

**Application for Minor Variance**Section 45 of the *Planning Act*, R.S.O. 1990 c.P.13**Please Note:** You are receiving this notice as you are within 60 meters of the subject property.

**Application Number:** A-2024-0309  
**Property Address:** 8750 The Gore Road  
**Legal Description:** Tor Gore Con 9, ND E Part Lots 4 and 5,  
RP 43R32211, Parts 8 to 61, Ward 8  
**Agent:** Trinistar Corporation c/o Tina Arruda  
**Owner(s):** Manorbay Estates Inc.  
**Other applications:** nil  
**under the *Planning Act***

**Meeting Date and Time:** Tuesday, September 17, 2024, at 9:30 am  
**Meeting Location:** Hybrid in-person and virtual meeting – Council Chambers,  
4<sup>th</sup> Floor Brampton City Hall, 2 Wellington Street West

**Purpose of the Application:**

1. To permit a Commercial School (Academy of Learning Career College) on the third floor, whereas the by-law does not permit the use.

**Participate in the Meeting:**

- Send an email with your written comments to [coa@brampton.ca](mailto:coa@brampton.ca). Written submissions must include your name and mailing address, the application number or property address you are commenting on, along with authorization to post your correspondence on the agenda and must be received no later than **12:00 pm on Thursday, September 12, 2024**.
- Participate in person by attending the meeting on the date and time noted above. You are encouraged to register for in person attendance by emailing [coa@brampton.ca](mailto:coa@brampton.ca) and indicating if you plan to address Committee.
- Participate virtually (computer, tablet or smartphone). To participate virtually via WebEx, you must register in advance, no later than **12:00 pm on Thursday, September 12, 2024**, by emailing [coa@brampton.ca](mailto:coa@brampton.ca), and providing your name, mailing address, phone number and email address. Confirmation of registration and participation instructions will be provided.

**Note:** Information provided in your correspondence, virtual or in-person delegation will become part of the public meeting record and will be posted on the City's website. If you do not participate in the public meeting, Committee may make a decision in your absence, and you will not be entitled to any further notice in the proceedings.

**Viewing Application Materials:** The application and related materials are available online at [www.brampton.ca/en/city-hall/meetings-agendas](http://www.brampton.ca/en/city-hall/meetings-agendas) and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at [www.brampton.ca](http://www.brampton.ca).

**Appeal Process:** If you wish to be notified of the decision of Committee, you must submit a written request to [coa@brampton.ca](mailto:coa@brampton.ca). This will also entitle you to be advised of an appeal of the matter to the Ontario Land Tribunal (OLT). Please be advised that only the applicant, municipality, certain public bodies and the Minister can appeal a decision to the OLT. If a decision is appealed, you may request participant status by contacting [olt.clo@ontario.ca](mailto:olt.clo@ontario.ca).

