

JAN 10 2024

CITY CLERK'S OFFICE

Juellcom19deltapark Inc.
401 Bowes Road,
Concord ON, L4K1J4January 10th 2023Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Re: Planning Rational for Minor Variances for 19 Delta Park Blvd, Brampton

Draglam Waste & Recycling Inc. is developing a construction and demolition material storage and transfer station at 19 Delta Park Blvd. L6T 5E7. The site is approximately 2.2 acres, located in Industrial area where surrounding businesses include storage facility, auto works, transport facilities etc. As per City of Brampton's Zoning By-Law 270 – 2004, the site is zoned Industrial M3. As per subsection (327-07) (204-2010) of the by-law, waste transfer stations are permitted in the M3 Industrial zoned land.

The proposed waste transfer station will receive, sort and dispatch commercial waste originating from construction and demolition sites. Waste will be brought on site by Draglam Waste & Recycling Inc. own fleet of 8 roll-off trucks and by other waste operators. There will be a weigh scale approximately 36.5 meter long. All trucks will be weighed coming onto the site and again upon leaving the site. Incoming waste will be stored and segregated in the a designated temporary dome structures.

The critical factor in the design of the site is to allow for the maximum turning radius for the roll-off trucks. They must be able to turn 360 deg. freely to load/unload the waste materials.

Considering the above-mentioned factors, we request the following minor variances:

1. Gross floor area of accessory structures-

To permit domes as an accessory structure having a gross floor area 1,532.13 sq. m (16,491.7 sq.ft) whereas the by-law permits a maximum gross floor area of 100 sq. m (1,076.40 sq. ft) for each accessory structure.

- The proposed areas of the temporary domes are crucial to ensure that waste brought on site is enclosed and for proper functioning of the waste transfer station.

2. Reduction in interior yard setback

To reduce the interior yard setback from 8 meters to 2 meters for the accessory structure and from 8 meters to 0 meters for the outdoor storage bins. The proposed location of the dome facilitated by the reduction in interior yard setback, avoids placing the dome on top of the sewer line. The

Juellcom19deltapark Inc.
401 Bowes Road,
Concord ON, L4K1J4

reduction in the setback also makes provision for the turning radius of the trucks entering and exiting the site. Placing of the outdoor storage bins on the interior side yard of the property enables the movement of trucks throughout the site.

Thank you for your attention to this matter.

Regards

A handwritten signature in blue ink, appearing to read 'AMRUTA', with a stylized flourish underneath.

Amruta Paranjape,
Project Manager- Urban Planner
amrutap@gandlgroupp.com, 416.798.7050 ext. 272

Committee of Adjustments
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2
September 22nd 2023

Subject: Application for Minor Variance, 19 Delta Park Blvd., City of Brampton

Dear Sir/ Madam,

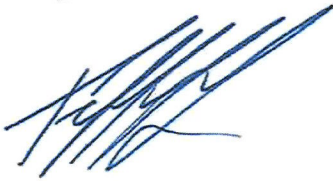
The subject property municipally addressed as 19 Delta Park, Brampton, ON in the City of Brampton, legally described as Concession 7 ND Part Lot 4 RP 43R15307 Parts 1 and 2, is owned by Juellcom19deltapark Inc.

As the owner of Juellcom19deltapark Inc., I am in full agreement with the proposal by Draglam Waste and Recycling Inc. for a waste transfer station at the subject site and the associated application for Minor Variances.

This letter confirms that Draglam Waste and Recycling Inc. is authorized to operate a waste transfer station at 19 Delta Park, Blvd., Brampton, Ontario and apply for minor variances.

Should you require any more information, please do not hesitate to contact me.

Sincerely,



Pat Lamanna

RECEIVED

JAN 10 2024

CITY CLERK'S OFFICE

Flower City



brampton.ca

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

FILE NUMBER: A-2023-0367

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) Juellcom19deltapark Inc.
Address 401 Bowes Road, Concord, ON L4K1J4

Phone # 416-798-7050 Fax #
Email PatL@juellgroup.com

2. Name of Agent Amruta Paranjape
Address 401 Bowes Road, Concord, ON L4K1J4

Phone # 416-798-7050 x 272 Fax #
Email amrutap@gandlgroupp.com

3. Nature and extent of relief applied for (variances requested):
1. To permit a temporary dome as an accessory structure having gross floor area 1,532.13 sq. m whereas by-law permits gross floor area of 100 sq.m.
2. To reduce the interior yard setback from 8 meters to 2 meters for the accessory structure and to 0 m for proposed outside storage bins.

4. Why is it not possible to comply with the provisions of the by-law?
1. The proposed area of the dome is crucial to ensure that the waste brought on site is enclosed and for proper functioning of the waste transfer station.
2. The driveway between the proposed dome and existing building is the turning space for trucks entering and exiting the building. The proposed location of the dome facilitated by

5. Legal Description of the subject land:
Lot Number 4 RP
Plan Number/Concession Number 7
Municipal Address 19 Delta Park Blvd.

6. Dimension of subject land (in metric units)
Frontage 91
Depth 99
Area 9009 sq.m

7. Access to the subject land is by:
Provincial Highway ☐ Seasonal Road ☐
Municipal Road Maintained All Year ☒ Other Public Road ☐
Private Right-of-Way ☐ Water ☐

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.)

