



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

FILE NUMBER: A-2024-0178

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)** Manorbay Estates Inc
Address 8600 Duffering Street, Vaughan, ON L4K 5P5

Phone # 416-798-2420 **Fax #** 905-653-4074
Email _____

2. **Name of Agent** The Brampton Public Library Board
Address 65 Queen Street East

Phone # 905-793-4636 **Fax #** _____
Email jsimone@bramlib.on.ca

3. **Nature and extent of relief applied for (variances requested):**
To permit the use of a Public Library on the lands within OC - Section 1530 zoning designation, Building A.

4. **Why is it not possible to comply with the provisions of the by-law?**
A Public Library is currently not permitted use in OC - Section 1530 zoning

5. **Legal Description of the subject land:**
Lot Number Part of East halves of lot 4 & 5
Plan Number/Concession Number Concession 9, N.D.
Municipal Address 8750 The Gore Road (Building A)

6. **Dimension of subject land (in metric units)**
Frontage 321.44
Depth 340.78
Area 61,089.64 square metres

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.)

(All on The Gore Road) 8720 (Bldg D) - GFA 519.31 sq metres-one storey, 8730 (Bldg C) - GFA 501.06 sq. metres-one storey, 8740 (Bldg B) - GFA 522 sq metres-one storey, 8750 (Bldg A) GFA 5,227.63 sq metres-five storey, 8770 (Bldg F) - GFA 1200.10 sq metres-one storey, 8800 (Bldg E) GFA 6979.32 sq metres-one storey pluz small mezzanine, 8814 (Bldg G) GFA 1200.10 sq metres-one storey

PROPOSED BUILDINGS/STRUCTURES on the subject land:

N/A

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 9.0m (Building B, C & D) 15.0m (Building A from Queen St)
Rear yard setback 12.0m (Bulding E)
Side yard setback 10.54m (Building F) 9.0m (Building A from The Gore Rd)
Side yard setback 25.0m (Building G)

PROPOSED

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

10. Date of Acquisition of subject land: August 1995

11. Existing uses of subject property: Commercial/Retail & Office

12. Proposed uses of subject property: N/A

13. Existing uses of abutting properties: Institutional & Commercial

14. Date of construction of all buildings & structures on subject land: 2008

15. Length of time the existing uses of the subject property have been continued: Since Construction

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 # <u>A031/07</u>	Decision <u>Approved</u>	Relief <u>Minimum front yard setback & the development of Building B</u>
File # <u>A214/07</u>	Decision <u>Approved</u>	Relief <u>Minimum lot area & to permit a hotel use</u>
File # <u>A19-210</u>	Decision <u>Approved</u>	Relief <u>To permit use of Commercial School</u>

Signature of Applicant(s) or Authorized Agent

DATED AT THE City _____ OF Brampton _____

THIS 9th DAY OF May, 2024

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, Todd Kyle~~ John Sumano, OF THE Town _____ 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 17 DAY OF

May, 2024

Signature of Applicant or Authorized Agent

Clara Vani
A Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton

Expires September 29, 2025
FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____ OC-1530

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

Shiza Athar
Zoning Officer

2024/05/17
Date

DATE RECEIVED May 17, 2024

Date Application Deemed Complete by the Municipality Clara

APPOINTMENT AND AUTHORIZATION OF AGENT

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: 8750 The Gore Road (Building A)

I/We, Manorbay Estates Inc.
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject lands, hereby authorize

please print/type the full name of the agent(s)

to make application to the **City of Brampton Committee of Adjustment** in the matter of an application for **minor variance** with respect to the subject land.

Dated this 9th day of May, 2024.

M. Baldassarra, A.S.O.

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

Mike Baldassarra, A.S.O.

(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.

NOTE: Unit owners within a Peel Standard Condominium Corporation are to secure authorization from the Directors of the Condominium Corporation in a form satisfactory to the City of Brampton, prior to submission of an application. Signatures from all Members of the Board of Directors are required.

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: 8750 The Gore Road (Building A)

I/We, Manorbay Estates Inc.
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 9th day of May, 2024.

