JUL 17 2024

Committeee of Adjustment



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

FILE NUMBER: A-2004-0068

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.

<u>APPLICATION</u> 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. Name of Owner(s) Address 10 Hazelwood Drive, Brampton, Ontario Phone # 416-858-8078 Fax # Email billy2020@rogers.com Name of Agent Alana + Kelly Design Co. Ltd. Address 16 Mountainview Road South, Unit 305 Georgetown, Ontario Phone # 905-873-4993 Fax # Email alana@alanakellydeisgn.ca 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 1.6m. To increase the total floor area of all accessory structures from the maximum 50.94 square metres to permit a floor area of 71.34 square metres. To increase the allowable lot coverage of the detached dwelling from the maximum 25% to 39%. 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 Legal Description of the subject land: Lot Number 10 Plan Number/Concession Number Municipal Address 10 Hazelwood Drive, Brampton, Ontario Dimension of subject land (in metric units) Frontage 34.51m Depth 43m 1207.74m2 Area Access to the subject land is by: Provincial Highway Seasonal Road Municipal Road Maintained All Year Private Right-of-Way Other Public Road Water

	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 BUILDING	SS/STRUCTURES on th	e 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 Rear yard setback	10.67m 15.54m		
	Side yard setback	2.63m		
	Side yard setback	2.49m		
	PROPOSED Front yard setback Rear yard setback Side yard setback	1.61m 17.40m 2.63m		
	Side yard setback	1.99m		
10.	Date of Acquisition	of subject land:	Unknown	
11.	Existing uses of su	bject property:	Existing Single Detached Owellings	
12.	Proposed uses of subject property:		Single Detached Dwellings	
13.	Existing uses of ab	utting properties:	Residential	
14.	Date of construction of all buildings & structures on subject land:			
15.	Length of time the existing uses of the subject property have been continued:			
16. (a)		is existing/proposed?	Other (specify)	
(b)	·	osal is/will be provided	? Other (specify)	
			Channe	
(c)	What storm draina Sewers Ditches Swales	ge system is existing/p	Other (specify)	

		-3-
17.	Is the subject property the subject of an a subdivision or consent?	application under the Planning Act, for approval of a plan of
	Yes No 🔻	
	If answer is yes, provide details: File #	‡ Status
18.	Has a pre-consultation application been fil	led?
	Yes No 🗸	
19.	Has the subject property ever been the sul	bject of an application for minor variance?
	Yes 🔽 No	Unknown
	If answer is yes, provide details:	
	File # A17-024 File # Decision Approve Decision Decision	Relief Relief Relief Relief
DATE THIS	ED AT THE TOWN OF Halton Hills DAY OF JULY	Signature of Applicant(s) or Authorized Agent Region of Hacton 20 24
THE SUB THE APP	PPLICATION IS SIGNED BY AN AGENT, SO JECT LANDS, WRITTEN AUTHORIZATION (OLICITOR OR ANY PERSON OTHER THAN THE OWNER OF OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF LICATION SHALL BE SIGNED BY AN OFFICER OF THE
IN THE	Alana Nielsen Parion of Hautm	_, OF THE TOWN OF HADON HILLS _SOLEMNLY DECLARE THAT:
ALL OF T	THE ABOVE STATEMENTS ARE TRUE AND	I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER
	ED BEFORE ME AT THE	
Tourn	of the Oton Hills	
	PONION OF	
lo oto	- Tegrici -	
Tul	THIS SION	
	A Commissioner etc. LE BEING A LICENSED PARALEGAL	Signature of Applicant or Authorized Agent
	Present Official Plant (1990)	FICE USE ONLY
	Present Zoning By-law Classification:	R1A(2), Mature Neighbourhood
		spect to the variances required and the results of the ned on the attached checklist.
NOTIFICATION OF THE PERSON OF	Shiza Athar	2024/09/13
ST SECRETARY TO SE	Zoning Officer	Date
Beneficial	DATE RECEIVED	Received / Revised
	Date Application Deemed	Revised 2022/02/17
	Complete by the Municipality	JUL 1 7 2024

Committeee of Adjustment

SCOPE OF WORK

PROPOSED ADDITION ABOVE EXISTING GARAGE ON THE EAST SIDE OF THE PROPERTY AND A PROPOSED GROUND FLOOR ADDITION ON THE WEST SIDE.