2 storey building- 1,062.6 sq.m comprising of 289.8 sq.m of office space and 772.8 sq.m of workshop space

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Storage dome- 1,532.13 sq.m

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	20.8 m
Rear yard setback	23.5 m
Side yard setback	9.6 m
Side yard setback	58.1 m

PROPOSED

Front yard setback	20.8 m
Rear yard setback	3.27 m
Side yard setback	9.6 m
Side yard setback	2

10. Date of Acquisition of subject land: July 12th 2023
11. Existing uses of subject property: Industrial
12. Proposed uses of subject property: Dry non-hazardous C&D waste storage and transfer facility
13. Existing uses of abutting properties: Industrial
14. Date of construction of all buildings & structures on subject land: 1994
15. Length of time the existing uses of the subject property have been continued: 29

16. (a) What water supply is existing/proposed?
- | | | |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Well | <input type="checkbox"/> | |
- (b) What sewage disposal is/will be provided?
- | | | |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input type="checkbox"/> | Other (specify) _____ |
| Septic | <input checked="" type="checkbox"/> | |
- (c) What storm drainage system is existing/proposed?
- | | | |
|---------|-------------------------------------|-----------------------|
| Sewers | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Ditches | <input type="checkbox"/> | |
| Swales | <input type="checkbox"/> | |

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 # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE _____ OF _____

THIS 22 _____ DAY OF September, 2023.

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, Amruta Paranjape _____, OF THE Region _____ OF York _____

IN THE City _____ OF Vaughan _____ 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

Region _____ OF York _____

IN THE City _____ OF _____

Vaughan THIS 22 _____ DAY OF _____

September _____, 2023.



A Commissioner etc.

Signature of Applicant or Authorized Agent

Sarah Ann Varrati, a Commissioner, etc.,
Province of Ontario,
for 614949 Ontario Limited and its affiliates.
Expires November 3, 2025.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

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.

Zoning Officer

Date

DATE RECEIVED _____

Date Application Deemed
Complete by the Municipality _____

Revised 2022/02/17

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: 19 Delta Park Blvd., Brampton

I/We, Juellcom19deltapark Inc.

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

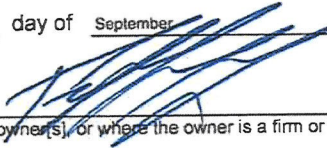
the undersigned, being the registered owner(s) of the subject lands, hereby authorize

Amruta Paranjape

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 22 day of September, 2023.


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

Pat Lamanna

(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: 19 Delta Park Blvd., Brampton

I/We, Juellcom19deltapark 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 22 day of September, 20²³


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

Pat Lamanna

(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**

ONTARIO BUILDING CODE MATRIX

PART 3 - FIRE PROTECTION, OCCUPANT SAFETY & ACCESSIBILITY

NAME: 3840 ST CANADA INC.		UNIT 2, 302 JAMES ST	
ADDRESS: 3840 ST CANADA INC.		UNIT 2, 302 JAMES ST	
CONTACT: MICHELLE HAMMOND, 519-582-8222, M.HAMMOND@CDNBUILDINGS.COM		GAIL GROUP	
NAME OF PROJECT: 19 DELTA PARK BLVD.		BRAMPTON, ONTARIO & L6T 5E7	
LOCATION OF PROJECT:		DATE OF SUBMISSION: 2023/06/16	
DATE: 2023/06/16	LOT AREA: 9029 m²	LOT FRONTAGE: 51.11 m	SEAL & SIGNATURE: _____
BUILDING CODE VERSION: O-BUILD 330/19		LAST AMENDMENT O-BUILD 17/174	
TITLE: PROJECT DESCRIPTION: 19 DELTA PARK BLVD. 1-STOREY CLEAR-STOREY DRY STORAGE BUILDING		OBC REFERENCE: 31.1.1 (1)	
MAJOR OCCUPANCY CLASSIFICATION: DRY STORAGE OF CONSTRUCTION MATERIALS		USE: 31.1.1 (1)	
SUPERIMPOSED MAJOR OCCUPANCIES:		31.1.1 (1)	
BUILDING AREA (m²):		[A] 4.1.3	
GROSS AREA (m²):		[A] 4.1.3	
MEZANINE AREA (m²):		3.1.1.1	
BUILDING HEIGHT (m):		[A] 4.1.3 & 3.1.1.1	
HIGH BUILDING: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		3.1.1.1	
NUMBER OF STOREYS/HEIGHT ACCESS: 1 STREET		3.1.1.1 & 3.1.1.2	
BUILDING CLASSIFICATION: 3.1.1.1 - GROUP 1, DIVISION 2 UPTO 4 STOREYS		3.1.1.1 & 3.1.1.2	
PREPARED BY: NO		3.1.1.1	
FIRE ALARM SYSTEM: NO		3.1.1.1	
FIRE ALARM SYSTEM IS ADEQUATE: YES		3.1.1.1	
COMBUSTION TYPE: ALUMINUM, NON-COMBUSTIBLE		3.1.1.1	
IMPORTANCE CATEGORY: 1		3.1.1.1	
SEISMIC HAZARD INDEX (IE TO 10 (0.3)M): 1		3.1.1.1	
OCCUPANT LOAD: 1 PERSON		3.1.1.1	
BARRIER-FREE DESIGN: NO - STORAGE FOR MATERIAL/CONSTRUCTION WARE		3.1.1.1	
HAZARDOUS SUBSTANCES: NO		3.1.1.1	
REQUIRED FIRE RESISTANCE RATINGS: FLOOR: 0 Hrs, ROOF: 0 Hrs, MEZANINE: 0 Hrs		3.1.1.1	
SPATIAL SEPARATION: WALL: 150 mm, FLOOR: 150 mm, ROOF: 150 mm, MEZANINE: 150 mm		3.1.1.1	

BUILDING CODE MATRIX - (PROPOSED BUILDING)
N.T.S.

