

**APPLICATION # B-2021-0015**  
**Ward # 6**

**NOTICE OF AN APPLICATION FOR CONSENT**

An application for consent has been made by **KANEFF PROPERTIES LIMITED**

**Purpose and Effect**

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 33.22 hectares (82.09 acres). The severed land (**Parcel A**) has a frontage of approximately 270 metres (885.92 feet), a depth of approximately 200 metres (656.17 feet) and an area of approximately 3.90 hectares (9.64 acres). It is proposed that the severed land be developed with an Office/Research and Development Lab. (Concurrent Consent Application B-2021-0016)

**Location of Land:**

Municipal Address: 1876 HALLSTONE ROAD

Former Township: Toronto Gore

Legal Description: Part of Lot 14, Concession 4 W.H.S.

**Meeting**

The Committee of Adjustment has appointed **TUESDAY, August 24, 2021 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4<sup>th</sup> Floor, City Hall, 2 Wellington Street West, Brampton**, for considering the application.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property, or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. THIS NOTICE IS TO BE POSTED BY THE OWNER OF ANY LAND THAT CONTAINS SEVEN OR MORE RESIDENTIAL UNITS IN A LOCATION THAT IS VISIBLE TO ALL OF THE RESIDENTS.** You may attend the meeting in person to express your views about this application or you may be represented by an agent or counsel for that purpose. If you do not attend the meeting, a signed written submission shall be accepted by the Secretary-Treasurer prior to or during the meeting and such submission shall be available for inspection at the meeting by any interested person. If you do not attend the meeting, the Committee may proceed and make a decision with respect to this application in your absence. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. **This will also entitle you to be advised of a possible Local Planning Appeal Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment Decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the public.**

**PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC**

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**LAST DAY FOR RECEIVING COMMENTS: AUGUST 20, 2021**

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**NOTE:** IT IS LIKELY THAT COMMITTEE MEMBER(S) WILL CONDUCT A SITE INSPECTION RELATED TO THE APPLICATION PRIOR TO THE MEETING.

**Other Planning Act Applications**

The land which is the subject of the application is the subject of an application under the *Planning Act* for:

Official Plan Amendment:	NO	File Number:
Zoning By-law Amendment:	NO	File Number:
Minor Variance:	YES	File Number: A-2021-0172

**Decision and Appeal**

Any person or public body may, not later than **20 days after the giving of the notice of decision**, appeal the decision or any condition imposed by the Committee of Adjustment or appeal both the decision and any condition to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a notice of appeal, accompanied by the fee prescribed under the *Local Planning Appeal Tribunal Act*. The appeal form is available from the Environment and Land Tribunals Ontario website at [www.elto.gov.on.ca](http://www.elto.gov.on.ca)

If a person or public body, that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent, does not make a written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, then the Local Planning Appeal Tribunal may dismiss the appeal.

DATED AT THE CITY OF BRAMPTON THIS **5th Day of August, 2021**

Comments may be sent to and information may be obtained between 8:30 a.m. to 4:30 p.m. Monday to Friday from:

**Jeanie Myers, Secretary-Treasurer**  
City of Brampton Committee of Adjustment  
City Clerk's Office, Brampton City Hall  
2 Wellington Street West  
Brampton, Ontario L6Y 4R2  
Phone: (905)874-2117 Fax: (905)874-2119  
[Jeanie.myers@brampton.ca](mailto:Jeanie.myers@brampton.ca)







**Under the authority of the *Emergency Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically during the COVID-19 Emergency**

**Electronic Hearing Procedures  
How to get involved in the Virtual Hearing**

Brampton City Hall is temporarily closed to help stop the spread of COVID-19. In-person Committee of Adjustment Hearings have been cancelled since mid-March 2020. Brampton City Council and some of its Committees are now meeting electronically during the Emergency. The Committee of Adjustment will conduct its meeting electronically until further notice.

**How to Participate in the Hearing:**

- All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, August 20, 2021.**
- Advance registration for applicants, agents and other interested persons is required to participate in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm, Friday, August 21, 2021.**
  - Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Friday, August 21, 2021.** City staff will contact you and provide you with further details.
- All Hearings will be livestreamed on the City of Brampton YouTube account at:  
<https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or  
<http://video.isilive.ca/brampton/live.html>.

If holding an electronic rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca). If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

**NOTE** Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, [www.brampton.ca](http://www.brampton.ca). By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.