ALLOWABLE LANDSCAPE % = 70% = 1,812ft2 (168.36m2)

FRONT YARD AREA = 2,647ft² (245.91m²) $= 1.548 \text{ft}^2 (143.80 \text{m}^2)$ = 40% = 1041 \text{ft}^2 (96.73 \text{m}^2) DRIVEWAY AREA PROPOSED. LANDSCAPE %

SITE STATISTICS LOT SIZE

EXISTING -B

EXISTING -C

13,000fc2 (1,207,74m2)

 LOT COVERAGE - DETACHED DWELLING

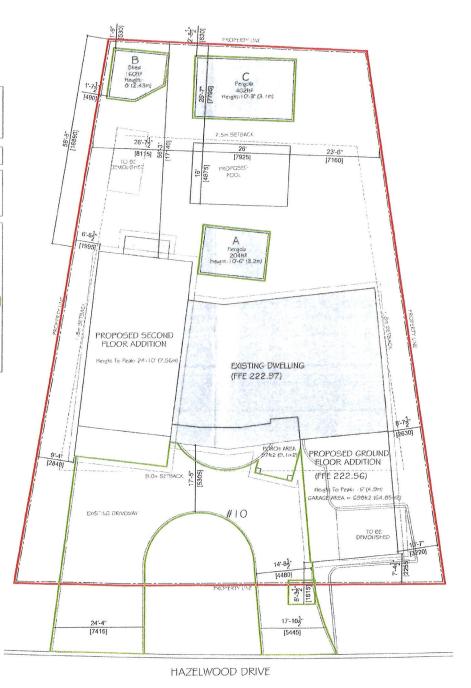
 ALLOWABLE%
 25%= 3,250H² (301.94m²)

 EXISTING
 25% = 3.271H² (303.89m²)
 EXISTING $8\% = 991 \text{ H}^2 (92.07\text{ m}^2)$ $6\% = 768 \text{H}^2 (71.34\text{m}^2)$ $39\% = 5.030 \text{H}^2 (467.30\text{m}^2)$ PROPOSED ACCESS, STRUCT.

LOT COVERAGE - ACCESSORY STRUCTURES
ALLOWABLE = 548.42ft² (50.94m²) EXISTING -A

 $= 204 \text{ft}^2 (18.95 \text{m}^2)$ = 160 \text{t}^2 (14.86 \text{m}^2) $=404 \text{ft}^2 (37.53 \text{m}^2)$

= 768lt2 (71.34m2) TOTAL





ALANA + KELLY DESIGN CO.

ARCHITECTURAL TECHNOLOGY INTERIOR DESIGN

16 Mountainview Rd S, Unit 305

Georgetown, ON

L7G 4K1

Office: 905-873-4993

www.alanakellydesign.ca

DO NOT SCALE DRAWINGS POSTED DIMINISTORS AND 10 S CLIN SAL PURPOUS COMAY, G.C. AND CONTROL STANDARD STANDARD STANDARD SHALL DISCONDERSON SONAL DISCONDERSON SON SHE AND REPORT AND DESCRIPTANDS TO THE SUSTEIN SEP EDICER SHAWNOON PROCEEDS I FINES SHIP DRAWINGS TO BE SHAWNED AND AND SAMPONED OF MINISTERS AND MOUST HE RELIGIOUS DESCRIPTION OF THE DESCRIPTAND SHAP DRAWINGS AND THE DESCRIPTION OF THE DESCRIPTAND SHAP DRAWINGS AND THE SHAP DRAWINGS AND THE SHAP DRAWINGS AND THE SHAP DRAWINGS AND THE DESCRIPTION OF THE DESCRIPTION OF THE PRODUCT

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
05	NOV 28/23	DESIGN DRAFT 6
07	FEB 07/24	MINOR VARIANCE
08	FEB 09/24	MINOR VARIANCE 2
09	JULY 15/24	MINOR VARIANCE 3
	1	

DRAWING #:

0.01

SITE PLAN

JULY 15/2024

C.... 2024

Flower City



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

FILE NUMBER: A - 2574 - 006 8

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APPLICATION Minor Variance or Special Permission

(Please read Instructions)

It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be NOTE: 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 L 65 13 3
	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 Municipal Road Maintained All Year Private Right-of-Way Seasonal Road Other Public Road Water

