

APPLICATION TO AMEND THE ZONING BY-LAW AND FOR A DRAFT PLAN OF SUBDIVISION

To Permit the Development of 3 Industrial Buildings, a Stormwater Management Pond, and associated Natural Heritage Features and Roads

0 Coleraine Drive

City of Brampton File : OZS-2024-0061

Application by:

Glen Schnarr and Associates on behalf of SF Coleraine Holdings Ltd.

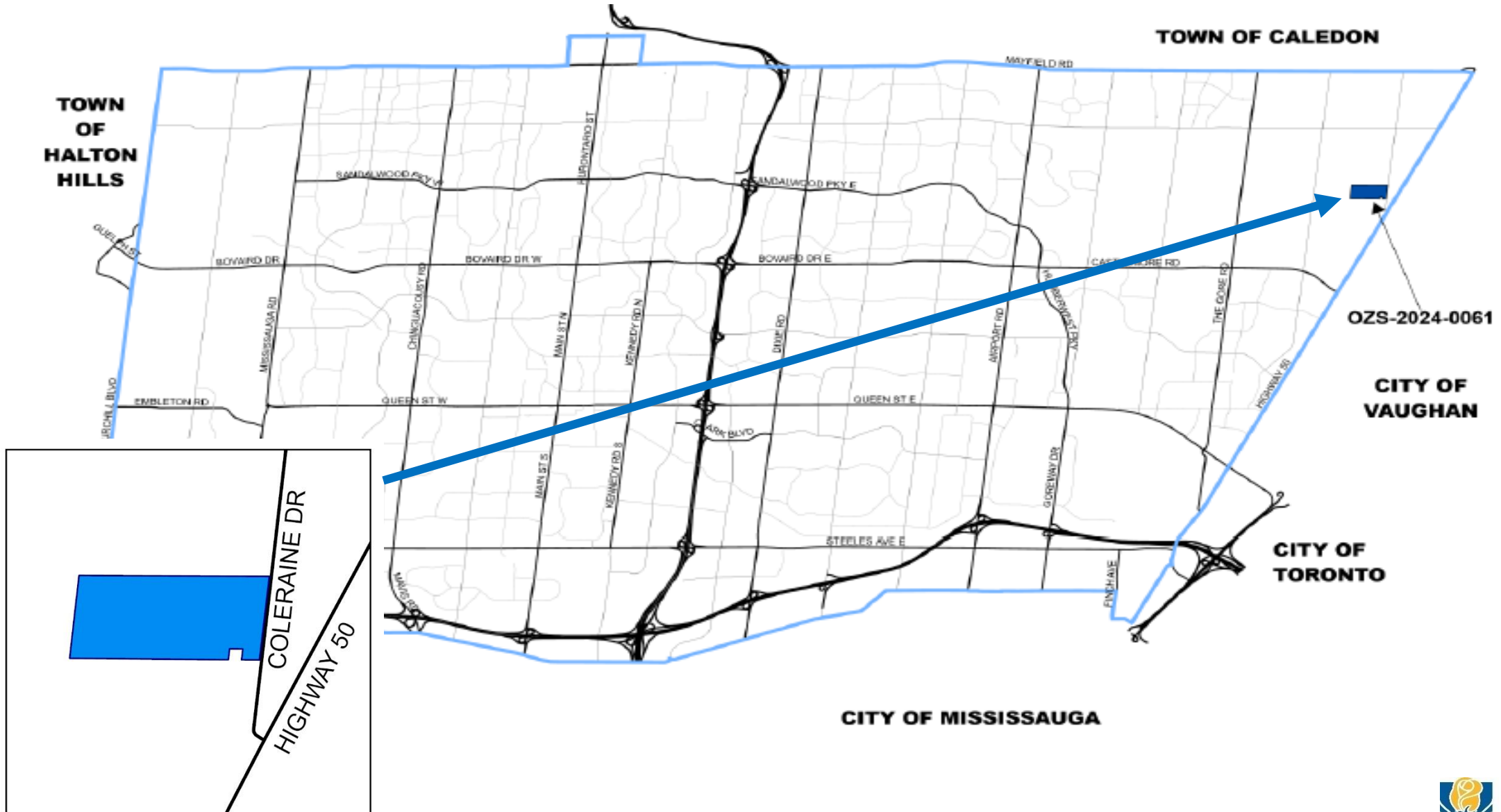
C/O First Gulf Corporation

WARD : 10

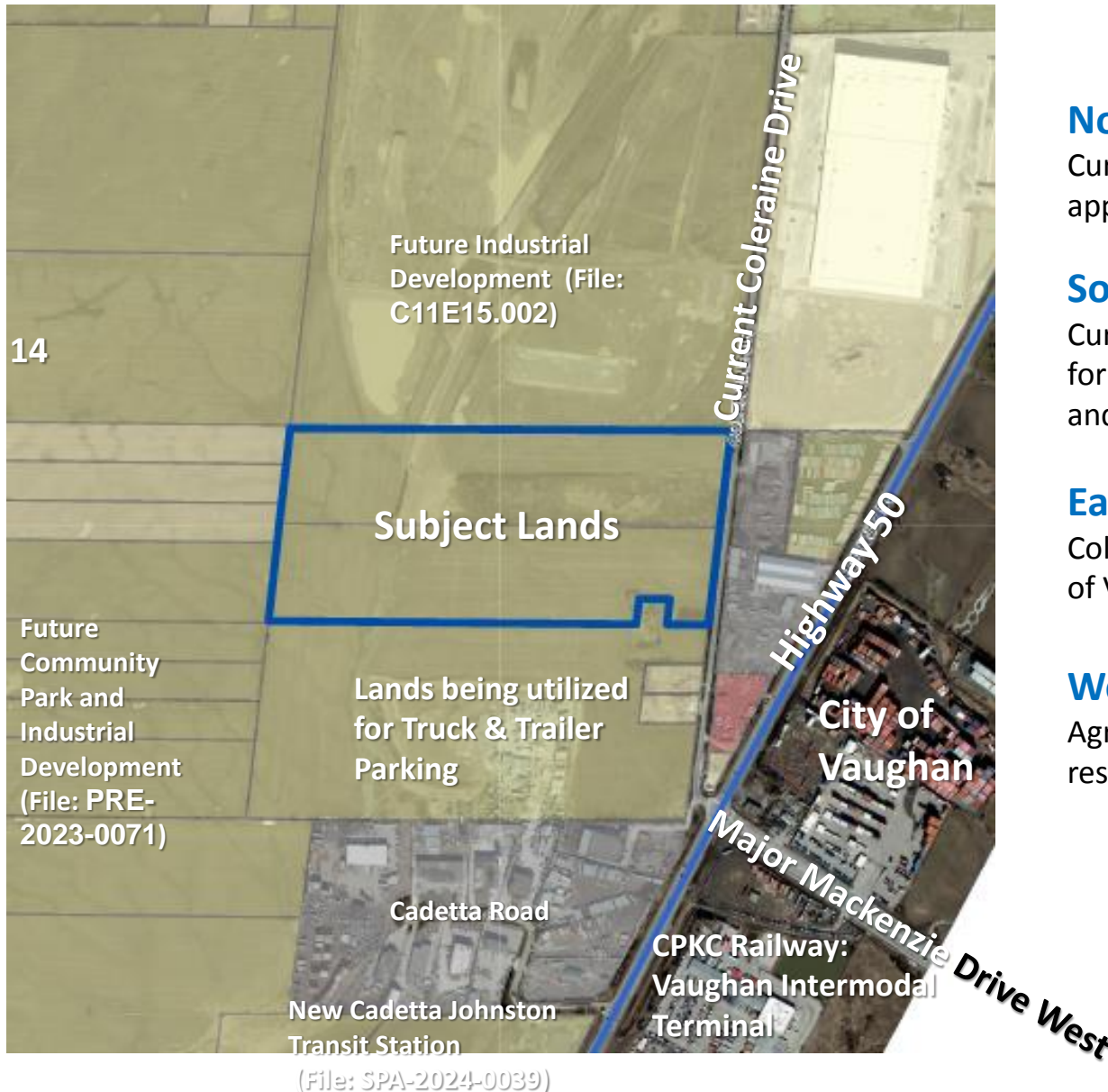
REGIONAL COUNCILLOR: Gurpartap Singh Toor

DEPUTY MAYOR: Harkirat Singh

LOCATION OF SUBJECT PROPERTY



AREA CONTEXT



North: Agricultural

Currently Agricultural Lands, subject to a development application for Industrial Uses

South: Agricultural, Industrial

Currently Agricultural Lands, with lands currently being utilized for Truck and Trailer Parking, further beyond is Cadetta Road and the site for the future Cadetta Johnston Transit Station

East: Industrial

Coleraine Drive, beyond which is Industrial Lands and the City of Vaughan

West: Agricultural

Agricultural uses, beyond which are lands planned for residential and open space uses



Aerial View



Subject Lands

SITE VISIT



Viewpoint from site looking towards Highway 50
(View looking South from Coleraine Drive)



Viewpoint looking directly at the site
(View looking West from Coleraine Drive)



Viewpoint from subject site looking towards Countryside Drive
(View looking North from Coleraine Drive)

