





**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 and/or as a hybrid meeting (both in-person and electronically).**

**Electronic/Hybrid Hearing Procedures  
How to get involved in the Hybrid Hearing**

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **January 24, 2023** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

**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, January 19, 2023.**

- Advance registration for applicants, agents and other interested persons is required by one or two options:
  1. Participate remotely 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 Thursday, January 19, 2023.**
  2. To participate in-person, please email 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 Thursday, January 19, 2023.**
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. 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 **Thursday, January 19, 2023.** City staff will contact you and provide you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

- 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/hybrid 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.



December 22, 2022

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 - Minor Variance**  
0 Financial Drive (north of Highway 407, west side of Financial Drive)  
Part of Lot 13, Concession 4, W.H.S.  
Ward: 6

A-2022-0402

Dear Ms. Myers,

Please find enclosed a completed application form and minor variance request for our property located at 0 Financial Drive. The following minor variances are required to facilitate relief from Sections 2911.2 (5) and (11) of the by-law:

1. To permit a minimum building height of 6.02 metres whereas the by-law requires a minimum building height of 9.5 metres; and,
2. To permit an interior side yard setback of 3.0 metres to a hydro transformer whereas the by-law requires a minimum setback of 9.0 metres.

A site plan application for the subject property has been filed with the City and is currently under review to permit the construction of a one-storey, 4,805m<sup>2</sup> (51,720 ft<sup>2</sup>) office building (City File: SPA-2022-0199). An office use is a permitted use as-of-right per Section 2911(1) of the Zoning By-law. No additional variances are required to facilitate the proposed development.

Property Description & Background:

The subject property is 1.36 hectares in total area, has a frontage of approximately 96 metres along Financial Drive and is currently vacant and undeveloped. The subject property previously operated as a public golf course (Streetsville Glen Golf Course); however, it was recently severed from the golf course in 2021 through a consent application that was approved by the Committee of Adjustment (City File: B-2021-0016). A concurrent minor variance application was also approved by the Committee of Adjustment in 2021 to permit a minimum lot area of 1.36 hectares whereas the by-law requires a minimum lot area of 2.0 hectares (City File: A-2021-0173).



Surrounding Land Uses:

The surrounding land uses may be described as follows:

- North: Existing single-family dwellings.
- East: Financial Drive and an existing secondary school (Ecole Secondaire Jeunes Sans Frontieres).
- South: A Kaneff owned property that is currently under construction for a new research and development lab building and 4 storey office building.
- West: An existing stormwater management pond (Linda Steven Pond) and beyond is the Streetsville Glen Golf Course.

Policy & Zoning:

- Official Plan: The property is designated "Office" in the Official Plan according to Schedule A - General Land Use Designations.
- Secondary Plan: The property is designated "Office Centre" according to Schedule SP40(a) of the Bram West Secondary Plan.
- Block Plan: The lands are designated "Future Business/Prestige Industrial" according to the Block Plan for Sub Area 40-2.
- Zoning: The lands are zoned "Office Commercial - Section 2911 (OC-2911)", according to By-law 270-2004, as amended.

Submission:

The following items are included with the submission:

- A completed copy of the Minor Variance Application form including Owner's Authorization
- A copy of a site plan identifying the extent of the variance requested
- A cheque in the amount of \$2,662.00

Do not hesitate to contact the undersigned should you have any questions or require anything further.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Freeman".

**Kevin Freeman, MCIP, RPP**

Director of Planning and Development  
Kaneff Group



The Personal Information collected on this form is collected pursuant to section 45 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 LTD.  
**Address** 8501 Mississauga Road  
Brampton, ON L6Y 5G8  
**Phone #** 416-578-2328 **Fax #** \_\_\_\_\_  
**Email** kfreeman@kaneff.com

2. **Name of Agent** Kevin Freeman, Kaneff Group  
**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):**

1. To permit a building height of 6.02 metres whereas the by-law requires a minimum building height of 9.5 metres.

2. To permit an interior side yard setback of 3.0 metres to a hydro transformer whereas the by-law requires a minimum setback of 9.0 metres.

4. **Why is it not possible to comply with the provisions of the by-law?**

We are proposing to construct a new office building that must satisfy the specific requirements of our tenant. The height of the parapet varies from 6.02 metres to 7.28 metres. The hydro transformer is proposed to be located in an area within the required interior side yard setback where it may be effectively screened with landscaping.

