Appeals Committee

Agenda

Date: February 26, 2026
Time: 1:00 pm
Location: Council Chambers, City Hall, second floor

Pages

1. Call to Order

2. Land Acknowledgement

Burlington as we know it today is rich in history and modern traditions of many First Nations and the Métis. From the Anishinaabeg to the Haudenosaunee and the Métis – our lands spanning from Lake Ontario to the Niagara Escarpment are steeped in Indigenous history.

The territory is mutually covered by the Dish with One Spoon Wampum Belt Covenant, an agreement between the Iroquois Confederacy, the Ojibway and other allied Nations to peaceably share and care for the resources around the Great Lakes.

We acknowledge that the land on which we gather is part of the Treaty Lands and Territory of the Mississaugas of the Credit.

3. Approval of the Agenda

4. Declarations of Interest

5. Approval of Minutes

5.1 Approve minutes from the Appeals Committee business meeting held January 29, 2026 and the Appeals Committee hearing held February 5, 2026. 1 - 4

6. Consent Items

Items placed on the Consent Agenda have the consent of both parties and may not require further discussion.

7. Hearings

7.1 Mohammad Aminzadeh Bar Forough (O/A Gem Taxi) 5 - 7

8. Other Business

9. Adjournment

Committee of Adjustment

Minutes

Date:	January 29, 2026
Time:	2:00 pm
Location:	Virtual
Members Present:	Steve Gray, Lynn Lau, Robyn Gravelle, Pascale St-Louis, Rayeh Al-Ghetaa
Staff Present:	Robert Ryan, Solicitor, Lisa Palermo, Manager Committee Services (Clerk)

1. Call to Order

The Clerk called the meeting to order.

2. Land Acknowledgement

The Clerk read the Land Acknowledgement.

3. Approval of the Agenda

Appeals Committee agenda for January 29, 2026 approved, as presented.

CARRIED

4. Declarations of Interest

None.

5. Approval of Minutes

None.

6. Consent Items

None.

7. Hearings

None.

8. Other Business

8.1 Election of Appeals Committee Chair and Vice-Chair for the term ending December 31, 2026.

On motion Pascale St. Louis and Robyn Gravelle were elected Chair and Vice Chair respectively for the term ending December 31, 2026.

Note: Robyn Gravelle chaired the remainder of the meeting.

8.2 Approval of Appeals Committee Governing Documents

a. Appeals Committee Rules of Practice and Procedure

Appeals Committee Rules of Practice and Procedure approved.

CARRIED

b. Appeals Committee Code of Conduct

Appeals Committee Code of Conduct approved.

CARRIED

c. Appeals Committee Recording and Broadcasting Policy

Appeals Committee Recording and Broadcasting Policy approved.

CARRIED

9. Adjournment

Chair adjourned the meeting at 2:20 p.m.

Committee of Adjustment

Minutes

Date:	February 5, 2026
Time:	1:00 pm
Location:	Council Chambers, City Hall, second floor
Members Present:	Pascale St-Louis (Chair), Robyn Gravelle (Vice-Chair), Lynn Lau, Rayeh Al-Ghetaa
Member Regrets:	Steve Gray
Staff Present:	Justyna Hidalgo, Deputy Solicitor, David Thompson, Audio Visual Specialist, Richard Bellemare, Audio Visual Specialist, Lisa Palermo, Manager Committee Services (Clerk)

1. Call to Order

The Chair called the meeting to order.

2. Land Acknowledgement

The Chair read the Land Acknowledgement.

3. Approval of the Agenda

The Clerk advised that Item 7.1 was anticipated to proceed on Consent. The Agenda was approved, as amended.

4. Declarations of Interest

None.

5. Approval of Minutes

None.

6. Consent Items

6.1 Ngoc Yen Nhi Pham (O/A Charming Nails Spa)

The City's Representative, Alycia Vanderhout, Senior Law Clerk, Sean Elliot, Manager Licensing and Administration and the Appellant, Ngoc Yen Nhi Pham, attended the Hearing.

Ms. Vanderhout presented an Agreed Statement of Facts and a Joint Submission from the parties. The Appeals Committee accepted the Agreed Statement of Facts and approved the Joint Submission.

Decision Notice attached.

7. Hearings

7.1 Ngoc Yen Nhi Pham (O/A Charming Nails Spa)

Note: this matter proceeded as a Consent item.

8. Other Business

9. Adjournment

Chair adjourned the meeting at 1:15 p.m.

