

FILE NUMBER: A-2024-0309

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. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, 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 Dufferin Street, Vaughan, Ontario, L4K 5P5

Phone # 416-798-2420 Fax # 905-653-4074

Email info@trinistar.com

2. Name of Agent Tina Arruda (c/o Trinistar Corporation)

Address 8600 Dufferin Street, Vaughan, Ontario, L4K 5P5

Phone # 416-798-2420 Fax # 905-653-4074

Email tinaa@trinistar.com

3. Nature and extent of relief applied for (variances requested):

To permit the use of a Commercial School (Academy of Learning Career College) on the 3rd floor of 8750 The Gore Road on lands within

Office Commercial Section 1530 (OC-1530) zone, By-law 270-2004.

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

A Commercial School is not a permitted use in OC-1530.

5. Legal Description of the subject land:

Lot Number Part of Lots 4 and 5

Plan Number/Concession Number Concession 9, Northern Division

Municipal Address 8750 The Gore Road

6. Dimension of subject land (in metric units)

Frontage 321.44 metres

Depth 340.78 metres

Area 61,089.64 square metres

7. Access to the subject land is by:

Provincial Highway

Municipal Road Maintained All Year ☒

Private Right-of-Way

Seasonal Road

Other Public Road

Water

0. 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:**

8750 The Gore Road - Bldg. A - 5,227.63 m2 gross floor area, 5-storeys
8740 The Gore Road - Bldg. B - 522.00 m2 gross floor area, one-storey
8730 The Gore Road - Bldg. C - 501.06 m2 gross floor area, one-storey
8720 The Gore Road - Bldg. D - 519.31 m2 gross floor area, one-storey
8800 The Gore Road - Bldg. E - 6,979.32 m2 gross floor area, one-storey
8770 The Gore Road - Bldg. F - 1,200.10 m2 gross floor area, one-storey / 8814 The Gore Road - Bldg. G - 1,200.10 m2 gross floor area, one-storey

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

N/A

1. 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	9.0 m (Buildings B, C & D)
Rear yard setback	12.0 m (Building E)
Side yard setback	10.54 m (Building F)
Side yard setback	25.0 m (Building G)

**PROPOSED**

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

0. Date of Acquisition of subject land: August 1995
1. Existing uses of subject property: Commercial, retail & office
2. Proposed uses of subject property: Commercial School (8750 The Gore Road, 3rd floor)
3. Existing uses of abutting properties: Commercial
4. Date of construction of all buildings & structures on subject land: 2008
5. Length of time the existing uses of the subject property have been continued: Since construction

16. (a) What water supply is existing/proposed?

MunicipalWell

☒☐

Other (specify)
- (b) What sewage disposal is/will be provided?

MunicipalSeptic

☒☐

Other (specify)
- (c) What storm drainage system is existing/proposed?

SewersDitchesSwales

☒☐☐

Other (specify)

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 # A2024-0178 Decision Approved  
File # A19-210 Decision Approved  
File # A031-07 Decision Approved

Relief To permit a public library use  
Relief To permit a Commercial School use in a  
Relief portion of 8740 The Gore Road (Bldg. B)  
Minimum front yard setback

Tina Arruda Tina Arruda

Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Vaughan Brampton  
THIS 12<sup>th</sup> DAY OF July August, 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, Tina Arruda, OF THE Town City OF Stouffville Vaughan

IN THE Region OF York 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 DAY OF  
AUG, 2024

[Signature]  
A Commissioner etc.

Valerie Low  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton.  
Expires June 21, 2027.

Tina Arruda  
Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation:

OC-1530

Present Zoning By-law Classification:

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

JOHN C. CABRAL  
Zoning Officer

2024-08-09  
Date

DATE RECEIVED

AUG 12, 2024  
✓

**APPOINTMENT AND AUTHORIZATION OF AGENT**

To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 8750 The Gore Road

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

Tina Arruda (c/o Trinistar Corporation)  
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 24th day of July, 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.)

(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.**

**PERMISSION TO ENTER**

To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 8750 The Gore Road

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 24th day of July, 2024.