5. **Legal Description of the subject land:**  
**Lot Number** Part of Lot 13, Con 4, W.H.S.  
**Plan Number/Concession Number** 43R-40143  
**Municipal Address** 0 Financial Drive

6. **Dimension of subject land (in metric units)**  
**Frontage** 96 metres  
**Depth** 140 metres  
**Area** 1.36 hectares

7. **Access to the subject land is by:**

Provincial Highway	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	Water	<input type="checkbox"/>

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.)

N/A

**PROPOSED BUILDINGS/STRUCTURES** on the subject land:

One-storey, 4,647 m<sup>2</sup> (50,029 ft<sup>2</sup>) office building.

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	16.8 metres
Rear yard setback	18.2 metres
Side yard setback	22.1 metres
Side yard setback	16.7 metres

10. Date of Acquisition of subject land: 1990
11. Existing uses of subject property: Vacant
12. Proposed uses of subject property: Office
13. Existing uses of abutting properties: Office, Residential
14. Date of construction of all buildings & structures on subject land: N/A
15. Length of time the existing uses of the subject property have been continued: N/A

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 # \_\_\_\_\_ Status \_\_\_\_\_

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 # A-2021-0173	Decision Approved	Relief Min. lot area 1.36 ha
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

*[Signature]*

Signature of Applicant(s) or Authorized Agent

DATED AT THE \_\_\_\_\_ City OF \_\_\_\_\_ Brampton

THIS 9 DAY OF December, 2022.

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, <sup>Kevin Freeman</sup> ~~Anna Maria Kaneff~~, OF THE City OF Brampton

IN THE Region OF Peel 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 12<sup>th</sup> DAY OF December 20 22

*[Signature]*  
A Commissioner etc.

Jeanie Cecilia Myers  
a Commissioner, etc.,  
Province of Ontario  
for the Corporation of the  
City of Brampton  
Expires April 8, 2024.

*[Signature]*

Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_  
Present Zoning By-law Classification: OC-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.

*[Signature]*  
Zoning Officer

DEC. 12. 22  
Date

DATE RECEIVED December 12, 2022



**general notes (site plan)**

1. ALL LANDSCAPES ARE IN METRIC UNLESS NOTED OTHERWISE
2. REFER ALSO TO DRAWINGS AS PREPARED FOR SITE SERVICES AND DRAWINGS BY: HUSSEIN ENGINEERING LTD LANDSCAPING BY: ELECTRIC SERVICES BY: UNLESS NOTED OTHERWISE CUM FIRM ARE SO
3. REUSE PROGRAM TO BE BY PRIVATE CONTRACTORS
4. FIRE RATES TO BE AS PER FLAM SPREAD WITH A CENTRAL FIRE RATING TABLE OF 1200 MM MINIMUM
5. SIGNAGE POSITION ON THE SITE DEVELOPMENT PLAN IS FOR INFORMATION PURPOSES ONLY. ALL SIGNAGE REQUIRES SEPARATE APPLICATION UNDER THE CITY OF BRAMPTON SIGN BY LAW
6. ALL LETTERS AND SIGNS WILL BE ORIENTED TO THE SITE AND WILL NOT IMPERSE UPON THE ADJACENT PROPERTY
7. PAVEMENT MARKINGS ARE TO BE AS PER CITY OF BRAMPTON
8. ACCESSIBLE PARKING STALLS
- 9.1. HANDICAPPED VEHICLE PARKING TO CITY OF BRAMPTON REQUIREMENTS STANDARDS AS OUTLINED IN ACCESSIBLE PARKING IN THE CITY OF BRAMPTON
- 9.2. SPACING TO MEET THE REQUIREMENTS OF CITY OF BRAMPTON THAT IS BY LAW 99-02 AND TO INCLUDE THE HANDICAPPED MINIMUM PARKING AND FOR ENFORCEMENT CALL 905-454-3424 ON THE SAME SIGN ON ANOTHER SIGN IN CLOSE PROXIMITY TO THE ACCESSIBLE PARKING SIGN
10. CONSTRUCTION SIGNAGE AND PARKING TO BE DETERMINED BY CONTRACTOR
11. RESTORE RIGHT OF WAY TO THE SATISFACTION OF THE CITY OF BRAMPTON, ENGINEERING AND CONSTRUCTION DEPARTMENT
12. IF THE FINAL COURSE OF ASPHALT PAVING IS DELAYED, INSTALL TEMPORARY LIFT OF ASPHALT AT RAMP OR CURB CUTS TO PROVIDE BARRIER FREE ACCESS (TYP)
13. PAVEMENT SHALL BE Laid DURING EXCEPT AS NOTED OTHERWISE
14. LAND OWNER SHALL ARRANGE SIGNAGE UNDER PRIVATE CONTRACTOR
15. ALL EXTERIOR PATHS OF TRAVEL SHALL BE BUILT IN ACCORDANCE WITH OPSIS STANDARDS
16. DRAWINGS ARE TO BE BUILT IN COMPLIANCE WITH OPSIS 510.123 OPSIS 500.010 AND M100.210.002
17. DRIVEWAYS ARE TO BE BUILT TO CONFORM TO THE MINIMUM SPECIFICATIONS OF CITY OF BRAMPTON DESIGN SERVICES STANDARD 2.1E VERTICAL ACCESS TO CONFORM TO C201 STD 403
18. PUBLIC SIGNAGE TO COMPLY WITH CURRENT CITY STANDARDS, ALONG WITH REQUIREMENTS RELATED TO THE ACCESSIBILITY ON ON-TARIFF, IN 1105 ABILITIES ACT (ADA)