	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.				
	EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo, etc.) See Attached				
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	See Attached	IGS/STRUCTURES on	the subject land:		
	occ / tilderica				
9.	l continu of all l	hilalimana amal atm	making a managa ad fautha autha at landa		
J.			ructures on or proposed for the subject lands:		
	(specify distance	e from side, rear	and front lot lines in metric units)		
	EVICTING				
	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 sub	viect property:	Existing Single Detached Dwellings		
	Existing uses of suc	your property.			
12.	Proposed uses of su	ubject property:	Single Detached Dwellings		
13.	Existing uses of abu	utting properties:	Residential		
4.4	Data of comptunction	f . h.vi dim 0 .4	vetures an authorit land. Halmann		
14.	Date of construction	i oi ali bulldings & strt	uctures on subject land: Unknown		
15.	Length of time the e	xisting uses of the sul	bject property have been continued: Unknown		
16. (a)	What water supply i	s existing/proposed?			
io. (a)	Municipal		Other (specify)		
	Well				
	***		•		
(b)		sal is/will be provided ¬	? Other (specify)		
	Municipal Septic	i	Other (sheerily)		
	-0p0	-			
(c)	What storm drainag	e system is existing/p	roposed?		
	Sewers	4	Other (and site)		
	Ditches	=	Other (specify)		
	Swales				

•••	subdivision or consent?	, subject of all c	ippiication under	une riamining Act, for a	pprovar or a plan or
	Yes No	7			
	If answer is yes, provide d	etails: File #	¥	Status_	
18.	Has a pre-consultation ap	plication been fi	led?		
	Yes No	V			
19.	Has the subject property e	ever been the su	bject of an applica	ation for minor varianc	e?
	Yes 🗹 No		Unknown 🔲		
	If answer is yes, provide of	letails:			
	File # A17-024 De	cision Approved		Relief Carport/Acc	essory Structures
	File # De	cision		Relief	
				- · · ·	
	- 0.1	+145	Signatui	re of Applicant(s) or Auti	norized Agent
DAT	EDAT THE TOWN OF HO	UTCO OF	The Region	J of Horston	
THI	s at DAY OF HE	bruary	_, 20 <u>24</u> .		
	APPLICATION IS SIGNED B				
	BJECT LANDS, WRITTEN AU PLICANT IS A CORPORA				
	RATION AND THE CORPORA				OFFICER OF THE
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	· Alana Nielsen				701700H1115
IN TH	eregion of Ha	uton	_SOLEMNLY DEG	CLARE THAT:	
	THE ABOVE STATEMENTS NG IT TO BE TRUE AND KN				
DECLAR	ED BEFORE ME AT THE				
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Halton	THIS OF D	AY OF		CAN	
Febr	10ru , 20 74	444	Signa	ture of Applicant or Auth	orized Agent
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,	A Commissioner letters	IGA ALEGAL			
	O COUC APT	FOR O	FFICE USE ONLY		
	Present Official Plan Des	on ation:			
Name of the last o		A color		Mature Neighborho	od R14(2)
SECTION OF THE PERSONS ASSESSED.	Present Zoning By-law (
And the part of the last of th	This application has bee		espect to the variar tlined on the attach		sults of the
Property and a second					
NAME OF TAXABLE PARTY.	Shiza Atl		non-manufacture and manufacture and manufactur	2024/02/2 Date	7
	Zoning O	micer		Date	
Decree and the second	DATE RE	CEIVED	MAR. 4.	2024	
	Date Application	.02:020	1/1		Revised 2022/02/17
	Complete by the Mur	icipality	VL		



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 (Jun 25, 2023 12:20 EDT)
Print name: billy Graieb
Date: Jun 25, 2023
Phone: 4168588078
Email: aligra@rogers.com
billy Graieb Signature: 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 HAZGLWOOD DRIVE , BRAMPTON
I/We, NORG & BALIGH GRAIGB 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, 20 24
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)
SALIGHT GRAIES
(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

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 Detatched 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

GRAIEB RESIDENCE

ARCHITECTURAL DESIGN PACKAGE

10 HAZELWOOD DRIVE, BRAMPTON ON

DRAWING LIST:

0.01 SITE PLAN

1.00 FOUNDATION PLAN 1.01 GROUND FLOOR 2.00 SECOND FLOOR

.01 EAST & WEST ELEVATION

.02 NORTH & SOUTH ELEVATION

GENERAL NOTES

ALL DRAWINGS ARE THE PROPERTY OF ALANA+KELLY DESIGN CO. LTD. THE DESIGNER RETAINS COPYRIGHT IN THESE DOCUMENTS WHICH MAY NOT BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT.