July 27, 2021

The Corporation of the City of Brampton  
City Clerk's Office  
2 Wellington Street West  
Brampton, ON L6Y 4R2

**Attn: Ms. Jeanie Myers, Secretary-Treasurer, Committee of Adjustment**

**Re: Applications to the Committee of Adjustment – Consent and Minor Variance**  
1876 Hallstone Road (north of Highway 407, west of Financial Drive)  
Part of Lot 14, Concession 4, W.H.S.  
Ward: 6

B-2021-0015; B-2021-0016; A-2021-0172; A-2021-0173

Dear Ms. Myers,

Kaneff Properties Limited is pleased to submit the enclosed Consent Applications and Minor Variance Applications to the Committee of Adjustment to facilitate the severance of our lands located at 1876 Hallstone Road, also known as the Streetsville Glen Golf Course.

The purpose of the consent is to sever Parcel 'A' and Parcel 'B' from the Streetsville Glen Golf Course to create two new lots. Parcel 'A' is proposed to be severed from the Streetsville Glen Golf Course to create a 3.9 hectare parcel of land proposed to accommodate the construction of a new 7,204 square metre research and development lab and a four storey, 11,017 square metre office building (City File: SPA-2021-0042). A separate consent application has been filed to create Parcel 'B', which consists of a 1.36 hectare lot that is to be developed independent of Parcel A and subject to a future application for site plan approval. The consent applications will create two new lots and will also effectively establish legal property boundaries for the two sites (Parcel 'A' & 'B') so that they may be developed for their intended purposes.

An application for minor variance has been submitted in conjunction with each consent application to address minor zoning deficiencies on the severed lands (Parcel 'A' and Parcel 'B'). The variances being sought are referenced below with justification provided in accordance with Section 45(1) of the *Planning Act* (see Appendix 1).

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f. 905 454 0297

e: [info@kaneff.com](mailto:info@kaneff.com)





### Property Description (Streetsville Glen Golf Course)

Kaneff Properties Limited is the registered owner of the subject lands municipally identified as 1876 Hallstone Road and legally described as Part of Lot 14, Concession 4, West of Hurontario Street. The subject lands currently operate as a public golf course (Streetsville Glen Golf Course) and are located north of Highway 407, east of Mississauga Road and west of Financial Drive. The subject lands are comprised of a total area of 33.12 hectares and have been operating as a public golf course since 1991. The site contains an existing Natural Heritage System (Levi Creek) that traverses the property and includes a stormwater management pond, vegetation, and landscaping. The Levi Creek Valley and stormwater management pond is located along the proposed westerly limit of the lands that are to be severed. The Streetsville Glen Golf Course has a frontage of approximately 430 metres along Hallstone Road and 270 metres along Financial Drive.

### Surrounding Land Uses

To the north of the Streetsville Golf Course is a vacant parcel of land zoned "Office Commercial – Section 2031 (OC-2031)" and "Floodplain (F)". To the east is an existing plan of subdivision registered under 43M-1839, which contains single detached dwellings. Beyond the residential subdivision is Financial Drive, an existing school (Ecole Secondaire Jeunes Sans Frontieres) and an office/distribution facility operated by Ryerson. To the south of the site is the Highway 407 transitway, and to the west of the site is the Churchill Business Community.

### Background

On January 25, 2012, Council "Approved in Principle" (PDD004-20120) an amendment to the zoning by-law to permit prestige industrial, office and ancillary uses on the lands located north of Highway 407 and west of Financial Drive. On January 23, 2019, Council passed Zoning By-law 5-2019 to rezone a portion of the lands from "Recreational Commercial – Section 2620 (RC-2620)" to "Office Commercial – Section 2911 (OC-2911)" to permit a range of office and commercial related land uses. The portion of the lands zoned OC-2911 located north of Highway 407 and west of Financial Drive are the lands proposed to be severed from the Streetsville Glen Golf Course.

### Policy Context

**Official Plan:** The lands are designated "Office" and "Open Space" in the Official Plan as per Schedule A – General Land Use Designations.

**Secondary Plan:** The lands are designated "Office Centre" and "Valleyland" as per Schedule SP40(a) of the Bram West Secondary Plan.

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**Block Plan:** The lands are designated "Future Office Centre", "Open Space", "Existing SWM" and "Future Business/Prestige Industrial" according to the Bramwest Secondary Plan Sub Area 40-2.

