



For Office Use Only
(to be inserted by the Secretary-Treasurer
after application is deemed complete)

APPLICATION NUMBER: "B" 0007

The personal information collected on this form is collected pursuant to subsection 53(2) of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

APPLICATION
Consent
(Please read Instructions)

NOTE: Pursuant to subsection 53(2) of the *PLANNING ACT*, the applicant shall provide the Committee of Adjustment with such information or material as the Committee of Adjustment may require. The Committee of Adjustment may refuse to accept or further consider the application until the prescribed information, material and the required fee are received.

1. (a) **Name of Owner/Applicant** SF Coleraine Holdings Ltd. c/o First Gulf
(print given and family names in full)

Address 351 King Street East, 13th Floor, Toronto, ON, Canada M5A 0L6

Phone # 437.997.5940 **Fax #** _____

Email ksomra@firstgulf.com

(b) **Name of Authorized Agent** Glen Schnarr and Associates Inc. c/o Patrick Pearson

Address 10 Kingsbridge Garden Circle, Suite 700
Mississauga, ON
L5R 3K6

Phone # 416-648-2111 **Fax #** _____

Email patrickp@gsai.ca

2. **The type and the purpose of the proposed transaction, such as transfer for a creation of a new lot, lot addition, an easement, a charge, a lease or a correction of title.**

Specify: This application is being pursued to help facilitate the registration of the industrial Draft Plan of Subdivision (City File No.: C11E15.002) located immediately to the north of the Subject Lands.

3. **If known, the name of the person to whom the land or an interest in the land is to be transferred, charged or leased.**

Heartland (Two) Limited

4. **Description of the subject land ("subject land" means the land to be severed and retained):**

a) **Name of Street** Coleraine Dr **Number** N/A

b) **Concession No.** 11 **Lot(s)** Part lot 13

c) **Registered Plan No.** VS284857 **Lot(s)** _____

d) **Reference Plan No.** _____ **Lot(s)** _____

e) **Assessment Roll No.** 211012000104620 and 211012000104610 **Geographic or Former Township** _____

5. **Are there any easements or restrictive covenants affecting the subject land?**

Yes **No**

Specify: Unknown

6. Description of severed land: (in metric units)

a) **Frontage** No Frontage **Depth** N/A **Area** 3.75 ha

b) **Existing Use** Agricultural **Proposed Use** Storm water Management / Employment

c) **Number and use of buildings and structures (both existing and proposed) on the land to be severed:**
(existing) vacant
(proposed) N/A

d) Access will be by:	Existing	Proposed
Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Road - Maintained all year	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>
Regional Road	<input type="checkbox"/>	<input type="checkbox"/>
Seasonal Road	<input type="checkbox"/>	<input type="checkbox"/>
Private Right of Way	<input type="checkbox"/>	<input type="checkbox"/>

e) **If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?**

f) Water supply will be by:	Existing	Proposed
Publicly owned and operated water system	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lake or other body of water	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal well	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify):	<hr/>	

g) Sewage disposal will be by:	Existing	Proposed
Publicly owned and operated sanitary sewer system	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Privy	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal septic system	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify):	<hr/>	

7. Description of retained land: (in metric units)

a) **Frontage** +/- 302.83 m **Depth** +/- 683.40 m **Area** 16.48 ha

b) **Existing Use** Agricultural **Proposed Use** Industrial / Employment

c) **Number and use of buildings and structures (both existing and proposed) on the land to be retained:**
(existing) Vacant
(proposed) Industrial / Employment Buildings

d) **Access will be by:**

	Existing	Proposed
Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Road - Maintained all year	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>
Regional Road	<input type="checkbox"/>	<input type="checkbox"/>
Seasonal Road	<input type="checkbox"/>	<input type="checkbox"/>
Private Right of Way	<input type="checkbox"/>	<input type="checkbox"/>

e) If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?

f) **Water supply will be by:**

	Existing	Proposed
Publicly owned and operated water system	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lake or other body of water	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal well	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify): _____		

g) **Sewage disposal will be by:**

	Existing	Proposed
Publicly owned and operated sanitary sewer system	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Privy	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal septic system	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify): _____		

8. What is the current designation of the land in any applicable zoning by-law and official plan?

	Land to be Severed	Land to be Retained
Zoning By-Law	<u>Agricultural (A)</u>	<u>Agricultural (A)</u>
Official Plans		
City of Brampton	<u>Industrial, Open Space, Special Study Area</u>	<u>Industrial, Open Space, Special Study Area</u>
Region of Peel	<u>Urban Area / Employment Area</u>	<u>Urban Area / Employment Area</u>

9. Has the subject land ever been the subject of an application for approval of a plan of subdivision under section 51 of the Planning Act or a consent under section 53 of the Act and if the answer is yes and if known, the file number of the application and the decision on the application?

