

**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-2024-0068  
**Property Address:** 10 Hazelwood Drive  
**Legal Description:** Plan 717, Lot 100, Ward 7  
**Agent:** Alana and Kelly Design Co. Ltd.  
**Owner(s):** Baligh Graieb, Nora Graieb  
**Other applications:** nil  
**under the *Planning Act***  
**Meeting Date and Time:** Tuesday, July 16, 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 an accessory structure (existing pergola) having a gross floor area of 37.53 square metres (404 sq ft), whereas the by-law permits a maximum gross floor area of 15 square metres for an individual accessory structure;
2. To permit a front yard setback of 0.855 metres to a proposed ground floor addition, whereas the by-law requires a minimum front yard setback of 9.0 metres;
3. To permit an interior side yard setback of 1.995 metres to a proposed second floor addition, whereas the by-law requires a minimum interior side yard setback of 2.8 metres;
4. To permit a lot coverage of 42%, whereas the by-law permits a maximum lot coverage of 25%;
5. To permit an accessory structure (existing shed) having a setback of 0.49 metres to the side lot line, whereas the by-law requires a minimum 0.6 metres to the nearest lot line;
6. To permit an accessory structure (existing pergola) having a gross floor area of 18.95 square metres (204 square feet), whereas the by-law permits a maximum gross floor area of 15 square metres for an individual accessory structure;
7. To permit an accessory structure (existing pergola) having a height of 3.1 metre, whereas the by-law permits an accessory structure having a maximum height of 3.0 metres;
8. To permit an accessory structure (existing pergola) having a height of 3.2 metres, whereas the by-law permits an accessory structure having a maximum height of 3.0 metres; and
9. To permit a combined gross floor area of 71.34 square metres for three (3) accessory structures, whereas the by-law permits a maximum combined gross floor area of 20 square metres for two (2) accessory structures.

**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 **4:00 pm on Thursday, July 11, 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 **4:00 pm on Thursday, July 11, 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.

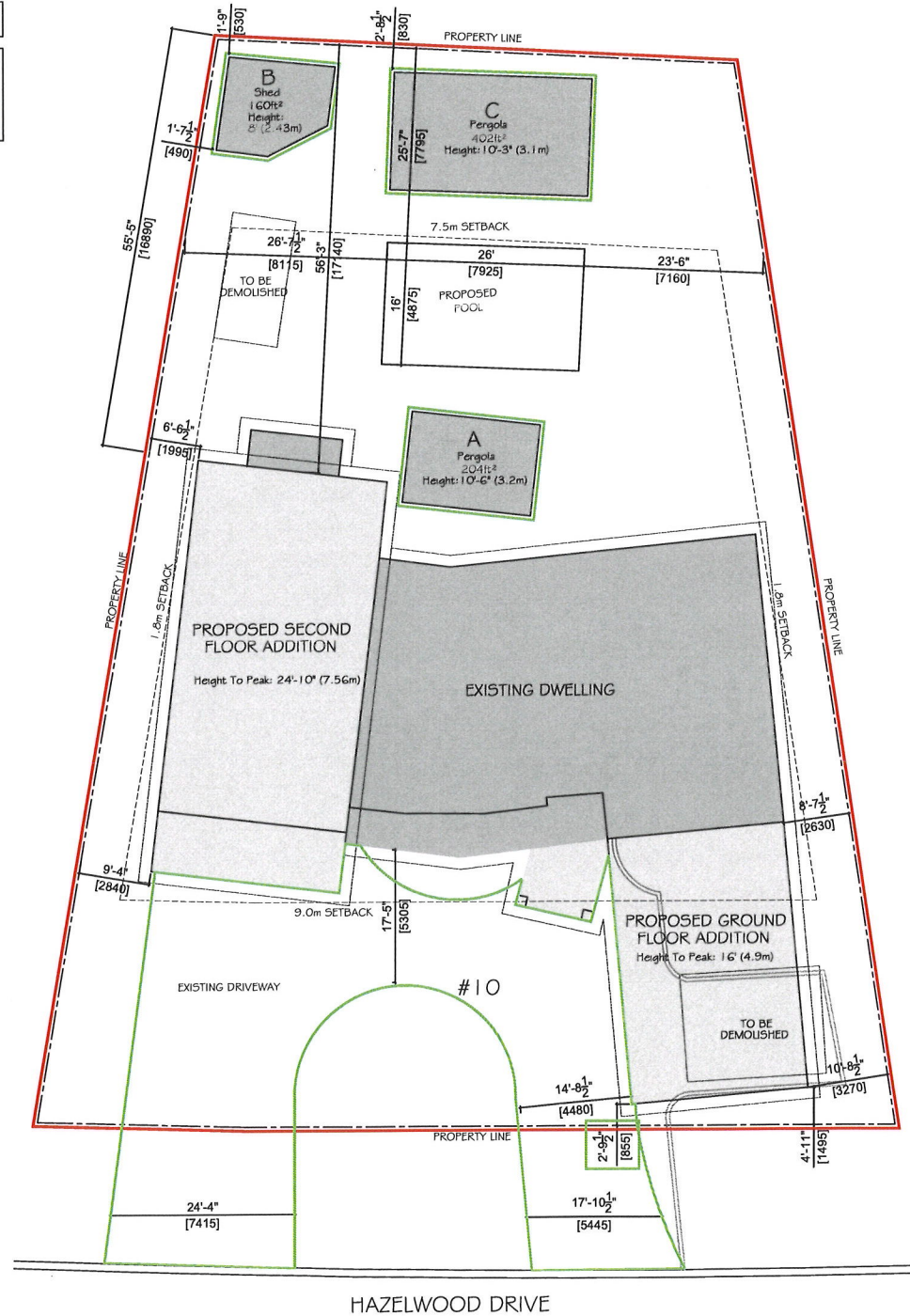
Dated this 2nd day of July 2024

Secretary Treasurer  
Committee of Adjustment, City Clerk's Office  
2 Wellington Street West, Brampton, L6Y 4R2  
P: 905.874.2117  
E: [coa@brampton.ca](mailto:coa@brampton.ca)

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                            | 17% = 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

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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