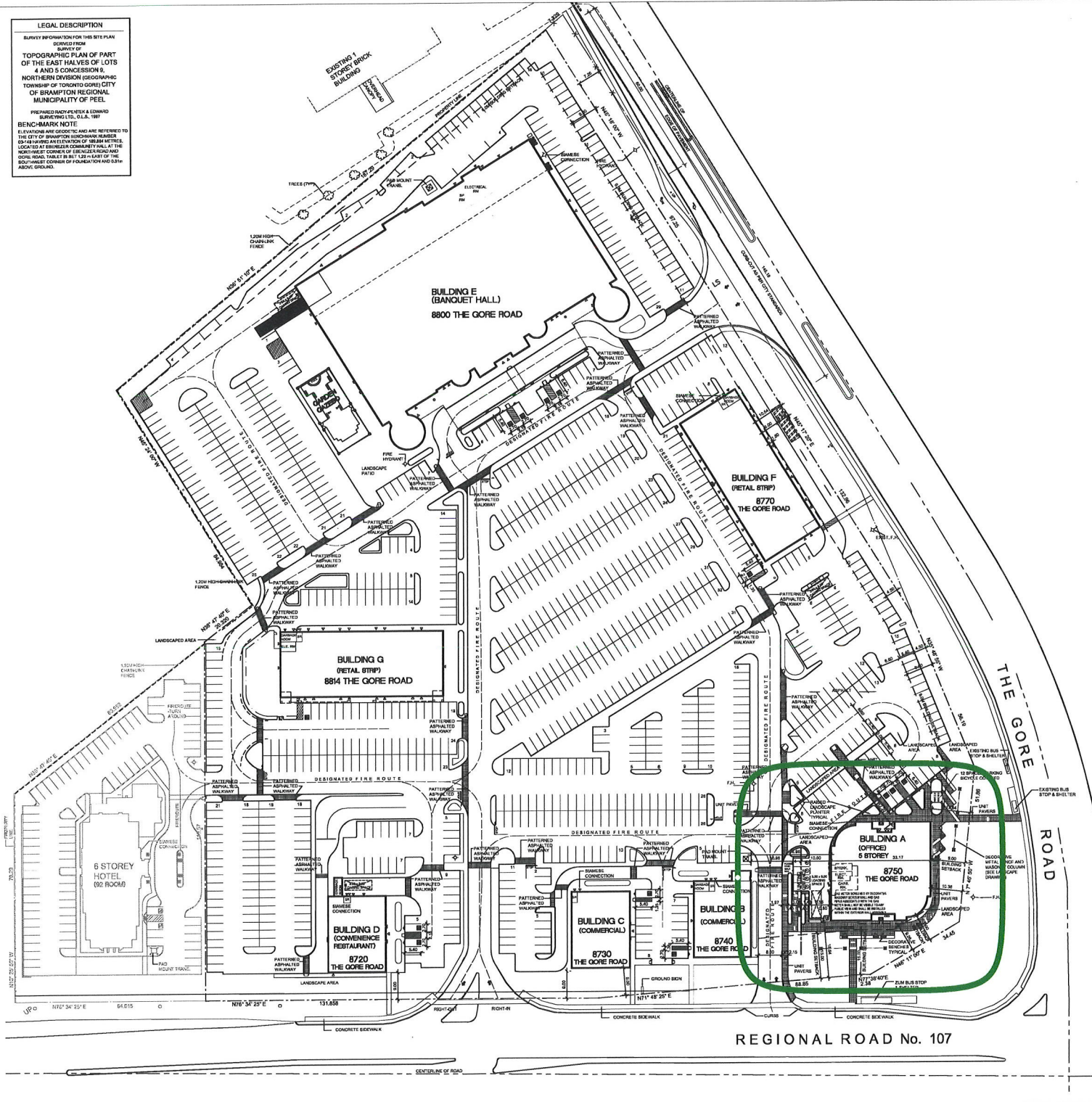
M. Baldassarra, A.S.O.  
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

(where the owner is a firm or corporation, please print or type the full name of the person signing.)