**Zoning:** The lands are zoned "Recreation Commercial (RC)", "Recreation Commercial – Section 2620 (RC-2620)", "Office Commercial – Section 2911 (OC-2911)" and "Floodplain (F)".

#### Consent Applications

**Parcel 'A'** – To sever a 3.90 hectares parcel of land from the Streetsville Glen Golf Course to create a new lot (Parcel 'A'). Parcel 'A' is currently subject to an application for Site Plan Approval to construct a 7,204 square metre research and development lab building and a four storey, 11,017 square metre office building (SPA-2021-0042). Parcel 'A' is currently zoned "Office Commercial – Section 2911" and permits the land uses contemplated for the site. Once severed from the Streetsville Glen Golf Course, Parcel 'A' will have a frontage of approximately 270 metres along Financial Drive. Access to the site is proposed to be provided by way of a new full-moves driveway access on Financial Drive.

**Parcel 'B'** – To sever a 1.36 hectares parcel of land from the Streetsville Glen Golf Course to create a new lot (Parcel 'B'). Parcel 'B' is to be developed independent of Parcel 'A' and will be subject to a separate application for Site Plan Approval. Parcel 'B' is currently zoned "Office Commercial – Section 2911", which permits a range of office and commercial related land uses. A pre-consultation application for Parcel 'B' has been filed with the City under PRE-2021-0112 to permit a 5,900 square metre warehouse/office building. Once severed from the Streetsville Glen Golf Course, Parcel 'B' will have a frontage of approximately 91 metres along Financial Drive. Access to the site is proposed to be provided by way of a new driveway access on Financial Drive with an internal site access to be maintained between Parcel 'A' and Parcel 'B'.

Please refer to **Appendix 1**, which includes an analysis of the two consent applications against the criteria to be considered under Section 53(12) and 51(24) of the *Planning Act*

#### Minor Variance Applications

**Parcel 'A'** – The following minor variance is required to address a minor zoning deficiency associated with Parcel 'A':

- To permit a 0.0 metre landscape strip along the northerly property line whereas a 3.0 metre landscape strip is required.

**Parcel 'B'** – The following minor variance is required to address a minor zoning deficiency associated with Parcel 'B':

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- To permit a minimum lot area of 1.36 hectares whereas a minimum lot area of 2.0 hectares is required.

Please refer to **Appendix 2**, which includes an analysis of the variances against the criteria to be considered under Section 45(1) of the *Planning Act*

Submission:

In support of the two Consent Applications and two Minor Variance Applications, the following documents are enclosed:

- Two (2) completed copies of the Consent Application form;
- Two (2) completed copies of the Minor Variance Application form;
- A plan of survey sketch, drawn to scale and signed by an Ontario Land Surveyor delineating the retained lands and severed lands;
- Two (2) site plans identifying the requested variances; and,
- A cheque in the amount of \$13,042.00.

Attachments:

- **Appendix 1** - Planning Analysis for Consent Applications as per Section 53(12) and 51(24) of the *Planning Act*
- **Appendix 2** - Planning Analysis for Minor Variance Applications as per Section 45(1) of the *Planning Act*

Please do not hesitate to contact the undersigned if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Freeman", with a long horizontal flourish extending to the right.

**Kevin Freeman, MCIP, RPP**

Director of Planning and Development

[kfreeman@kaneff.com](mailto:kfreeman@kaneff.com)

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**Appendix 1 – Planning Analysis for Consent Applications as per Section 53(12) and 51(24) of the Planning Act**

Criteria To Be Considered	Analysis
a) <i>The effect of development of the proposed subdivision on matters of provincial interest;</i>	The proposed consent to sever a parcel of land intended for future residential land use has no adverse impacts on matters of provincial interest.
b) <i>Whether the proposal is premature or in the public interest;</i>	The proposal is neither premature nor contrary to the public interest.
c) <i>Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;</i>	The consent applications conform to the policies of the Official Plan. The lands are intended to be developed in accordance with the “Office” designation as per Schedule A – General Land Use Designations. The proposed consent applications are compatible with the adjacent plan of subdivision. As per the zoning by-law, a minimum 21m buffer is intended to maintain an appropriate distance to the existing residential land uses to the north.
d) <i>The suitability of the land for the purposes for which it is to be subdivided;</i>	The land is suitable to accommodate land uses permitted as-of-right in accordance with the OC-2911 zone.
e) <i>The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;</i>	The proposed consent applications do not present any concerns with regards to the adequacy of the roadway network. A new access to Parcel A and B will be provided along Financial Drive. The existing access along Hallstone Road will continue to serve the Streetsville Glen Golf Course. Parcel A and B are both located within close proximity of Highway 407.
f) <i>The dimensions and shapes of the proposed lots;</i>	The dimension and shape of the proposed lots are appropriate for the intended office and commercial related land uses.
g) <i>The restrictions or proposed restrictions, if any, on the land proposed to be subdivided; or the</i>	The land use restrictions are governed by the applicable zoning by-law, which includes minimum setbacks and site