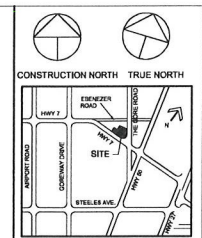
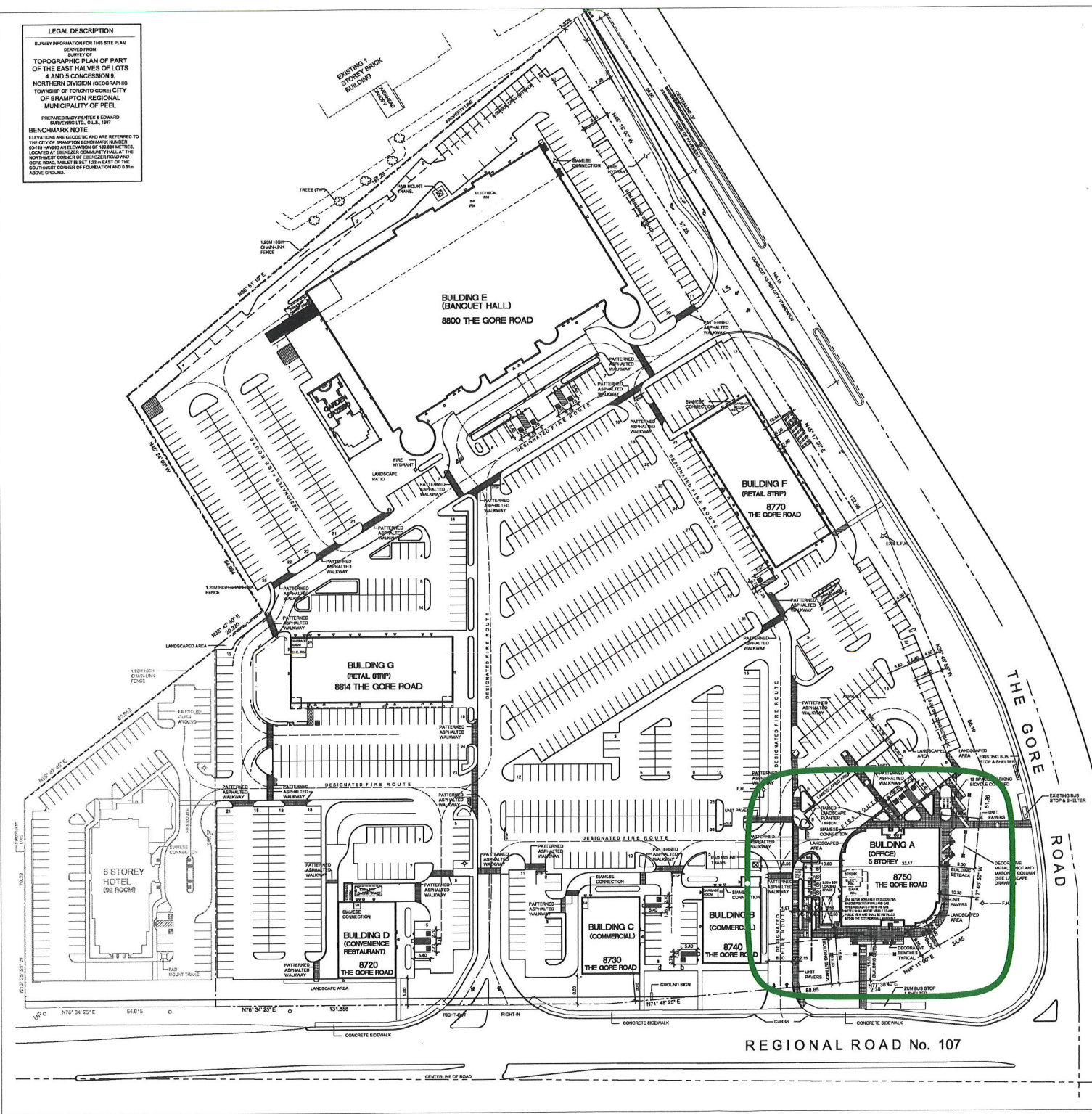
Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. This notice is to be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

Dated this 5th day of September 2024

Secretary Treasurer  
Committee of Adjustment, City Clerk's Office  
2 Wellington Street West, Brampton, L6Y 4R2  
E: [coa@brampton.ca](mailto:coa@brampton.ca)



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 MORTIMER & EDWARD  
SURVEYING LTD., O.L.S. 1987  
BENCHMARK NOTE  
ELEVATIONS ARE GEODETIC AND ARE REFERRED TO  
THE CITY OF BRAMPTON BENCHMARK NUMBER  
05484. BENCHMARK ELEVATION OF 88.94 METRES  
LOCATED AT BRIDGE/RAILWAY JUNCTION AT THE  
NORTHWEST CORNER OF BRIDGE/RAILWAY JUNCTION  
AND BENCHMARK SHALL BE SET 1.25 METRES OF THE  
SOUTHWEST CORNER OF FOUNDATION AND 0.316  
METRES ABOVE GROUND.