- 1. ALL DRAWINGS & CONSTRUCTION TO BE DONE IN ACCORDANCE WITH:
 - a. THE ONTARIO BUILDING CODE (LATEST EDITIONS)

5,454ft2 (506.69m2

204ft2 (18.95m2)

- b. APPLICABLE LAW (AS DEFINED IN THE ONTARIO BUILDING CODE)
- c. THE ONTARIO HEALTH & SAFETY ACT: REGULATIONS FOR CONSTRUCTION PROJECTS
- d. ALL AUTHORITIES HAVING JURISDICTION OVER THE SITE
- ALL DIMENSIONS & GRADES ON DRAWINGS TO BE VERIFIED ON SITE PRIOR TO COMMENCING CONSTRUCTION. ANY DISCREPANCIES MUST BE REPORTED TO THE DESIGNER.
- 3. DRAWINGS ARE TO BE READ AND NOT SCALED.
- 4. ANY VARIANCE FROM THE STRUCTURAL DRAWINGS AND SPECIFICATIONS OR FROM CONDITIONS ENCOUNTERED AT THE JOB SITE, SHALL BE RESOLVED BY THE OWNER/BUILDER AND SUCH SOLUTION SHALL BE THEIR SOLE RESPONSIBILITY.
- REFER TO INTERIOR DESIGN DRAWINGS, MECHANICAL DRAWINGS AND ALL SPECIFICATIONS/SHOP DRAWINGS INCLUDED AND DISCUSSED HEREIN AS ATTACHED.



ALANA + KELLY DESIGN CO. ALANA NIELSEN

(905)-873-4993 ADMIN@ALANAKELLYDESIGN.CA

PROJECT STATISTICS

EXISTING 3,205ft² (297.75m²)
PROPOSED 2,249ft² (208.93m²)

TOTAL

ACCESSORY STRUCTURES

EXISTING -A EXISTING -B EXISTING -C

G-B 160ft² (14.86m²) G-C 404ft² (37.53m²) 768ft² (71.34m²)

TOTAL



ADDITIONS TO EXISTING		
BUILDINGS 3.1.1	11	
COMPONENT	ADDITIONS	
CEILING WITH ATTIC SPACE (1)	10.56	
MIN.RSI-VALUE (R-VALUE)	(R60)	
CEILING W/O ATTIC SPACE(1)	5.46	
MIN.RSI-VALUE (R-VALUE)	(R31)	
EXPOSED FLOOR(1)	5.46	
MIN.RSI-VALUE (R-VALUE)	(R31)	
WALLS ABOVE GRADE (1)	3.34+0.88ci	
MIN.RSI-VALUE (R-VALUE)	(R19+5ci)	
BASEMENT WALLS(1)	3.52 ci	
MIN.RSI-VALUE (R-VALUE)	(R20 ci)	
EDGE OF BELOW GRADE	1.76	
SLAB EQUAL OR LESS THAN	(R10)	
600mm (23 ⅔") BELOW		
GRADE MIN.RSI-VALUE		
(R-VALUE)(1)		
HEATED SLAB OR SLAB	1.76	
EQUAL OR LESS THAN	(R10)	
600mm (23 §") BELOW	2000	
GRADE MIN.RSI-VALUE		
(R-VALUE)(1)		
WINDOWS AND SLIDING	1.6	
GLASS DOORS MAXIMUM		
U-VALUE (W/m2*K) (2)		

NOTES:

1. THE VALUES LISTED ARE MINIMUM RSI-VALUES FOR THERMAL INSULATION COMPONENT ONLY. RSI-VALUES EXPRESSED IN (m2*K)/W
2. U-VALUES IS THE OVERALL COEFFICIENT OF HEAT TRANSFER EXPRESSED IN W/m2*K

3. THE BUILDING NEED NOT CONFORM TO MINIMUM EFFICIENCY REQUIREMENTS FOR HRV'S, DOMESTIC HOT WATER HEATERS & SPACE HEATING EQUIPMENT REQUIRED IN ARTICLE 2.1.1.2. OR 2.1.1.3.

ALANA + KELLY DESIGN CO.

ARCHITECTURAL TECHNOLOGY
INTERIOR DESIGN

16 Mountainview Rd S, Unit 305 Georgetown, ON

Office: 905-873-4993

DO NOT SCALE DRAWNINGS, POSTED DIMENSIONS ARE FOR GERBEAR LUPROPOSE SONIY, G.C. AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE ANY WORK PROCEEDS THAT SHAPPING AND PORNINGS OF THE PROCEEDS THAT OF THE POSTED SHAPPING AND THE PROPERTY OF THE DESIGNER AND MUST BE RETURNED UPON COMPLETION OF THE PROJECT.

