

Dulscos Construction Inc. c/o Glen Schnarr & Associates Inc.

Application to Amend the Official Plan and Zoning By-law

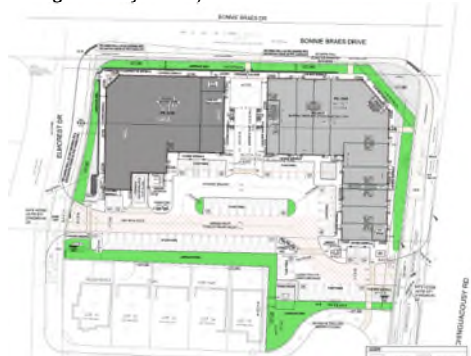
Address:
8680 CHINGUACOUSY Rd,
BRAMPTON, ON L7A0H6
(South West Corner of
Chinguacousy Rd and Bonnie
Braes Dr.)

City File #: OZS-2025-0051
Ward: 4



Purpose and Effect

The purpose of the application is amend the Official Plan, Secondary Plan and Zoning By-law to permit the development of a commercial plaza on the subject lands, consisting of one (1) single-storey mixed commercial building on the westerly portion of the site (fronting Bonnie Braes Drive), and one 2-storey mixed-use commercial building, with commercial uses at grade and office uses on the second floor (fronting Bonnie Braes Drive and Chinguacousy Road).



The proposed commercial development contemplates a total Gross Floor Area of 3,509.71 m². A right-in/right-out vehicular access will be provided from Chinguacousy Road, and a full moves access is being proposed off Elmcrest Drive to the west. A total of 143 parking spaces will be provided at grade and through one level of underground parking.

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.

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.

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 cityclerksoffice@brampton.ca no later than 4:30 p.m. on Tuesday, March 17, 2026 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 cityclerksoffice@brampton.ca to request a presentation prior to 4:30pm on the day of the meeting.

- Send comments to Qian (Andrea) Zhang, Development Planner (Qianandrea.Zhang@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 cityclerksoffice@brampton.ca and must be received no later than 4:30 p.m. on Tuesday, March 17, 2026

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-2025-0051 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 23, 2026

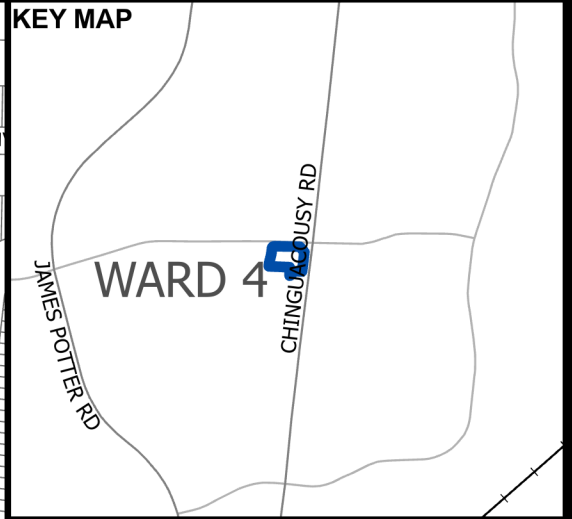


7:00 p.m.



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

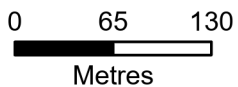
Information is available in an alternative/accessible format upon request



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|---------------|-------------------|------------|--------------|
| Subject Lands | Lake | Recreation | School |
| Parcel Fabric | Major Watercourse | Cemetery | Fire Station |
| Park | Railway | Hospital | |