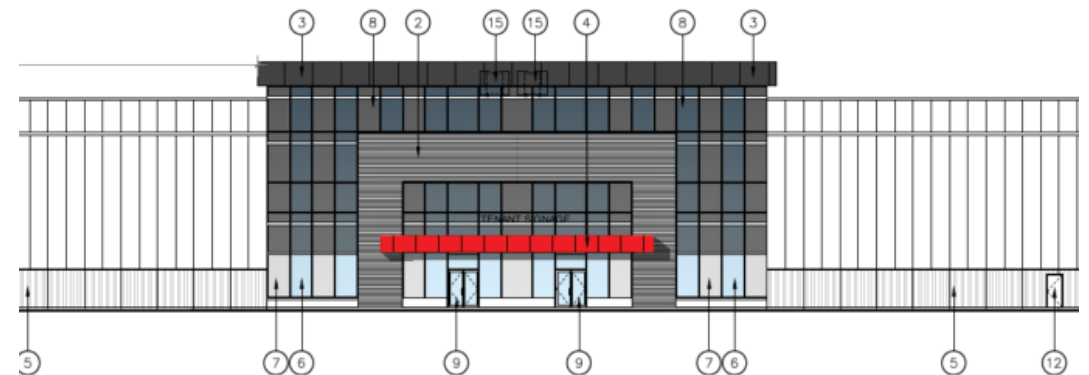
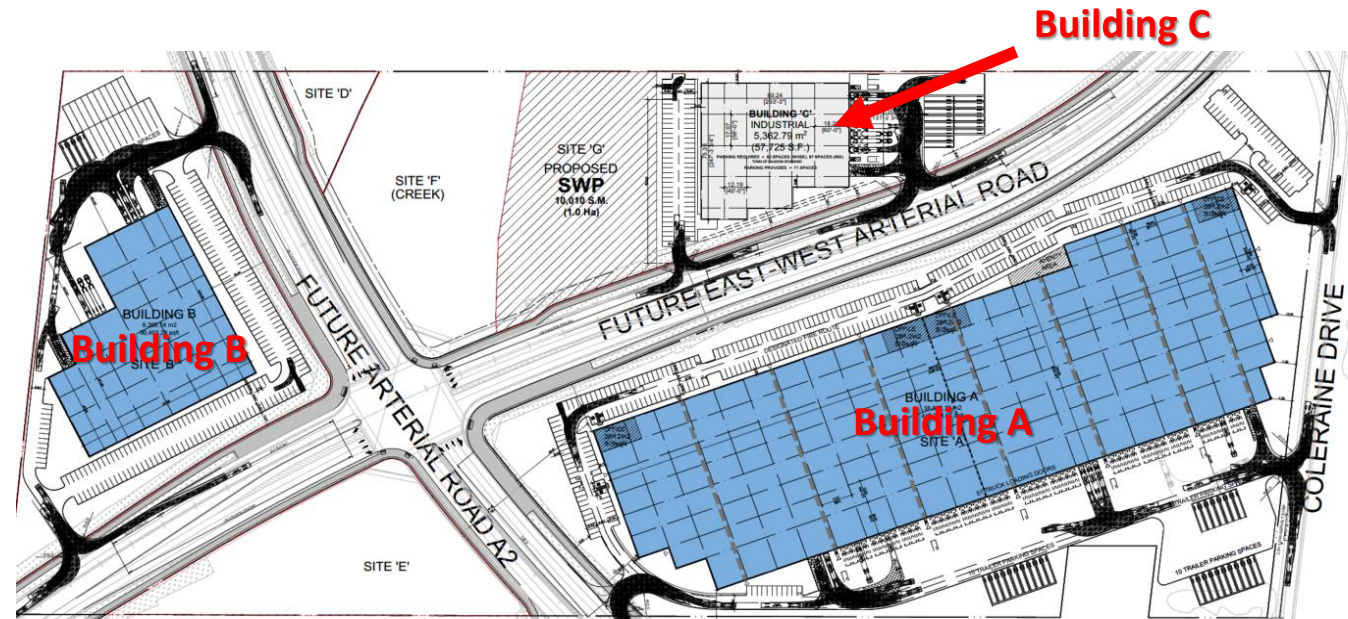
DEVELOPMENT PROPOSAL