PROJECT:

GRAIEB RESIDENCE

10 Hazelwood Dr Brampton, Ontario

DRAWING:

COVER PAGE

SCALE: AS NOTED

REVISIONS:

NO.	DATE	COMMENTS
1	AUG 2/23	DESIGN DRAFT 1
2	SEPT 6/23	DESIGN DRAFT 2
3	NOV 3/23	DESIGN DRAFT 3
4	NOV 16/23	DESIGN DRAFT 4
5	NOV 21/23	DESIGN DRAFT 5
6	NOV 28/23	DESIGN DRAFT 6
7	APR 23/23	DESIGN DRAFT 7
8	AUG 2/24	ISSUED TO TRCA
9	AUG 29/24	DESIGN DRAFT 8

DRAWING #:



SCOPE OF WORK

PROPOSED ADDITION ABOVE EXISTING GARAGE ON THE EAST SIDE OF THE PROPERTY AND A PROPOSED GROUND FLOOR ADDITION ON THE WEST SIDE.

ALLOWABLE LANDSCAPE % = 70% = 1,812ft2 (168.36m2)

LANDSCAPE OPEN SPACE

 $= 2.912 \text{ft}^2 (270.53 \text{m}^2)$ FRONT YARD AREA $= 1,548 \text{ft}^2 (143.80 \text{m}^2)$ DRIVEWAY AREA = 51.5% = 1,501ft² (139.45m²)

PROPOSED LANDSCAPE %

SITE STATISTICS

R1A(2) ZONING 13,000ft² (1,207.74m²) LOT SIZE

LOT COVERAGE - DETACHED DWELLING
ALLOWABLE% 25%= 3,250ft² (301.94m²) $25\% = 3,271 \text{ ft}^2 (303.89 \text{m}^2)$ **EXISTING** PROPOSED $5.9\% = 769\text{ft}^2 (71.44\text{m}^2)$ 6% = 768ft² (71.34m²) 36.6% = 4,769ft² (443.05m²) ACCESS. STRUCT.

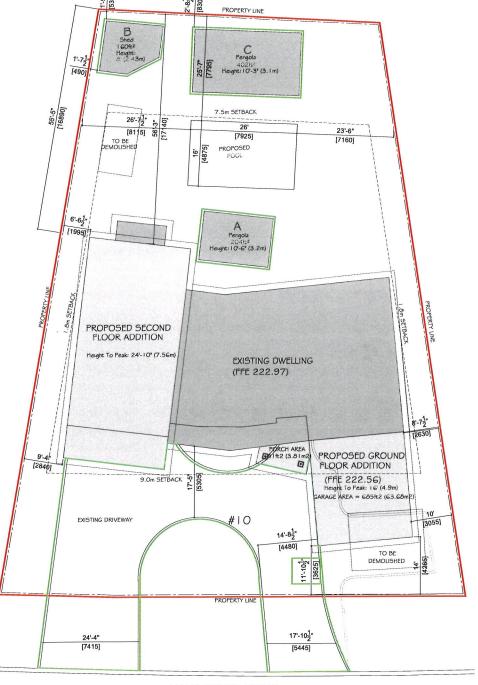
TOTAL

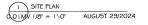
LOT COVERAGE - ACCESSORY STRUCTURES

 $= 548.42 \text{ft}^2 (50.94 \text{m}^2)$ ALLOWABLE EXISTING -A $= 204 \text{ft}^2 (18.95 \text{m}^2)$ = 160 \text{ft}^2 (14.86 \text{m}^2) EXISTING -B

EXISTING -C TOTAL

=404ft² (37.53m²) $= 768 \text{ft}^2 (71.34 \text{m}^2)$





HAZELWOOD DRIVE

PRELIMINARY- FOR REVIEW



ARCHITECTURAL TECHNOLOGY

INTERIOR DESIGN

16 Mountainview Rd S, Unit 305 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 Dr Brampton, Ontario

DRAWING:

SITE PLAN

SCALE: AS NOTED

REVISIONS:

NO.	DATE	COMMENTS
1	AUG 2/23	DESIGN DRAFT 1
2	SEPT 6/23	DESIGN DRAFT 2
3	NOV 3/23	DESIGN DRAFT 3
4	NOV 16/23	DESIGN DRAFT 4
5	NOV 21/23	DESIGN DRAFT 5
6	NOV 28/23	DESIGN DRAFT 6
7	APR 23/23	DESIGN DRAFT 7
8	AUG 2/24	ISSUED TO TRCA
9	AUG 29/24	DESIGN DRAFT 8

DRAWING #:

0.01MV



SCOPE OF WORK

PROPOSED ADDITION ABOVE EXISTING GARAGE ON THE EAST SIDE OF THE PROPERTY AND A PROPOSED GROUND FLOOR ADDITION ON THE WEST SIDE.