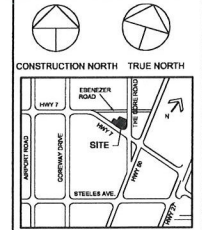
**NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.**

**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  
SURVEY OF  
TOPOGRAPHIC PLAN OF PART  
OF THE EAST HALVES OF LOTS  
4 AND 5 CONCESSION 8,  
NORTHERN DIVISION (GEOGRAPHIC  
TOWNSHIP OF TORONTO) (CITY  
OF BRAMPTON REGIONAL  
MUNICIPALITY OF PEEL)  
PREPARED BY: M. J. STEVENSON & COMPANY  
SURVEYING LTD., O.L.S., 1997  
**BENCHMARK NOTE**  
ELEVATIONS ARE GEODETIC AND ARE REFERRED TO  
THE CITY OF BRAMPTON HATCHMARK MARKERS.  
GAS MAINS ARE ELEVATION OF 18.00 M. WATERS  
LOCATED AT BRIDGE/CONCRETE WALL AT THE  
NORTH-WEST CORNER OF BRIDGE/ROAD AND  
GAS MAIN TUNNEL IS 1.5 M. EAST OF THE  
SOUTHWEST CORNER OF FOUNDATION AND 0.3 M  
ABOVE GROUND.



- LEGEND**
- PROPOSED FIN. GRADE
  - EXISTING GRADE
  - TOP OF CURB
  - TOP OF CATCH BASIN
  - MAN DOOR LOCATIONS
  - DRIVE-IN OR LOCATIONS
  - LOADING DOCK OR LOCATION
  - C.B. CATCH BASIN
  - C.B.M.H. CATCH BASIN MANHOLE
  - SANITARY MANHOLE
  - STORM SEWER MANHOLE
  - FIRE HYDRANT
  - GAS
  - R.D. ROOF DRAIN
  - PEDESTRIAN WALKWAYS AS NOTED ON SITE
  - UNIT PAVEMENT - SEE LANDSCAPE PLAN
  - PATTERNED THERMOPLASTIC "MATERIAL"
  - MATERIAL BY "TRAFFIC PATTERNING" 302"
  - OR APPROVED ISLA.
  - FINISHED FLOOR
  - MANHOLE
  - CATCH BASIN
  - WATER VALVE
  - EXISTING ELEVATION
  - LIGHT STANDARD
  - BORERHOLE
  - 100mm PATTERNED STEEL
  - BOLTED & FILLED WITH CONCRETE
  - SEE DETAIL, B.A. 101.1

**OVERALL SITE DATA**

<b>ZONING</b>	By-Law 130-2000
<b>OC-SECTION 1330 (OFFICE BUILDING)</b>	OC-Section 1330 (COMMERCIAL BLDG)
<b>LOT AREA</b>	OC-SECTION 1330 (OFFICE BUILDING) 8,177.20 SQ. M. 88,016.50 SQ. FT. 2,020 AC.
<b>OC-SECTION 1330 (COMMERCIAL BLDG)</b>	52,912.54 SQ. M. 569,545.86 SQ. FT. 13,075 AC.
<b>TOTAL OVERALL LOT AREA</b>	61,089.64 SQ. M. 657,562.36 SQ. FT. 15,095 AC.
<b>BUILDING AREAS</b>	
<b>O.C. SECTION 1330</b>	
<b>BUILDING-A</b>	
GROUND FLOOR AREA	1,005.48
2ND FLOOR AREA	1,066.48
3RD FLOOR AREA	1,066.48
4TH FLOOR AREA	1,066.48
5TH FLOOR AREA	1,066.48
<b>TOTAL GROSS FL. AREA</b>	5,227.63
<b>O.C. SECTION 1331</b>	
<b>BUILDING-B</b>	
GROUND FLOOR AREA	622.00
2ND FLOOR AREA	622.00
3RD FLOOR AREA	622.00
4TH FLOOR AREA	622.00
5TH FLOOR AREA	622.00
<b>TOTAL GROSS FL. AREA</b>	3,110.00
<b>BUILDING-C</b>	
GROUND FLOOR AREA	622.00
2ND FLOOR AREA	622.00
3RD FLOOR AREA	622.00
4TH FLOOR AREA	622.00
5TH FLOOR AREA	622.00
<b>TOTAL GROSS FL. AREA</b>	3,110.00
<b>BUILDING-D</b>	
GROUND FLOOR AREA	622.00
2ND FLOOR AREA	622.00
3RD FLOOR AREA	622.00
4TH FLOOR AREA	622.00
5TH FLOOR AREA	622.00
<b>TOTAL GROSS FL. AREA</b>	3,110.00
<b>BUILDING-E</b>	
GROUND FLOOR AREA	622.00
2ND FLOOR AREA	622.00
3RD FLOOR AREA	622.00
4TH FLOOR AREA	622.00
5TH FLOOR AREA	622.00
<b>TOTAL GROSS FL. AREA</b>	3,110.00
<b>BUILDING-F</b>	
GROUND FLOOR AREA	622.00
2ND FLOOR AREA	622.00
3RD FLOOR AREA	622.00
4TH FLOOR AREA	622.00
5TH FLOOR AREA	622.00
<b>TOTAL GROSS FL. AREA</b>	3,110.00
<b>BUILDING-G</b>	
GROUND FLOOR AREA	622.00
2ND FLOOR AREA	622.00
3RD FLOOR AREA	622.00
4TH FLOOR AREA	622.00
5TH FLOOR AREA	622.00
<b>TOTAL GROSS FL. AREA</b>	3,110.00
<b>TOTAL OVERALL GROSS FL. AREA</b>	16,148.52
<b>TOTAL OVERALL BUILDING AREA</b>	10,428.61
<b>COVERAGE (O.C. SECTION 1330 AND 1331)</b>	
<b>TOTAL GROSS FL. COVERAGE</b>	26.44%
<b>TOTAL GROUND FL. COVERAGE</b>	17.07%
<b>PARKING</b>	
<b>PARKING REQUIRED</b>	800 SPACES
<b>PARKING PROVIDED</b>	1018 SPACES
<b>LOADING SPACES</b>	1 FOR BLD 'A' OFFICE BUILDING 3 FOR ALL OTHER BUILDINGS (O.C. 2 & 3)
<b>LANDSCAPED AREA PERCENTAGE</b>	22.34%
<b>PAVED AREA PERCENTAGE</b>	80.55%
<b>SNOW STORAGE</b>	1,251.00

