

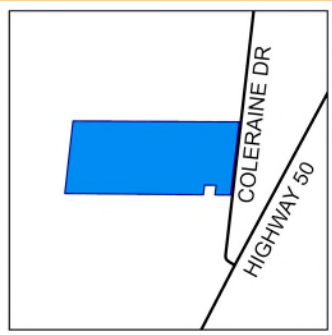
**SF Coleraine Holdings Ltd.  
C/O First Gulf Corporation – Glen Schnarr & Associates**

Zoning By-law Amendment & Draft Plan of Subdivision

Address:  
0 Coleraine Drive

City File #: OZS-2024-0061

Ward: 10



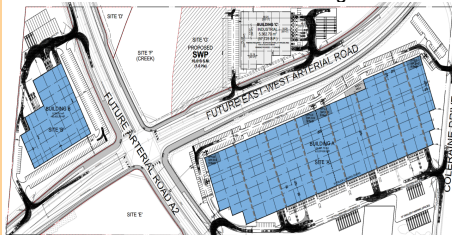
**Purpose and Effect**

This application was previously scheduled for a statutory public meeting on March 17<sup>th</sup>, 2025 but which is now to be held on April 7<sup>th</sup>, 2025.

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 38,561m<sup>2</sup>, 8,398m<sup>2</sup>, and 5,362 m<sup>2</sup>

- 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](mailto:City.ClerksOffice@brampton.ca) no later than 4:30 p.m. on Tuesday, April 1, 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](mailto: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](mailto: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](mailto:City.ClerksOffice@brampton.ca) and must be received no later than 4:30 p.m. on Tuesday, April 1, 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.

**We value your input...**

Any person may express their support, opposition or comments to this application.

**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.**

**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.

**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:

- (a) They may not be entitled to appeal the decision of the City of Brampton to the Ontario Land Tribunal; and,
- (b) 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.

