



NOV 2 5 2024

Committeee of Adjustment

REVISED

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 <u>Planning Act</u>, 1990, for relief as described in this application from By-Law **270-2004**.

1.	Name of	Owner(s) Baligh and Nora Gr 10 Hazelwood Drive, Bramptor	raieb	.,	
	Address	To Hazelwood Brive, Bramptor	i, Ontano		
	Dhana #			Fax #	
	Phone # Email	billygraieb@rogers.com			
	Liliali	biiiygraieb@rogers.com		-	
2.	Name of	Agent Alana + Kelly Desig	gn Co. Ltd		
	Address	16 Mountainview Road South - Georgetown, Ontario	- Unit 305		
		Georgetown, Ontario			
	Phone #			Fax #	
	Email	alana@alanakellydesign.ca		-	
3.		nd extent of relief applied for (
		for a front yard landscape		of 41% whereas the mir	nimum
		pe open space area is 70% ce the front setback to an a		d aathaak of 2 04m	
		ce the interior side yard set			
		ase the total floor area of a			
		o permit a floor area of 71.			roo.oroquaro
		ase the allowable lot cover			ximum 25% to
	40%.				
	L				
4.	Why is it	not possible to comply with the	ne provisions of the	hv-law?	
7.		physical limitations of the ar			age space
		t to the bedroom area on th			
	yard set	back. The garage must be	at this size to acco	ommodate a barrier free	vehicle with
	an acce	ssory fold down ramp.			
5.	l egal De	scription of the subject land:			
0.	Lot Num				
		nber/Concession Number	717		
	Municipa	al Address 10 Hazelwood Drive,	Brampton, Ontario		
6.		on of subject land (<u>in metric ur</u>	<u>nits</u>)		
	Frontage Depth	43m			
	Area	1207.74m2			
_		and the mark to the first			
7.		o the subject land is by: al Highway		Seasonal Road	
		al Road Maintained All Year		Other Public Road	
		Right-of-Way		Water	

8.	Particulars of all buildings and structures on or proposed for the subject land: (specify <u>in metric units</u> ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)					
	EXISTING BUILDING	SS/STRUCTURES on the	he subject land: List all structures (dwelling, shed, gazebo, etc.)			
	See Attached		Est en Statetales (awening, silea, gazebo, etc.)			
	PROPOSED BUILDING See Attached	NGS/STRUCTURES on	n the subject land:			
9.	(specify distance	•	ructures on or proposed for the subject lands: r and front lot lines in <u>metric units</u>)			
	EXISTING	40.67				
	Front yard setback Rear yard setback	10.67m 15.54m				
	Side yard setback	1.9m				
	Side yard setback	2.02m				
	PROPOSED Front yard setback Rear yard setback Side yard setback Side yard setback	2m 15.54m 1.9m 2.02m				
10.	Date of Acquisition	of subject land:	Unknown			
11.	Existing uses of sub	pject property:	Existing Single Detached Dwellings			
12.	Proposed uses of su	ubject property:	Single Detached Dwellings			
13.	Existing uses of abu	utting properties:	Residential			
14.	Date of construction	n of all buildings & stro	uctures on subject land: Unknown			
15.	Length of time the e	xisting uses of the su	bject property have been continued: Unknown			
16. (a)	What water supply i Municipal Well	s existing/proposed?]]	Other (specify)			
(b)	What sewage dispo Municipal Septic	sal is/will be provided]]	? Other (specify)			
(c)	What storm drainag Sewers	e system is existing/p]]]	oroposed? Other (specify)			

17.	Is the subject property the subject of ar subdivision or consent?	application under the Planning Act, for a	approval of a plan of
	Yes No 🗸		
	If answer is yes, provide details: File	e #Status_	
18.	Has a pre-consultation application been	filed?	
	Yes No 🗸		
19.	Has the subject property ever been the s	subject of an application for minor variance	e?
	Yes 🗸 No 🗌	Unknown	
	If answer is yes, provide details:		
	File # A17-024 Decision Approv	ved Relief Relief Relief	
	11.115	Signature of Applicant(s) or Auth	
	DATED AT THE JOHN OF HOLTON	" Region of Haeto	n
	THIS 25 DAY OF NOW MIX	20 24	
THE S	IS APPLICATION IS SIGNED BY AN AGENT, SUBJECT LANDS, WRITTEN AUTHORIZATION APPLICANT IS A CORPORATION, THE APPORATION AND THE CORPORATION'S SEAL	N OF THE OWNER MUST ACCOMPANY TH PPLICATION SHALL BE SIGNED BY AN	E APPLICATION. IF
	· Alana Nielsen	OF THE TOUN OF 1	talton Hills
IN	THE REGION OF Halton	SOLEMNLY DECLARE THAT	
	OF THE ABOVE STATEMENTS ARE TRUE AT EVING IT TO BE TRUE AND KNOWING THAT H		
DEC	LARED BEFORE ME AT THE		
Tau	in of Haltontills		
IN TH	HE ROOM OF		
OMMISSION CONTIS	oton this 25 DAY OF	Signature of Applicant or Autho	rized Agent
NIELSEN WHILE BEING A LICENSED PARALEGAL	A Commissioner etc		
NCE OF O	FOR	OFFICE USE ONLY	
The state of the s	Present Official Plan Designation:		
	Present Zoning By-law Classification:	Marian and the control of the contro	
		respect to the variances required and the resultlined on the attached checklist	ults of the
	Zoning Officer	Date	
Basementone	DATE RECEIVED		
	Date Application Deemed Complete by the Municipality		Revised 2022/02/17
			no .