M. Baldassarra, A.S.O.

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

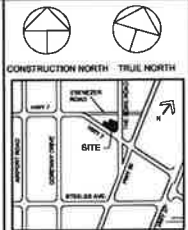
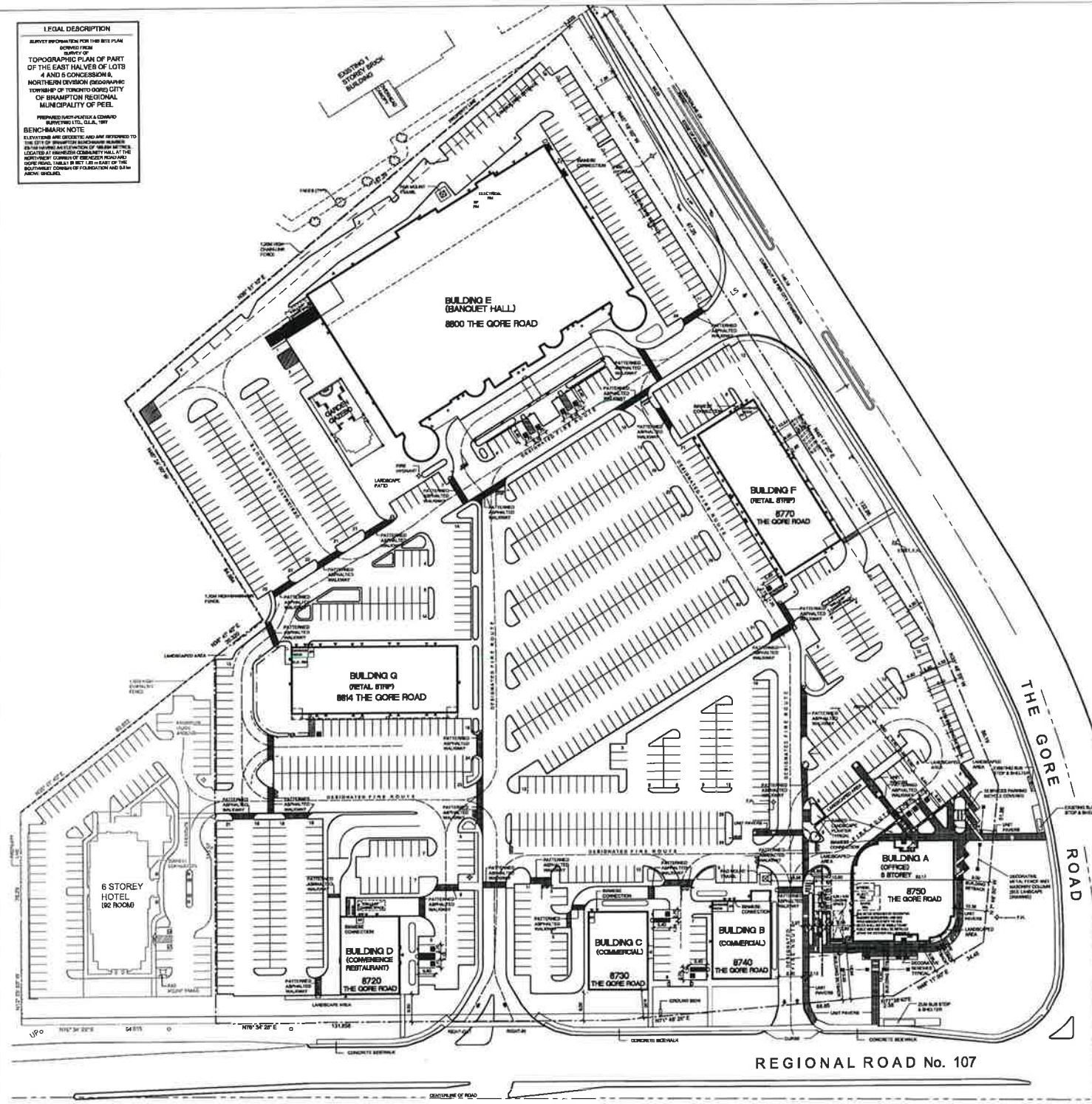
Mike Baldassarra, A.S.O.

(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

LEGAL DESCRIPTION
 SURVEY INFORMATION FOR THIS SITE PLAN
 DERIVED FROM
 PART OF
 TOPOGRAPHIC PLAN OF PART
 OF THE EAST HALF OF LOTS
 4 AND 5 CONCESSION 8,
 NORTHERN DIVISION (GEOGRAPHIC
 TOWNSHIP OF TORONTO) IN THE CITY
 OF BRAMPTON REGIONAL
 MUNICIPALITY OF PEEL.
 PREPARED BY: PLANET & COMPANY
 SURVEYORS LTD. (S.A.) INC.
BENCHMARK NOTE
 ALL ELEVATIONS AND GEOMETRIC AREAS REFERRED TO
 IN THIS PLAN ARE BASED ON THE BENCHMARK
 LOCATED AT 8700 THE GORE ROAD AT THE
 NORTHWEST CORNER OF THE GORE ROAD
 NORTH ROAD TOWER B BCT 10 IN PART OF THE
 SOUTHWEST CORNER OF TOWER B AND 34 IN
 AREA 10/24/04.



