

Notice of Passing of Zoning By-law 91-2026**10568 Coleraine Drive****Date of Decision: June 10, 2026****Date of Notice: June 19, 2026****Last Date of Appeal: July 9, 2026 (no later than 4:30 p.m.)**

On the date noted above, the Council of the Corporation of the City of Brampton passed By-law 91-2026, to amend Zoning By-law 270-2004, as amended, under Section 34 of the *Planning Act*, R.S.O., c.P.13, pursuant to an application by Glen Schnarr and Associates, on behalf of SF Coleraine Holdings Ltd., c/o First Gulf Corporation, Ward 10 (File: OZS-2024-0061).

The decision of Council is final if no notice of appeal is filed by the Minister, applicant, registered owner, public body or specified person pursuant to section 34(19) of the *Planning Act*.

The Purpose and Effect of the Zoning By-law: To request for an amendment to Zoning By-law 270-2004 to facilitate the development of 3 Industrial Buildings, a Stormwater Management Pond, and associated Natural Heritage Features and Roads.

Location of Lands Affected: east side of Clarkway Drive, south of Countryside Drive, west of Coleraine Drive, and north of Castlemore Road, legally described as Toronto Gore Con 11 ND, Part Lot 13 RP, and municipally known as 10568 Coleraine Drive.

Obtaining Additional Information: A copy of the by-law is provided. The complete by-law and background materials are available for inspection in the City Clerk's Office during regular office hours, or online at www.brampton.ca. Any further inquiries or questions should be directed to Arjun Singh, Planner, Planning, Building and Growth Management Services at Arjun.Singh@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.

Information on development applications under the *Planning Act* within the subject area should be directed to the planner noted herein.

When and How to File an Appeal: An appeal to the Ontario Land Tribunal (OLT) may be made only by those entities entitled to do so by the *Planning Act*, by filing a notice of appeal with the City Clerk:

- via the **Ontario Land Tribunal e-file service** (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/>) by selecting Brampton (City) – Clerk as the Approval Authority
- Should the e-file portal be unavailable, those entitled to appeal can submit their appeal to the City at the below address:
 - by mail or hand delivered to City of Brampton, City Clerk's Office, 2 Wellington Street West, Brampton, ON L6Y 4R2, **no later than 4:30 p.m. on July 9, 2026**. Appeal forms are available from the OLT website at www.olt.gov.on.ca.

The filing of an **appeal after 4:30 p.m.**, in person or electronically, will be deemed to have been received the next business day. The City Clerk agrees to receive appeals via the OLT e-file service.

Take Notice that the Appeal:

- (1) must set out the reasons for appeal;
- (2) pay fee of \$1,100 online through e-file service, or by certified cheque/money order to the Minister of Finance, Province of Ontario if being mailed or hand delivered to the City. A copy of the fee Schedule may be found at <https://olt.gov.on.ca/appeals-process/fee-chart/>. Forms for a request of fee reduction for an appeal, are available from the OLT website at www.olt.gov.on.ca.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

City of Brampton
Office of the City Clerk
2 Wellington Street West
Brampton, ON L6Y 4R2
Contact: (905) 874-2116



The Corporation of the City of Brampton

By-law

Number 91 - 2026

To amend Comprehensive Zoning By-law 270-2004, as amended

The Council of The Corporation of the City of Brampton in accordance with the provisions of the *Planning Act, R.S.O. 1990, c.P. 13*, hereby ENACTS as follows:

By-law 270-2004, as amended, is hereby further amended

1. By changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Agricultural (A)	Industrial Four (H) – Section 3882 (M4(H) - 3882) Industrial Four – Section 3553 (M4 – 3553) Industrial Four – Section 3886 (M4 – 3886) Floodplain (F) Industrial Four (M4) Agricultural (A)

2. By amending Section 3553.2 to add the following sentence
“(14) All contiguous blocks of land zoned M4-3553 shall be treated as one lot for zoning purposes.”
3. By adding thereto the following Sections:
“3886 The lands designated M4-3886 on Schedule A to this By-law:
3886.1 Shall only be used for the purposes permitted in an M4 Zone
3886.2 Shall be subject to the following requirements and restrictions:
 1. Coleraine Drive (as existing on the date of the passing of this by-law amendment shall be considered the Front Lot Line)
 2. Minimum Front Yard Depth: 4.5 metres
 3. Minimum Rear Yard Depth: 7 metres
 4. Minimum Exterior Side Yard Depth: 3 metres

5. Minimum Interior Side Yard Depth: 3 metres
6. Maximum Building Height: 15 metres
7. Minimum Parking Requirements:
 - 0.5 spaces per 100m² of Gross Floor Area associated with a Warehouse use
 - 3.0 spaces per 100m² of Gross Floor Area associated with an Office use
8. Outside storage of trucks and transport trailers shall be permitted provided the storage area is screened from view from a street by any combination of fencing, berms and/or landscaping.”

Enacted and passed this 10th day of June, 2026.

Approved by Legal Services:

Approved as to
form.

2026/June/04

AJC

Patrick Brown, Mayor

Approved by the Division Head/Director:

Approved as to
content.

2026/June/04

Allan A. Parsons

Genevieve Scharback, City Clerk

(File: OZS-2024-0061)