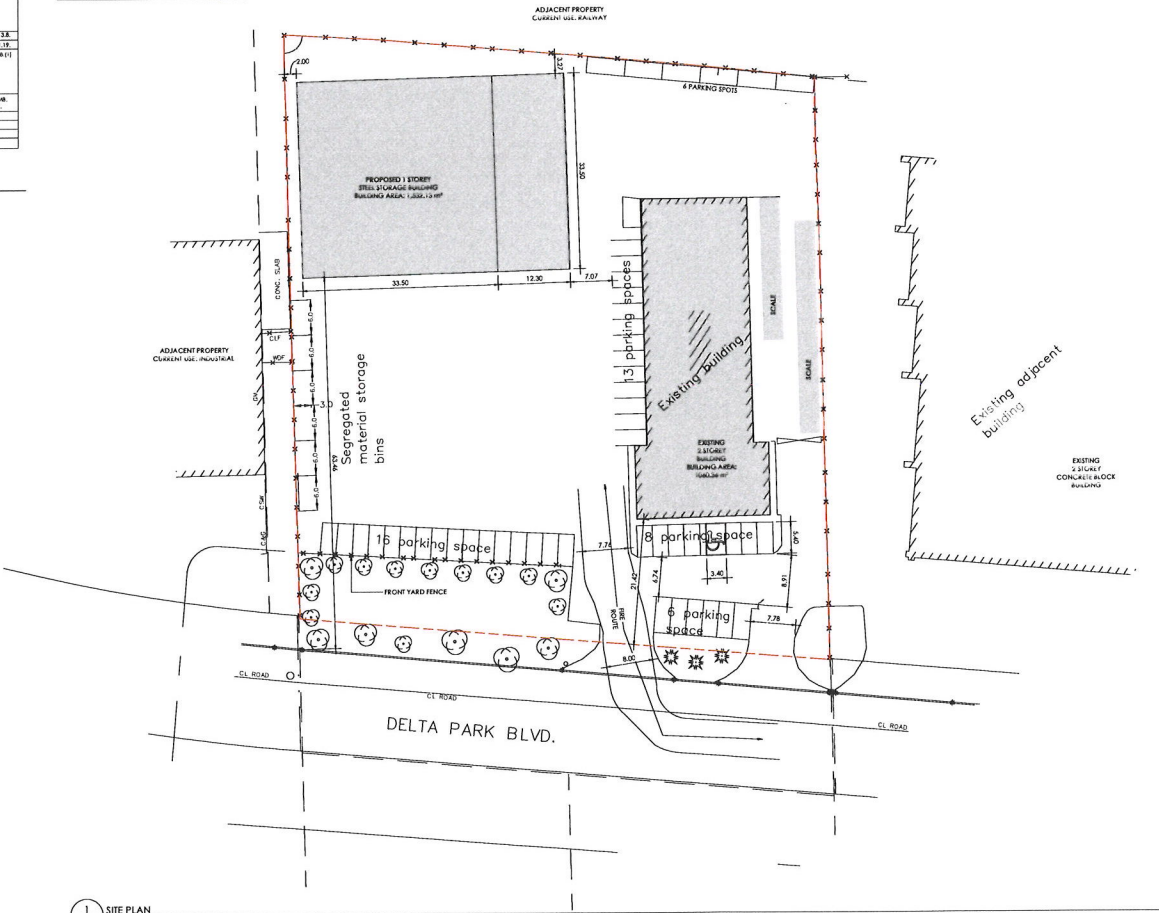
LOT INFO

LEGAL DESCRIPTION: 19 DELTA PARK BLVD.
TOWNSHIP/CITY: CITY OF BRAMPTON
ZONING: INDUSTRIAL M2
C.U.L. #: 10-10-000-1705-0000
BUILDING USE: STORAGE FOR CONSTRUCTION GARBAGE

ZONING BY-LAW NO. 0224-2002 - PART 4

PROVISIONS (m)	PROPOSED (EXISTING)	PROPOSED (PROPOSED)
FRONT YARD SETBACK	5m	60.2
REAR YARD SETBACK	0m	3.27m
MINIMUM INTERIOR SIDE YARD SETBACK	0m	4m
MINIMUM EXTERIOR SIDE YARD SETBACK	N/A	N/A
MAXIMUM HEIGHT	N/A	12.2m
MAXIMUM COVERAGE	N/A	1,000.4 m²
FRONT YARD	N/A	91.77 m
LANDSCAPE AREA	N/A	650 m²
DRIVE AISLE WIDTH	N/A	6.0 m AT THE PROPERTY LINE DOWN TO 7.5 m IN FRONT
PARKING SPACES		
LOADING SPACES		
NOMINAL PARKING SPACES (EXISTING)		
- 1 SPOTS/20 m² (OF USABLE FLOOR AREA)		
- 772.8m²/20 m² = 38.64		
NOMINAL PARKING SPACES (WAREHOUSE)		
- 1 SPOTS/20 m² (OF USABLE FLOOR AREA)		
- 1,532.1m²/20 m² = 76.605		
NOMINAL PARKING SPACES (OFFICE)		
- 1 SPOTS/25 m² (OF USABLE FLOOR AREA)		
- 541m²/25 m² = 21.64		
TOTAL NOMINAL PARKING REQUIRED	31	18
TOTAL NOMINAL PARKING PROPOSED	31	18

FRONT YARD AREA REQUIRED: 1093 m²
LANDSCAPE AREA: 649.3 m²
DRIVEWAY/PAVED AREA: 1186 m²



1 SITE PLAN
A0.02 1 : 400

2 DTL-KEY PLAN
A0.03 N.T.S.

CDNBUILDINGS

3-523 James Street
Dorset, ON
N4B 2C2

Office: 519 582 8222
Fax: 519 582 2098
Website: http://www.cdnbuildings.com



REVISION TABLE

REV.	DESCRIPTION	DATE
1	PRELIMINARY DESIGN	2023/06/16
2	PRELIMINARY DESIGN 2	2023/06/16
3	PRELIMINARY DESIGN 3	2023/06/16
4	PRELIMINARY DESIGN 4	2023/06/16
5	CLIENT COMMENTS	2023/06/16
6	STRUCTURAL DRAWINGS	2023/06/16
7	ISSUED FOR PERMIT	2023/06/16

