



APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **KANEFF PROPERTIES LIMITED** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Part of Lot 14, Concession 4 W.H.S. municipally known as **1876 HALLSTONE ROAD**, Brampton;

AND WHEREAS the applicant is requesting the following variances associated with the proposed severed lot under consent application B-2021-0015:

1. To permit a 0.0 metre landscaped open space strip along the northerly property line whereas the by-law requires a minimum 3.0 metre wide landscaped open space strip.

OTHER PLANNING APPLICATIONS:

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

Plan of Subdivision:	<u>NO</u>	File Number:	<u></u>
Application for Consent:	<u>YES</u>	File Number:	<u>B-2021-0015 and B-2021-0016</u>

The Committee of Adjustment has appointed **TUESDAY, August 24, 2021 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

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.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **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 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.

RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

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

DATED at Brampton Ontario, this **5th Day of August, 2021.**

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

Jeanie Myers, Secretary-Treasurer
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

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 or 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 or 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. 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.

FILE NUMBER: A-2021-0172

The Personal Information collected on this form is collected pursuant to section 46 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
Minor Variance or Special Permission
(Please read Instructions)

NOTE: It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the Planning Act, 1990, for relief as described in this application from By-Law **270-2004**.

1. **Name of Owner(s)** Kaneff Properties Limited
Address 8501 Mississauga Road,
Brampton, ON L6Y 5G8
Phone # 905-454-0221 **Fax #** _____
Email ntersigni@kaneff.com

2. **Name of Agent** Kevin Freeman
Address 8501 Mississauga Road,
Brampton, ON L6Y 5G8
Phone # 416-578-2328 **Fax #** _____
Email kfreeman@kaneff.com

3. **Nature and extent of relief applied for (variances requested):**
To permit a 0.0m landscape strip along the northerly property line whereas a 3.0m landscape strip is required.

4. **Why is it not possible to comply with the provisions of the by-law?**
Due to site configuration we are not able to accommodate a 3 metre landscape strip along the proposed northerly property line.

5. **Legal Description of the subject land:**
Lot Number Part of Lot 14
Plan Number/Concession Number Concession 4, W.H.S
Municipal Address 1876 Hallstone Road

6. **Dimension of subject land (in metric units)**
Frontage 180 metres (approx.) along Financial Drive
Depth 200 metres (approx.)
Area 3.9 ha

7. **Access to the subject land is by:**
Provincial Highway ☐ **Seasonal Road** ☐
Municipal Road Maintained All Year ☒ **Other Public Road** ☐
Private Right-of-Way ☐ **Water** ☐

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo, etc.)

Vacant. Currently operates as a golf course.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Single storey, 7,204 square metre research and development lab building and a four storey, 11,017 square metre office building (City File: SPA-2021-0042).

9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)

EXISTING

Front yard setback	N/A
Rear yard setback	N/A
Side yard setback	N/A
Side yard setback	N/A

PROPOSED

Front yard setback	>20 metres
Rear yard setback	13.02 metres
Side yard setback	56.57 metres
Side yard setback	48 metres

10. Date of Acquisition of subject land: 1991
11. Existing uses of subject property: Golf Course
12. Proposed uses of subject property: Office/Research and Development Lab
13. Existing uses of abutting properties: Golf Course
14. Date of construction of all buildings & structures on subject land: TBD
15. Length of time the existing uses of the subject property have been continued: TBD
16. (a) What water supply is existing/proposed?
Municipal ☒ Other (specify) _____
Well ☐
- (b) What sewage disposal is/will be provided?
Municipal ☒ Other (specify) _____
Septic ☐
- (c) What storm drainage system is existing/proposed?
Sewers ☒ Other (specify) _____
Ditches ☐
Swales ☐

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes ☒ No ☐

If answer is yes, provide details:

File # B-2021-0015

Status CONCURRENT

18. Has a pre-consultation application been filed?

Yes ☒ No ☐

19. Has the subject property ever been the subject of an application for minor variance?

Yes ☒ No ☐ Unknown ☐

If answer is yes, provide details:

File # <u>A09-170</u>	Decision <u>Application Withdrawn</u>	Relief <u></u>
File # <u></u>	Decision <u></u>	Relief <u></u>
File # <u></u>	Decision <u></u>	Relief <u></u>



Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton

THIS 27 DAY OF July, 2021.

