee-chart/>].
- The filing fee **must** be paid by certified cheque or money order, in Canadian funds, payable to the **Minister of Finance**. Do not send cash.
- **Mediation:** The *Planning Act* sets out that the Tribunal shall consider the use of mediation in appropriate circumstances. The Tribunal may also use mediation for matters under other legislation.
 - Mediation is a voluntary activity. A party or parties in a matter may request mediation or the Tribunal on its own initiative may propose mediation. Any decision about whether mediation is pursued will be determined through a mediation assessment. The assessment will consider the issues defining the matter, the respective interests of the parties engaged in the matter, and any other relevant information.
 - Information about the mediation assessment process will be provided at the time the idea of mediation is introduced to the parties. In anticipation of giving consideration to mediation, parties are encouraged to reflect on their interests.
- If you are represented by a lawyer the filing fee may be paid by a solicitor's general or trust account cheque.
- Professional representation is not required but please advise the LPAT if you retain a representative after the submission of this form.
- **Provide both an electronic copy (.pdf) and hard copy of all document submissions.**
- The *Planning Act*, *Development Charges Act*, *Education Act*, *Local Planning Appeal Tribunal Act*, and others, are available on the LPAT website [<http://elto.gov.on.ca/lpat/legislation-and-rules/>].
- Fields marked with an asterisk (*) are mandatory.



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Appellant Form (A1)

Receipt Number (LPAT Office Use Only)

LPAT Case Number (LPAT Office Use Only)

Date Stamp Appeal Received by Municipality/Approval Authority

To file an appeal, select one or more below *

- Appeal of Planning Act 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, proceed to Section 1A
- Second appeal of a Planning Act matter for Official Plans and amendments, Zoning By-Laws and amendments, proceed to Section 1B. NOTE: Bill 139, Building Better Communities and Conserving Watersheds Act, 2017, allows appeals to the Tribunal of some Planning Act matters previously determined by LPAT.
- Appeals of other matters, including Development Charges, Education Act, Aggregate Resources Act, Municipal Act and Ontario Heritage, proceed to Section 1C

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

Subject of Appeal	Type of Appeal	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 210 days, or within 300 days if Approval Authority extended the appeal up to 90 days	17(40)
	<input type="checkbox"/> Council failed to adopt the requested amendment within 210 days	22(7)
	<input type="checkbox"/> Council refuses to adopt the requested amendment	
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 150 days	34(11)
	<input type="checkbox"/> Application for an amendment to the Zoning By-law – failed to make a decision within 210 days where the application is associated with an Official Plan Amendment	
	<input type="checkbox"/> Application for an amendment to the Zoning By-law – refused by the municipality	
Interim Control Zoning By-law	<input type="checkbox"/> Appeal the passing of an Interim Control By-law within 60 days (Minister only)	38(4)
	<input type="checkbox"/> Appeal the passing of an extension of an Interim Control By-law within 60 days	38(4.1)

Subject of Appeal	Type of Appeal	Reference (Section)
Site Plan	<input type="checkbox"/> Application for a site plan – council failed to make a decision within 30 days	41(12)
	<input type="checkbox"/> Appeal requirements imposed by the municipality or upper tier municipality	41(12.01)
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 checked="" type="checkbox"/> Appeal conditions imposed	
	<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	
	<input type="checkbox"/> Appeal a lapsing provision imposed by an Approval Authority	
	<input type="checkbox"/> Appeal conditions imposed by an Approval Authority	51(43)
	<input type="checkbox"/> Appeal conditions - after expiry of 20 day appeal period but before final approval (only applicant or public body may appeal)	
	<input type="checkbox"/> Appeal changed conditions	51(48)

2. Location Information

Address and/or Legal Description of property subject to the appeal *

Municipal Address: 6188 Colonel Talbot Road

Legal Description: Lot 57, East of the North Branch, Geographic Township of Westminster

Municipality *

London

Upper Tier (Example: county, district, region)

3. Appellant/Objector Information

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

Last Name

Shields

First Name

Tim

Company Name or Association Name (Association must be incorporated – include copy of letter of incorporation)

2533430 Ontario Inc.

Email Address

shields@trans-globalpart.com

Daytime Telephone Number *

905-602-7463

ext.

Alternate Telephone Number

Mailing Address

Unit Number

Street Number *

Street Name *

See Representative

PO Box

319

City/Town *

Kleinburg

Province *

Ontario

Country *

Canada

Postal Code *

L0J 10C

4. Representative Information

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

Last Name
Plutino

First Name
Joseph

Company Name
Mainline Planning Services Inc

Professional Title
Principal/Senior Planner

Email Address
jplutino@mainlineplanning.com

Daytime Telephone Number
905-893-0046

ext.

Alternate Telephone Number

Mailing Address

Unit Number

Street Number

Street Name

PO Box
319

City/Town
Kleinburg

Province
Ontario

Country
Canada

Postal Code
L0J 1C0

Note: If you are representing the appellant and are not licensed under the *Law Society Act*, please confirm that you have written authorization, as required by the LPAT's Rules of Practice and Procedure, to act on behalf of the appellant. Please confirm this by checking the box below.

I certify that I have written authorization from the appellant to act as a representative with respect to this appeal on his or her behalf and I understand that I may be asked to produce this authorization at any time.

5. Subject Information

Municipal Reference Number(s) *
B.047/17

For all other appeal types

Outline the nature of the appeal and the reasons for the appeal

The appellant is appealing conditions 6 & 7. Condition 6 is onerous as the entire property remains an existing farm operation. Furthermore there is a holding provision on the zoning by-law and requiring an archaeological study prior to development. Condition 7 is onerous and "unreasonable" as it requires the sale of lands to an adjacent property owner.

6. Related Matters

Are there other appeals not yet filed with the Municipality?

Yes No

Are there other matters related to this appeal? (For example: A consent application connected to a variance application)

Yes No ▼

if yes, please provide LPAT Case Number(s) and/or Municipal File Number(s)
A.146/15

7. Case Information

For all other appeal types :

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


8. Required Fee

Total Fee Submitted * \$ 300

Payment Method * Certified cheque Money Order Lawyer'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)
Tim Shields		2018/05/17

Personal information or documentation requested on this form is collected under the provisions of the *Planning Act*, R.S.O. 1990 c. P. 13 and the *Local Planning Appeal Tribunal Act*. After an appeal is filed, all information relating to this appeal may become available to the public.