DRAGLAM WASTE AND RECYCLING

19 DELTA PARK BLVD.,
BRAMPTON, ONTARIO
L6T 5E7

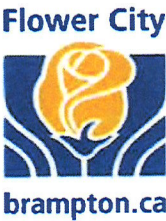
SITE PLAN

PROJECT NUMBER: 23-951
DATE: 2023/06/16
DRAWN BY: WB
CHECKED BY: AA

A0.02

SCALE: As indicated

PRINTED ON: 2023/06/16 11:54:00 AM



For Office Use Only
(to be inserted by the Secretary-Treasurer
after application is deemed complete)
FILE NUMBER: A-2023-0367

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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)** Juellcom19deltapark Inc.
Address 401 Bowes Road, Concord, ON L4K1J4

Phone # 416-798-7050 **Fax #** _____
Email Patl@gandlgroupp.com

2. **Name of Agent** Amruta Paranjape
Address 401 Bowes Road, Concord, ON L4K1J4

Phone # 416-798-7050 x 272 **Fax #** _____
Email amrutap@gandlgroupp.com

3. **Nature and extent of relief applied for (variances requested):**
1. To permit a temporary dome as an accessory structure having gross floor area 1,532.13 sq. m whereas by-law permits gross floor area of 100 sq.m.
2. To reduce the front yard landscape area by 57 sq.m i.e. from 1110 sq.m to 1053 sq.m. to accommodate parking spaces.
3. To reduce the interior yard setback from 4 meters to 2 meters.

4. **Why is it not possible to comply with the provisions of the by-law?**
1. The proposed area of the dome is crucial to ensure that the waste brought on site is enclosed and for proper functioning of the waste transfer station.
2. The front yard of the site is the only space where vehicles can be parked such that they would not interfere with the functionality of the site.

5. **Legal Description of the subject land:**
Lot Number 4 RP
Plan Number/Concession Number 7
Municipal Address 19 Delta Park Blvd.

6. **Dimension of subject land (in metric units)**
Frontage 91
Depth 99
Area 9009 sq.m

7. **Access to the subject land is by:**
Provincial Highway ☐ Seasonal Road ☐
Municipal Road Maintained All Year ☒ Other Public Road ☐
Private Right-of-Way ☐ Water ☐

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.)

2 storey building- 1,062.6 sq.m comprising of 289.8 sq.m of office space and 772.8 sq.m of workshop space

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Storage dome- 1,532.13 sq.m

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	20.8 m
Rear yard setback	23.5 m
Side yard setback	9.6 m
Side yard setback	58.1 m

PROPOSED

Front yard setback	20.8 m
Rear yard setback	3.27 m
Side yard setback	9.6 m
Side yard setback	2

10. Date of Acquisition of subject land: July 12th 2023
11. Existing uses of subject property: Industrial
12. Proposed uses of subject property: Dry non-hazardous C&D waste storage and transfer facility
13. Existing uses of abutting properties: Industrial
14. Date of construction of all buildings & structures on subject land: 1994
15. Length of time the existing uses of the subject property have been continued: 29
16. (a) What water supply is existing/proposed?
- | | | | |
|-----------|-------------------------------------|-----------------|--|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) | |
| Well | <input type="checkbox"/> | | |
- (b) What sewage disposal is/will be provided?
- | | | | |
|-----------|-------------------------------------|-----------------|--|
| Municipal | <input type="checkbox"/> | Other (specify) | |
| Septic | <input checked="" type="checkbox"/> | | |
- (c) What storm drainage system is existing/proposed?
- | | | | |
|---------|-------------------------------------|-----------------|--|
| Sewers | <input checked="" type="checkbox"/> | Other (specify) | |
| Ditches | <input type="checkbox"/> | | |
| Swales | <input type="checkbox"/> | | |

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 # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE _____ OF _____
THIS 22 DAY OF September, 2023.

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, Amruta Paranjape, OF THE Region OF York

IN THE City OF Vaughan 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

Region OF York

IN THE City OF

Vaughan THIS 22 DAY OF

September, 2023.


A Commissioner etc.

Signature of Applicant or Authorized Agent

Sarah Ann Varrati, a Commissioner, etc.,
Province of Ontario,
for 614949 Ontario Limited and its affiliates.
Expires November 3, 2025.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

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.

Zoning Officer

Date

DATE RECEIVED

Nov 16, 2023

Date Application Deemed
Complete by the Municipality

VL

Revised 2022/02/17

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: 19 Delta Park Blvd., Brampton

I/We, Juellcom19deltapark Inc.
please print/type the full name of the owner(s)

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

Amruta Paranjape
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 22 day of September, 2023.

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

Pat Lamanna
(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

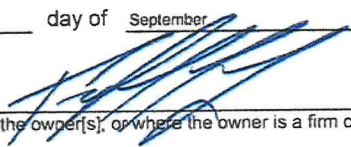
LOCATION OF THE SUBJECT LAND: 19 Delta Park Blvd., Brampton

I/We, Juellcom19deltapark 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 22 day of September, 20²³.


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

Pat Lamanna

(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.