HEARING NOTICE

BURLINGTON APPEALS COMMITTEE
established under
the *Municipal Act, 2001*, the *Building Code Act, 1992* and Business Licensing By-law 42-2008, Public Vehicle By-law 20-2009, Short-Term Accommodation By-law 01-2025, Adult Entertainment By-law 01-2008 and Property Standards By-law 28-2009

A hearing will be held before the Burlington Appeals Committee **on February 26, 2026 at 1:00 pm in the Council Chambers, 2nd floor, Burlington City Hall, 426 Brant Street, Burlington, Ontario,** to consider the following:

Mohammad Aminzadeh Bar Forough (O/A Gem Taxi)'s appeal of Business Licence Decision Notice number 2025-473383, made December 8, 2025, to refuse issuance of three Taxicab Plate Owner Licences (Plates #100, 601 and 602) under Public Vehicle By-law 20-2009.

At the hearing, the Appeals Committee will decide whether to confirm, modify or rescind the decision to refuse the licences.

The hearing will be conducted in accordance with the *Statutory Powers Procedure Act*, the *Municipal Act, 2001*, and Public Vehicle By-law 20-2009. Additional information respecting the appeal process can be obtained online, or in person at Burlington City Hall, (Legislative Service Department), 426 Brant Street, Burlington, Ontario.

If either you and/or your authorized agent do not attend the hearing on the date and at the time and place indicated, the Appeals Committee may proceed in your absence to render any decision within its jurisdiction, and you will not be entitled to further notice of the proceeding.

The Appeals Committee may start to hear a matter at any time from **1:00 pm** onward. Once a matter has started it may continue to be heard after regular business hours, until such later time as determined by the Appeals Committee.

If you require an interpreter at the hearing, bring someone with you who speaks both your language and English. Your interpreter will be required to affirm that they understand your language, and they will truly interpret from that language to English to the best of their skill and understanding.

If you require other accommodation to fully participate in the hearing, please contact clerks@burlington.ca. Not every request for accommodation will be granted. In considering accommodation, various interests and rights will be considered, including the public's interest in having matters heard efficiently and expeditiously.
Issued on January 13, 2026, to:

Appellant:	Mohammad Aminzadeh Bar Forough (O/A Gem Taxi)

By-Law Compliance Department
426 Brant Street Burlington, Ontario
Phone: 905-335-7731
Fax 905-335-7876

December 8th, 2025 **File #: 2025-473383**

To: Mohammad Aminzadeh Bar Forough
O/A Gem Taxi
2349 Fairview Street, Unit 307
Burlington, ON, L7R 2G4

Subject: **NOTICE OF LICENCE REFUSAL**

Please be advised that, pursuant to the City of Burlington's **Public Vehicle By-Law 20-2009** as amended, the issuance of three (3) Taxicab Plate Owners Licences (Plates #100, 601 and 602) for the above-noted business is hereby refused.

The reasons for the Licensing Administrator's opinion to this effect include the following:

> **9.1(a) The application is not complete or the fee payable in respect of the Licence or renewal has not been paid;**
>
> **9.1(g) There are reasonable grounds to believe that the Applicant does not meet all the requirements of this By-law or any other By-law.**
>
> **9.1(r) The issuance of the Licence or renewal of the Licence would be contrary to the public interest.**

The Licensing Administrator is of the opinion that the licence should be refused on the grounds enumerated above. The reasons for the Licensing Administrator's opinion to this effect include the following:

> **The applicant failed to provide the requirements for a Licence or the renewal of Licence, namely:**
>
> > **A completed application accompanied with the Taxicab Owner requirements for the renewal of a Licence, completed on the forms provided by the Licensing Office.**
>
> **The proposed Taxicab Vehicles fail to meet the following Taxicab Owner requirements:**
>
> > **The motor vehicle permits are not issued in the applicant's name by the Province of Ontario for the motor vehicle of which they are the owner.**
> >
> > **The Ontario Standard Automobile Insurance policy does not provide that the Licensing Manager be given at least (10) days notice in writing prior to any cancellation, expiration or change in the amount of the policy.**

By-Law Compliance Department
426 Brant Street Burlington, Ontario
Phone: 905-335-7731
Fax 905-335-7876

YOU ARE ADVISED THAT should you disagree with the decision made by the Licensing Administrator, you may appeal to the Burlington Appeals Committee by submitting a Notice of Appeal online on the **City of Burlington Business Licensing webpage** or in person:

City of Burlington Appeals Committee
City Clerks Department
426 Brant Street, Burlington, ON
L7R 3Z6

on or before **January 7th, 2026,** stating your grounds for appeal. A non-refundable appeal fee of $445.00 is required to be submitted with the Notice of Appeal as per the City of Burlington's Rates and Fees By-Law (payment made by e-transfer, credit cards, or cheques made payable to the City of Burlington). Please include in your Notice of Appeal any change of address, as the City Clerks Department will notify you by mail of the hearing date.

In the event that no appeal is taken, within the above prescribed period, the decision of the Manager of Licensing shall be deemed to be affirmed.

For further information, please review the By-law available at www.burlington.ca or by contacting bylaw@burlington.ca.

Yours Truly,

Kerry Davren

Kerry Davren, Director of Bylaw Compliance