- LEGEND
- PROPOSED F.N. GRADE
  - EXISTING GRADE
  - TOP OF CURB
  - TOP OF CATCH BASIN
  - MAIN DOOR LOCATIONS
  - DRIVE-IN OR LOCATIONS
  - LOADING DOCK OR LOCATION
  - C.B. CATCH BASIN
  - C.B.M.H. CATCH BASIN MANHOLE
  - S.M.H. SANITARY MANHOLE
  - S.M.H. STORM SEWER MANHOLE
  - FIRE HYDRANT
  - GAS
  - R.D. ROAD
  - PEDESTRIAN VIA SWAYE AS NOTED ON SITE
  - UNIT PAVES - SEE LANDSCAPE PLANS
  - OR
  - FINISHED THERMOPLASTIC "MATERIAL"
  - MATERIAL BY "TRAFFIC PATTERNS 30"
  - OR APPROVED SIGN
  - FINISHED FLOOR
  - MANHOLE
  - CATCH BASIN
  - WATER VALVE
  - EXISTING GRADE ELEVATION
  - EXISTING LIGHT STANDARD
  - EXISTING BOREHOLE
  - EXISTING 150MM DIA. BOLLARD FILL WITH CONCRETE
  - SEE DETAIL B.A. 01.1

OVERALL SITE DATA

ZONING	By-Law 130-2000 O.C. Section 1330 (OFFICE BUILDING) O.C. Section 1331 (COMMERCIAL AREA)
LOT AREA	O.C. SECTION 1330 (OFFICE BUILDING) 8,177.20 SQ. M. 20,016.55 SQ. FT. 2,020 AC. O.C. SECTION 1331 (COMMERCIAL BLDG) 5,281.24 SQ. M. 569,548.89 SQ. FT. 13,075 AC.
TOTAL OVERALL LOT AREA	61,089.64 SQ. M. 667,563.39 SQ. FT. 15,095 AC.
BUILDING AREAS	
O.C. SECTION 1330	
BUILDING-A	
GROUND FLOOR AREA	1,005.48
2ND FLOOR AREA	1,005.48
3RD FLOOR AREA	1,005.48
4TH FLOOR AREA	1,005.48
5TH FLOOR AREA	1,005.48
TOTAL GROSS FL. AREA (O.C. SECTION 1330)	5,227.63
O.C. SECTION 1331	
BUILDING-B	622.00
BUILDING-C	601.00
BUILDING-D	619.31
BUILDING-E	619.31
BUILDING-F	619.31
BUILDING-G	619.31
BARREMENT - STAFF FACILITIES	60.70
STORAGE	1,128.07
GROUND FLOOR	5,480.55
MEZZANINE FLOOR	212.00
BUILDING-F	1,200.10
BUILDING-G	1,200.10
TOTAL GROSS FL. AREA (O.C. SECTION 1331)	10,921.89
TOTAL OVERALL GROSS FL. AREA (O.C. SECTION 1330 AND 1331)	16,149.52
TOTAL OVERALL BUILDING AREA (O.C. SECTION 1330 AND 1331) (FOOTPRINT)	10,428.81
COVERAGE (O.C. SECTION 1330 AND 1331)	
TOTAL GROSS FL. COVERAGE	26.44%
TOTAL GROUND FL. COVERAGE	17.03%
PARKING	
PARKING REQUIRED BLDGS. A, B, C, D, E, F, & G	800 SPACES
1 SPACE PER 19 SQ. M.	
PARKING PROVIDED	1018 SPACES
INCLUDES 1346 SPACES	
LOADING SPACES	1 FOR BLD. A OFFICE BUILDING 3 FOR ALL OTHER BUILDINGS (D, E, F, & G)
LANDSCAPED AREA PERCENTAGE	37,012.83 SQ. M. 398,400.84 SQ. FT. 22.34%
PAVED AREA PERCENTAGE	60.59%
SNOW STORAGE (2.0 % OF LOT AREA = 1,222.00 SQ. M.)	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

DATE: SEPTEMBER 2022

PROJECT NUMBER: A101