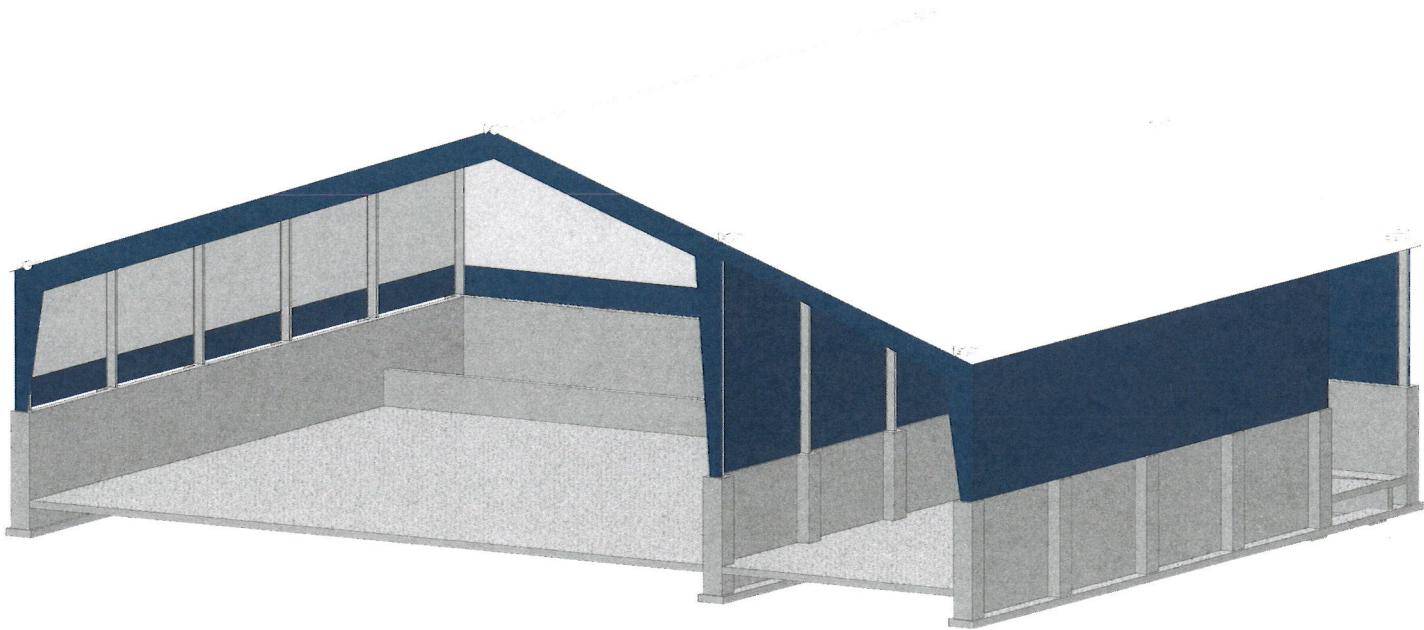
**NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE
MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION**

G&L GROUP

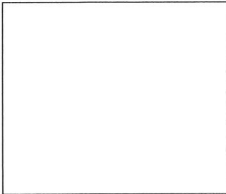
CONTACT : G & L
PHONE : -

PROPERTY ADDRESS : 19 DELTA PARK BLVD.,
BRAMPTON, ONTARIO
L6T 5E7

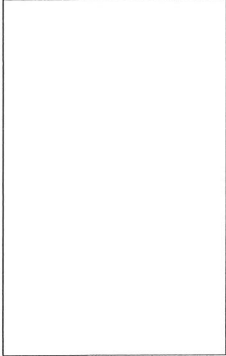
150'-0" W X 110'-0" L X 30'-0"H (4/12 PITCH)
CLEAR SPAN ACCESSORY BUILDING



CDNBUILDINGS
3-523 James Street
Delta, ON
N4B 2C2
Office: 519 582 8222
Fax: 519 582 2098
Website: <http://www.cdnbuildings.com>



REVISION TABLE		
REV.	DESCRIPTION	DATE
1	REVISION 1	2023/06/16
2	REVISION 2	2023/06/16
3	REVISION 3	2023/06/16
4	REVISION 4	2023/06/16
5	REVISION 5	2023/06/16
6	REVISION 6	2023/06/16
7	REVISION 7	2023/06/16
8	REVISION 8	2023/06/16
9	REVISION 9	2023/06/16
10	REVISION 10	2023/06/16
11	REVISION 11	2023/06/16
12	REVISION 12	2023/06/16
13	REVISION 13	2023/06/16
14	REVISION 14	2023/06/16
15	REVISION 15	2023/06/16
16	REVISION 16	2023/06/16
17	REVISION 17	2023/06/16
18	REVISION 18	2023/06/16
19	REVISION 19	2023/06/16
20	REVISION 20	2023/06/16
21	REVISION 21	2023/06/16
22	REVISION 22	2023/06/16
23	REVISION 23	2023/06/16
24	REVISION 24	2023/06/16
25	REVISION 25	2023/06/16
26	REVISION 26	2023/06/16
27	REVISION 27	2023/06/16
28	REVISION 28	2023/06/16
29	REVISION 29	2023/06/16
30	REVISION 30	2023/06/16