ALLOWABLE LANDSCAPE $\% = 70\% = 1.812 \text{ft}^2 (168.36 \text{m}^2)$

LANDSCAPE OPEN SPACE $= 2,912 \text{ft}^2 (270.53 \text{m}^2)$ FRONT YARD AREA

DRIVEWAY AREA $= 1,548 \text{tt}^2 (143.80 \text{m}^2)$ $= 51.5\% = 1,501 \text{ ft}^2 (139.45 \text{ m}^2)$ PROPOSED

LANDSCAPE %

SITE STATISTICS ZONING

LOT SIZE

13,000ft² (1,207.74m²)

LOT COVERAGE - DETACHED DWELLING

ALLOWABLE %

 $25\% = 3,250 \text{ ft}^2 (301.94 \text{ m}^2)$ $25\% = 3,271 \text{ ft}^2 (303.89 \text{ m}^2)$ EXISTING $5.9\% = 769\text{tt}^2 (71.44\text{m}^2)$ **PROPOSED** ACCESS. STRUCT. 6% = 768ft² (71.34m²)

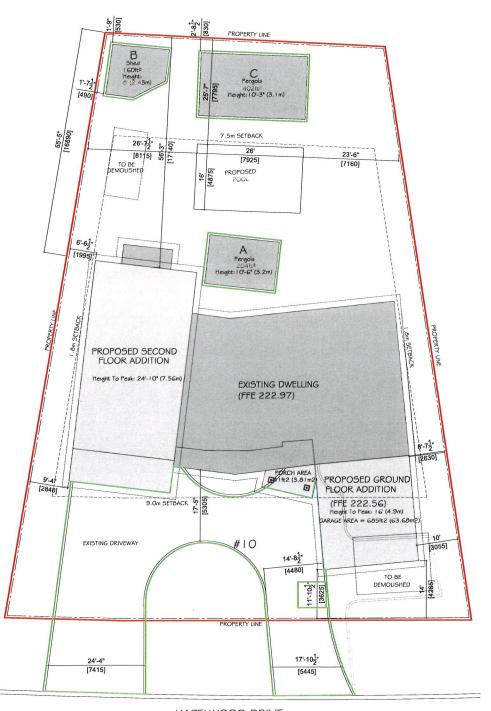
36.6% = 4,769ft (443.05m²)

LOT COVERAGE - ACCESSORY STRUCTURES

= 548.42ft² (50.94m²) ALLOWABLE

 $= 204 \text{ft}^2 (18.95 \text{m}^2)$ = 160 \text{ft}^2 (14.86 \text{m}^2) EXISTING -A EXISTING -B =404tt² (37.53m²) EXISTING -C

 $= 768 \text{ft}^2 (71.34 \text{m}^2)$ TOTAL





PRELIMINARY- FOR REVIEW



ARCHITECTURAL TECHNOLOGY

INTERIOR DESIGN

16 Mountainview Rd S, Unit 305 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 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 Dr Brampton, Ontario

DRAWING:

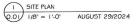
SITE PLAN MINOR VARIANCE

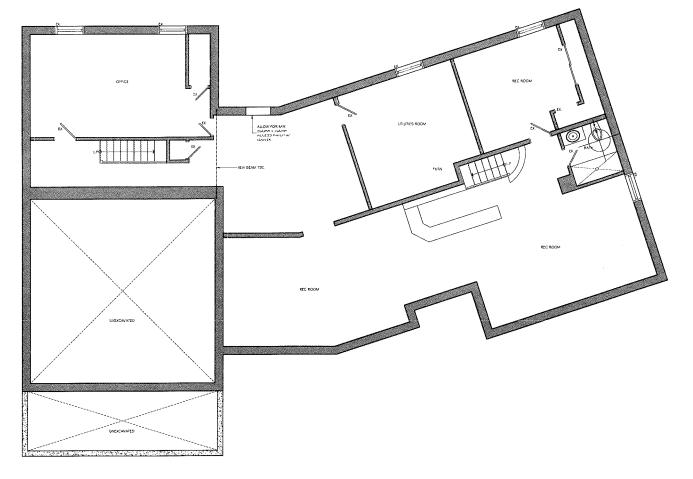
SCALE: AS NOTED

REVISIONS:

NO.	DATE	COMMENTS
1	AUG 2/23	DESIGN DRAFT 1
2	SEPT 6/23	DESIGN DRAFT 2
3	NOV 3/23	DESIGN DRAFT 3
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8	AUG 2/24	ISSUED TO TRCA
9	AUG 29/24	DESIGN DRAFT 8

DRAWING #:





