



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

FILE NUMBER: A-2024-0068

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)** Baligh and Nora Graieb  
**Address** 10 Hazelwood Drive, Brampton, Ontario

**Phone #** 416-858-8078 **Fax #** \_\_\_\_\_  
**Email** aligra@rogers.com

2. **Name of Agent** Alana + Kelly Design Co. Ltd  
**Address** 16 Mountainview Road South - Unit 202  
Georgetown, Ontario

**Phone #** 905-873-4993 **Fax #** \_\_\_\_\_  
**Email** alana@alanakellydesign.ca

3. **Nature and extent of relief applied for (variances requested):**  
To allow for a front yard landscape open space area of 40% whereas the minimum landscape open space area is 70%.  
To reduce the front setback to an addition from the minimum 9.0m to permit a front yard setback of 0.855m.  
To increase the total floor area of all accessory structures from the maximum 50.94 square metres to permit a floor area of 71.24 square metres.  
To increase the allowable lot coverage of the detached dwelling from the maximum 25% to 42%.

4. **Why is it not possible to comply with the provisions of the by-law?**  
Due to physical limitations of the an occupant of the home, we require a garage space adjacent to the bedroom area on the ground floor, resulting in the need for a reduced front yard setback. The garage must be at this size to accommodate a barrier free vehicle with an accessory fold down ramp.

5. **Legal Description of the subject land:**  
**Lot Number** 10  
**Plan Number/Concession Number** 717  
**Municipal Address** 10 Hazelwood Drive, Brampton, Ontario

6. **Dimension of subject land (in metric units)**  
**Frontage** 34.51m  
**Depth** 43m  
**Area** 1207.74m2

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.)

See Attached

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

See Attached

- 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	10.67m
Rear yard setback	15.54m
Side yard setback	2.63m
Side yard setback	2.49

**PROPOSED**

Front yard setback	0.855m
Rear yard setback	15.54m
Side yard setback	2.63m
Side yard setback	2.63m

- 10. Date of Acquisition of subject land: Unknown
- 11. Existing uses of subject property: Existing Single Detached Dwellings
- 12. Proposed uses of subject property: Single Detached Dwellings
- 13. Existing uses of abutting properties: Residential
- 14. Date of construction of all buildings & structures on subject land: Unknown
- 15. Length of time the existing uses of the subject property have been continued: Unknown

- 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 # A17-024	Decision Approved _____	Relief Carport/Accessory Structures _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

*Signature*

Signature of Applicant(s) or Authorized Agent

DATED AT THE Town of Halton Hills OF The Region of Halton  
THIS 9th DAY OF February, 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, Alana Nielsen, OF THE Town OF Halton Hills  
IN THE Region OF Halton 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

Town OF Halton Hills  
IN THE Region OF  
Halton THIS 9th DAY OF  
February, 2024

*Signature*

Signature of Applicant or Authorized Agent



A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: Mature Neighborhood, R1A(2)

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

2024/02/27  
Date

DATE RECEIVED MAR. 4, 2024

Date Application Deemed Complete by the Municipality VL



# ALANA + KELLY DESIGN CO.

## Owner Authorization

Alana + Kelly Design Co.  
Alana Nielsen  
905-873-4993  
alana@alanakellydesign.ca

I/We the owner(s) of the land being subject to this request/application, do hereby authorize and appoint Alana + Kelly Design Co. – Alana Nielsen as my/our agent to make this request/application on/our behalf, and to conduct all communications on my/our behalf.

Address: 10 Hazelwood drive  
Municipality: Brampton

Signature: *billy Graieb*  
billy Graieb (Jun 25, 2023 12:20 EDT)  
Print name: billy Graieb  
Date: Jun 25, 2023  
Phone: 4168588078  
Email : aligra@rogers.com

Signature: *billy Graieb*  
billy Graieb (Jun 25, 2023 12:20 EDT)  
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Phone: 4168588078  
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**PERMISSION TO ENTER**


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

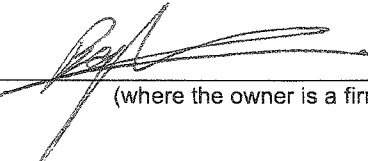
LOCATION OF THE SUBJECT LAND: 10 HAZELWOOD DRIVE, BRAMPTON

I/We, NORA & BALIGH GRAIEB  
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 4th day of March, 2024