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<i>buildings or structures proposed to be erected on it and the restrictions, if any, on adjoining land;</i>	requirements that will be enforced through site plan review.
<i>h) The conservation of natural resources and flood control;</i>	A portion of the lands are regulated by CVC and a Scope Environmental Impact Study has been prepared in support of the site plan application for Parcel 'A'. Any future development proposed within the regulated area will require prior permission from CVC in the form of a permit pursuant to Ontario Regulation 160/06.
<i>i) The adequacy of utilities and municipal services;</i>	Municipal services are readily available and are proposed to be extended from Financial Drive. The capacity of these services is sufficient to accommodate the proposed development.
<i>j) The adequacy of school sites;</i>	No residential land uses are proposed. There is no impact on the adequacy of school sites.
<i>k) The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;</i>	The owner will be required to convey the lands that comprise the Natural Heritage System (Levi Creek Valley) to the municipality at a later date.
<i>l) The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy</i>	The proposed severance will have no impact on matters of energy conservation.
<i>m) The interrelationship between the design of the proposal and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41(2) of this Act.</i>	The proposed consent applications will facilitate the development of the lands for office and commercial related land uses. Any future construction will be subject to an application for Site Plan Approval.



## **Appendix 2 – Planning Analysis for Minor Variance Applications as per Section 45(1) of the Planning Act**

**Parcel 'A'** – The following minor variance is required to address a minor zoning deficiency associated with Parcel 'A':

- To permit a 0.0m landscape strip along the northerly property line whereas a 3.0m landscape strip is required.

### **Intent of the Official Plan:**

- According to the "Office Centre" designation, lands are encouraged to be developed to generate an attractive urban environment, with quality architectural, landscape and safety design elements.
- The site plan effectively addresses all these principles through its design. A 3 metre landscape strip is proposed on the opposite side of the northerly property line to provide a sufficient buffer to the neighbouring property.

### **Intent of the Zoning By-law:**

- The Zoning By-law prescribes a minimum 3 metre landscape buffer along each property line to ensure that an aesthetic buffer between properties is maintained and to separate industrial land use from surrounding uses.
- The northerly property line is abutting a site which will be accommodating a 3 metre landscape buffer between the two properties. The land use on the northerly site will be compatible with the proposed office and research building and a 3 metre landscape buffer between the two properties will provide a sufficient buffer between the two properties.

### **Appropriate for the Development of the Land:**

- The variance is required to bring the site into compliance with the by-law so that it may be developed for its intended purpose.
- The variance is appropriate for the development of the land.

### **Minor in Nature:**

- The variance is only required to accommodate a reduction to the 3 metre landscape buffer along a portion of the northerly property line. A 3 metre landscape strip will be provided on the opposite side of the property line to compensate for the requested reduction.
- The variance is minor in nature.





**Parcel 'B'** – The following minor variance is required to address a minor zoning deficiency associated with Parcel 'B':

- To permit a minimum lot area of 1.36 hectares whereas a minimum lot area of 2.0 hectares is required.

Intent of the Official Plan:

- Special Policy Area 11 of the Bram West Secondary Plan includes specific conditions of site plan approval that may be applicable to prestige industrial uses located at the northwest corner of Financial Drive and Highway 407. One of these conditions is to maintain a minimum lot area of 5 acres (2 hectares). As per discussions with City staff, it is understood that the intent of SPA 11 is to ensure that larger lots/blocks are maintained along the Highway 407 frontage to ensure that a high-quality built form is maintained. The northerly parcel is proposed to be severed from the southerly site and will not be visible from Highway 407. A sufficient lot area will be maintained to ensure that the site may be developed for its intended purposes.
- The variance conforms to the intent of the Official Plan and Secondary Plan policies to permit office or prestige industrial related land uses that are of a high-quality built form.