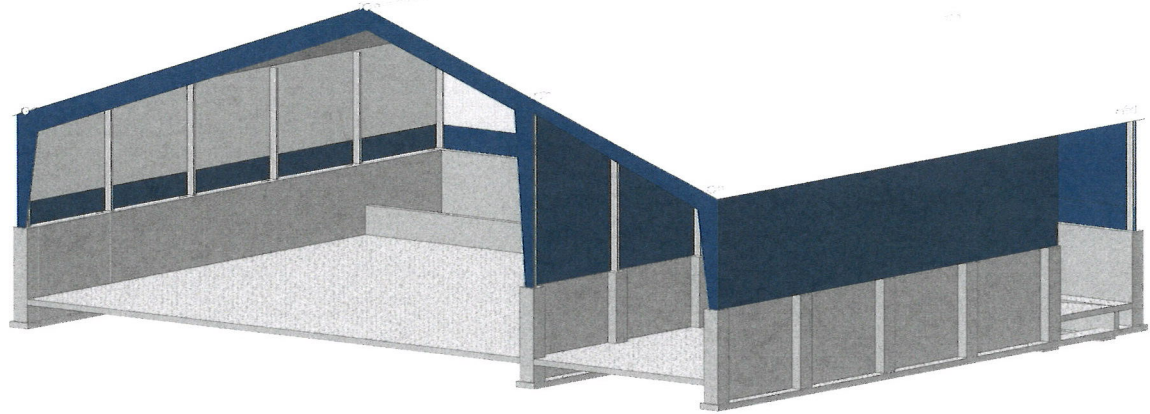
G&L GROUP

19 DELTA PARK BLVD.,
BRAMPTON, ONTARIO
L6T 5E7

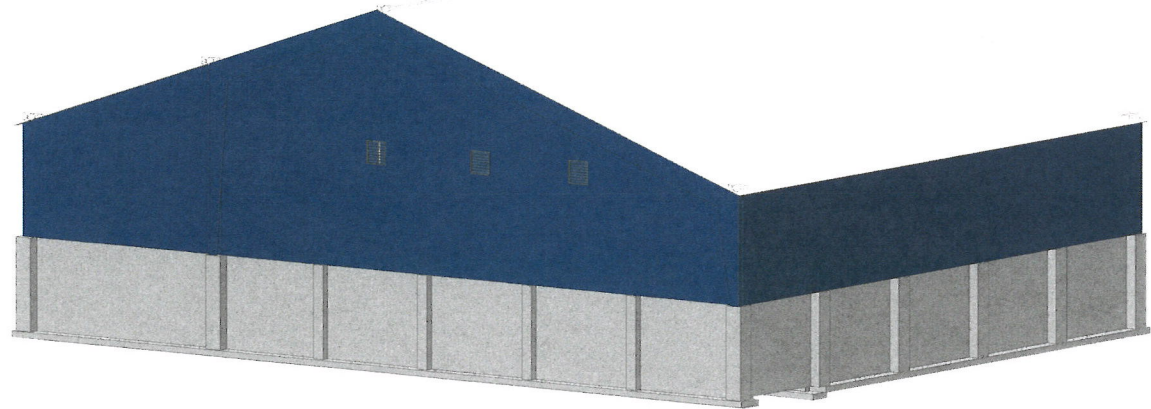
COVER SHEET

PROJECT NUMBER	23-951
DATE	2023/06/16
DRAWN BY	MH
CHECKED BY	LDO
A0.00	
SCALE	

2023/06/16 11:00:00 AM



1 FRONT VIEW
A1.00



2 REAR VIEW
A1.00

CDNBUILDINGS

3-523 James Street
Delft, ON
N4B 2C2

Office: 519 582 8222
Fax: 519 582 2096
Website: <http://www.cdnbuildings.com>

REVISION TABLE

REV	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2023/06/16
2	ISSUED FOR PERMIT	2023/06/16
3	ISSUED FOR PERMIT	2023/06/16
4	ISSUED FOR PERMIT	2023/06/16
5	ISSUED FOR PERMIT	2023/06/16
6	ISSUED FOR PERMIT	2023/06/16
7	ISSUED FOR PERMIT	2023/06/16
8	ISSUED FOR PERMIT	2023/06/16
9	ISSUED FOR PERMIT	2023/06/16
10	ISSUED FOR PERMIT	2023/06/16
11	ISSUED FOR PERMIT	2023/06/16
12	ISSUED FOR PERMIT	2023/06/16
13	ISSUED FOR PERMIT	2023/06/16
14	ISSUED FOR PERMIT	2023/06/16
15	ISSUED FOR PERMIT	2023/06/16
16	ISSUED FOR PERMIT	2023/06/16
17	ISSUED FOR PERMIT	2023/06/16
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19	ISSUED FOR PERMIT	2023/06/16
20	ISSUED FOR PERMIT	2023/06/16

G&L GROUP

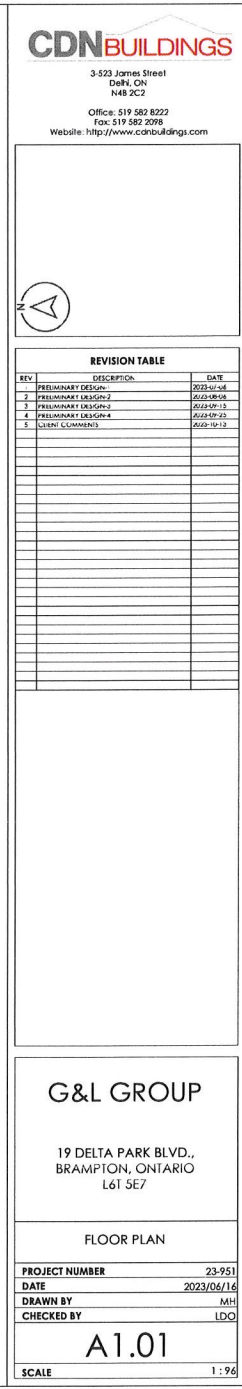
19 DELTA PARK BLVD.,
BRAMPTON, ONTARIO
L6T 5E7