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

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

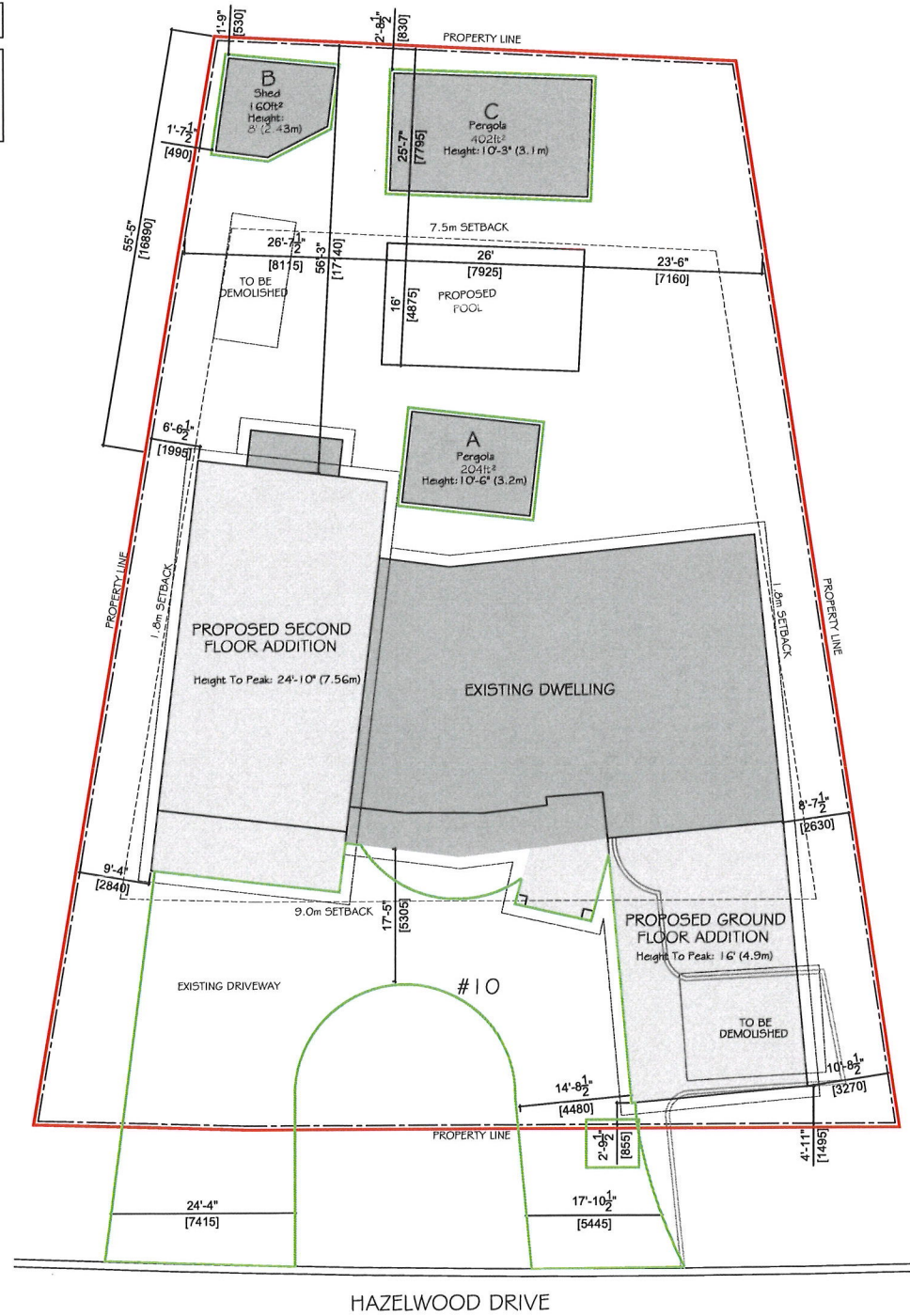
**NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.**

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

ALLOWABLE LANDSCAPE % = 70% = 1812ft<sup>2</sup> (168.36m<sup>2</sup>)

LANDSCAPE OPEN SPACE  
 FRONT YARD AREA = 2589ft<sup>2</sup> (240.53m<sup>2</sup>)  
 DRIVEWAY AREA = 1548ft<sup>2</sup> (143.80m<sup>2</sup>)  
 PROPOSED = 40% = 1041ft<sup>2</sup> (96.73m<sup>2</sup>)  
 LANDSCAPE %

SITE STATISTICS	
ZONING	R1A(2)
LOT SIZE	13,000ft <sup>2</sup> (1,207.74m <sup>2</sup> )
LOT COVERAGE - DETACHED DWELLING	
ALLOWABLE%	25% = 3,250ft <sup>2</sup> (301.94m <sup>2</sup> )
EXISTING	24.7% = 3,205ft <sup>2</sup> (297.75m <sup>2</sup> )
PROPOSED	1.7% = 2,267ft <sup>2</sup> (210.6m <sup>2</sup> )
TOTAL	42% = 5,472ft <sup>2</sup> (508.35m <sup>2</sup> )
LOT COVERAGE - ACCESSORY STRUCTURES	
ALLOWABLE	= 548.42ft <sup>2</sup> (50.94m <sup>2</sup> )
EXISTING -A	= 204ft <sup>2</sup> (18.95m <sup>2</sup> )
EXISTING -B	= 160ft <sup>2</sup> (14.86m <sup>2</sup> )
EXISTING -C	= 404ft <sup>2</sup> (37.53m <sup>2</sup> )
TOTAL	= 768ft <sup>2</sup> (71.34m <sup>2</sup> )



