

**Notice of Refusal of Application to Amend
the Official Plan and Zoning By-law
9874 The Gore Road – Ward 10**

Date of Decision: August 7, 2019
Date of Notice: August 9, 2019
Last Date of Appeal: August 29, 2019

On the date noted above, the Council of the Corporation of the City of Brampton refused an application to amend the Official Plan and Zoning By-law under sections 22 (6.6) and 34 (10.9) respectively of the *Planning Act*, RSO 1990 c.P.13, pursuant to an application by Glenn Schnarr & Associates Inc. – Bindu and Sherry Gupta – 9874 The Gore Road – File C09E10.006, for the following reasons:

- the current local road network and proposed access points are not appropriate for servicing this proposal
- potential traffic issues along Fitzpatrick Drive
- potential safety issues for pedestrians along The Gore Road and Fitzpatrick Drive
- disturbance to vegetation along the western property line
- the development proposed is not compatible with the existing residential neighbourhood and does not represent good planning

An explanation of the purpose and effect of the proposed amendments is provided. The decision of Council is final if a notice of appeal is not received on or before the last day for filing an appeal.

The Purpose and Effect: to amend the Official Plan and comprehensive Zoning By-law 270-2004, as amended, pursuant to an application by Glenn Schnarr & Associates Inc. – Bindu and Sherry Gupta – to permit an office/commercial development.

Location of Lands Affected: at the northwest corner of The Gore Road and Fitzpatrick Drive, known municipally as 9874 The Gore Road – Ward 10.

Obtaining Additional Information: The complete background materials are available for inspection in the City Clerk's Office during regular office hours, or online at www.brampton.ca. Further enquiries or questions should be directed to Himanshu Katyal, Development Planner, Planning and Development Services, at 905.874.3359 or himanshu.katyal@brampton.ca.

Any and all written submissions relating to this application that were made to Council and the Planning and Development Committee before its decision and any and all oral submissions related to this application that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter, including one or more of the following issues raised in those submissions: traffic impacts, increased noise, parking, pedestrian safety, and compatibility with the surrounding neighbourhood.

A person or public body that requested an amendment to the official plan of the City of Brampton may appeal the refusal of the requested amendment to the Local Planning Appeal Tribunal in respect of all or any part of the requested amendments by filing a notice of appeal with the clerk of the city of Brampton.

The Notice of Appeal must:

- (1) set out the reasons for appeal; and,
- (2) be accompanied by the fee required by the Local Planning Appeal Tribunal in the amount of \$300.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario.

No person or public body shall be added as a party to the hearing of the appeal unless, before the requested official plan and zoning by-law amendments were refused, the person or public body made oral submissions at a public meeting, if any, or written submissions to the council or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

Notice of Appeal may be mailed/hand delivered to:

City of Brampton
Office of the City Clerk
2 Wellington St. W.,
Brampton, ON L6Y 4R2
905.874.2116