An application to amend the Zoning By-law and for a Draft Plan of Subdivision

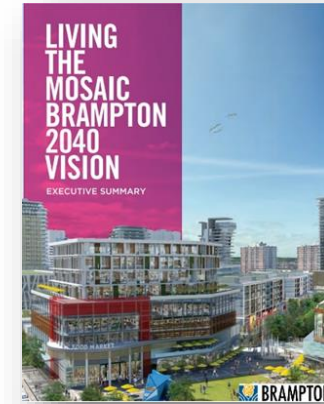
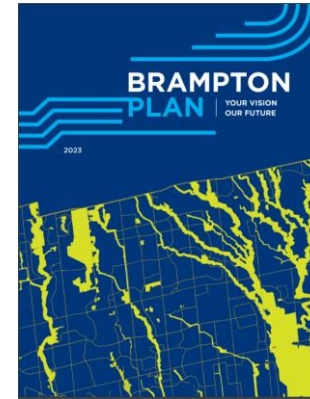
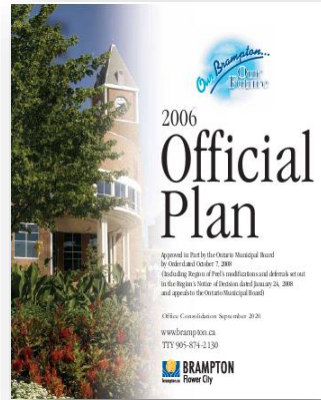
To permit three (3) Industrial Buildings, a Residential Block, Stormwater Management Pond, and associated Natural Heritage Features and Future Roads

Further details include:

- Three (3) blocks containing three (3) industrial building:
 - o Buildings B & C are proposed to be constructed by adjacent landowners, but will be zoned through this application
 - o Building A is proposed to be developed by the current landowner. Further details include:
 - 38,561 square metres of GFA
 - 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 (Arterial A2) and portions of the future Coleraine Drive realignment



PLANNING FRAMEWORK SUMMARY



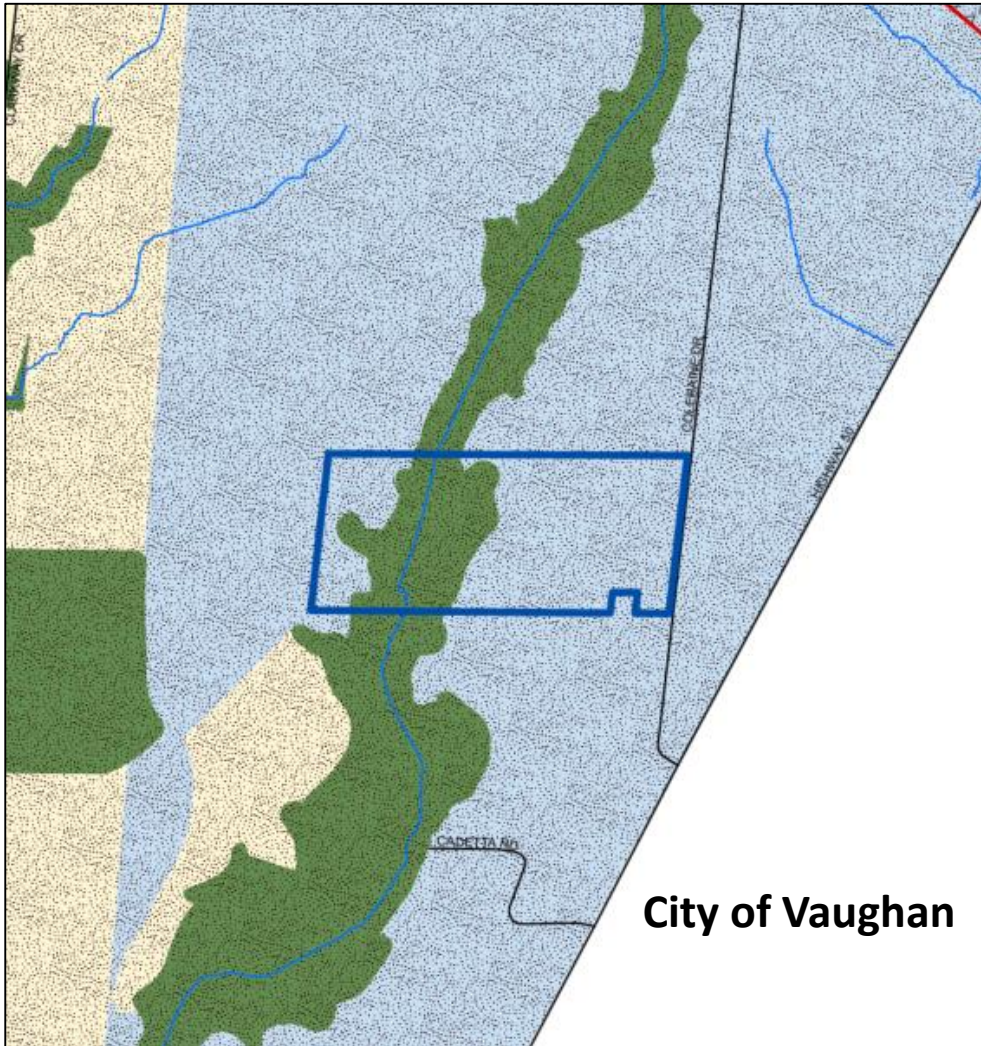
The application will be evaluated based on:

- The *Planning Act*
- Provincial Planning Statement (2024)
- City of Brampton Official Plan (2006)
- Brampton Plan (2023)
- Highway 427 Industrial Secondary Plan

Also following the principles of:

- Brampton 2040 Vision

CURRENT PLANNING CONTEXT: OFFICIAL PLAN DESIGNATION



EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN

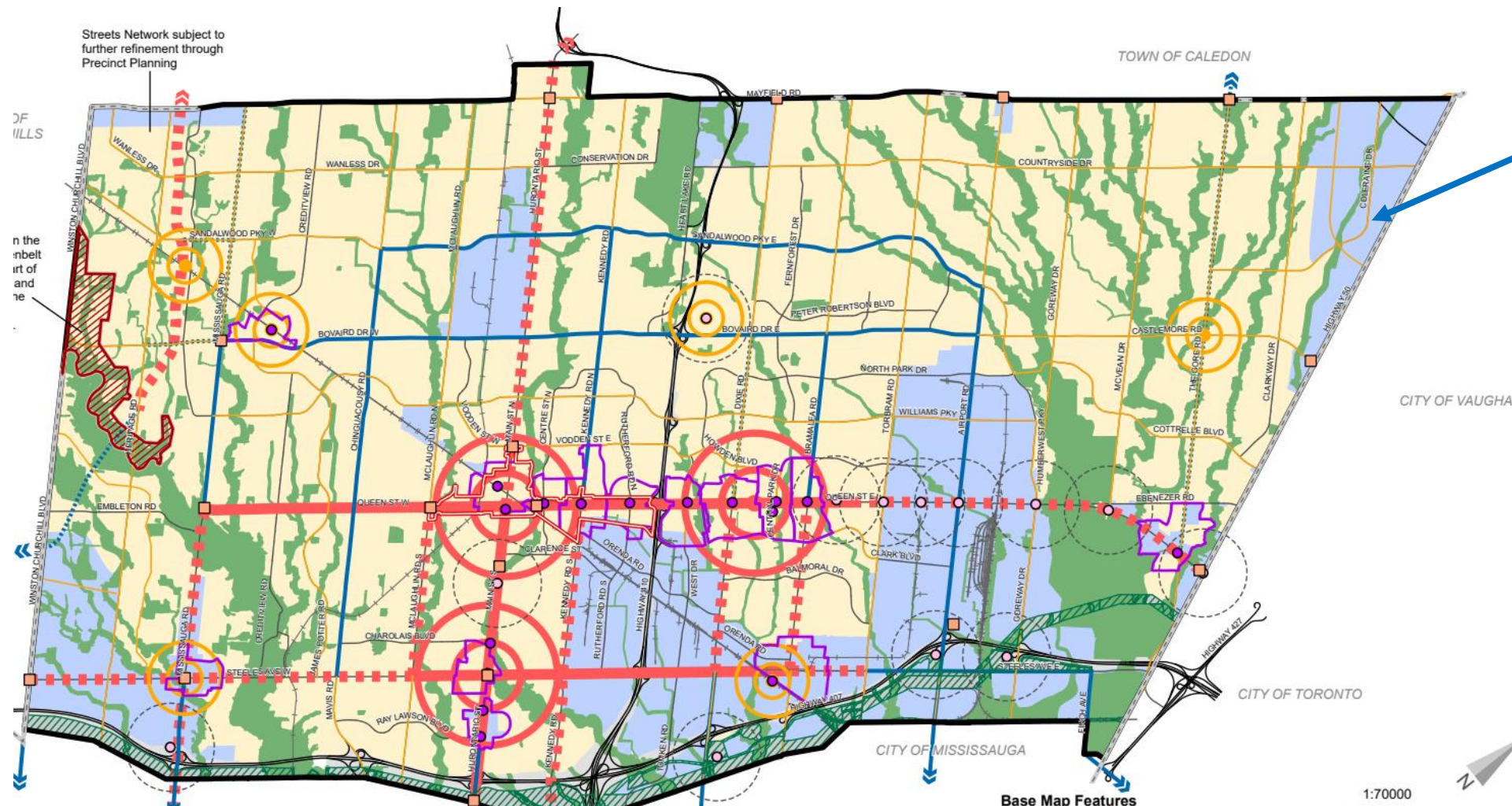
Subject Lands	CORRIDOR PROTECTION AREA	RESIDENTIAL
MAJOR WATERCOURSES	INDUSTRIAL	
SPECIAL STUDY AREA	OPENSACE, UTILITY/OPENSACE	

- **OP Land Use Designation:**
 - Industrial,
 - Open Space,
 - Major Watercourses,
 - Special Study Area
- **Permitted Uses:**
 - **Industrial**
 - industrial, manufacturing, distribution, warehousing and limited office uses,
 - limited service and retail uses
 - **Open Space**
 - Community Parks and conservation areas

An amendment to the Official Plan is **not required** to facilitate the development.