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, Kevin Freeman, OF THE Town OF Halton Hills

IN THE Region OF Halton SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE

City OF Brampton

IN THE Region OF

Peel THIS 27 DAY OF

July, 2021.



A Commissioner etc.



Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

OC section 2911

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

Rose Bruno

Zoning Officer

July 28, 2021

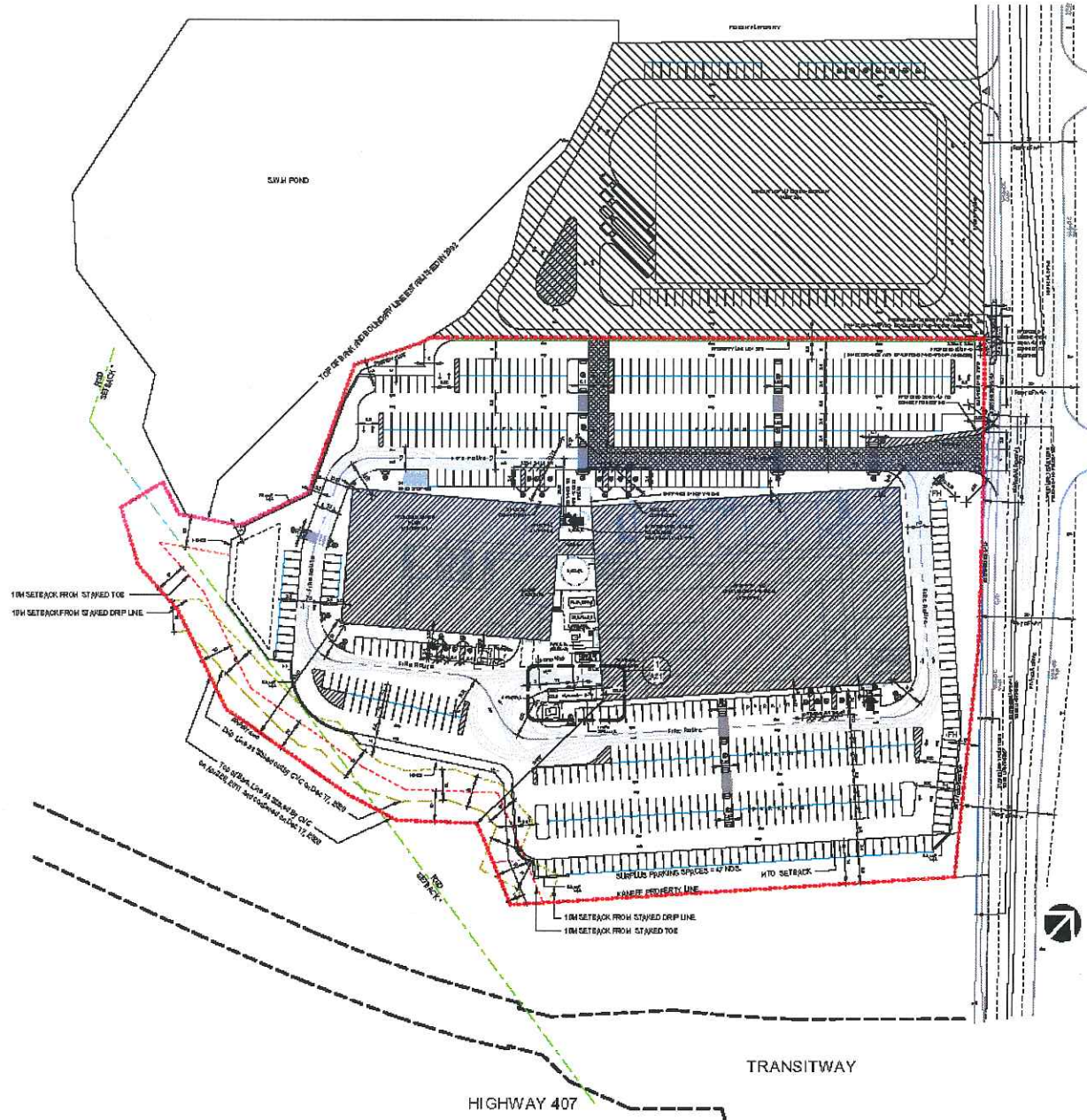
Date

DATE RECEIVED

Date Application Deemed Complete by the Municipality

July 27, 2021
July 28, 2021

2021.07.09 15:30:01 PM



1 SITE PLAN
SCALE: 1:750

Area Schedule (Lot Area)		
Name	Area (SQM)	Area (Ha)
PROJECT SITE	33047.18 m ²	3.30 hectares
FUTURE SITE	13548.21 m ²	1.36 hectares
Overall Site	52695.38 m ²	5.27 hectares

