

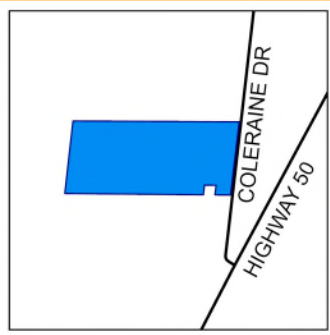
SF Coleraine Holdings Ltd. C/O First Gulf Corporation – Glen Schnarr & Associates

Zoning By-law Amendment & Draft Plan of Subdivision

Address:
0 Coleraine Drive

City File #: OZS-2024-0061

Ward: 10

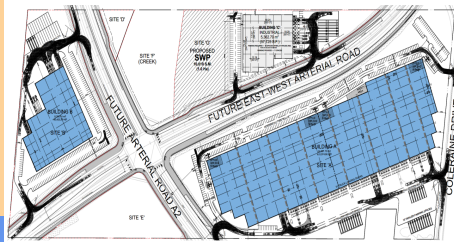


Purpose and Effect

The applicant is proposing to amend the Zoning By-law and create a Draft Plan of Subdivision to permit a development consisting of Industrial, Residential, Open Space uses and future public roads. Further details include:

Three (3) blocks containing three (3) industrial buildings sized at 38,561m², 8,398m², and 5,362 m²

- Additional details are able to be provided for Building A at this time as a concept has progressed for it:
 - 27 trailer parking spaces
 - 337 personal vehicle parking spaces
 - Access through Coleraine Drive and a future arterial road
- A Stormwater Management Pond
- Natural Heritage and Open Space areas
- Future arterial roads and portions of the future Coleraine Drive realignment



How can I get involved?

Please note: City Hall is now hosting in-person Public Meetings. A hybrid virtual option is also offered. Pre-registration is required to speak or delegate virtually at the public meeting. Please email City.ClerksOffice@brampton.ca no later than 4:30 p.m. on Tuesday, March 11, 2025 to pre-register and receive more details.

To ensure a presentation on this item is provided at the meeting, interest for this will need to be indicated by either attending in person or indicating this, or by emailing City.ClerksOffice@brampton.ca to request a presentation prior to 4:30pm on the day of the meeting.

- Send comments to Arjun Singh, Development Planner (Arjun.Singh@brampton.ca)
- Mail comments to:
Planning, Building and Economic Development
2 Wellington Street West, 3rd Floor
Brampton ON L6Y 4R2; AND/OR
- Submit an audio or video recording (up to 5 minutes), to be played at the meeting. Submissions may be sent to City.ClerksOffice@brampton.ca and must be received no later than 4:30 p.m. on Tuesday, March 11, 2025.

If you wish to be notified of the decision of the City in respect to a proposed plan of subdivision, on a Zoning By-law Amendment, adoption of an Official Plan Amendment, or of the refusal of a proposal, you must make a written request to:

City Clerks, City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2.

More Information:

Submitted supporting studies and drawings are available on the City's website under Current Development Applications on the Planning & Development page, and by clicking on "Search for an Application", and using City File #OZS-2024-0061 on the following web page: <https://planning.brampton.ca/>.

Please note that the current Provincial Planning Act legislation only permits certain agencies/bodies/specified persons to appeal Official Plan or Zoning By-law Amendment applications. For more information about this matter, contact the City Planners identified in this notice.

Public Notice



March 17th, 2025



7:00 p.m.



City Hall Council Chamber & Virtual Option
<http://video.isilive.ca/brampton/live.html>

