

Received / Revised

JUL 17 2024

Committee of Adjustment



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 # 416-853-8078 **Fax #** _____
Email billy2020@rogers.com

2. **Name of Agent** Alana + Kelly Design Co. Ltd.
Address 16 Mountainview Road South, Unit 305
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 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%.

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 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.)

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 2.49m

PROPOSED

Front yard setback 1.61m
Rear yard setback 17.40m
Side yard setback 2.63m
Side yard setback 1.99m

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 # <u>A17-024</u>	Decision <u>Approved</u>	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE Town of Halton Hills OF Region of Halton
THIS 14 DAY OF July, 2024

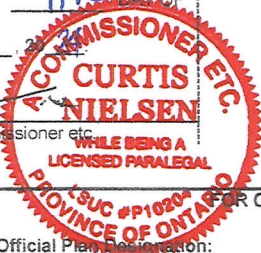
IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL 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 14 DAY OF
July

Signature of Applicant or Authorized Agent
Curtis Nielsen
A Commissioner etc.



FOR OFFICE USE ONLY	
Present Official Plan Designation:	_____
Present Zoning By-law Classification:	<u>R1A(2), Mature Neighbourhood</u>
This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.	
<u>Shiza Athar</u> Zoning Officer	<u>2024/09/13</u> Date

DATE RECEIVED Received / Revised
Date Application Deemed Complete by the Municipality _____

Revised 2022/02/17

JUL 17 2024

Committee 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.

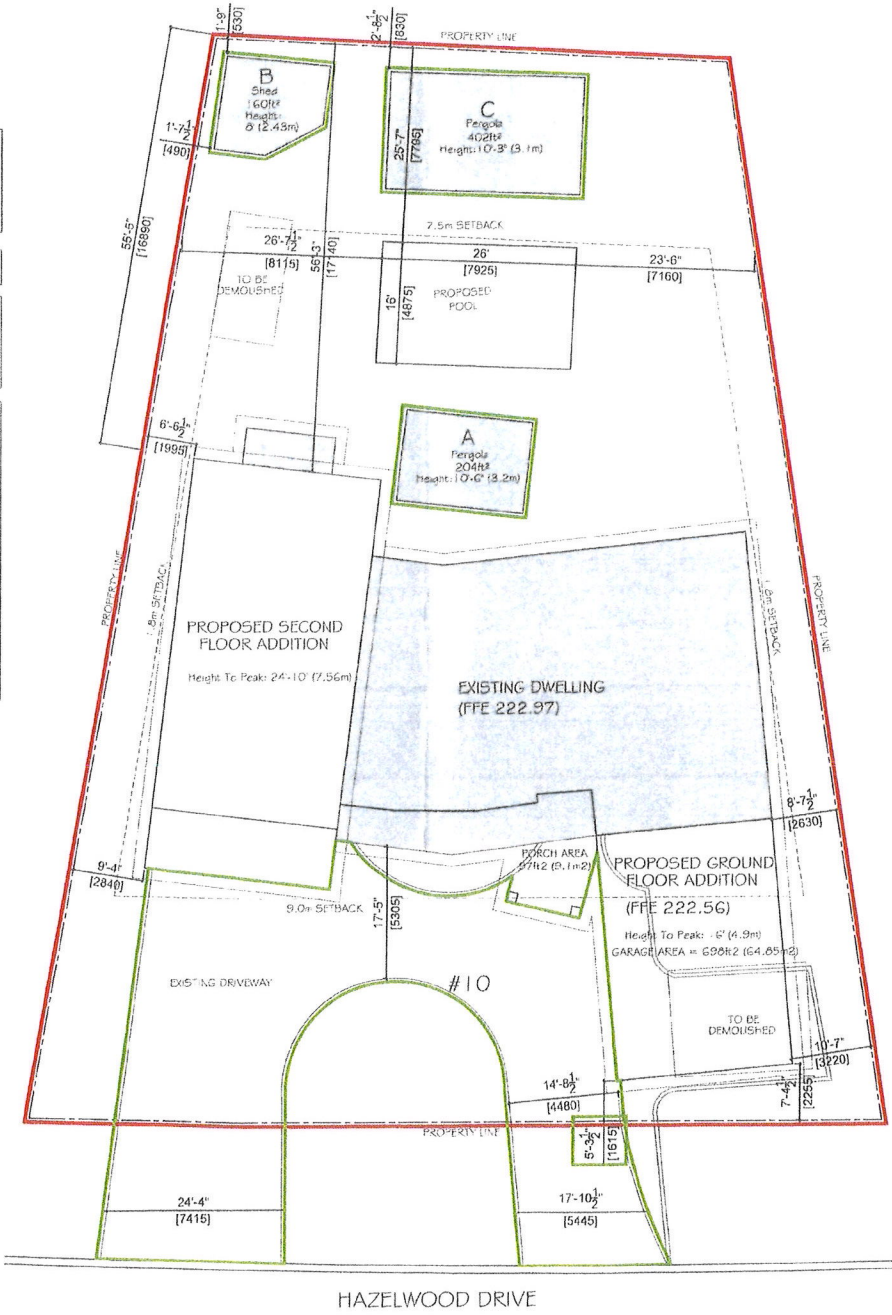
ALLOWABLE LANDSCAPE % = 70% = 1,812ft² (168.36m²)

LANDSCAPE OPEN SPACE
 FRONT YARD AREA = 2,647ft² (245.91m²)
 DRIVEWAY AREA = 1,548ft² (143.80m²)
 PROPOSED LANDSCAPE % = 40% = 1041ft² (96.73m²)