**drawing legend**



**drawing notes**

1. OUTLINE OF CANOPY ABOVE
2. OUTLINE OF SERVICE ROOMS
3. ELDE TRANSFORMER IN STEEL SOLLAGE PROTECTOR
4. FIRE RATED
5. FIRE DEPARTMENT CONNECTION
6. EXTERIOR FIRE HYDRANT
7. OUTDOOR AMENITY AREA
8. OUTDOOR WASTE STORAGE ENCLOSURE
9. BIKE RACKS
10. ELECTRIC VEHICLE CHARGING STATION
11. DESIGNATED PARKING SPACES
12. C/W DOUBLE PORTAL ELECTRIC VEHICLE CHARGERS ON CONCRETE BASE
13. PROVIDE HOIST WITH SODIUM

**GFA - office**

BASED ON CITY OF BRAMPTON DEFINITION OF DETERMINING PARKING

TOTAL GROSS COMMERCIAL FLOOR AREA	NEW OFFICE	4,805.00
TOTAL		4,805.00

**parking calculations**

TOTAL PARKING REQUIRED	159 SPACES
REQUIRED	159 SPACES
PROVIDED	159 SPACES
ACCESSIBLE PERSON PARKING REQUIRED PARKING (100% = 6 SPACES (Type A = 2, Type B = 4))	6 SPACES
STANDARD PARKING STALL SIZE	2.7 m x 5.4 m
ACCESSIBLE PARKING STALL SIZE	3.0 m x 5.4 m - 1.5 m SHARED ASBLE
TYPE A	2.4 m x 5.4 m - 1.2 m SHARED ASBLE
TYPE B	

**loading calculations**

OFFICE USE - 2.20 m CLEAR UP TO 3.00 m CLEAR

LOADING SPACES REQUIRED	1
LOADING SPACES PROVIDED	1
LOADING SPACE SIZE: 3.7 m x 9.0 m x 4.25 m CLEAR HEIGHT	

**building classification**

CLASSIFIED UNDER ONTARIO REGULATION 61 ON 403 210 B C  
 3.2.2.51 GROUP D UP TO 3 STORIES: SPRINKLERED  
 Maximum Area = 14,400 m<sup>2</sup> BUILDING AREA # 1 STORY HEIGHT  
 (Proposed Building Area = 4,805.00 m<sup>2</sup>)

**EFFECTIVE RESTRICTIONS**  
 The building is permitted to be constructed on non-combustible construction and:  
 • the height of the building  
 • floor area and area for the building with a maximum height of 10 m  
 • maximum number of occupants and areas that have a fire resistance rating not less than 1 hr required for the building structure

**setbacks**

FRONT YARD	15 m	PROVIDED	REFER TO DRAWINGS
SIDE YARD	6 m	PROVIDED	REFER TO DRAWINGS
REAR YARD	6 m	PROVIDED	REFER TO DRAWINGS

**coverage calculations**

BUILDING SITE AREA	4,805.00 m <sup>2</sup>	12,504.07 m <sup>2</sup>	38.50 %
BUILDING COVERAGE	5,706.00 m <sup>2</sup>	13,534.00 m <sup>2</sup>	42.50 %
PARKING AREA SITE AREA	2,423.00 m <sup>2</sup>	13,534.00 m <sup>2</sup>	17.91 %
LANDSCAPED COVERAGE	2,423.00 m <sup>2</sup>	13,534.00 m <sup>2</sup>	17.91 %
TOTAL COVERAGE			60.41 %