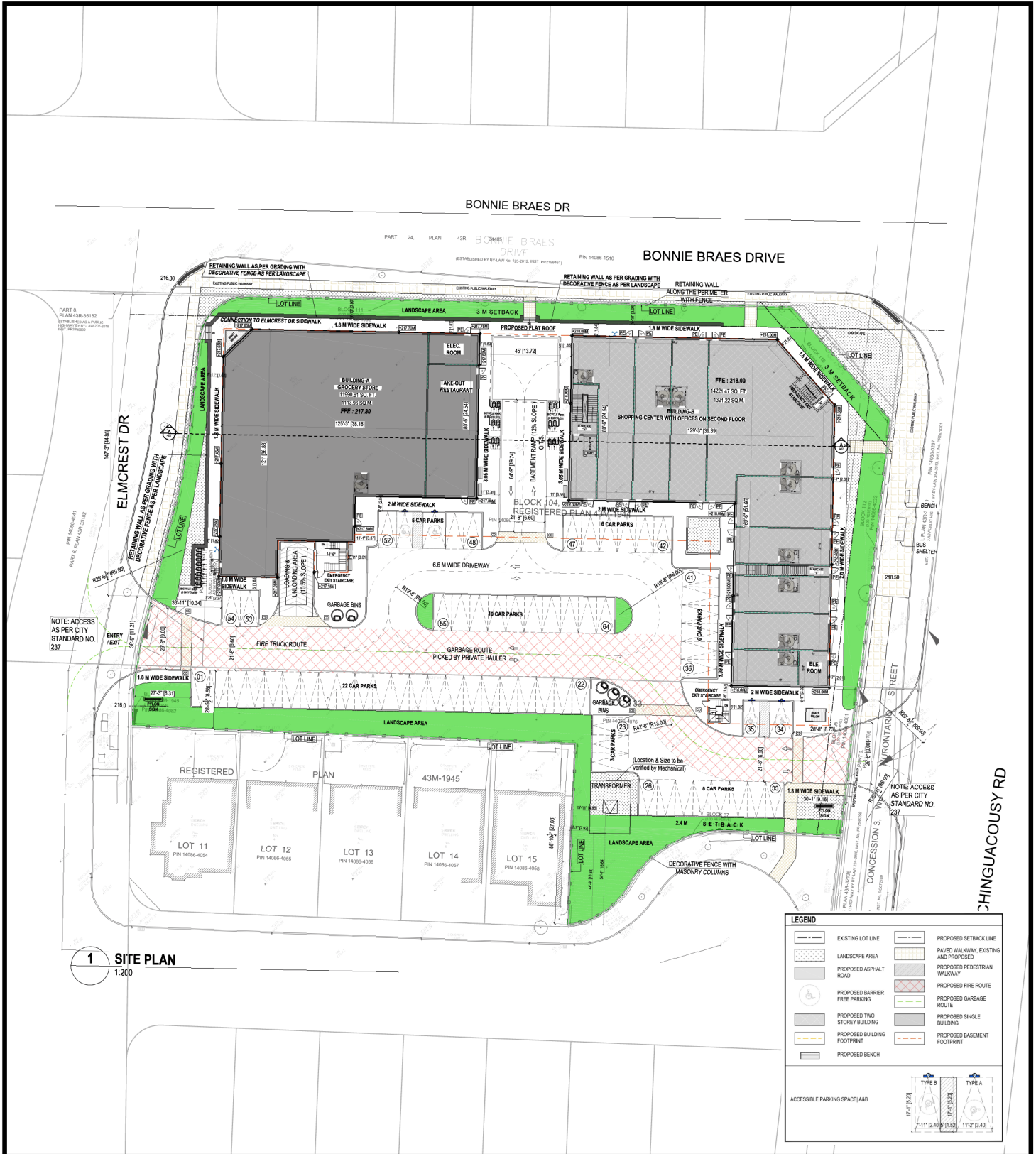
PLANNING, BUILDING AND GROWTH MANAGEMENT



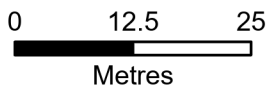
Author: NRamusca
Date: 2026/02/03

**APPENDIX 2
LOCATION MAP**

Applicant: Glen Schnarr & Associates Inc.
Owner: DulSCO Construction Inc.
CITY FILE: OZS-2025-0051



PLANNING, BUILDING AND GROWTH MANAGEMENT



Author: NRamusca
Date: 2026/02/04

APPENDIX 1
CONCEPT PLAN

Applicant: Glen Schnarr & Associates Inc.
Owner: DulSCO Construction Inc.

CITY FILE: OZS-2025-0051