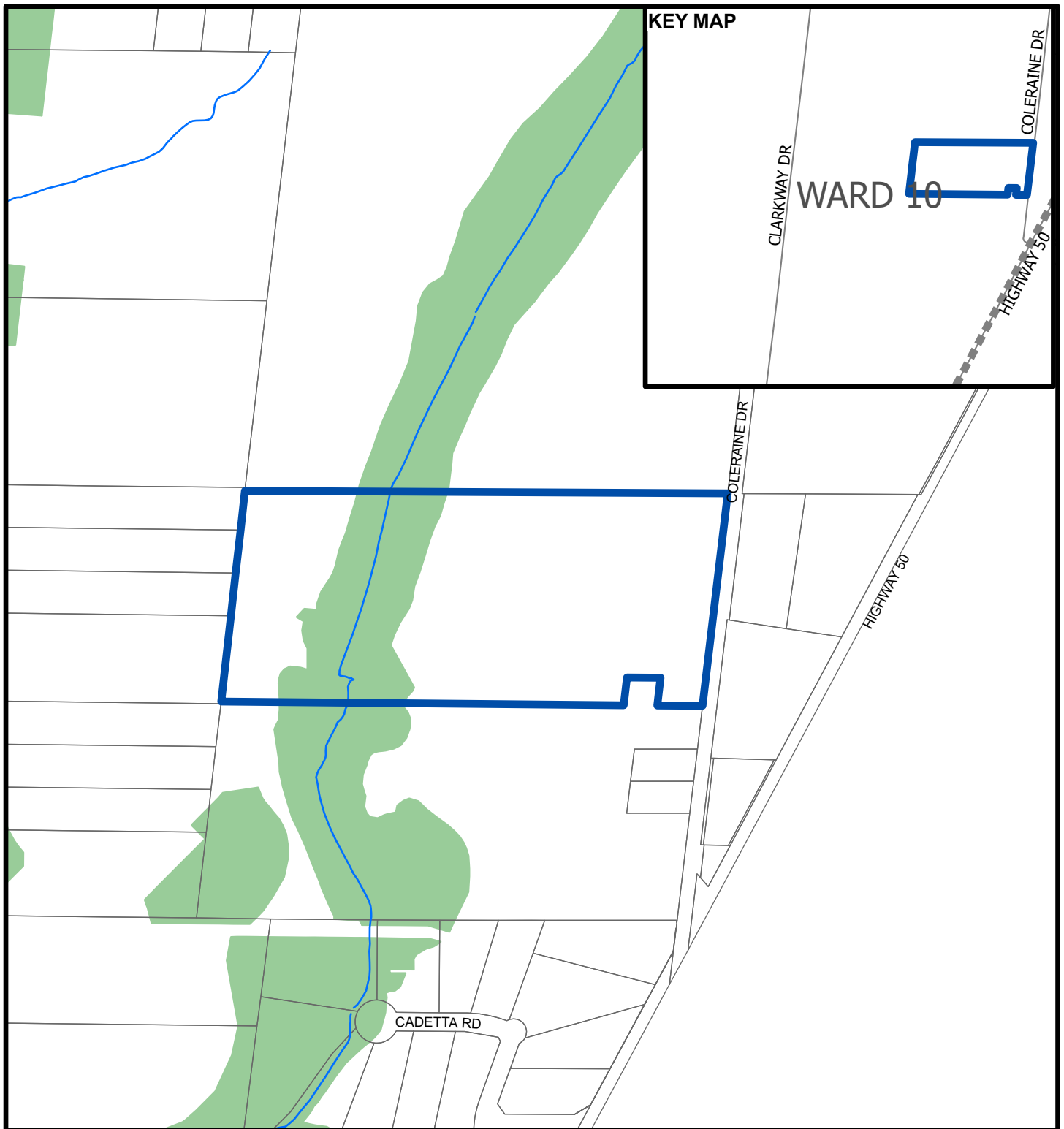
Information is available in an alternative/accessible format upon request

If you have received this notice as an owner of a property and the property contains **seven or more residential units**, the City requests that you post this notice in a location that is visible to all the residents, such as on a notice board in the lobby.

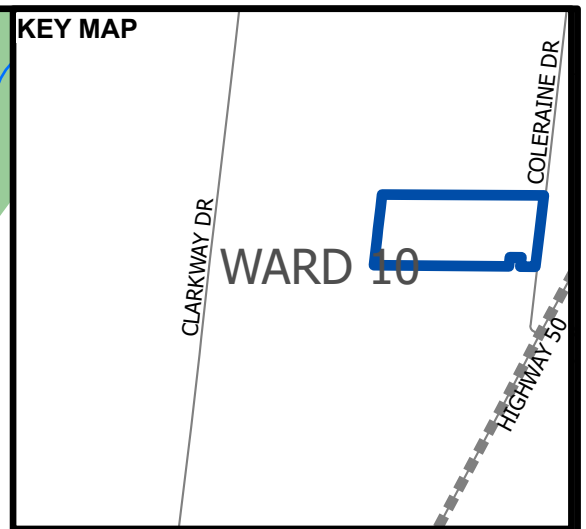
Important Information about making a submission

If an agency/body/specified person with appeal rights as per the Planning Act does not make oral submissions at a public meeting or make written submissions to the City of Brampton with respect to a proposed Official Plan Amendment or proposed Zoning By-law Amendment before a Zoning By-law is passed, or before a proposed Official Plan Amendment is adopted:

- They may not be entitled to appeal the decision of the City of Brampton to the Ontario Land Tribunal; and,
- They may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.



KEY MAP



- Subject Lands
- Parcel Fabric
- Major Watercourse
- Park



PLANNING, BUILDING AND GROWTH MANAGEMENT

0 105 210



Metres

Date: 2025/01/31

APPENDIX 2 LOCATION MAP

Applicant: Glen Schnarr and Associates
Owner: SF Coleraine Holdings Ltd.
C/O First Gulf Corporation

CITY FILE: OZS-2024-0061



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