- KEY PLAN**
- LEGEND**
- PROPOSED FFL GRADE
 - EXISTING FFL GRADE
 - TOP OF CURB
 - TOP OF CATCH BASIN
 - MAN DOOR LOCATIONS
 - DRIVE IN DOOR LOCATIONS
 - LOADING DOCK IN LOCATIONS
 - CATCH BASIN
 - C.S.M. CATCH BASIN MANHOLE
 - M.H. SANITARY MANHOLE
 - S.H. STORM SEWER MANHOLE
 - FIRE HYDRANT
 - GAS
 - R.D. ROOF DRAIN
- EXPLANATION OF SYMBOLS AS NOTED ON THIS PLAN:
 USE PROVIDED - SEE LAYOUT PLAN
 IS - PATTERNED HATCH/SHADING - ASH/PAV'T MATERIAL BY TYPE/TEXTURE/STIPPLE OR APPROVED EQUAL
 DOTTED PATTERNED FLOOR
 DOTTED MANHOLE
 DOTTED CATCH BASIN
 DOTTED WATER VALVE
 DOTTED EXISTING GRASS/FLORATION
 DOTTED LIGHT STANDARDS
 DOTTED 3 BROWNSHED
 DOTTED 3 BROWNSHED 25% SOLARIZED FLOOR WITH CONCRETE IN SET OFFICIAL DRAWING

OVERALL SITE DATA

ZONING	By-Law 120-2000 O.C. Section 1532 (OFFICE BUILDING) O.C. Section 1531 (COMMERCIAL AREA)		
LOT AREA	O.C. SECTION 1532 (OFFICE BUILDING) O.C. SECTION 1531 (COMMERCIAL AREA)	8,177.00 SQM 20,112.84 SQM	98,016.00 SF 265,848.00 SF
TOTAL OVERALL LOT AREA (O.C. SECTION 1532 AND 1531)		81,088.84 SQM	207,863.58 SF
BUILDING AREAS			
O.C. SECTION 1532		SQUARE METERS	SQUARE FEET
GROUND FLOOR AREA		1,028.48	10,823.00
2ND FLOOR AREA		1,088.48	11,479.48
3RD FLOOR AREA		1,088.48	11,479.48
4TH FLOOR AREA		1,081.88	11,322.46
5TH FLOOR AREA		1,027.29	11,085.29
TOTAL GROSS F.L. AREA (O.C. SECTION 1532)		6,227.63	66,266.71
O.C. SECTION 1531			
BLDG. A		622.00	6,718.76
BUILDING C		801.00	8,582.28
BUILDING D		318.31	3,418.80
BUILDING E		60.70	653.37
LANDSCAPE - W/FF FACILITIES		1,129.07	12,120.81
GROUND FLOOR		6,402.25	68,882.15
MIZZANINE FLOOR		312.00	3,368.34
BLDG. C		2,005.10	21,512.27
BLDG. D		2,000.10	21,512.27
TOTAL GROSS F.L. AREA (O.C. SECTION 1531)		15,921.88	171,382.23
TOTAL OVERALL GROSS F.L. AREA (O.C. SECTION 1532 AND 1531)		18,149.52	192,648.94
TOTAL OVERALL BUILDING AREA (O.C. SECTION 1532 AND 1531) (FOOTPRINT)		10,428.51	112,226.81
COVERAGE (BASE HEIGHTEN 150' AND 150')			
TOTAL GROSS F.L. COVERAGE		28.44%	
TOTAL GROUND F.L. COVERAGE		17.07%	
PARKING			
PARKING REQUIRED: BLDG. A, B, C, D, E, F, & G 1 SPACE PER 18 SQM.		480 SPACES	
PARKING PROVIDED: INCLUDES CURB SPACE		018 SPACES	
LOADING SPACES		1 FOR BLD. A OFFICE BUILDING 3 FOR ALL OTHER BUILDINGS (TO 3 A 17)	PROVIDED = 1 PROVIDED = 3
LANDSCAPED AREA PERCENTAGE			
PAVED AREA PERCENTAGE		37,072.83 SQM	398,402.84 SF
SNOW STORAGE (2.0 M OF LOT AREA = 1,200.00 SQM)		1,381.00	13,465.00

MANORBAY ESTATES INC.
TRINISTAR CORPORATION
GORE BUSINESS CENTRE THE GORE RD & HWY No. 7 BRAMPTON, ONTARIO
OVERALL SITE PLAN SP03-017.003

OVERALL SITE PLAN
 Scale: 1:100
 AS SHOWN
 SEPTEMBER 2022
 A101

Zoning Non-compliance Checklist

File No.

A-2024-0178

Applicant: The Brampton Public Library Board

Address: 8750 The Gore Rd

Zoning: OC-1530

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit a public library,	whereas the by-law does not permit the use.	1530.1
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR			
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
GARAGE WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Shiza Athar

Reviewed by Zoning

2024/05/17

Date