context plan  
SCALE: 1:100

**site statistics**

ZONED: O6-0811, OFFICE COMMERCIAL  
 UNDER THE CORPORATION OF THE CITY OF BRAMPTON BY LAW NO. 275/004

SITE AREA: 1.36 hectares  
 13,534.07 square meters, 143,807.98 square feet

LOT FRONTAGE: FINANCIAL DRIVE, 100.00 m  
 LOT DEPTH: 100.00 m

**Pearce McCuskey Architects**  
 2001 Green Drive, Brampton, Ontario L6Y 1Y3  
 www.pearcemc.us  
 905.877.2444

**KANEFF**

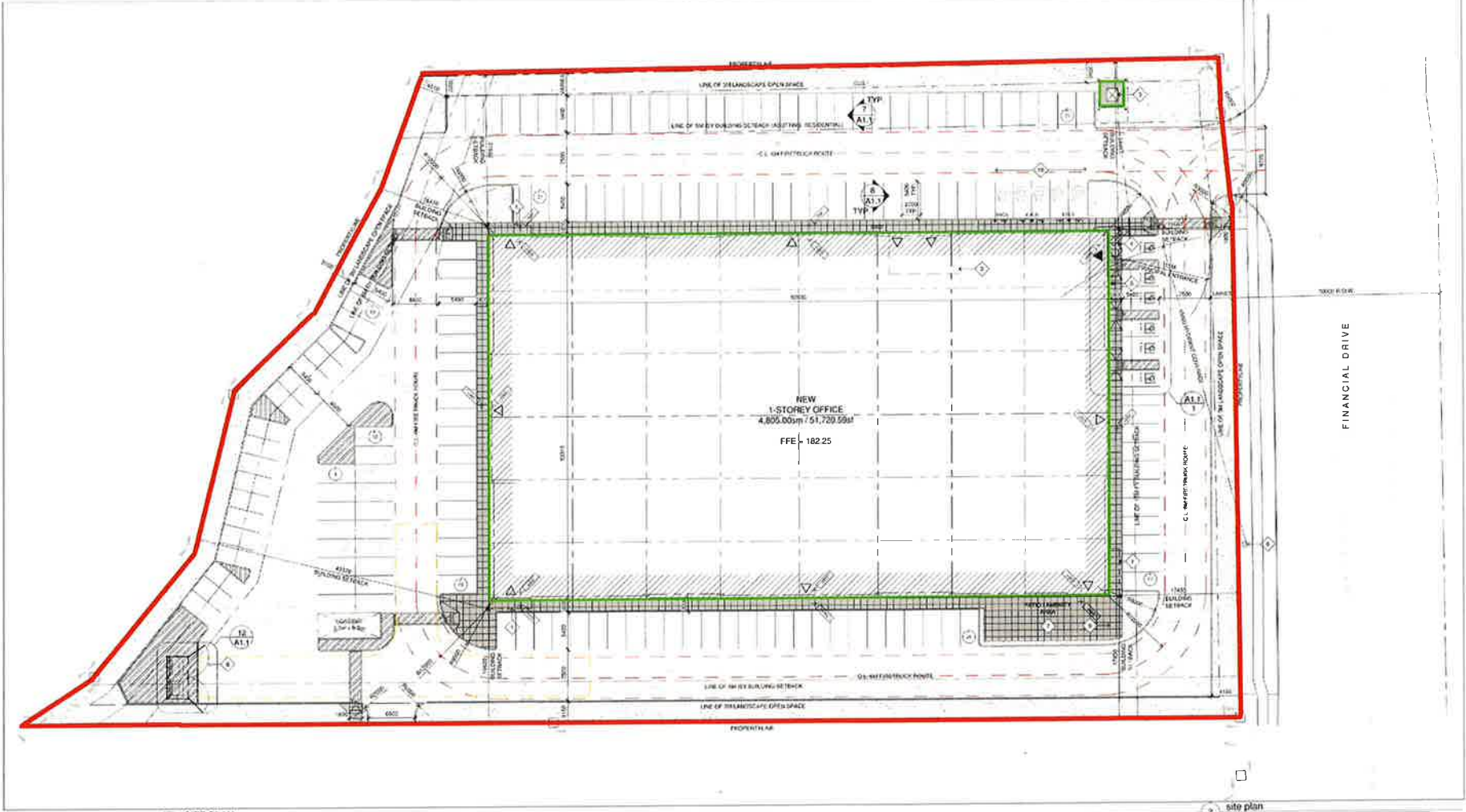
OWNER:  
 KANEFF GROUP OF COMPANIES

APPLICANT:  
 KANEFF GROUP OF COMPANIES