1 SITE PLAN  
 0.01 NTS  
 FEB 16/ 2024



# ALANA + KELLY DESIGN CO.

ARCHITECTURAL TECHNOLOGY  
 INTERIOR DESIGN

16 Mountainview Rd S, Unit 205  
 Georgetown, ON  
 L7G 4K1  
 Office: 905-873-4993  
 www.alanakellydesign.ca

DO NOT SCALE DRAWINGS. POSTED DIMENSIONS ARE FOR GENERAL PURPOSES ONLY. G.C. AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE ANY WORK PROCEEDS. FINAL SHOP DRAWINGS TO BE REVIEWED AND APPROVED BY DESIGNER. ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND MUST BE RETURNED UPON COMPLETION OF THE PROJECT.

PROJECT:  
**GRAIEB RESIDENCE**  
 10 Hazelwood Drive,  
 Brampton, Ontario

DRAWING:  
**SITE PLAN  
 MINOR VARIANCE**

SCALE: NTS

REVISIONS:

NO.	DATE	COMMENTS
01	AUG 2/23	DESIGN DRAFT 1
02	SEPT 6/23	DESIGN DRAFT 2
03	NOV 3/23	DESIGN DRAFT 3
04	NOV 16/23	DESIGN DRAFT 4
05	NOV 21/23	DESIGN DRAFT 5
06	NOV 28/23	DESIGN DRAFT 6
07	FEB 07/24	MINOR VARIANCE
08	FEB 09/24	MINOR VARIANCE 2

DRAWING #:

0.01

HAZELWOOD DRIVE

## 8. Existing Buildings

### **Existing Detached Dwelling:**

Ground Floor Area - 242.71 sqm

Gross Floor Area - 292.57 (Ground) + 252.46 (Basement)

Number of Storeys 1 Width : 24.076 m

Length: 13.586m

### **Accessory Building A Ground Floor Area: 18.95 sqm**

Number of Storeys: 1 Width: 5.13m

Length: 3.66m

### **Accessory Building B**

Ground Floor Area: 14.86 sqm

Number of Storeys: 1

Width: 4.27m

Length: 3.76m

### **Accessory Building C**

Ground Floor Area: 37.35 sqm

Number of Storeys: 1

Width: 7.95m

Length: 4.69m

## Proposed Building

### **Proposed Detached Dwelling**

Ground Floor Area - 347.96 sqm

Gross Floor Area: 139.41 sqm (Second) + 399.91sqm (Ground) + 270.02sqm (Basement)

Total: 890.34 sqm

**Number of Storeys: 2**

**Width : 24.076 m**

**Length: 26.42m**

# Zoning Non-compliance Checklist

File No.

A-2024-0068

Applicant: Alana + Kelly Design Co Ltd

Address: 10 Hazelwood Dr

Zoning: Mature Neighborhood, R1A (2)

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SIDE SETBACK	To permit an interior side yard setback of 2.63m to a proposed ground floor addition,	whereas the by-law requires a minimum interior side yard setback of 2.8m.	10.27 b) (iii)
BUILDING FRONT SETBACK	To permit a front yard setback of 0.855m to a proposed ground floor addition,	whereas the by-law requires a minimum front yard setback of 9.0m.	12.3.2 (d)
BUILDING SIDE SETBACK	To permit an interior side yard setback of 1.995m to a proposed second floor addition,	whereas the by-law requires a minimum interior side yard setback of 2.8m.	10.27 b) (iii)
COVERAGE	To permit a lot coverage of 42%,	whereas the by-law permits a maximum lot coverage of 25%.	12.3.2 (i)
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS	To permit an accessory structure (existing shed) having a setback of 0.49m to the side lot line,	whereas the by-law requires a minimum 0.6m to the nearest lot line.	10.3 (f) (ii)
ACCESSORY STRUCTURE COVERAGE	To permit an accessory structure (existing pergola) having a gross floor area of 18.95 sq. m (204 sq. ft.),	whereas the by-law permits a maximum gross floor area of 15 sq. m for an individual accessory structure.	10.3 (e) (ii)
ACCESSORY STRUCTURE HEIGHT	To permit an accessory structure (existing pergola) having a height of 3.1m,	whereas the by-law permits an accessory structure having a maximum height of 3.0m.	10.3 (h)
ACCESSORY STRUCTURE HEIGHT	To permit an accessory structure (existing pergola) having a height of 3.2m,	whereas the by-law permits an accessory structure having a maximum height of 3.0m.	10.3 (h)
ACCESSORY STRUCTURE COVERAGE	To permit a combined gross floor area of 71.34 sq. m for three (3) accessory structures,	whereas the by-law permits a maximum combined gross floor area of 20 sq. m for two (2) accessory structures.	10.3 (ii)
LANDSCAPED OPEN SPACE			
SCHEDULE "C"			
OTHER – DECK			

Shiza Athar

Reviewed by Zoning

2024/02/27

Date