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

LOT COVERAGE - DETACHED DWELLING
 ALLOWABLE % 25% = 3,250ft² (301.94m²)
 EXISTING 25% = 3,271ft² (303.89m²)
 PROPOSED 8% = 991ft² (92.07m²)
 ACCESS. STRUCT. 6% = 768ft² (71.34m²)
TOTAL 39% = 5,030ft² (467.30m²)

LOT COVERAGE - ACCESSORY STRUCTURES
 ALLOWABLE = 546.42ft² (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 JULY 15 / 2024

AK
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 DIMENSIONS ARE FOR GENERAL PURPOSES ONLY. I.E. 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 1
08	FEB 09 / 24	MINOR VARIANCE 2
09	JULY 15 / 24	MINOR VARIANCE 3

DRAWING #:
 0.01

Committee of Adjustment

JUL 17 2024

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APPLICATION

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(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 L6S 1B3

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:**
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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
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- 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

Signature
A Commissioner



FOR OFFICE USE ONLY

Present Official Plan Designation: _____

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

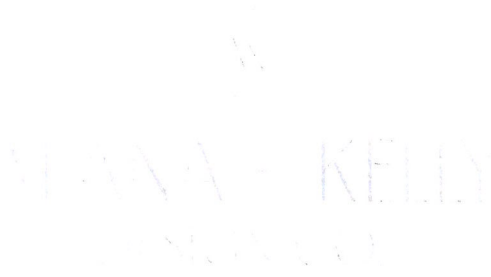
This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

Shiza Athar
Zoning Officer

2024/02/27
Date

DATE RECEIVED MAR. 4, 2024

Date Application Deemed Complete by the Municipality VL



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
cca@brampton.ca

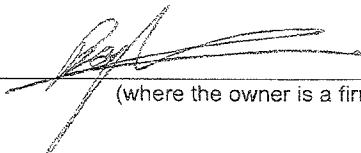
LOCATION OF THE SUBJECT LAND: 10 HAZELWOOD DRIVE, BRAMPTON

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

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

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
4.01	EAST & WEST ELEVATION
4.02	NORTH & SOUTH ELEVATION

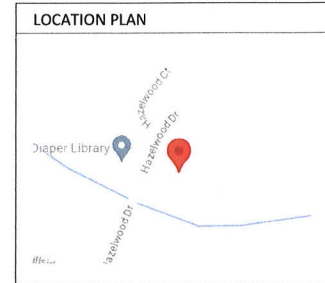
GENERAL NOTES	
ALL DRAWINGS ARE THE PROPERTY OF ALANA+KELLY DESIGN CO. LTD. THE DESIGNER RETAINS COPYRIGHT IN THESE DOCUMENTS WHICH MAY NOT BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT.	
1. ALL DRAWINGS & CONSTRUCTION TO BE DONE IN ACCORDANCE WITH: <ol style="list-style-type: none"> THE ONTARIO BUILDING CODE (LATEST EDITIONS) APPLICABLE LAW (AS DEFINED IN THE ONTARIO BUILDING CODE) THE ONTARIO HEALTH & SAFETY ACT: REGULATIONS FOR CONSTRUCTION PROJECTS ALL AUTHORITIES HAVING JURISDICTION OVER THE SITE 	
2. 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.	
5. REFER TO INTERIOR DESIGN DRAWINGS, MECHANICAL DRAWINGS AND ALL SPECIFICATIONS/SHOP DRAWINGS INCLUDED AND DISCUSSED HEREIN AS ATTACHED.	

ADDITIONS TO EXISTING BUILDINGS 3.1.1.11	
COMPONENT	ADDITIONS
CEILING WITH ATTIC SPACE ⁽¹⁾ MIN.RSI-VALUE (R-VALUE)	10.56 (R60)
CEILING W/O ATTIC SPACE ⁽¹⁾ MIN.RSI-VALUE (R-VALUE)	5.46 (R31)
EXPOSED FLOOR ⁽¹⁾ MIN.RSI-VALUE (R-VALUE)	5.46 (R31)
WALLS ABOVE GRADE ⁽¹⁾ MIN.RSI-VALUE (R-VALUE)	3.34+0.88ci (R19+5ci)
BASEMENT WALLS ⁽¹⁾ MIN.RSI-VALUE (R-VALUE)	3.52 ci (R20 ci)
EDGE OF BELOW GRADE SLAB EQUAL OR LESS THAN 600mm (23 7/8") BELOW GRADE MIN.RSI-VALUE (R-VALUE) ⁽¹⁾	1.76 (R10)
HEATED SLAB OR SLAB EQUAL OR LESS THAN 600mm (23 7/8") BELOW GRADE MIN.RSI-VALUE (R-VALUE) ⁽¹⁾	1.76 (R10)
WINDOWS AND SLIDING GLASS DOORS MAXIMUM U-VALUE (W/m2*K) ⁽²⁾	1.6

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
 ALANA + KELLY DESIGN CO.
 ALANA NIELSEN
 (905)-873-4993
 ADMIN@ALANAKELLYDESIGN.CA

PROJECT STATISTICS	
EXISTING	3,205ft ² (297.75m ²)
PROPOSED	2,249ft ² (208.93m ²)
TOTAL	5,454ft² (506.69m²)
ACCESSORY STRUCTURES	
EXISTING -A	204ft ² (18.95m ²)
EXISTING -B	160ft ² (14.86m ²)
EXISTING -C	404ft ² (37.53m ²)
TOTAL	768ft² (71.34m²)



ARCHITECTURAL 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:

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 #:

0.00

PRELIMINARY- FOR REVIEW



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

FRONT YARD AREA = 2,912ft² (270.53m²)
 DRIVEWAY AREA = 1,548ft² (143.80m²)
 PROPOSED = 51.5% = 1,501ft² (139.45m²)
 LANDSCAPE %

SITE STATISTICS

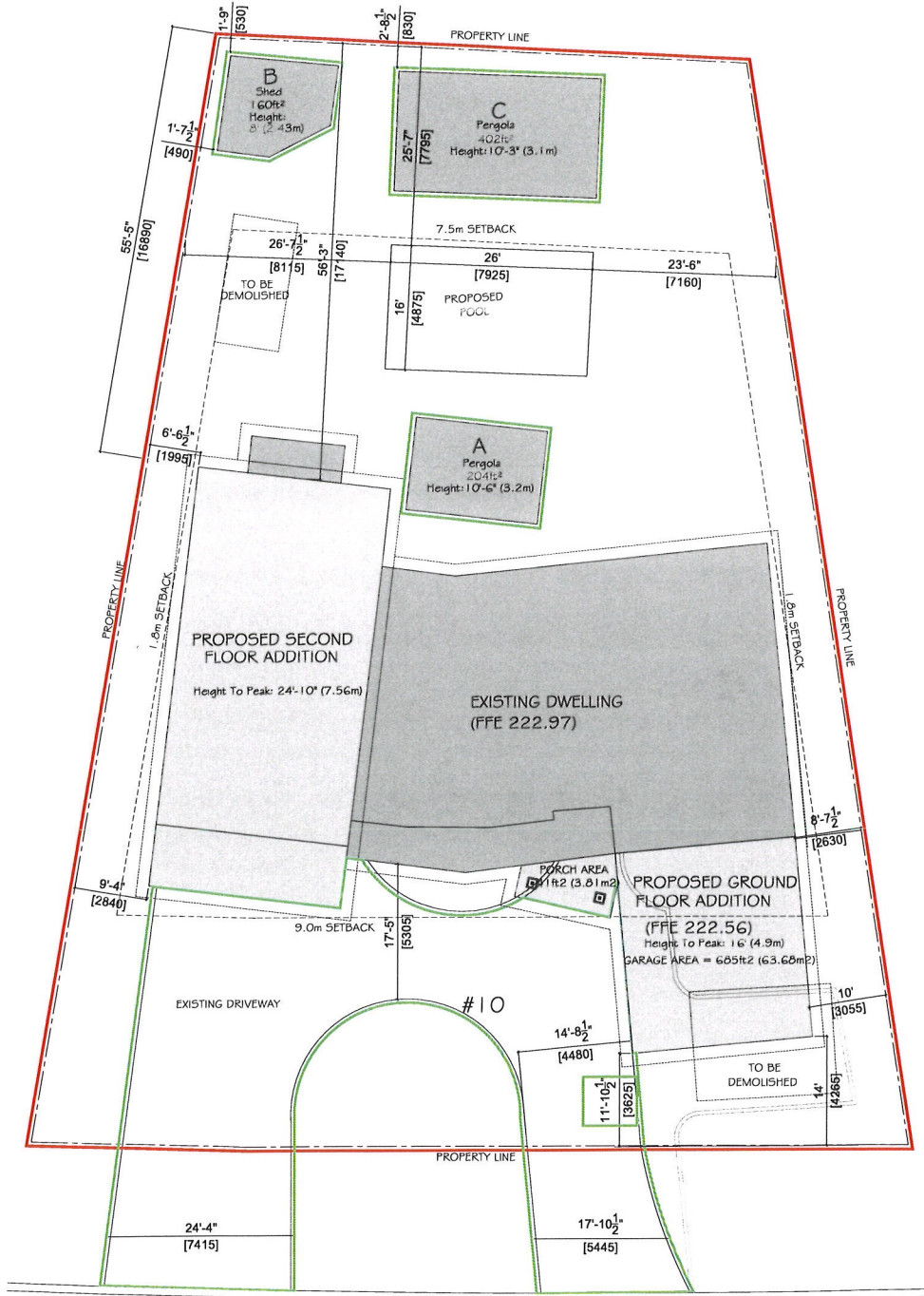
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ALLOWABLE% 25% = 3,250ft² (301.94m²)
 EXISTING 25% = 3,271ft² (303.89m²)
 PROPOSED 5.9% = 769ft² (71.44m²)
 ACCESS. STRUCT. 6% = 768ft² (71.34m²)
 TOTAL 36.6% = 4,769ft² (443.05m²)

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
 0.01MV 1/8" = 1'-0" AUGUST 29/2024

HAZELWOOD DRIVE

PRELIMINARY- FOR REVIEW



ALANA + KELLY
 DESIGN CO.

ARCHITECTURAL TECHNOLOGY
 INTERIOR DESIGN

16 Mountainview Rd S, Unit 305
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PROJECT:
GRAIEB RESIDENCE
 10 Hazelwood Dr
 Brampton, Ontario

DRAWING:
SITE PLAN

SCALE: AS NOTED

REVISIONS:

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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.