Lot Coverage Schedule		
Description	Area (SQM)	Area (SQ F)
LAB BUILDING	6204.07 m ²	66780.01 ft ²
OFFICE BUILDING	2928.04 m ²	31517.18 ft ²
LINK	58.89 m ²	630.67 ft ²
Grand total:3	9190.70 m ²	98927.87 ft ²

Area Schedule (Gross Building Floor Area)		
Level	Area (SQM)	Area (SQ F)
Lab Building		
L1 GROUND FLOOR	6114.08 m ²	65811.43 ft ²
L2 MEZZANINE	1090.53 m ²	11738.33 ft ²
	7204.61 m ²	77549.76 ft ²
Office		
2ND FLOOR	2704.15 m ²	29153.02 ft ²
3RD FLOOR	2704.15 m ²	29153.02 ft ²
4TH FLOOR	2704.15 m ²	29153.02 ft ²
GROUND FLOOR	2724.93 m ²	29330.95 ft ²
	11017.37 m ²	119590.01 ft ²
Grand total	18221.98 m ²	196139.77 ft ²

Area Schedule Link (Gross Building Floor Area)		
Level	Area (SQM)	Area (SQ F)
GROUND FLOOR	58.28 m ²	628.10 ft ²

Parking Schedule	
Description	Count
A. Proposed Parking	
Regular	538
Barrier-Free Type B	8
Barrier-Free Type A	7
	553
B. MTO Setback Parking	
Regular	47
	47
Grand total	600

NOTES:
* FINANCIAL DRIVE R.O.W., ROAD LINES AND STREET LIGHT POLES ARE SHOWN INDICATIVELY AS PER EXISTING CONDITIONS.

Proposed Use	By-law Use	Size (m ²)	Parking Rate	Required Spaces ¹	Provided Spaces	Surplus / Deficit
Office	Office - Other	11017.37	1 space per 32 m ²	344		
Research Lab ²	Industrial - Manufacturing, Cleaning, Packaging, Processing, Repairing, Assembling, or Printing	7204.61	83 spaces + 1 space per 32 m ² gross floor area or portion thereof that is over 5,000 m ²	103	600	
Site Total				447	600	+153

Notes:
1. As discussed with City staff, calculated real, net spaces are rounded up.
2. As discussed with City staff, a research lab is defined as manufacturing under the industrial by-law use.



Project
PROJECT GLEN - NEW
OFFICE AND R&D LAB
BUILDING AT BRAMPTON

Prepared For
Kaneff Properties Limited



400 University Avenue Suite 2200
Toronto, ON, M5G 1S5
T: +1 (416) 203 9993

All representations and statements are made on the basis of information received from the client.

In Association with
City of Brampton & Area
Regional Planning
2015 Strategic Growth
Framework, WSP Ltd., L.P.O.
Road Joints Construction Ltd.
Brampton, Ontario

The H2O Group
Residential & Commercial
434 Dundas Street East, Suite 200
Brampton, ON, N6A 1A6

Crider Consulting Engineers
Civil Engineering
1000 High Park Road, Suite 200
Brampton, ON, L6Y 4P6

Elzbieta T. Turek, Inc.
Landscape
1000 High Park Road, Suite 200
Brampton, ON, L6Y 4P6

Key Plan

Professional Seal

NOT FOR
CONSTRUCTION

No.	Description	Date
1	FOR SPA	2021.07.09
2	FOR SPA SUBMITTAL	2021.07.09

Project No: SPA-2021-004

Sheet No:

SITE PLAN

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Sheet 1 of 1

A02

Steeles Ave

Mississauga Rd

Creditview Rd

Hallstone Rd

Creditview Rd

Financia Dr

Hallstone Rd

407

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

C5

a

B5

b

c

D5