Site Plan Approval File No.  
 City of Brampton - SPN 2022-0109

ISSUED FOR CONSULTATION COORDINATION  
 DEC 21, 2022

As Issued by SPA: Dec 21, 2022  
 Issued by SPA: Oct 18, 2022



SITE PLAN  
SCALE: 1:500

site plan  
SCALE: 1:500

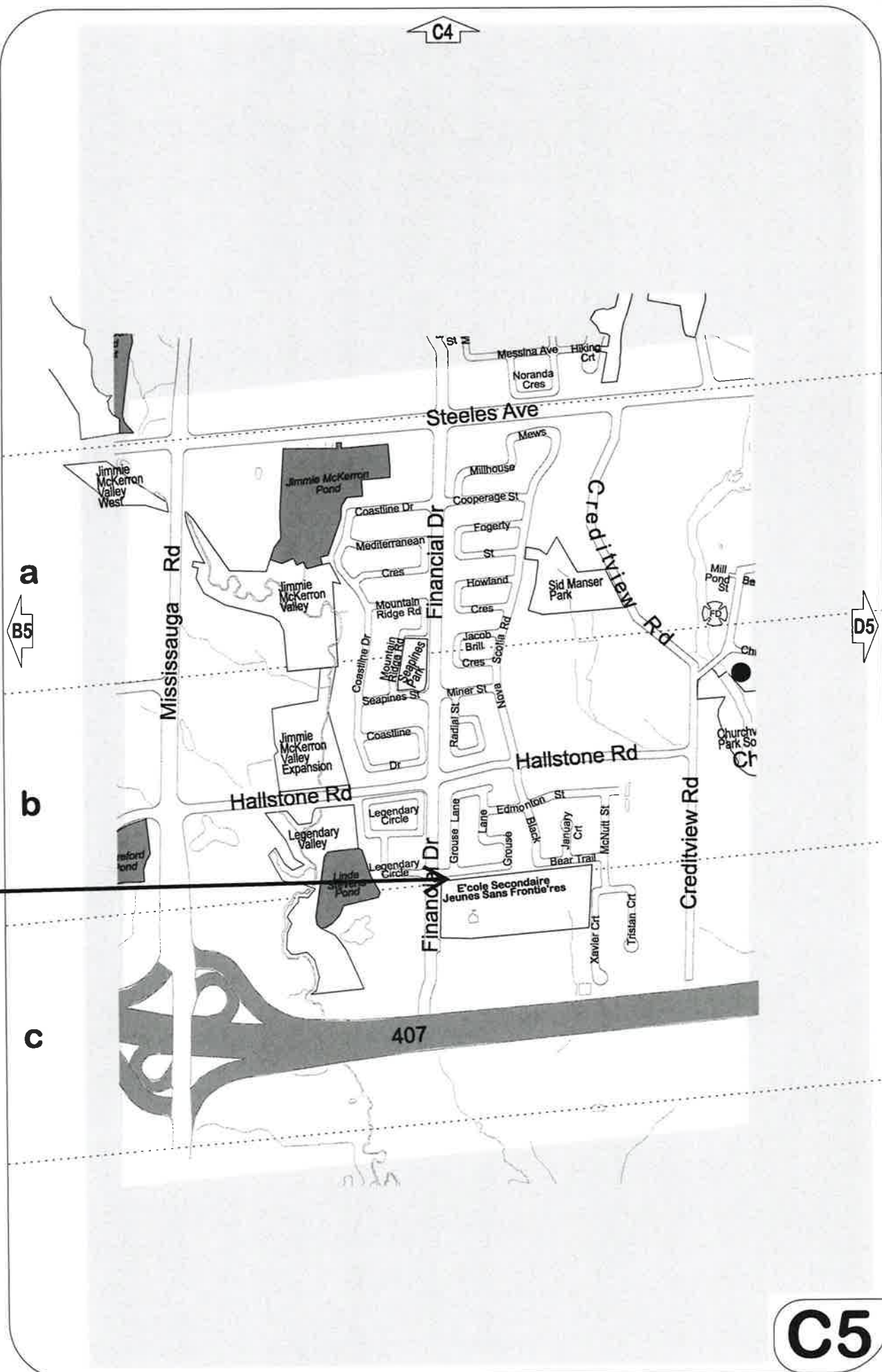
**SITE PLAN**

Project Number:  
21019

Drawn By: [Signature]  
 Checked By: [Signature]  
 Date: OCTOBER 2022  
 Scale: 1:500  
 Sheet Number:

**A1.0**

C4



a

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407

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