CURRENT PLANNING CONTEXT: BRAMPTON PLAN



The subject site is designated as 'Employment Areas', 'Urban Centers', and 'Natural Heritage System' on Schedule 1A – City Structure

- | | | | | |
|-------------------------|----------------------------|-------------------|-------------------------------------|---|
| Employment Areas | Urban Centres | Corridors | Transit Station | Greenbelt Plan - Protected Countryside Area |
| Community Areas | Town Centres | Planned Corridors | Planned Major Transit Station | Urban Growth Centre |
| Natural Heritage System | Primary Urban Boulevards | Support Corridor | Primary Major Transit Station Areas | Gateways |
| Regional Urban Boundary | Secondary Urban Boulevards | | | |



CURRENT PLANNING CONTEXT: SECONDARY PLAN DESIGNATION

Highway 427 Industrial Secondary Plan Area

Land Use Designation:

- Business Park,
- Prestige Industrial,
- Valleyland,
- Medium Density Residential, Logistic/Warehouse/Transportation, and
- Special Policy Area 6

An amendment to the Secondary Plan **is not required** to facilitate the proposed development.



RESIDENTIAL

- | | |
|----------------------------------|----------------------------|
| LOW DENSITY RESIDENTIAL | MEDIUM DENSITY RESIDENTIAL |
| LOW / MEDIUM DENSITY RESIDENTIAL | HIGH DENSITY RESIDENTIAL |
| EXECUTIVE RESIDENTIAL | |

EMPLOYMENT

- | | |
|-----------------------------------|-------------------------------|
| OFFICE NODE | PRESTIGE INDUSTRIAL |
| LOGISTIC/WAREHOUSE/TRANSPORTATION | MIXED COMMERCIAL / INDUSTRIAL |
| BUSINESS PARK | |

NATURAL HERITAGE SYSTEM

- | | |
|-----------------------|--------------------------|
| SIGNIFICANT WOODLANDS | WETLAND RESTORATION AREA |
| VALLEYLAND | |

ROAD NETWORK

- | | |
|----------------------|------------------------------------|
| MAJOR ARTERIAL ROAD | ROAD ACCESS (POTENTIAL/CONCEPTUAL) |
| MINOR ARTERIAL ROAD | COLLECTOR ROAD |
| MAJOR COLLECTOR ROAD | |



CURRENT PLANNING CONTEXT: ZONING BY-LAW



Current Zone: Agricultural (A)

Permitted uses in the Agricultural zone include but are not limited to:

- Agricultural uses
- A Single Detached Dwelling
- An Animal Hospital
- A Kennel Facility

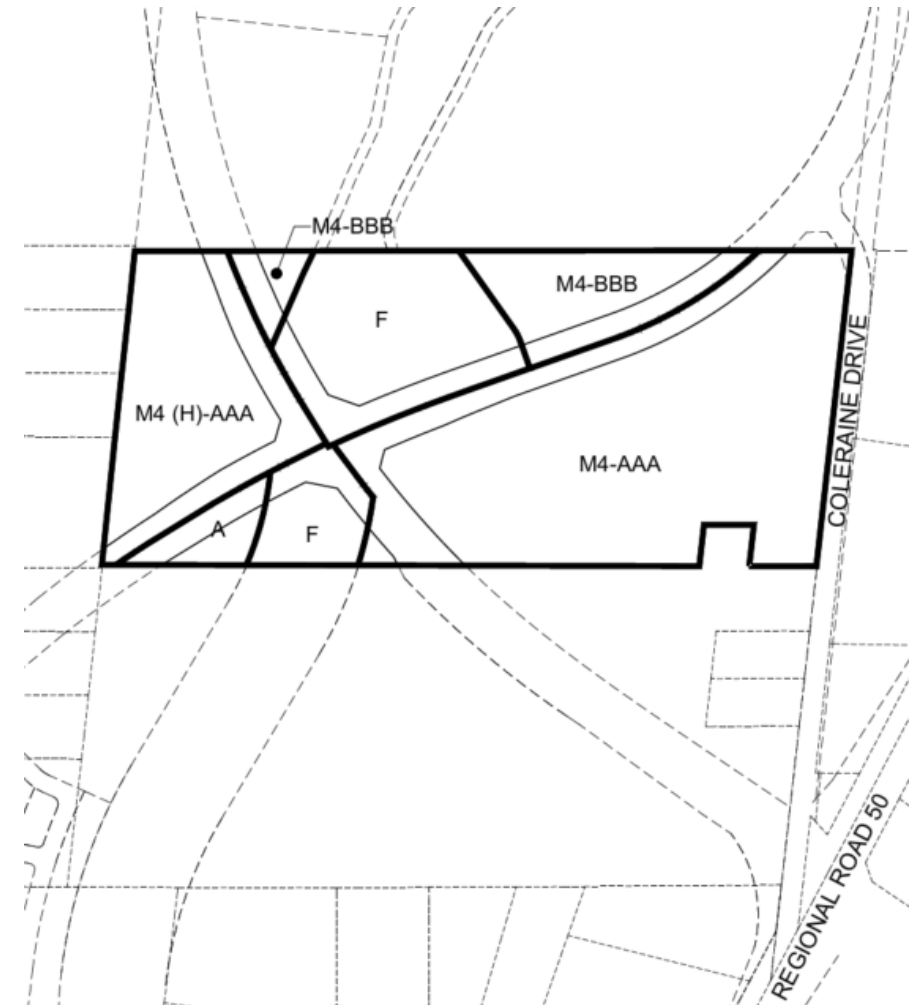
A Zoning By-Law Amendment **is required** to facilitate the development.