FOUNDATION PLAN

1.00 1/4" = 1'-0" AUGUST 29/2024



ARCHITECTURAL TECHNOLOGY INTERIOR DESIGN

> 16 Mountainview Rd S, Unit 30: Georgetown, ON L7G 4K1 Office: 905-873-4993 www.alanakeliydesign.ca

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PROJECT:

GRAIEB RESIDENCE

10 Hazelwood Dr Brampton, Ontario

DRAWING:

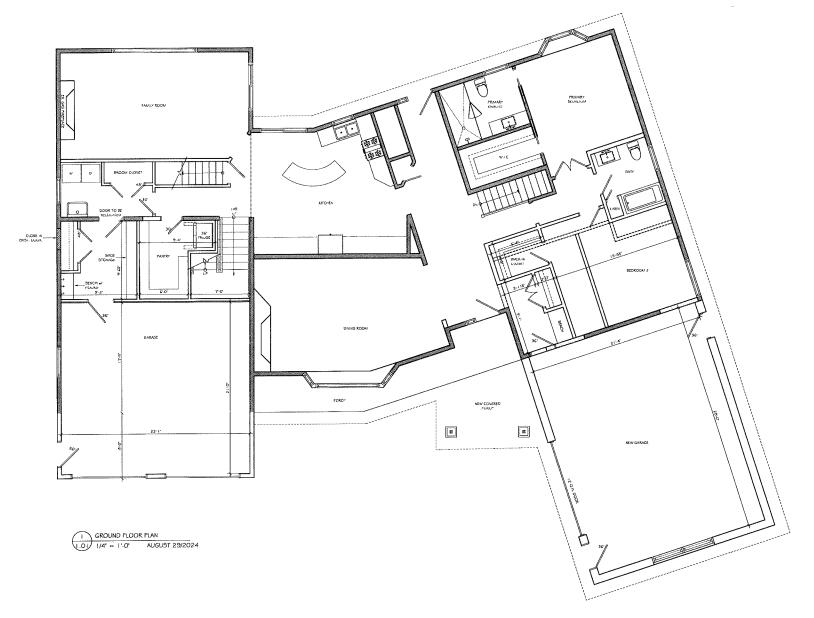
FOUNDATION PLAN

SCALE: AS NOTED

REVISIONS:

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DRAWING#:



PRELIMINARY- FOR REVIEW



ARCHITECTURAL TECHNOLOGY WIFERICR DESIGN

16 Mountainview Rd S, Unit 3 Georgetown, ON L7G 4K1 Office: 90S-873-4993 www.alanakeilydesign.ca

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PROJECT:

GRAIEB RESIDENCE

10 Hazelwood Dr Brampton, Ontario

DRAWING:

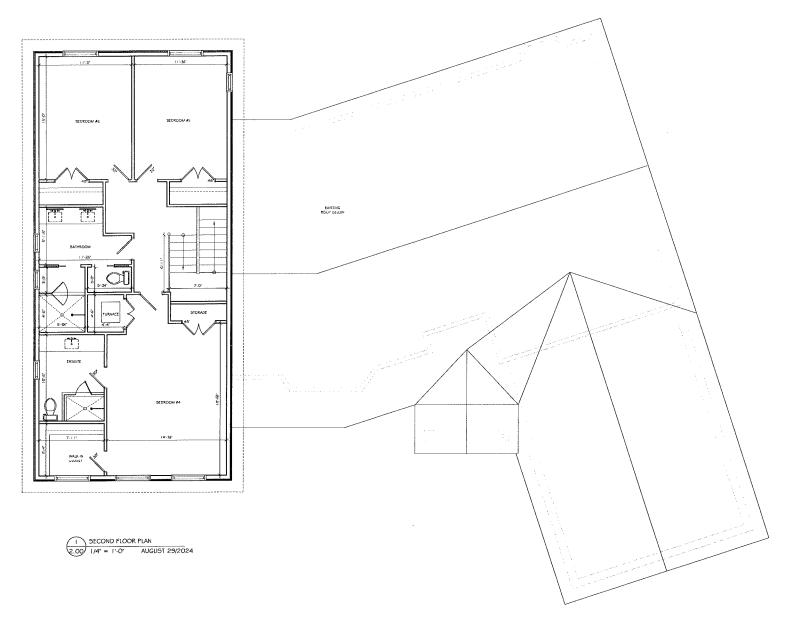
GROUND FLOOR PLAN

SCALE: AS NOTED

REVISIONS:

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DRAWING#:



PRELIMINARY- FOR REVIEW



ARGH TESTURAL TECHNOLOGY INTERICY DESIGN

16 Mountainview Rd S, Unit 305 Georgetown, ON L7G 4K1 Office: 905-873-4993 www.alanakeilydesign.ca

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PROJECT:

GRAIEB RESIDENCE

10 Hazelwood Dr Brampton, Ontario

DRAWING:

SECOND FLOOR PLAN

SCALE: AS NOTED

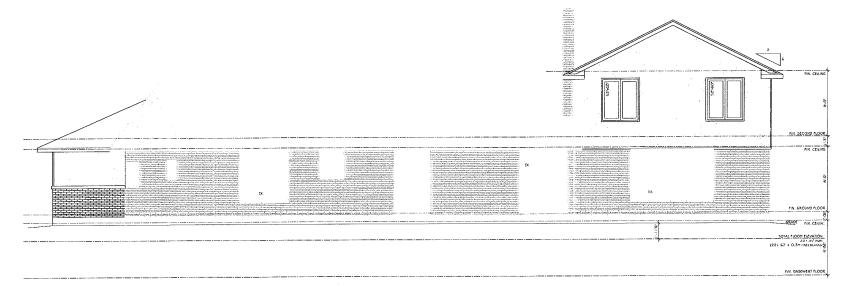
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DRAWING#:



| WEST ELEVATION | 4.01) | | /4" = 1"-0" | AUGUST 29/2024



2 EAST ELEVATION 4.01 1/4" = 1"-0" AUGUST 29/2024

PRELIMINARY- FOR REVIEW



ARCH TEGTURAL TECHNOLOGY INTERIOR DESIGN

16 Mountainview Rd S, Unit 305 Georgetown, ON L7G 4K1 Office: 905-873-4993 www.alanakellydesign.ca

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PROJECT:

GRAIEB RESIDENCE

10 Hazelwood Dr Brampton, Ontario

DRAWING:

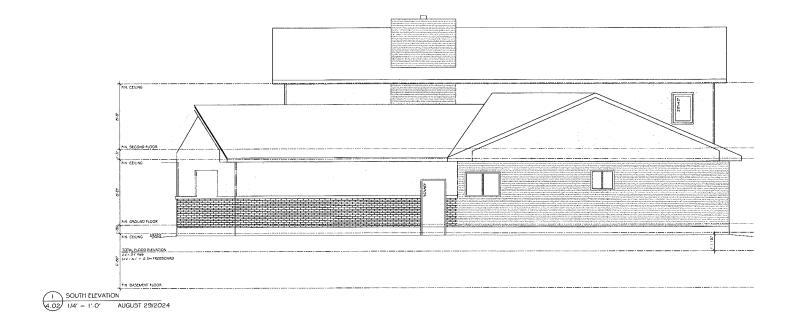
EAST & WEST ELEVATIONS

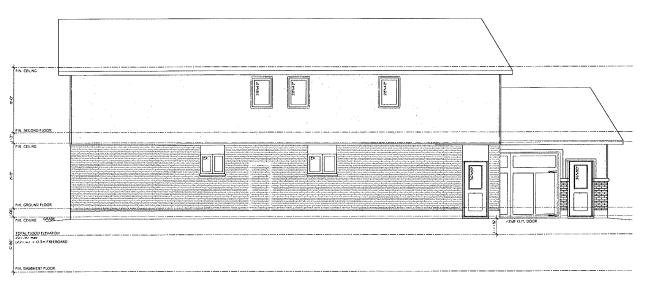
SCALE: AS NOTED

REVISIONS:

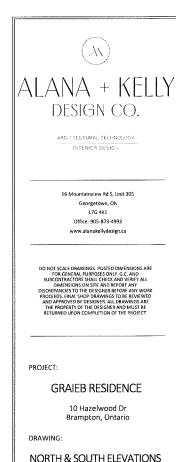
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DRAWING#:





2 NORTH ELEVATION 4.02 1/4" = 1'-0" AUGUST 29/2024



GRAIEB RESIDENCE

Georgetown, ON L7G 4K1

10 Hazelwood Dr Brampton, Ontario

NORTH & SOUTH ELEVATIONS

SCALE: AS NOTED

REVISIONS:

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9	AUG 29/24	DESIGN DRAFT 8

DRAWING#:

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	

Zoning Non-compliance Checklist

File No. A - 2024 - 0868

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 3.625m 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 36.6%,	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)
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LANDSCAPED OPEN SPACE			
SCHEDULE "C"			
OTHER - DECK			

Shiza Athar	
Reviewed by Zoning	_
2024/09/13	
Date	