

**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-2025-0013  
**Property Address:** 11499 The Gore Road  
**Legal Description:** Toronto Gore Con 10, Nd Part Lot 16, Rp 43R38334, Part 4, Ward 10  
**Agent:** Gursewak Singh- King Consultants Inc.  
**Owner(s):** 2537079 Ontario Inc. (Harjeet and Mandeep Kaur Bains)  
**Other applications:** nil  
**under the *Planning Act***

**Meeting Date and Time:** Tuesday, February 25, 2025, 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 allow a lot coverage of 28.5%, whereas the by-law permits a lot coverage of 25%; and
2. To allow 57 parking spaces to be provided on-site for a temporary period of 5 years, whereas the by-law requires 61 parking spaces to be provided on-site.

**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, February 20, 2025**.
- 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, February 20, 2025**, 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 10th day of February 2025

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

Received / Revised

FEB 07 2025

Committee of Adjustment

### SITE STATISTICS

SITE ADDRESS: 11499 THE GORE RD. BRAMPTON

LOT AREA 7438.7M<sup>2</sup>  
PROPOSED LOT COVERAGE 28.24%

### GFA

**BUILDING-A (EXISTING)**  
BASEMENT 252.9M<sup>2</sup>  
GROUND FLOOR 149.6M<sup>2</sup>  
TOTAL BUILDING-A GFA 402.4M<sup>2</sup>

**BUILDING-B (PROPOSED)**  
BASEMENT 747.9M<sup>2</sup>  
FIRST FLOOR GFA 1396.8M<sup>2</sup>  
SECOND FLOOR GFA 642.2M<sup>2</sup>  
TOTAL BUILDING-B GFA 2786.9M<sup>2</sup>

**STEEL BUILDING-C (TEMPORARY)**  
MAIN FLOOR 450.0M<sup>2</sup>

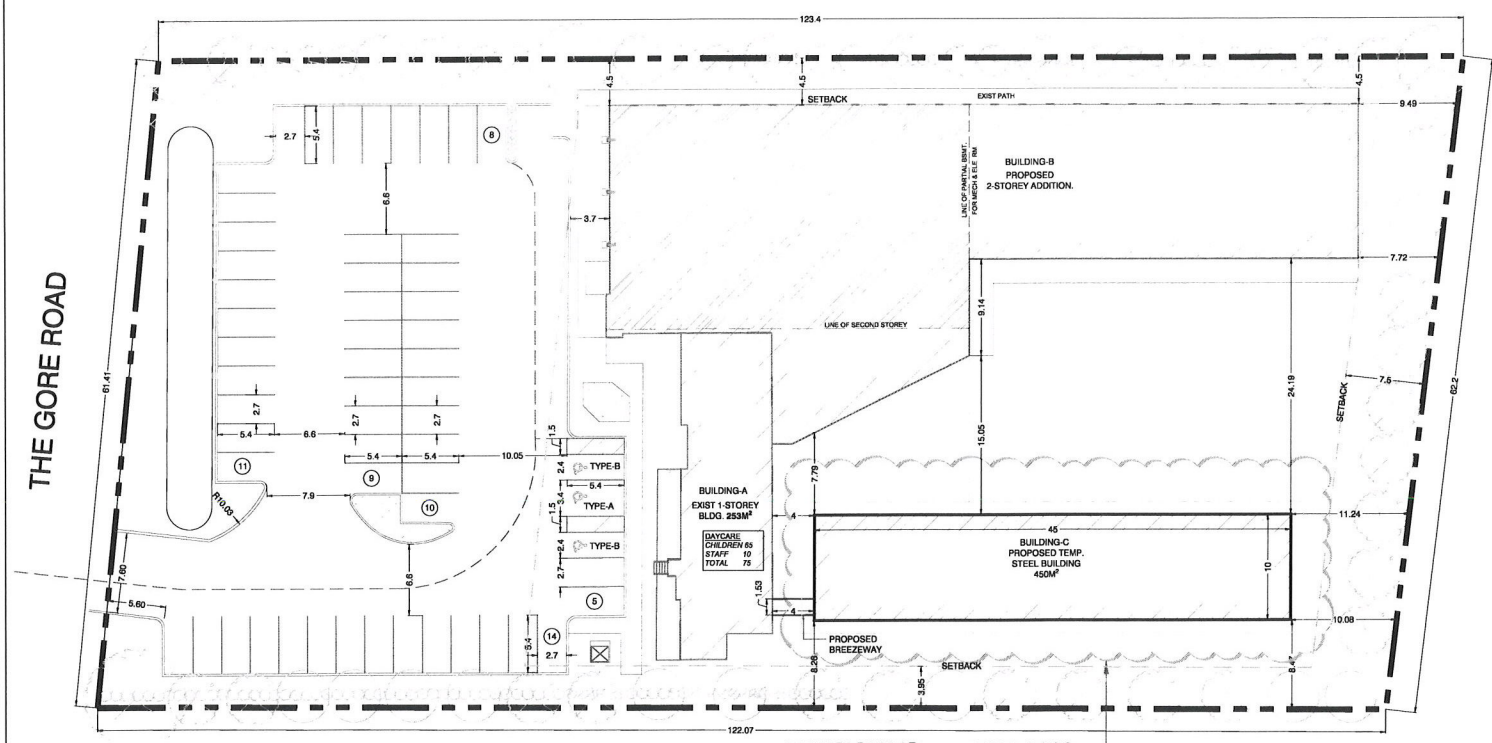
### PARKING

SPA-2022-0226

- 1. DAY NURSERY**
  - a. STUDENTS 153/ 10 15.30 SPACES
  - b. TEACHERS 20/ 1 20.00 SPACES
- 2. PRIVATE SCHOOL** 2055.5/100 20.56 SPACES
- TOTAL = 55.86 SPACES**
- 3. TEMP. STRUCTURE**  
(ADDITION TO EXIST PRIVATE SCHOOL). 450/100 4.5 SPACES

TOTAL PARKING REQUIRED 55.86+4.5 =\*61 SPACES  
PARKING PROVIDED 57 SPACES  
(INCL.2 CARPOOL + 3 ACCESSIBLE)

\* = rounded up



REVISION TO spa-2022-0226  
22/06/2024

DESIGN CONSULTANT  
**KEVIN MENDONSA**  
kevinm@clout.com #416.738.1161

PROJECT  
PROPOSED STEEL BUILDING  
(TEMPORARY) AT  
11499 THE GORE RD. BRAMPTON

DRAWING NAME  
SITE PLAN

DRAWING No.  
**SP-1**