PROPOSED PLANNING CONTEXT: ZONING BY-LAW AMENDMENT

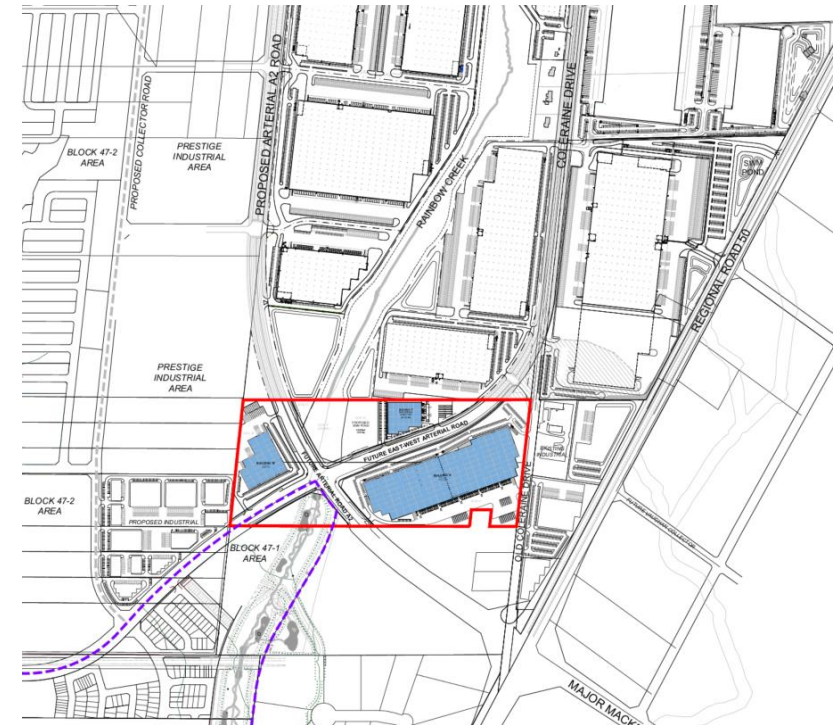
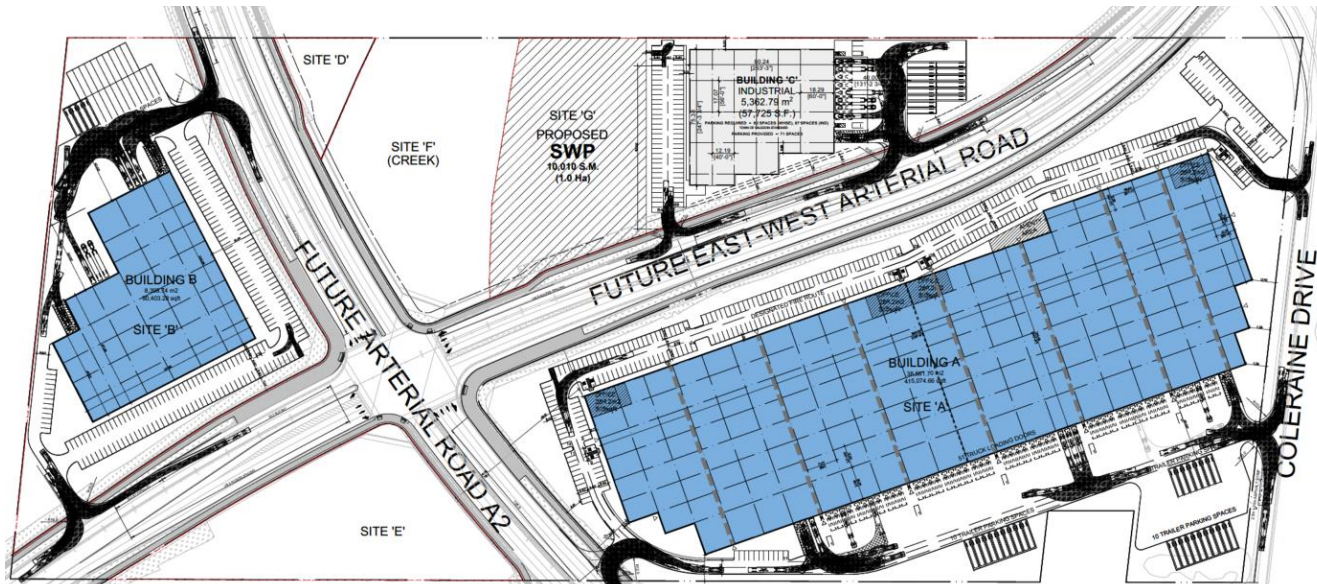
The proposed Zoning By-law Amendment will permit the rezoning of the subject site from Agricultural (A) to a variety of Industrial Four Zones (M4) with coordinating special sections and Floodplain Zones.

