



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 _____

AM

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

AM

Signature of Applicant or Authorized Agent

A Commissioner etc.



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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)

Print name: billy Graieb

Date: Jun 25, 2023

Phone: 4168588078

Email : aligra@rogers.com

PERMISSION TO ENTER

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

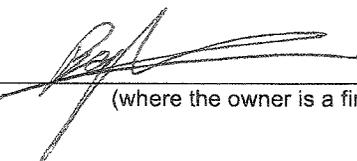
LOCATION OF THE SUBJECT LAND: 10 HAZELWOOD DRIVE, BRAMPTON

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.)

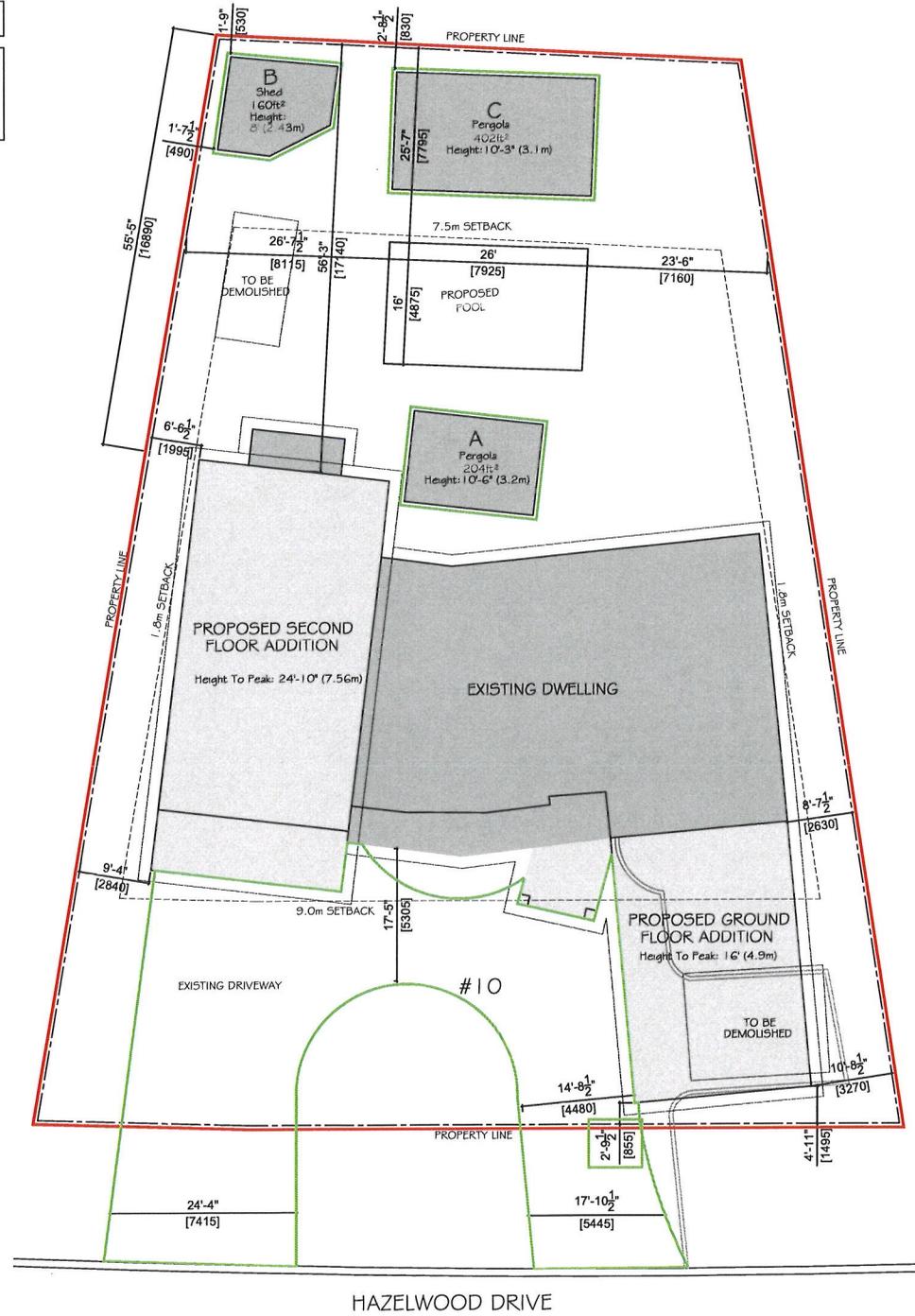
NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

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

ALLOWABLE LANDSCAPE % = 70% = 1812ft² (168.36m²)

LANDSCAPE OPEN SPACE
 FRONT YARD AREA = 2589ft² (240.53m²)
 DRIVEWAY AREA = 1548ft² (143.80m²)
 PROPOSED = 40% = 1041ft² (96.73m²)
 LANDSCAPE %

SITE STATISTICS
 ZONING R1A(2)
 LOT SIZE 13,000ft² (1,207.74m²)
 LOT COVERAGE - DETACHED DWELLING
 ALLOWABLE% 25% = 3,250ft² (301.94m²)
 EXISTING 24.7% = 3,205ft² (297.75m²)
 PROPOSED 1.7% = 2,267ft² (210.6m²)
 TOTAL 42% = 5,472ft² (508.35m²)
 LOT COVERAGE - ACCESSORY STRUCTURES
 ALLOWABLE = 548.42ft² (50.94m²)
 EXISTING -A = 204ft² (18.95m²)
 EXISTING -B = 160ft² (14.86m²)
 EXISTING -C = 404ft² (37.53m²)
 TOTAL = 768ft² (71.34m²)



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