Yes No

File # _____ Status/Decision _____

10. Has any land been severed from the parcel originally acquired by the owner of the subject land?

Yes No

Date of Transfer _____ Land Use _____

11. If known, is/was the subject land the subject of any other application under the Planning Act, such as:

	File Number	Status
Official Plan Amendment	_____	_____
Zoning By-law Amendment	City File No.: 2020-0113	Ongoing
Minister's Zoning Order	_____	_____
Minor Variance	Concurrent	_____
Validation of the Title	_____	_____
Approval of Power and Sale	_____	_____
Plan of Subdivision	_____	_____

12. Is the proposal consistent with Policy Statements issued under subsection 3(1) of the *Planning Act*?
Yes No

13. Is the subject land within an area of land designated under any Provincial Plan?
Yes No

14. If the answer is yes, does the application conform to the applicable Provincial Plan?
Yes No

15. If the applicant is not the owner of the subject land, the written authorization, of the owner that the applicant is authorized to make the application, shall be attached. (See "APPOINTMENT AND AUTHORIZATION OF AGENTS" form attached).

Dated at the City of Mississauga

this 1 day of March, 2024.

Check box if applicable:

Patrick Pearson
Signature of Applicant, or Authorized Agent, see note on next page

I have the authority to bind the Corporation

DECLARATION

I, Patrick Pearson of the City of Mississauga

in the County/District/Regional Municipality of Region of Peel solemnly declare that all the statements contained in this application are true and I make this as if made under oath and by virtue of "The Canada Evidence Act".

Declared before me at the City of Mississauga

in the Region of Peel

this 1 day of March, 2024.

Patrick Pearson
Signature of applicant/solicitor/authorized agent, etc.

[Signature]
Signature of a Commissioner, etc.

Laura Kim Amorim, a Commissioner, etc.,
Province of Ontario, for
Glen Schnerr & Associates Inc.
Expires March 3, 2026.

FOR OFFICE USE ONLY - To Be Completed By the Zoning Division	
This application has been reviewed with respect to possible variances required and the results of the said review are outlined on the attached checklist.	
<u>[Signature]</u> Zoning Officer	<u>2024-04-05</u> Date

DATE RECEIVED _____
Date Application Deemed Complete by the Municipality

NOTES:

1. If this application is signed by an agent or solicitor on behalf of the applicant, the owner's written authorization must accompany this application. If the applicant is a Corporation acting without agent or solicitor, the application must be signed by an Officer of the Corporation with a declaration indicating that the said Officer has the authority to bind the Corporation. If the application is signed by an agent or solicitor on behalf of the applicant who is a Corporation, the applicant's written authorization must accompany this application and must be signed by an Officer of the Corporation with a declaration indicating that the said Officer has the authority to bind the Corporation.
2. Each copy of the application must be accompanied by a sketch **and a key map** showing the location of the subject land
3. Sketches or reproductions are to be no larger than Legal Size. Application plans which are larger may be submitted provided at least **one reproduction** reduced to Legal Size is filed with the application.
4. Where it is determined that a sketch will not adequately provide the information required, it may be necessary to provide a plan prepared by an Ontario Land Surveyor.
5. The sketch shall show
 - a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
 - b) the approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
 - c) the boundaries and dimensions of the subject land, the part that is to be severed (shown in double hatch lines XXXX) and the part that is to be retained (shown in single hatched lines ////);
 - d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
 - e) the approximate location of all natural and artificial features on the subject land and on the land that is adjacent to the subject land that, in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks;
 - f) the existing uses on adjacent land, such as residential, agricultural and commercial uses;
 - g) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
 - h) if access to the subject land is by water only, the location of the parking and boat docking facilities to be used;
 - i) the location and nature of any easement affecting the subject land; a
 - j) if a natural or artificial feature is to be the proposed new property line or part thereof, identify the feature(s) as such on the sketch.
6. It is required that **1 original copy** of this application be filed, together with **2 copies** of the sketch described in item 2 above, with the Secretary-Treasurer, accompanied by the applicable fee.