Proposed Zone	Highlight of proposed Zone
Industrial Four (M4) – Special Section AAA/BBB	<ul style="list-style-type: none"> Permitted Uses - manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building, accessory retail, warehousing Minimum Parking – 0.5 spaces per 100 sq.m of industrial floor area Minimum building height – 8 metres Minimum Landscaped Open Space – 3 metre landscape strip on all property lines, 6 metres where abutting residential uses
Floodplain (F)	<ul style="list-style-type: none"> Permitted uses – flood and erosion control, conservation area and public parks



KEY ISSUES / CONSIDERATIONS

- Coordination of future planned industrial lands to the west to ensure the delivery of new municipal roads (Arterial A2 and the future East-West Arterial Road) and infrastructure servicing to new individual development sites.
- Alterations to site design and building setbacks to ensure buildings are accessible to both vehicular users and pedestrians
- Considerations for adjacent planned residential lands to the west of the subject site and the inclusion of landscape and privacy buffers



NEXT STEPS

Notice of complete application – November 25, 2024

Circulation to departments and agencies

Notice of public meeting

Public Meeting (We are here)

The public meeting is to share information with members of the public on the application, and give them the opportunity to express their perspectives and opinions for consideration in the decision making process.

Collect & Review Public, Technical and Other Comments

Recommendation/Final report

Appeal period

ACCESS THE DEVELOPMENT APPLICATION

1. Click the [BramPlan Online](#) link:

<https://planning.brampton.ca/CitizenAccess/Default.aspx>

2. Click the [Search for An Application](#) link:

<https://planning.brampton.ca/CitizenAccess/Case/CapHome.aspx?module=Planning&TabName=Planning>

3. Type the [file number](#) in the required field:

File Number: **OZS-2024-0061**

4. On the [OZS-2024-0061 file page](#) click:

The File Info Tab, and click documents to review all application drawings and documents.

The screenshot displays the BramPlanOnline web application interface. The top navigation bar includes the Brampton logo, the text "BramPlanOnline", and links for "Announcements", "Register for an Account", and "Login". A search bar is located in the top right corner.

The main content area is divided into two sections. The left section, titled "Home" and "Planning", features the "BRAMPLAN ONLINE" logo and a "Welcome to BramPlanOnline!" message. It provides instructions on how to use the application, including a "Don't have an account?" section with a "Register for an Account" link. Below this, there is a "Planning" section with a "Search for an application" link and contact information for assistance.

The right section is a "Login" form with fields for "User Name or E-mail:" and "Password:". It includes a "Login" button, a "Remember me on this computer" checkbox, and a "New Users: Register for an Account" link.

The bottom section shows the application details for file "OZS-2024-0061". It includes the file name "OPA ZBA Subdivision" and the status "In Review-Pre Public Meeting". Below this, there is a "File Info" tab and a "Documents" section. The "Documents" section contains instructions for document naming and resubmission.

CONTACT INFORMATION

The report and presentation associated with tonight's meeting can be found online at www.brampton.ca on the **MEETINGS** and **AGENDAS** page.

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Thank you!