**Public Notice**



**April 7, 2025**

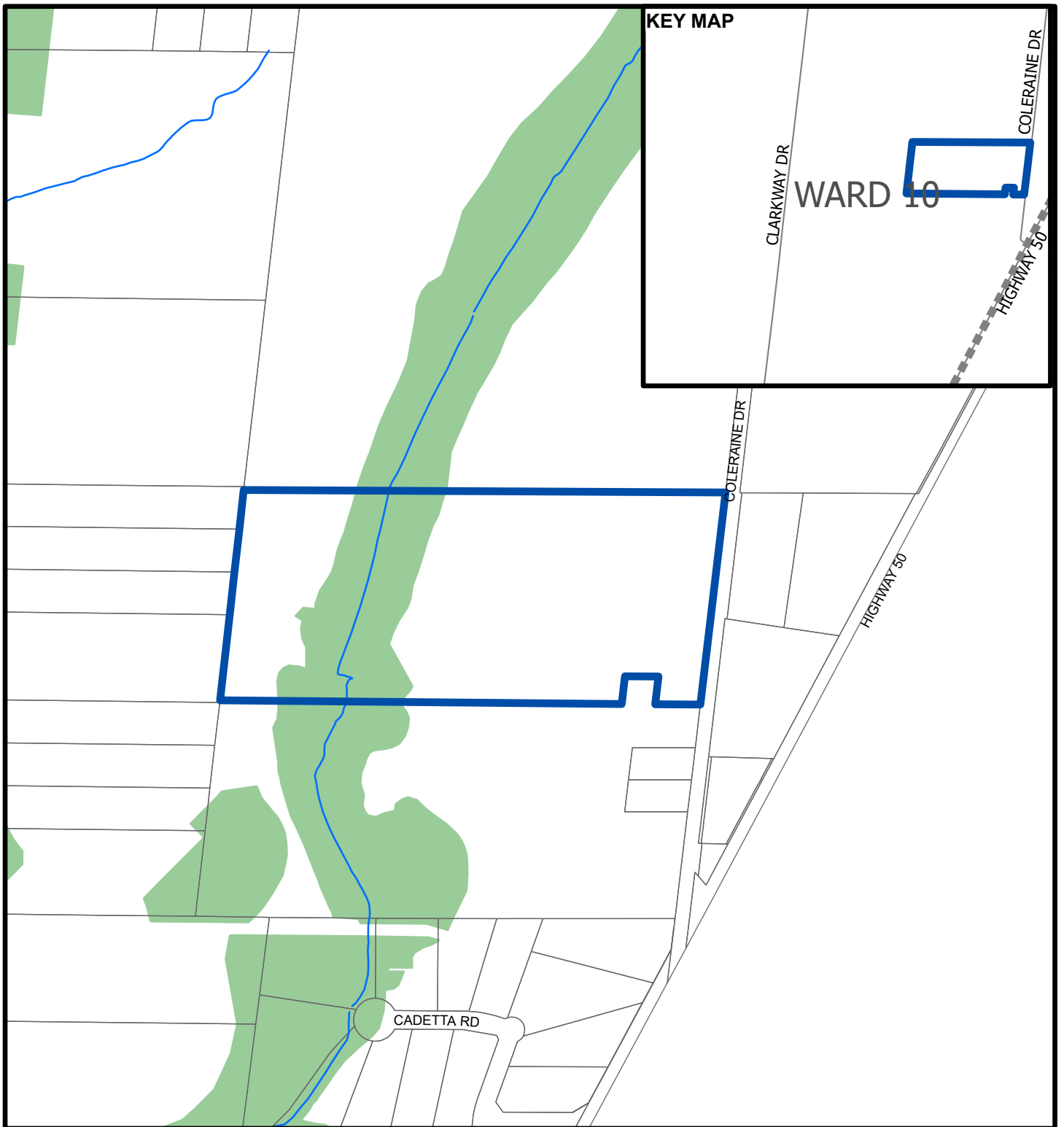






**7:00 p.m.**



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

Information is available in an alternative/accessible format upon request



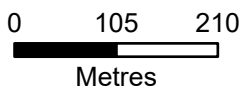
-  Subject Lands
-  Parcel Fabric
-  Major Watercourse
-  Park



**BRAMPTON**



PLANNING, BUILDING AND GROWTH MANAGEMENT

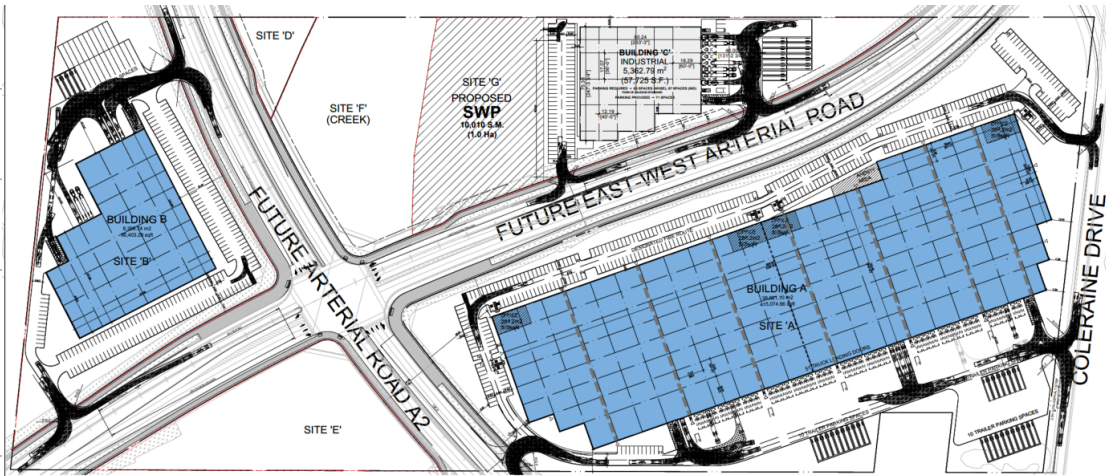


Date: 2025/01/31

**APPENDIX 2  
LOCATION MAP**

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

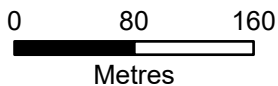
CITY FILE: OZS-2024-0061



**BRAMPTON**



PLANNING, BUILDING AND GROWTH MANAGEMENT



Author: CAntoine  
Date: 2025/01/31

## APPENDIX 1 CONCEPT PLAN

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

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