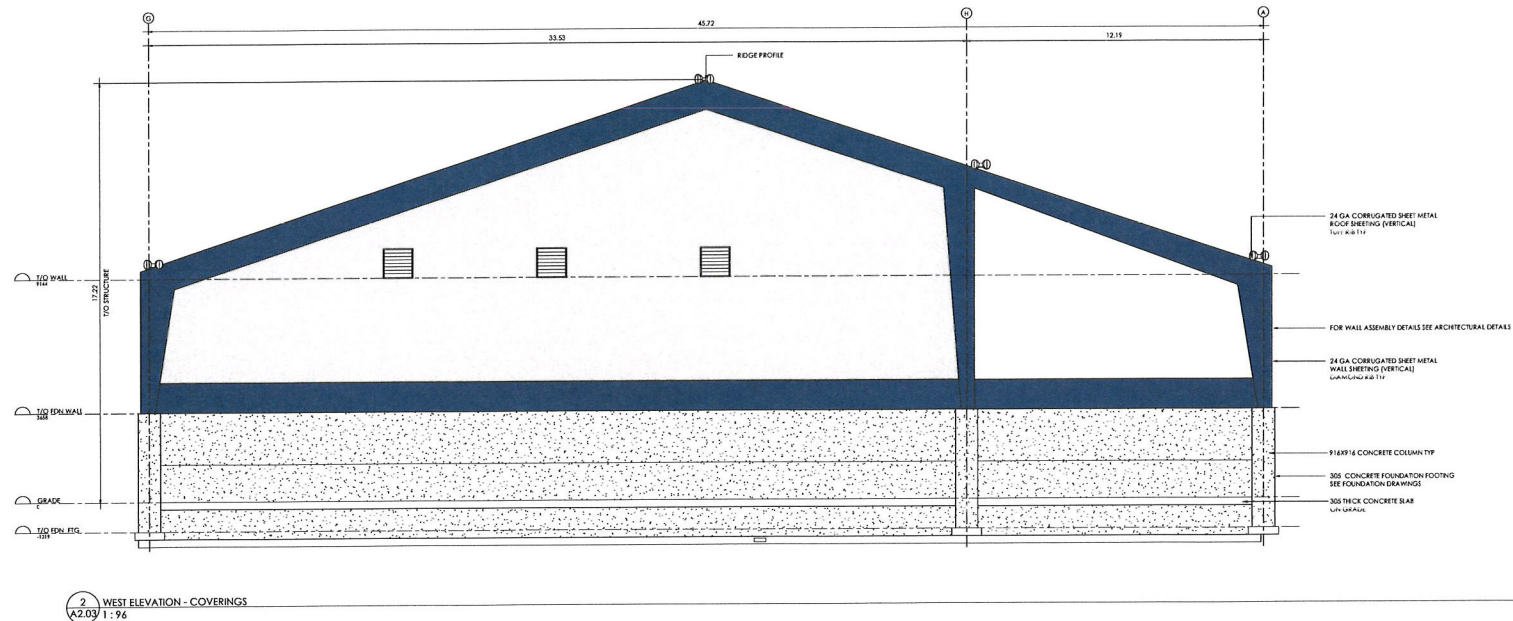
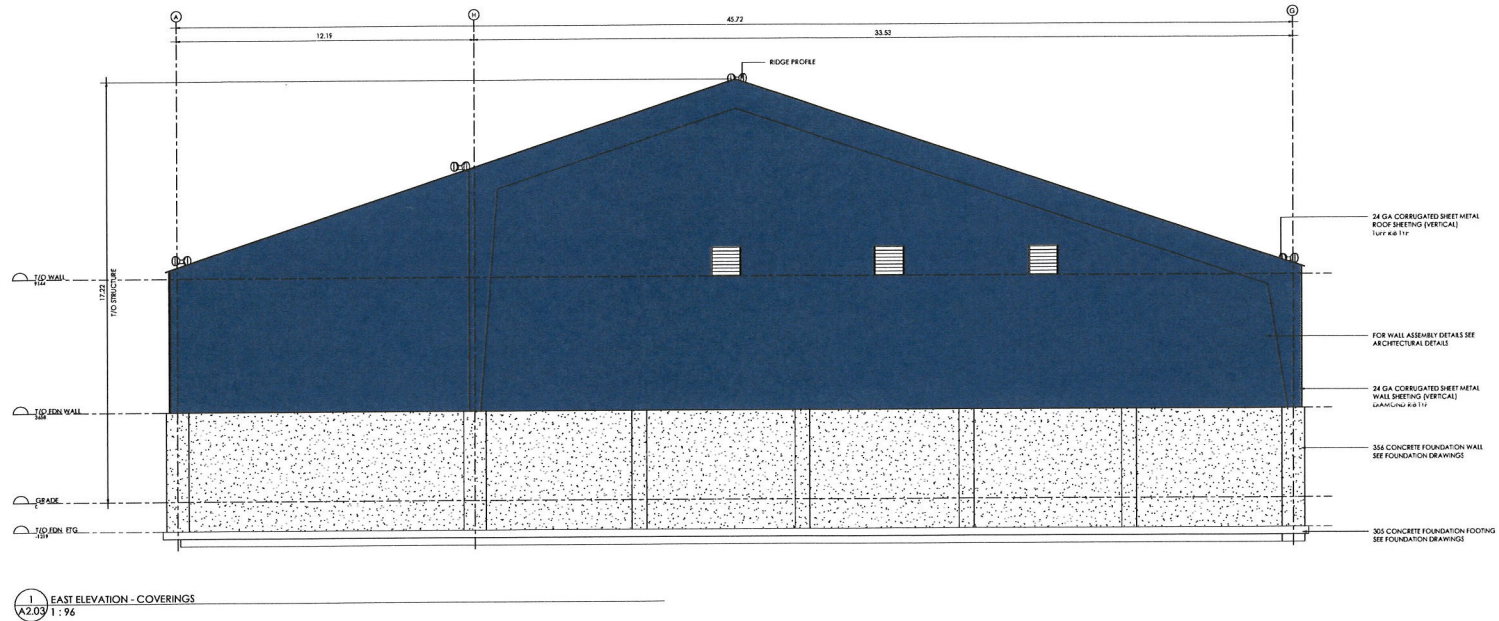
ISOMETRIC MODELS

PROJECT NUMBER	23-951
DATE	2023/06/16
DRAWN BY	MH
CHECKED BY	LDC





A1.00

SCALE



[illegible]