APPOINTMENT AND AUTHORIZATION OF AGENT(S)

To: The Committee of Adjustment, City of Brampton,

I, SF Coleraine Holdings Ltd. _____,
(Please print or type full name of the owner)

the undersigned, hereby appoint and authorize/have appointed and authorized as my agent(s) for the purpose of:

1. Signing and filing the application(s) on behalf of the undersigned;

1. Glen Schnarr and Associates Inc. c/o Patrick Pearson _____ ;
(Please print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)

2. Representing the undersigned before the Committee of Adjustment,

2. Glen Schnarr and Associates Inc. c/o Patrick Pearson _____ ;
(Please print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)

3. Acting on behalf of the owner with respect to all matters related to the application, including but not limited to fulfilling conditions and acquiring the Secretary-Treasurer's Certificate,

3. Glen Schnarr and Associates Inc. c/o Patrick Pearson _____ ;
(Please print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)

AND, I do hereby declare and confirm that I am the (an) owner of the land to which this application relates;

AND, I do hereby ratify, confirm and adopt as my own, the act(s), representation(s), reply (replies) and commitment(s) made on my behalf by the said agent(s).

Dated this 6th day of March, 2024.



(Signature of the owner, or where the owner is a firm or corporation, the signing officer of the owner.)

David Carreiro

(Where the owner is a firm or corporation, please type or print the full name of the person signing.)

NOTES:

1. If the owner is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal shall be affixed hereto).
2. If there is more than one owner, **all owners** shall complete and sign **individual** appointment and authorization forms.
3. If the agent is a firm or corporation, specify whether all members of the firm or corporation are appointed or, if not, specify by name(s) the person(s) of the firm or corporation that are appointed.

PERMISSION TO ENTER

To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 10568 Coleraine Dr, Brampton

I/We, SF Coleraine Holdings Ltd. c/o Kevin Somra
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject land, hereby authorize the Members of the City of Brampton Committee of Adjustment and City of Brampton staff members, to enter upon the above noted property for the purpose of conducting a site inspection with respect to the attached application for Minor Variance and/or consent.

Dated this 6th day of March, 2024.



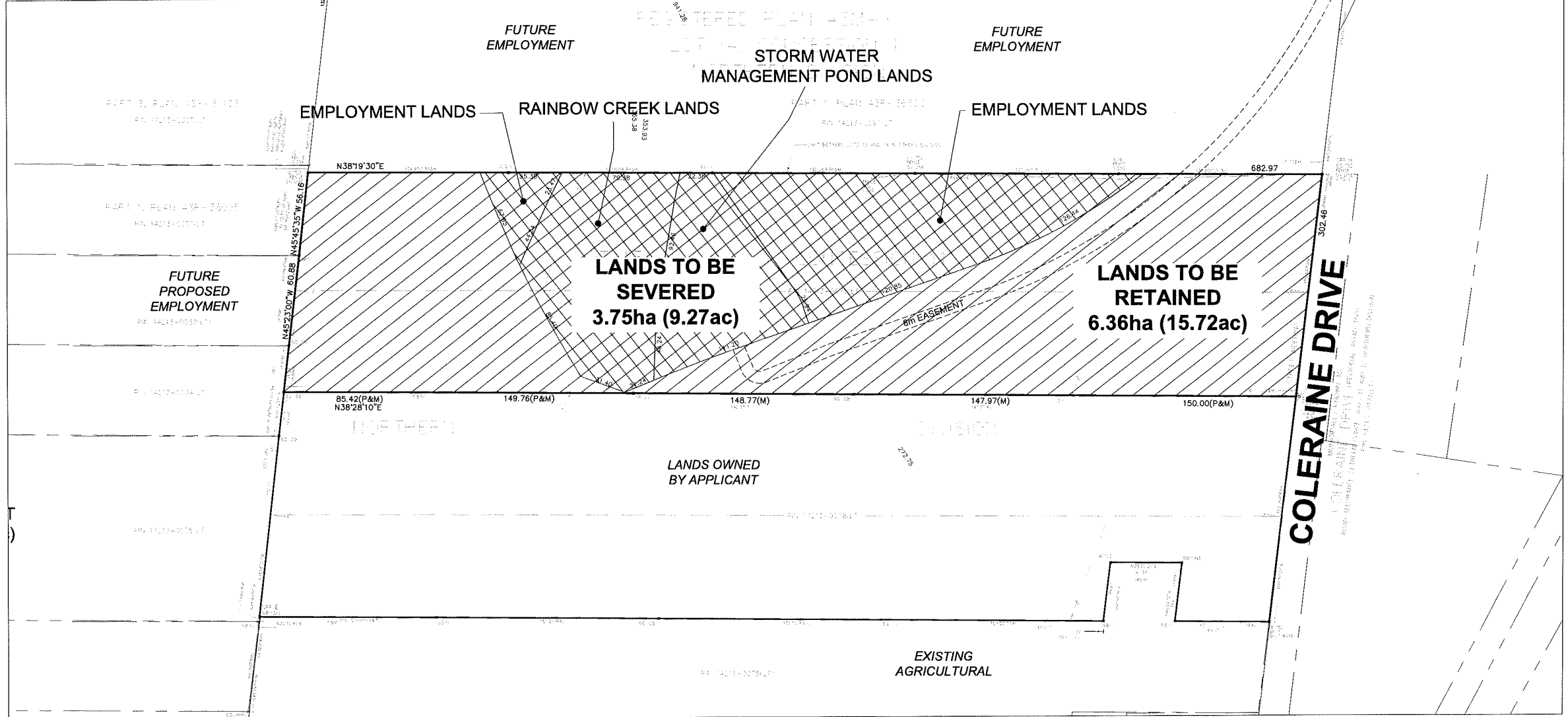
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