**MANORBAY ESTATES INC.**

**TRINistar CORPORATION**

**GORE BUSINESS CENTRE**  
THE GORE ROAD & HWY No.7  
BRAMPTON, ONTARIO

**OVERALL SITE PLAN**  
SP03-017.003

**A101**

# Zoning Non-compliance Checklist

File No.  
A - 2024-0309

Applicant: Manorbay Estates Inc.  
Address: 8750 The Gore Rd, Brampton, ON  
Zoning: OC-1530  
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit a commercial school (private career college) on the 3 <sup>rd</sup> floor, occupying the complete floor, with a floor area of 1066.48m <sup>2</sup>	Whereas the by-law does not permit the use.	Special Section 1530.1
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BELOW GRADE ENTRANCE			
SETBACKS			
BUILDING HEIGHT			
OUTSIDE STORAGE			
LOT COVERAGE			
DRIVEWAY			
FENCE HEIGHT			
ACCESSORY STRUCTURE HEIGHT			
ACCESSORY STRUCTURE SETBACK			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
GARAGE DOOR HEIGHT			

John C. Cabral

Reviewed by Zoning

2024-08-09

Date



July 24, 2024

**Clara Vani, Secretary-Treasurer**  
Committee of Adjustment  
The Corporation of the City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

**RE: Minor Variance Application**  
**8750 The Gore Road**

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The subject property is a 5-storey office building which is part of a large commercial plaza located at the northwest corner of Highway 7 and The Gore Road. The property is zoned Office Commercial Section 1530 (OC-1530) under By-law 270-2004. The variance being requested is to permit the use of a Commercial School on the 3<sup>rd</sup> floor.

The Academy of Learning Career College is a private commercial school which offers various programs, such as accounting, business management, and customer service to adults. The College currently occupies 8740 The Gore Road, but due to an increase in enrollment, is seeking a larger floor area. The College would like to transfer their operation to the 3<sup>rd</sup> floor of 8750 The Gore Road, however their use is not permitted.

The current location of the College at 8740 The Gore Road is subject to Office Commercial Section 1531 (OC-1531), which permits a Commercial School. However, a small portion of this building falls within the OC-1530 zone and was therefore approved for a minor variance to permit the School on December 3, 2019 (File A19-210).

Please consider this application supportable, as it conforms to the intent of the Official Plan and Zoning By-law, is desirable for the appropriate development of the land, and is minor in nature.

Yours truly,

*Tina Arruda*

Tina Arruda  
Planner, Projects & Approvals

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8600 Dufferin Street, Vaughan, Ontario, L4K 5P5 | Tel: 416.798.2420 | Fax: 905.653.4074