ELEVATION LEGEND

	SHEET METAL
	POLY CARBONATE
	STEEL
	CONCRETE/GRAVEL

G&L GROUP

19 DELTA PARK BLVD.,
BRAMPTON, ONTARIO
L6T 5E7

ELEVATION

PROJECT NUMBER	23-951
DATE	2023/06/16
DRAWN BY	MH
CHECKED BY	LDO

A2.03

SCALE	As indicated
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REV	DESCRIPTION	DATE
1	PRELIMINARY DESIGN	2023-07-06
2	PRELIMINARY DESIGN-2	2023-08-08
3	PRELIMINARY DESIGN-3	2023-09-15
4	PRELIMINARY DESIGN-4	2023-09-25
5	CLIENT COMMENTS	2023-10-13

[illegible]

SCALE	1:96
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Committee of Adjustments
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2
September 22nd 2023

Subject: Application for Minor Variance, 19 Delta Park Blvd., City of Brampton

Dear Sir/ Madam,

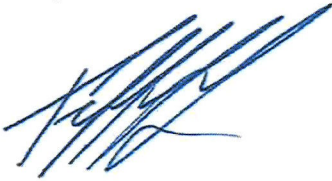
The subject property municipally addressed as 19 Delta Park, Brampton, ON in the City of Brampton, legally described as Concession 7 ND Part Lot 4 RP 43R15307 Parts 1 and 2, is owned by Juellcom19deltapark Inc.

As the owner of Juellcom19deltapark Inc., I am in full agreement with the proposal by Draglam Waste and Recycling Inc. for a waste transfer station at the subject site and the associated application for Minor Variances.

This letter confirms that Draglam Waste and Recycling Inc. is authorized to operate a waste transfer station at 19 Delta Park, Blvd., Brampton, Ontario and apply for minor variances.

Should you require any more information, please do not hesitate to contact me.

Sincerely,



Pat Lamanna

November 6th 2023

Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Re: Planning Rational for Minor Variances for 19 Delta Park Blvd, Brampton

Draglam Waste & Recycling Inc. is developing a construction and demolition material storage and transfer station at 19 Delta Park Blvd. L6T 5E7. The site is approximately 2.2 acres, located in Industrial area where surrounding businesses include storage facility, auto works, transport facilities etc. As per City of Brampton's Zoning By-Law 270 – 2004, the site is zoned Industrial M3. As per subsection (327-07) (204-2010) of the by-law, waste transfer stations are permitted in the M3 Industrial zoned land.

The proposed waste transfer station will receive, sort and dispatch commercial waste originating from construction and demolition sites. Waste will be brought on site by Draglam Waste & Recycling Inc. own fleet of 8 roll-off trucks and by other waste operators. There will be a weigh scale approximately 36.5 meter long. All trucks will be weighed coming onto the site and again upon leaving the site. Incoming waste will be stored and segregated in the a designated temporary dome structures.

The critical factor in the design of the site is to allow for the maximum turning radius for the roll-off trucks. They must be able to turn 360 deg. freely to load/unload the waste materials.

Considering the above-mentioned factors, we request the following minor variances:

1. Reduction in the front yard landscaped area-

To reduce the required front yard landscape space by from the required 1094 sq.m to 1053 sq.m i.e. by 41 sq.m. The site requires 49 parking spaces as per the City of Brampton zoning by-law. 8 parking spaces are provided at the front entrance of the building, 13 parking spaces are provided at the West façade of the building, 16 parking spots in front of the landscape yard and 6 parking spots at the rear end of the site. The remaining 6 parking spots are proposed in the front yard of the subject property. This will reduce the landscaped area by 57 sq.m i.e. from 1110 sq.m to 1053 sq.m. to accommodate parking spaces.

- The front yard of the site is the only space where vehicles can be parked such that they would not interfere with the functionality of the site.

2. Gross floor area of accessory structures-

To permit domes as an accessory structure having a gross floor area 1,532.13 sq. m (16,491.7 sq.ft) whereas the by-law permits a maximum gross floor area of 100 sq. m (1,076.40 sq. ft) for each accessory structure.

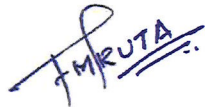
- The proposed areas of the temporary domes are crucial to ensure that waste brought on site is enclosed and for proper functioning of the waste transfer station.

3. Reduction in interior yard setback

To reduce the interior yard setback from 4 meters to 2 meters. The proposed location of the dome facilitated by the reduction in interior yard setback, avoids placing the dome on top of the sewer line. The reduction in the setback also makes provision for the turning radius of the trucks entering and exiting the site.

Thank you for your attention to this matter.

Regards



Amruta Paranjape,
Project Manager- Urban Planner
amrutap@gandlgroupp.com, 416.798.7050 ext. 272

Zoning Non-compliance Checklist

File No.
A-2022-0367

Applicant: Juellcom 19deltapark Inc.
Address: 19 Delta Park Blvd.
Zoning: M3 Section 1539
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR			
BUILDING SIZE			
SIDE DOOR			
COVERAGE			
PARKING			
DRIVEWAY			
ACCESSORY STRUCTURE	To permit an accessory structure having a gross floor area of 1532.13 square metres.	Whereas the by-law permits a gross floor area of 100 square metres.	
ACCESSORY STRUCTURE SIZE / HEIGHT	To permit an accessory structure having a height of 13.18 metres.	Whereas the by-law permits an accessory structure having a maximum height of 4.5 metres.	
ACCESSORY STRUCTURE SETBACK	To permit an accessory structure having a setback of 2 metres to the side property line.	Whereas the by-law permits an accessory structure in the interior side yard having a setback of 3 metres.	
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE	To permit a front yard landscape open space of 1053 square metres.	Whereas the by-law permits an area of 50 percent of the required front yard (1110 square metres).	
SCHEDULE 'C'			
FENCE HEIGHT			

Rose Bruno
Reviewed by Zoning

November 16, 2023
Date