David Carreiro

(where the owner is a firm or corporation, please print or type the full name of the person signing.)

NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto



NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION



CONSENT SKETCH
SF COLERAINE HOLDINGS LTD.

PART OF LOT 13, CONCESSION 11 N.D.,
 BLOCK PLAN 47-1 / 47-3
 CITY OF BRAMPTON
 REGIONAL MUNICIPALITY OF PEEL

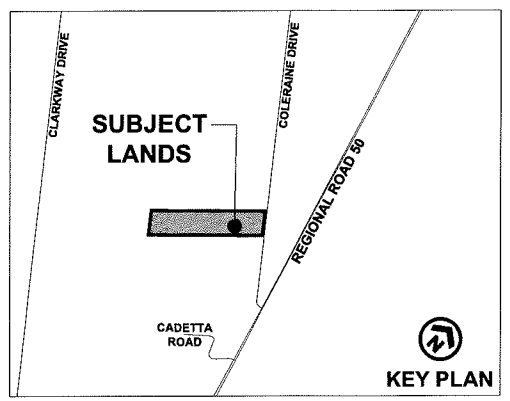
CONSENT STATISTICS

	LANDS TO BE SEVERED:	3.75ha (9.27ac)
	LANDS TO BE RETAINED:	6.36ha (15.72ac)
	TOTAL AREA:	10.11ha (24.99ac)

Scale 1:2500
 April 16, 2024



GSAI
 Glen Schnarr & Associates Inc.



Partners:

Glen Broll, MCIP, RPP
Colin Chung, MCIP, RPP
Jim Levac, MCIP, RPP
Jason Afonso, MCIP, RPP
Karen Bennett, MCIP, RPP

In Memoriam, Founding Partner:

Glen Schnarr

April 25th, 2024

GSAI File: 090-011B

Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, ON
L6Y 4R2

Attention: Clara Vani,
Secretary-Treasurer

Re: Consent Application
PIN: 142130079 & 142130078
City of Brampton
Regional Municipality of Peel

Ms. Vani,

Glen Schnarr & Associates Inc. (GSAI) has been retained by First Gulf under the legal name SF Coleraine Holdings Ltd. (the 'Property Owners') to facilitate a Consent Application for the lands legally described as *Part Lot 13, Concession 11 ND Toronto Gore as in VS284857 & Part Lot 13, Concession 11 ND Toronto Gore as in VS125379* (the 'Subject Lands' or 'Site'), in the City of Brampton, Regional Municipality of Peel. For context, the Property Owners also own the parcel of land immediately to the south of the Site (shown on the Consent Sketch as 'Lands Owned by the Applicant'). While these lands are technically separate parcels, the Property Owners are currently advancing a Zoning By-law Amendment and Draft Plan of Subdivision application to facilitate an industrial development on both these parcels. It is anticipated that these two parcels will be merged through the Zoning By-law Amendment and Draft Plan of Subdivision application process.