Intent of the Zoning By-law:

- The zoning by-law prescribes a minimum lot area to ensure that the lot is of a sufficient size to accommodate the uses permitted as-of-right in the OC-2911 zone.
- We have demonstrated through the submission of a pre-consultation application that the northerly parcel (Parcel B) is able to accommodate a warehouse/manufacturing/office use while respecting all other provisions of the by-law including setbacks, minimum landscape requirements and minimum separation distance to the residential zone.

Appropriate for the Development of the Land:

- The variance is required to bring the site into compliance with the by-law so that it may be developed for its intended purpose. The 21 metre minimum interior side yard setback to the residential zone north of the site has been respected. The shared access to the southerly site creates efficiencies between the two sites and improves the vehicular and pedestrian circulation for the site.
- The variance is appropriate for the development of the land.

Minor in Nature:

- It has been demonstrated that the site may be developed for its intended purpose with a 1.36 hectare lot area.



- The requested reduction to the minimum lot area will have no impact on the development or functionality of the site.
- The variance is minor in nature.

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Kaneff Group of Companies, 8501 Mississauga Road, Brampton ON L6Y 5G8



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** Kaneff Properties Limited  
(print given and family names in full)

**Address** 8501 Mississauga Road, Brampton, ON L6Y 5G8

**Phone #** 905-454-0221 **Fax #** \_\_\_\_\_

**Email** ntersigni@kaneff.com

(b) **Name of Authorized Agent** Kevin Freeman

**Address** 8501 Mississauga Road, Brampton, ON L6Y 5G8

**Phone #** 416-578-2328 **Fax #** \_\_\_\_\_

**Email** kfreeman@kaneff.com

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:** To sever a 3.9 hectares parcel of land from the Streetsville Glen Golf Course to create a new lot (Parcel A)

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.**

N/A

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

a) **Name of Street** Hallstone Road **Number** 1876

b) **Concession No.** Concession 4, W.H.S **Lot(s)** Part of Lot 14

c) **Registered Plan No.** N/A **Lot(s)** \_\_\_\_\_

d) **Reference Plan No.** TBD **Lot(s)** \_\_\_\_\_

e) **Assessment Roll No.** 10-14-0-098-00300-0000 **Geographic or Former Township** Toronto

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

**Yes** ☐ **No** ☒  
**Specify:** \_\_\_\_\_

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

a)      **Frontage** 270m (approx.)      **Depth** 200m (approx.)      **Area** 3.9 ha

b)      **Existing Use** Golf Course      **Proposed Use** Office/Research & Development Lab

c)      **Number and use of buildings and structures (both existing and proposed) on the land to be severed:**  
**(existing)** Golf pro shop and storage shed.  
**(proposed)** An office building and lab and research building (City File: SPA-2021-0042)

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?**  
N/A

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):	<u></u>	

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):	<u></u>	

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

a)      **Frontage** 430m (approx)      **Depth** 400m (approx.)      **Area** 27.86 ha

b)      **Existing Use** Golf Course      **Proposed Use** Golf Course

c)      **Number and use of buildings and structures (both existing and proposed) on the land to be retained:**  
**(existing)** Golf Course  
**(proposed)** Golf Course



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?

N/A

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>OC-2911</u>	<u>RC and Floodplain</u>
Official Plans		
City of Brampton	<u>Office</u>	<u>Office &amp; Open Space</u>
Region of Peel	<u>Urban System</u>	<u>Urban System</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 # T04W15.006 Status/Decision Approved

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 Residential

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	T04W15.006	Approved
Zoning By-law Amendment	T04W13.008	Approved
Minister's Zoning Order		
Minor Variance	A-2021-0172	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 Brampton

this 27 day of July, 2021.

Check box if applicable:

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

☐ I have the authority to bind the Corporation

### DECLARATION

I, Kevin Freeman of the Town of Halton Hills

in the County/District/Regional Municipality of Halton 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 Brampton

in the Region of Peel

this 27 day of July, 2021.



Signature of applicant/solicitor/authorized agent, etc.

Submit by Email



Signature of a Commissioner, etc.

