

**Notice of Refusal of Application to Amend the Official Plan and Zoning By-law,
Glen Schnarr & Associates Inc. and Soneil Clarence Inc.– 75 Clarence Street,
Ward 3, File: OZS-2019-0006**

Date of Decision: February 28, 2024

Date of Notice: March 13, 2024

Last Date of Appeal: April 2, 2024

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) of the *Planning Act*, RSO 1990 c.P.13, respectively, pursuant to an application by Glen Schnarr & Associates Inc. and Soneil Clarence Inc.– 75 Clarence Street, Ward 3, File: OZS-2019-0006, for the following reasons:

- a. The proposed development is not compatible with surrounding character of the existing built form;
- b. The cumulative impacts of the combined uses in the proposed zoning by-law (i.e. commercial school) with the proposed residential development could have undue impacts on the existing community, adding to traffic associated with the proposed residential development; and
- c. The scale and massing of the proposed development does not fit within the existing street context.

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 Zoning By-law 270-2004, as amended, pursuant to an application by Glen Schnarr & Associates Inc. and Soneil Clarence Inc, to facilitate the development of an eight (8) storey residential apartment building consisting of 82 dwelling units including a retail use at grade).

Location of Lands Affected: 75 Clarence Street – located south of Clarence Street, west of Sterne Avenue.

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 Harsh Padhya, City of Brampton, Planning, Building and Growth Management, harsh.padhya@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.

A person or public body that requested an amendment to the Official Plan and Zoning By-law of the City of Brampton may appeal the refusal of the requested amendments to the Ontario Land Tribunal (OLT) 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, **no later than April 2, 2024**.

An appeal form is available from the OLT website at

<https://olt.gov.on.ca/tribunals/lpat/forms/>

The Notice of Appeal must:

- (1) set out the reasons for appeal; and,
- (2) be accompanied by the fee required by the OLT in the amount of \$1,100.00, each payable by certified cheque or money order to the Minister of Finance, Province of Ontario. A copy of the Fee Schedule may be found at <https://olt.gov.on.ca/tribunals/lpat/lpat-process/fee-chart/>.

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 OLT there are reasonable grounds to add the person or public body as a party.

Notice of Appeal may hand delivered to:

City of Brampton
Office of the City Clerk
2 Wellington St. W.,
Brampton, ON L6Y 4R2
905.874.2114