This Consent application is being pursued to help facilitate the registration of the industrial Draft Plan of Subdivision (City File No.: C11E15.002) located immediately to the north of the Subject Lands (herein referred to as the 'Adjacent Subdivision Lands'). The Adjacent Subdivision Lands are owned by Orlando Corporation under the legal name Heartland (Two) Limited. (the 'Adjacent Land Owners'). In order for Orlando Corporation to register their Draft Plan of Subdivision, they are obligated to acquire and dedicate the future Stormwater Management Pond Lands to the City of Brampton (refer to the Consent Sketch for details of the location of the SWM Pond to be dedicated).

This Consent Application will provide the Adjacent Land Owners with the ability to acquire and convey the SWM Pond lands (currently located on the Subject Lands) to the City, which in turn

allow them to fulfill their Draft Plan of Subdivision registration obligations. Moreover, this Consent Application could also help facilitate the conveyance of the Rainbow Creek lands (also delineated in the Consent Sketch) to the City of Brampton.

We recognize that this Consent Application will create a lot that technically will not have frontage onto a street. This is intended to be an interim condition until such time that the Coleraine Drive extension is formally constructed. In the interim, the Property Owner is supportive of establishing an access easement that will traverse the future Coleraine Drive extension Right-of-Way, which will provide access to the SWM Pond lands to the City. The future access easement has been provided on the Consent Sketch for staff's reference. However, it should be noted that we do not anticipate the proposed access easement will be required 1 day beyond 21 years, therefore this future application should not be subject to the Planning Act, but rather a private easement agreement between the City and the Property Owner.

Through a zoning review undertaken by City staff, it was determined no Minor Variance(s) would be required to facilitate the proposed lot creation(s).

Details on the proposed applications are outlined below.

Site Context

The Subject Lands are generally rectangular in shape and have a frontage of approximately 150.28 metres (493.04 feet) along Coleraine Drive. The Site has a gross site area of 10.11 hectares (15.72 acres) and is currently vacant. The general area in which the Subject Lands are located is anticipated for future growth, particularly for employment-related uses.

The Subject Lands are designated "Industrial" and 'Open Space' with an overlay of 'Special Study Area' on Schedule A, General Land Use Designations of the City of Brampton Official Plan. The Subject Lands are situated within the Highway 427 Industrial Secondary Plan Area 47 (SPA47) as defined by the Brampton Official Plan and designated 'Logistic/Warehouse/Transportation', 'Valleyland', and 'Medium Density Residential'. The Secondary Plan identifies future arterial roads that are planned to traverse the Subject Lands. The Subject Lands are zoned 'Agricultural (A)' in the City of Brampton Zoning By-law 270-2004.

SEVERANCE:

The Property Owners are currently advancing a Zoning By-law Amendment and Draft Plan of Subdivision application on the Subject Lands to facilitate the development of three (3) industrial buildings, and a stormwater management facility (City File No.: 2020-0113). This application is currently being reviewed by City staff and we intend to advance these applications concurrently.

The proposed Consent Application seeks permission to sever the Subject Lands into two (2) parcels – shown as 'Lands to be Severed' & 'Lands to be Retained' on the Consent Sketch enclosed in the submission package. While the Lands to be Retained may appear to be two separate parcels, there is a 0.46-meter gap between the pinch point between the southern limit of the Lands to be Severed and the Lands Owned by the Applicant. Labels have also been included on the Consent

Sketch to demonstrate the intended future uses of the Lands to be Severed (Employment Lands, Rainbow Creek Lands, and Stormwater Management Pond Lands).

As discussed above, this application is intended to aid the Adjacent Land Owners in dedicating the future Stormwater Management Pond lands to the City of Brampton to fulfill their Draft Plan of Subdivision registration obligations. Upon approval of this Consent Application, we anticipate the Rainbow Creek and Stormwater Management Pond lands will be dedicated to the City by way of a Registered Reference Plan. Furthermore, we would like to request a meeting with City and Regional staff once the Consent Application has been circulated to discuss the strategy of dedicating the Rainbow Creek and Stormwater Management Pond lands noted above to the City.