### 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.

Rose Bruno

Zoning Officer

July 28, 2021

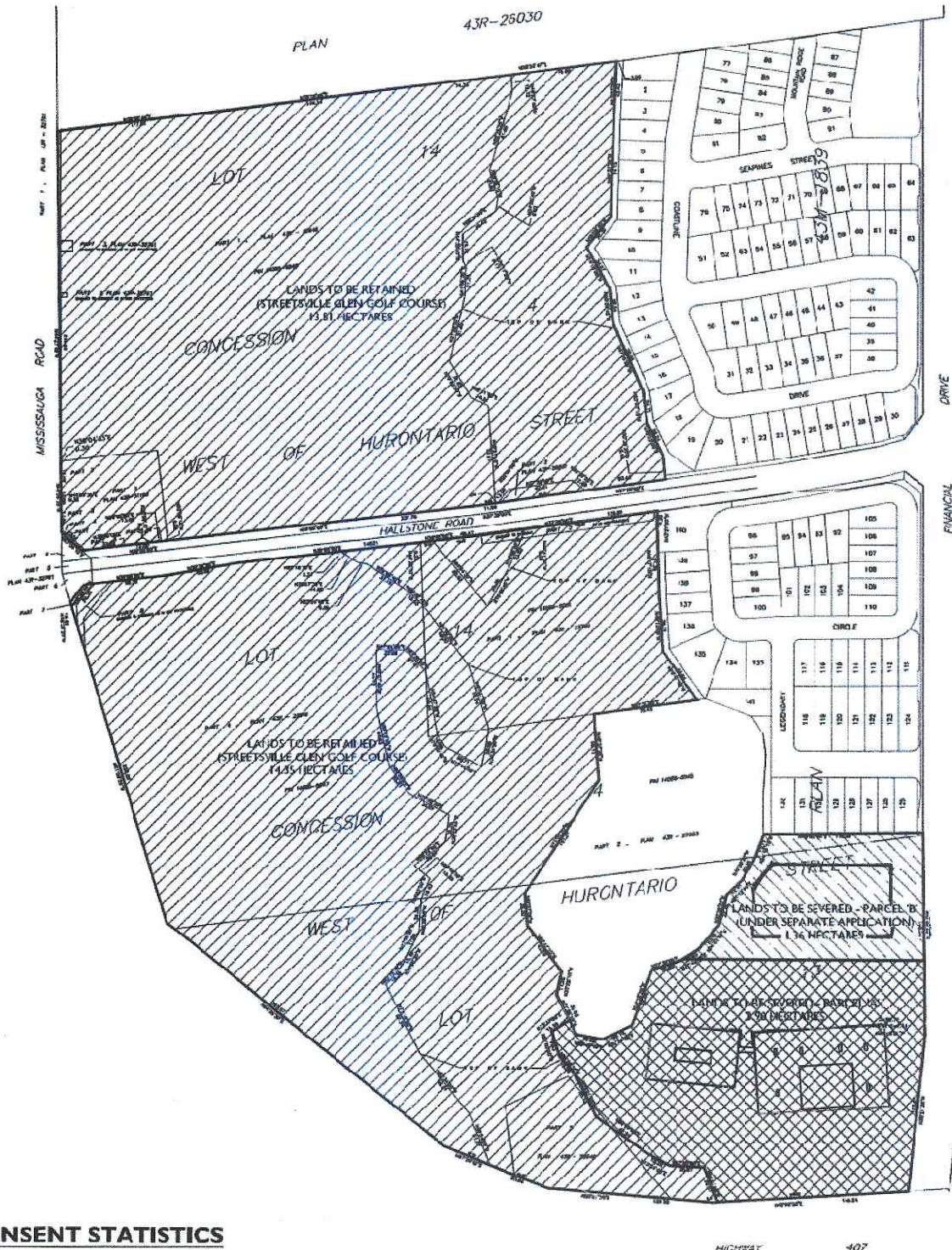
Date

DATE RECEIVED




Date Application Deemed Complete by the Municipality

July 27, 2021  
July 28, 2021





### CONSENT STATISTICS

-  LANDS TO BE RETAINED (STREETSVILLE GLEN GOLF COURSE): 27.86 HECTARES
-  LANDS TO BE SEVERED - PARCEL 'A': 3.90 HECTARES
-  LANDS TO BE SEVERED - PARCEL 'B' (UNDER SEPARATE APPLICATION): 1.36 HECTARES

### CONSENT SKETCH - PARCEL 'A' AND PARCEL 'B'

#### KANEFF PROPERTIES LIMITED

1876 HALLSTONE ROAD  
PART OF LOT 14, CONCESSION 4, W.H.S.  
WARD 6  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL



SCALE - 1:3000  
JULY 22, 2021

**KANEFF**



B-2021-0015  
B-2021-0016  
A-2021-0172  
A-2021-0173