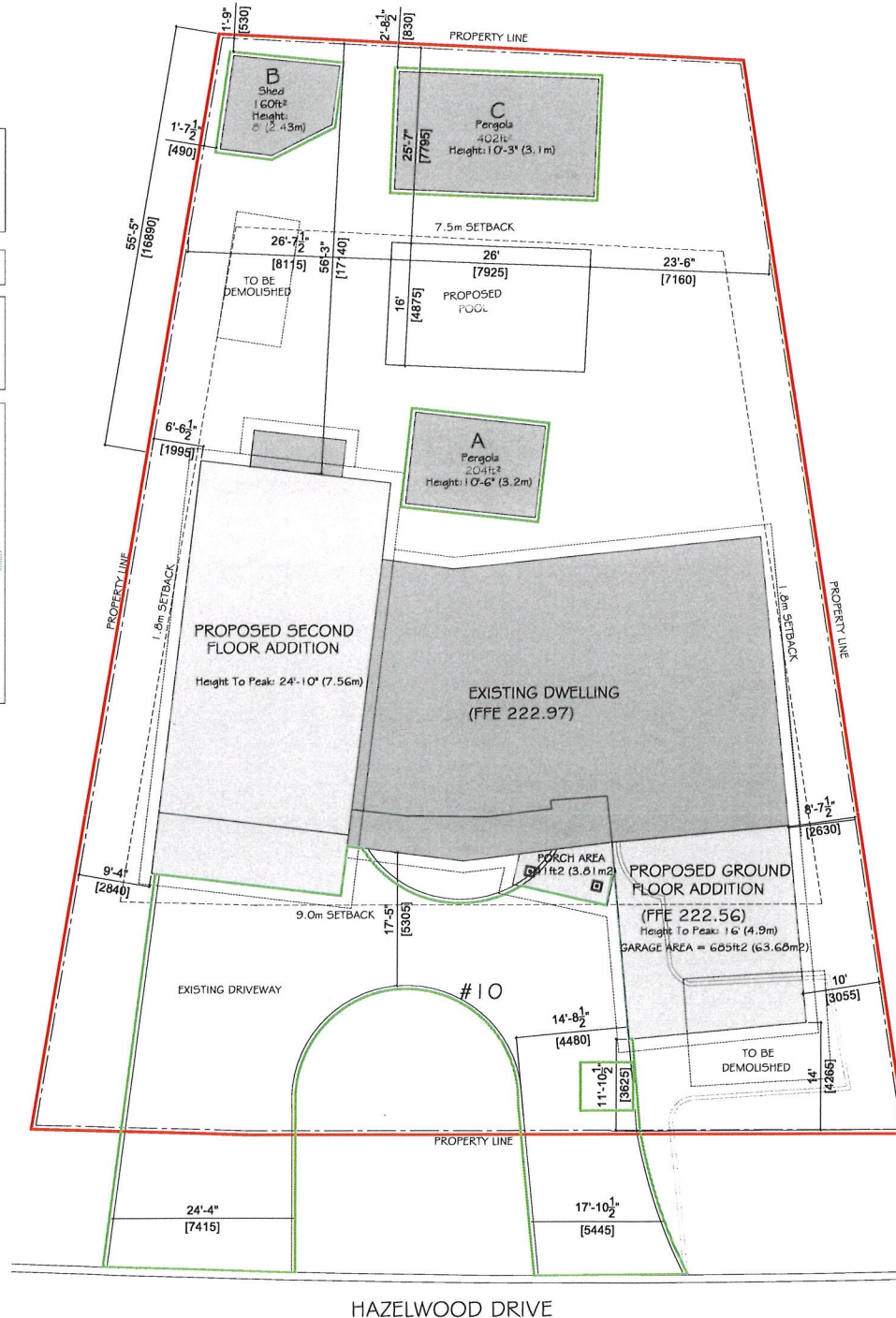
ALLOWABLE LANDSCAPE % = 70% = 1,812ft² (168.36m²)

LANDSCAPE OPEN SPACE
 FRONT YARD AREA = 2,912ft² (270.53m²)
 DRIVEWAY AREA = 1,548ft² (143.80m²)
 PROPOSED = 51.5% = 1,501ft² (139.45m²)
 LANDSCAPE %

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

LOT COVERAGE - DETACHED DWELLING
 ALLOWABLE% 25% = 3,250ft² (301.94m²)
 EXISTING 25% = 3,271ft² (303.89m²)
 PROPOSED 5.9% = 769ft² (71.44m²)
 ACCESS. STRUCT. 6% = 768ft² (71.34m²)
 TOTAL 36.6% = 4,769ft² (443.05m²)

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 1/8" = 1'-0" AUGUST 29/2024

**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

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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
4	NOV 16/23	DESIGN DRAFT 4
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9	AUG 29/24	DESIGN DRAFT 8

DRAWING #:

0.01

HAZELWOOD DRIVE

PRELIMINARY- FOR REVIEW



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PROJECT:

GRAIEB RESIDENCE

10 Hazelwood Dr
Brampton, Ontario

DRAWING:

FOUNDATION PLAN

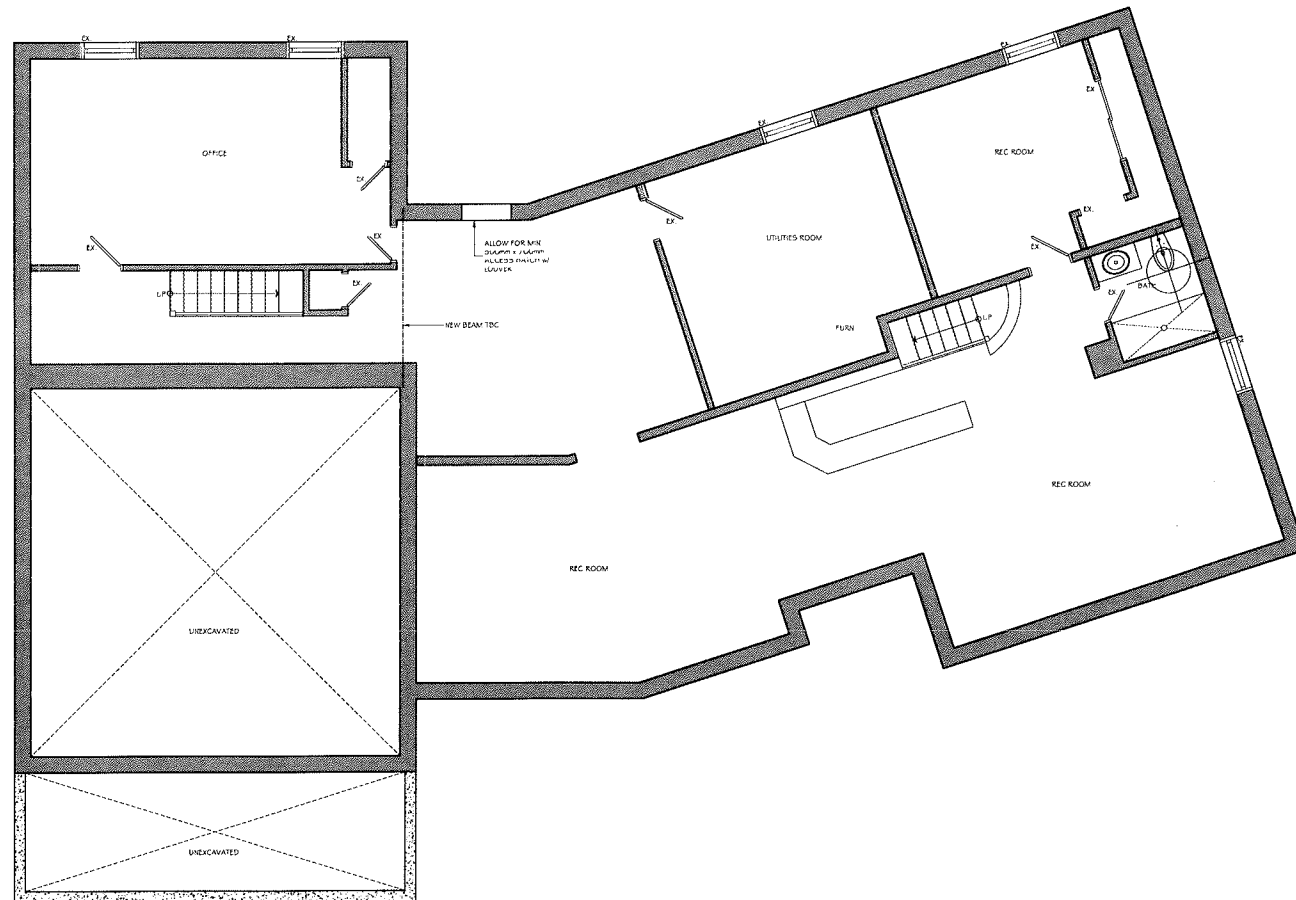
SCALE: AS NOTED

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DRAWING #:

1.00



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

PRELIMINARY- FOR REVIEW



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PROJECT:

GRAIEB RESIDENCE

10 Hazelwood Dr
Brampton, Ontario

DRAWING:

GROUND FLOOR PLAN

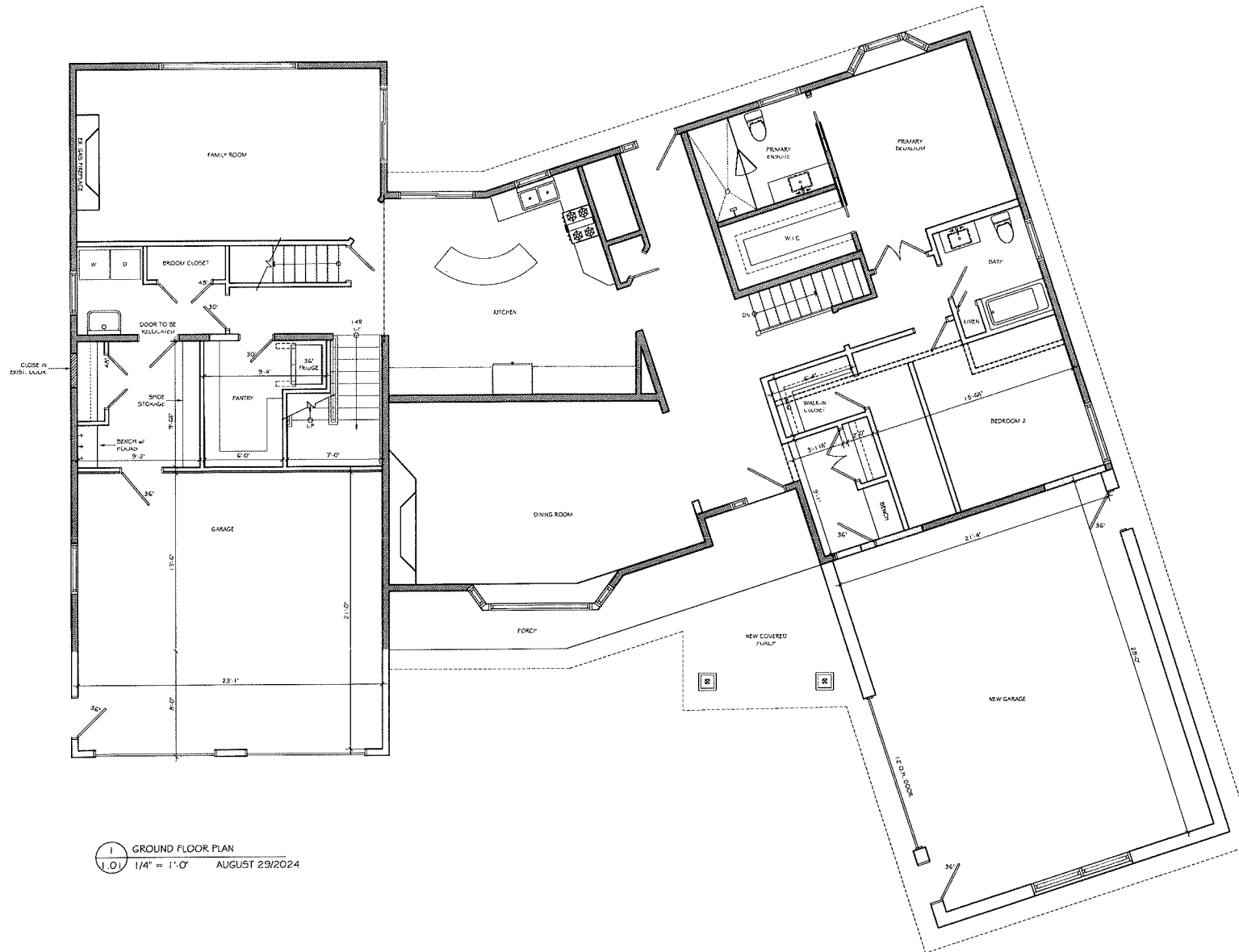
SCALE: AS NOTED

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DRAWING #:

1.01



1 GROUND FLOOR PLAN
1.01 1/4" = 1'-0" AUGUST 29/2024

PRELIMINARY- FOR REVIEW



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PROJECT:

GRAIEB RESIDENCE

10 Hazelwood Dr
Brampton, Ontario

DRAWING:

SECOND FLOOR PLAN

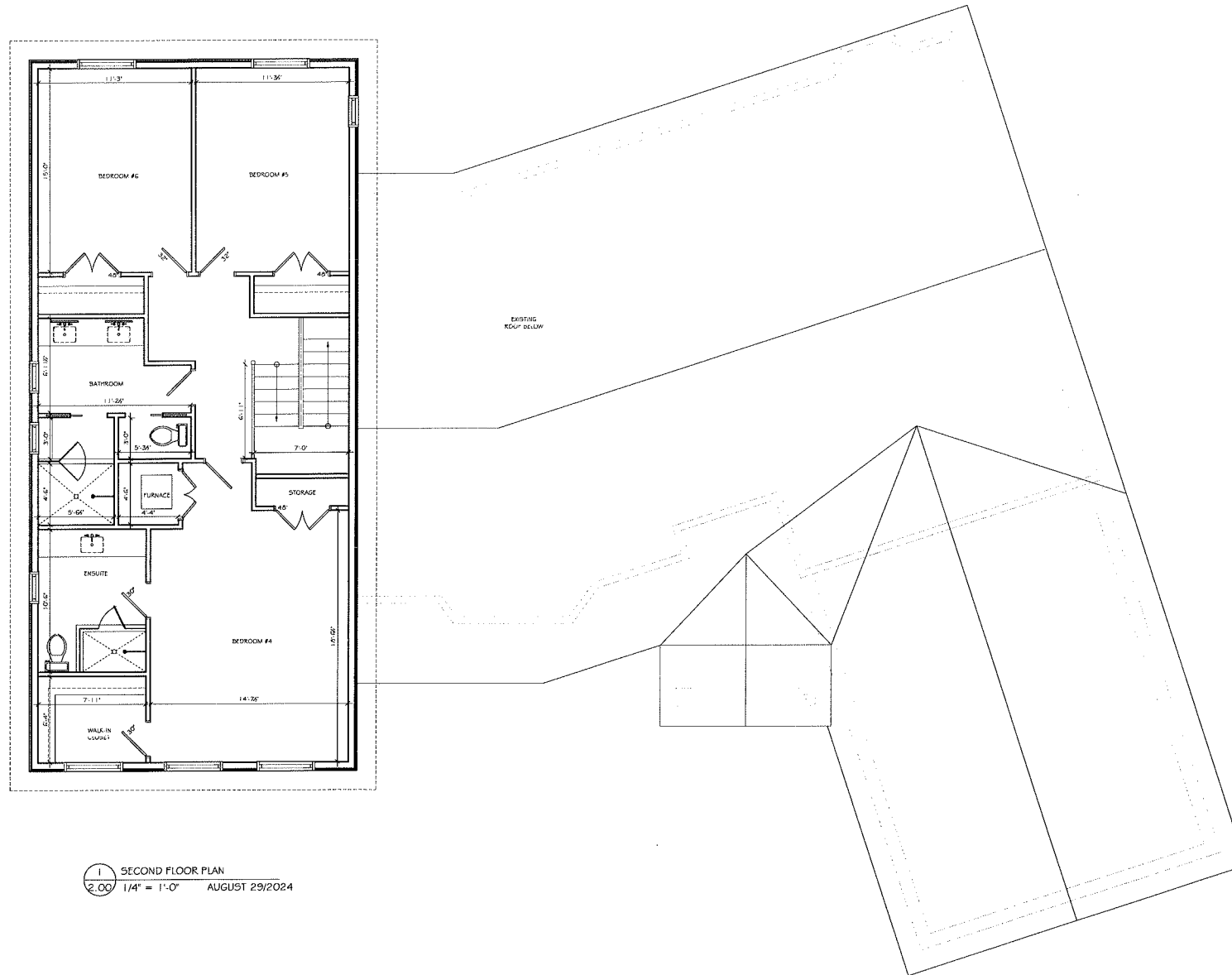
SCALE: AS NOTED

REVISIONS:

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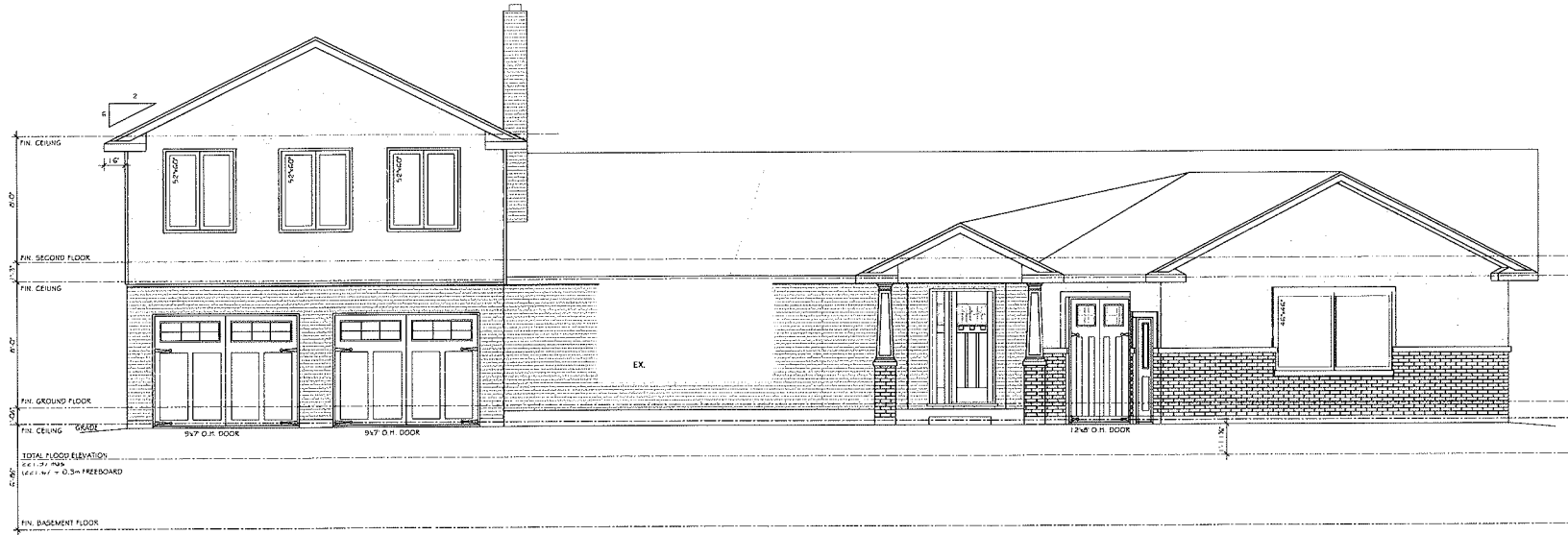
DRAWING #:

2.00

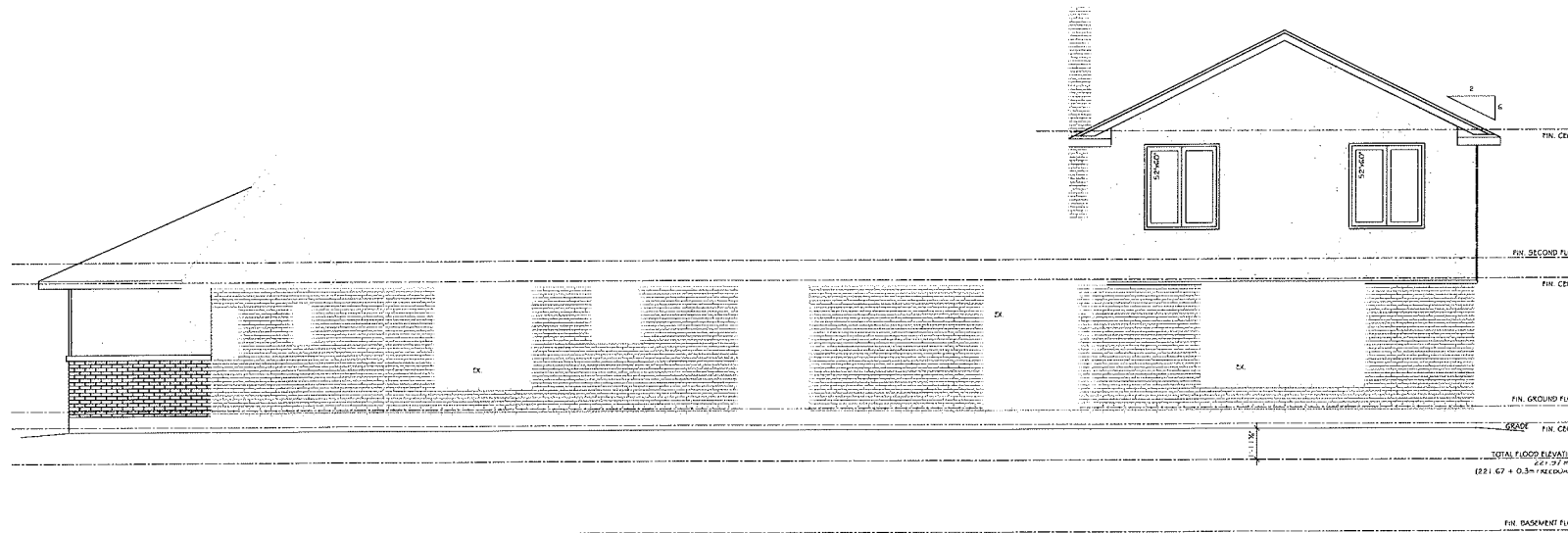


1 SECOND FLOOR PLAN
2.00 1/4" = 1'-0" AUGUST 29/2024

PRELIMINARY- FOR REVIEW



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



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


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PROJECT:

GRAIEB RESIDENCE

10 Hazelwood Dr
 Brampton, Ontario

DRAWING:

EAST & WEST ELEVATIONS

SCALE: AS NOTED

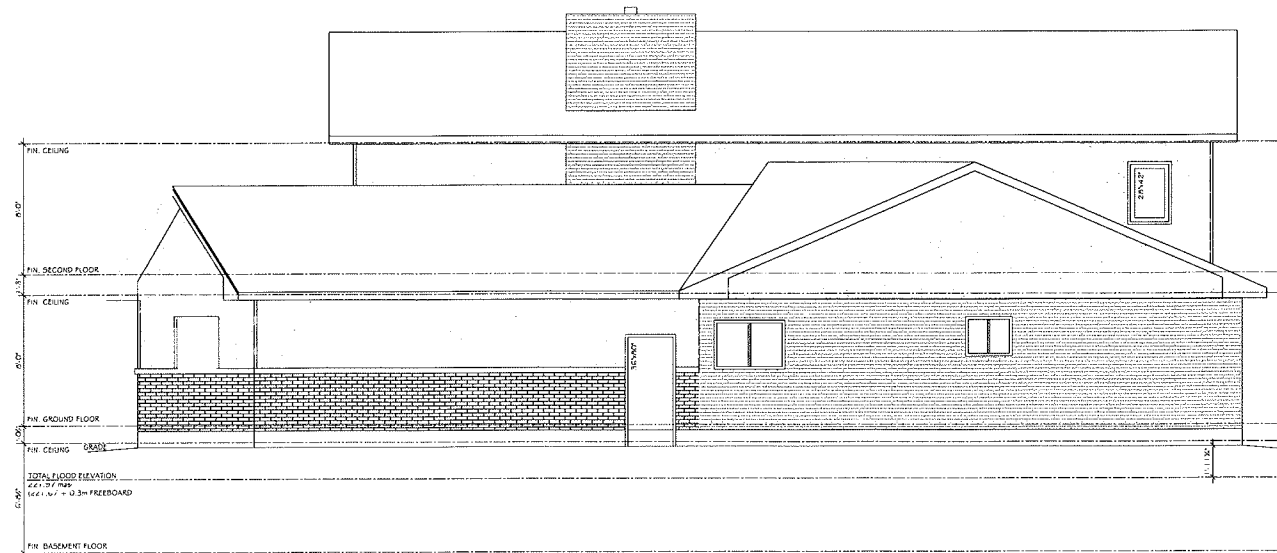
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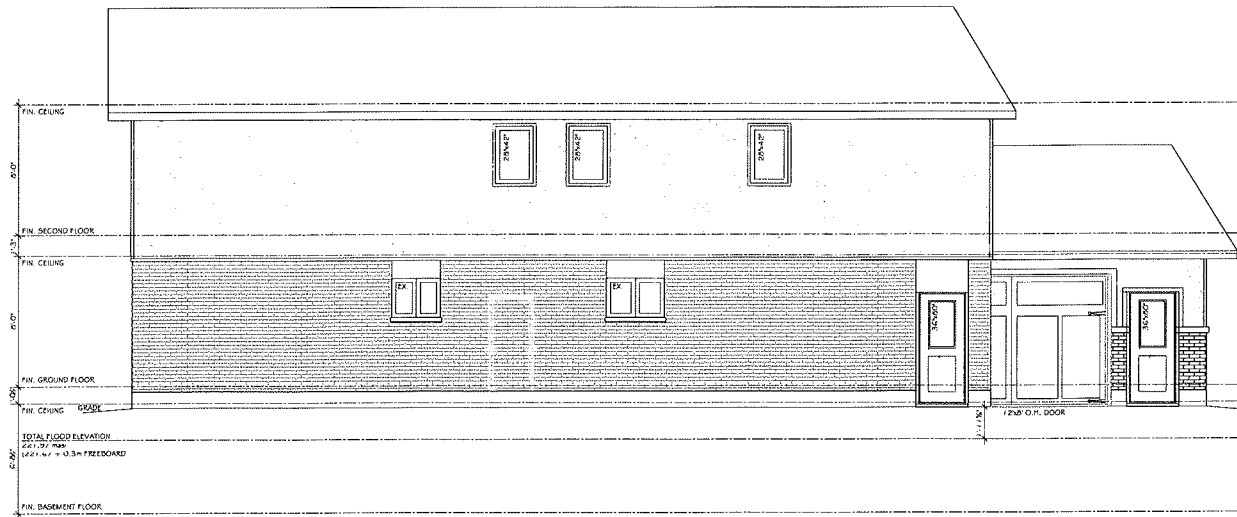
DRAWING #:

4.01

PRELIMINARY- FOR REVIEW



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



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



ALANA + KELLY DESIGN CO.

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INTERIOR DESIGN

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PROJECT:

GRAIEB RESIDENCE

10 Hazelwood Dr
Brampton, Ontario

DRAWING:

NORTH & SOUTH ELEVATIONS

SCALE: AS NOTED

REVISIONS:

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DRAWING #:

4.02

PRELIMINARY- FOR REVIEW

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)
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)
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LANDSCAPED OPEN SPACE			
SCHEDULE "C"			
OTHER – DECK			

Shiza Athar

Reviewed by Zoning

2024/09/13

Date