Consent Statistics

- Lands to be Severed – 3.75 ha (9.27 ac)
- Lands to be Retained – 6.36 ha (15.72 ac)
- Total Area – 10.11 ha (24.72 ac)

Planning Rationale:

Planning Act

While this application is a Consent under Section 53 of the *Planning Act*, the determination of whether the approval of the Consent should be granted is noted in Section 53(12). Section 53(12) notes that the granting of approval is based on whether there is sufficient regard for the matters under Section 51(24). In our opinion, the proposed severance does have regard for the matters set out in Section 51(24) of the *Planning Act* as follows:

The Severance Satisfies Provincial Interests

The proposal implements applicable Provincial policies which encourage employment opportunities, the preservation of the natural environment, and the efficient use of existing and planned infrastructure. The Proposal is consistent with the policies of the Provincial Policy Statement ('PPS'), 2020 and conforms to the policies of A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020.

The Severance Is Not Premature

The proposal satisfies the current and growing demand for employment opportunities within the City of Brampton in a manner that is consistent with the City Structure as it will aid the Adjacent Land Owners in meeting their obligations for their Draft Plan of Subdivision registration. We feel that the Consent Application process is the appropriate vehicle for the proposed severance and a Plan of Subdivision is not required. Based on the above, the Application is not premature.

The Severance Conforms to The Official Plan and Adjacent Subdivisions

The Brampton Official Plan describes 'Industrial' as areas where employment-related development is to be encouraged and as such, a range of employment-related uses and built forms

are permitted. Open Space areas are intended to be preserved and development is not permitted in these areas. The proposal complies with the Official Plan's development criteria for 'Industrial' and 'Open Space' areas. Additionally, the new Lot being proposed is in keeping with the existing and planned vision for the surrounding community. Therefore, it is our opinion that the proposed severance complies with the policies of the Official Plan.

The Dimensions and Shapes of The Proposed Lots Are Appropriate

The dimensions and shape of the proposed Lots reflect the existing conditions and evolving lotting pattern in the Highway 427 Industrial Secondary Plan area. While the Subject Lands are currently zoned as Agricultural, an application is currently being reviewed by the City which intends to re-zone the Subject Lands to Industrial 4 (M4). The minimum Lot width requirements of 30 meters in the M4 zone will be met for the Lands to be Severed & Lands to be Retained. The lots are therefore not out of character and are appropriate.

No Unreasonable Restrictions Will Apply to The Severed Lots or Adjacent Lands

Any required easements related to future access will be secured as needed. The conceptual location of the future access easement is shown on the Consent Sketch. Servicing has been fully examined through review and approval of the adjacent Draft Plan of Subdivision application. No unreasonable restrictions will apply to the severed lot or adjacent lots.

The Proposed Severance Will Have No Impact on Existing Utilities, Municipal Services

The proposed severance will facilitate the dedication of the Stormwater Management Pond to the City, which will allow for the servicing of the surrounding area. As noted earlier, the Property Owner will enter into future easement agreements with the City of Brampton to facilitate access requirements. The proposal will aid in the future servicing of the surrounding lands. The proposal will not have negative impacts on the municipal services in the area.

No Lands Conveyed for Public Purposes

As mentioned earlier, this Consent Application will aid in facilitating the purchase and sale of the Lands to be Severed to the Adjacent Land Owners. The transfer of the Lands to be Severed will aid the Adjacent Land Owners in dedicating the Stormwater Management Pond lands to the City of Brampton. We anticipate these lands will be dedicated to the City by way of a Registered Reference Plan. This dedication is not anticipated to be part of the enclosed Consent Application as the future Stormwater Management Pond lands dedication will be dedicated by way of a Reference Plan.

The Plan's Design Optimizes the Available Supply, Means of Supply, Efficient Use and Conservation of Energy

To the greatest extent possible, future development will be in keeping with the requirements of the Ontario Building Code, as amended.

Conclusion:

As described above, the criteria of Section 51(24) of the Planning Act were considered in preparation of the Consent Application, and in this regard, the criteria have been satisfied. We respectfully request the Committee approve the above-noted Consent application to help facilitate future employment development within the City of Brampton.

In support of these applications, please find enclosed the following:

- One (1) digital copy of the Committee of Adjustment Application Form for the Consent Application;
- One (1) digital copy of the Consent Sketch, prepared by GSAI, dated April 16th, 2024;
- Payment of full application fees will be provided once the Applications are accepted.

If you require any further information, please do not hesitate to contact the undersigned.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.



Patrick Pearson, MCIP, RPP
Associate



Ethan Bohnert
Planner