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



SCOPE OF WORK

TOTAL

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% =2,212ft2 (205.50m2)

FRONT YARD AREA	-	2,884ft2 (267.93m2)
FRUNT TAKE AKEA	-	2,00411 (267.3311)
DRIVEWAY AREA	=	1,710ft2 (158.86m2)
PROPOSED LANDSCAPE %	=	41% = 1,174ft ² (109.07m ²)

R1A(2)	
12,174ft ²	(1,131m²)
TACHED DWE	LLING
25%=	3,043ft2 (282.70m2)
25.3% =	3,092ft2 (287.26m2)
6.3% =	765ft2 (71.07m2)
39.7% =	4,833ft2 (449m2)
	20m²) (18.95m²)
	8% = 6.3% = 39.7% = CESSORY STI = 215ft ² = 204ft ²

= 768ft2 (71.34m2)





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, C. C. AND SUBCONTRACTORS SHALL LICE, AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DIMENSIONS ON SITE AND REPORT ANY PROCEEDS, RINAL SHOP DRAWINGS TO BE REVIEWED AND APPROVED TO SCHOOL TO BE REVIEWED AND APPROVED TO SCHOOL TO BE AND APPROVED TO SCHOOL TO BE AND APPROVED TO SCHOOL TO BE AND APPROVED TO SCHOOL TO THE PROJECT, THE PROJECT, THE PROJECT AND THE PROJECT AND

PROJECT:

GRAIEB RESIDENCE

10 Hazelwood Dr Brampton, Ontario

DRAWING:

SITE PLAN

SCALE: AS NOTED

REVISIONS:

NO.	DATE	COMMENTS
11	NOV 24/24	ISSUED FOR VARIANO

DRAWING #:

0.01MV



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.

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Address: 10 Hazelwood drive	
Municipality: Brampton	
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	
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Print name: billy Graieb	
Date: Jun 25, 2023	
Phone: 4168588078	
aligra@rogers.com	

JUL 17 2024

Committeee of Adjustment



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after application is deemed complete)

FILE NUMBER: A-2004-0068

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<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) Baligh and Nora Graieb Address 10 Hazelwood Drive, Bramoton, 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 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 1207.74m2 Area Access to the subject land is by: Provincial Highway Municipal Road Maintained All Year Private Right-of-Way Seasonal Road Other Public Road Water

8.	Particulars of	all buildings ar	nd structures on or proposed for the subject
	storeys, width,	<u>in metric units</u> length, height, o	ground floor area, gross floor area, number of etc., where possible)
			the subject land: List all structures (dwelling, shed, gazebo, etc.)
	See Attached		
	PROPOSED BUILDIN	NGS/STRUCTURES	on the subject land:
	See Attached		
	L		***************************************
9.	l	btg_g	
9.	Location of all	buildings and s	tructures on or proposed for the subject lands: ar and front lot lines in metric units)
	(Speeny distant	ce nom side, rea	ar and none lot lines in <u>metric units</u>)
	EXISTING	40.07	
	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	17.40m 2.63m	
	Side yard setback	1.99m	
10.	Date of Acquisition	of subject land:	Unknown
			Existing Single Detached Dwellings
11.	Existing uses of sul	bject property:	Existing office between by butterings
12.	Proposed uses of a	uhiaat nuaaanta	Seate Detailed Duelling
12.	Proposed uses of s	ubject property:	Single Detached Dwellings
13.	Existing uses of abo	uttina properties:	Residential
		g pp	
14.	Date of construction	n of all buildings & s	tructures on subject land: Unknown
		3	***************************************
15.	Length of time the	existing uses of the s	subject property have been continued: Unknown
	-		
16. (a)	What water supply	is existing/proposed	
	Municipal		Other (specify)
	Weil L	å	
(b)		sal is/will be provide	
		/ 1	Other (specify)
	Municipal	=	Other (specify)
	Septic	d	Clist (cpcc.)

	subdivision or consent?	ppircation 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	ed?
	Yes No	
19.	Has the subject property ever been the sul	pject of an application for minor variance?
	Yes 🗹 No 🗀	Unknown
	If answer is yes, provide details:	
	File # A17-024 Decision Approve	d Relief
	File # Decision File # Decision	Relief Relief
	- Holton Hills	Signature of Applicant(s) or Authorized Agent
D	HATED AT THE TOWN OF HOLLON HILLS THIS DAY OF JULY	region of Hauton
	,	
IF THI	S APPLICATION IS SIGNED BY AN AGENT, SO SUBJECT LANDS, WRITTEN AUTHORIZATION (DLICITOR OR ANY PERSON OTHER THAN THE OWNER OF OF THE OWNER MUST ACCOMPANY THE APPLICATION, IF
THE A	APPLICANT IS A CORPORATION, THE APPLICATION AND THE CORPORATION'S SEAL SE	LICATION SHALL BE SIGNED BY AN OFFICER OF THE
	Minn Nickon	the deallie
	Alova Nieber	, OF THE TOWN OF HOUSENING SOLEMNLY DECLARE THAT:
ALL C	F THE ABOVE STATEMENTS ARE TRUE AND VING IT TO BE TRUE AND KNOWING THAT IT	I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER
OATH	, a a a a a a a a a a a a a a a a a a a	
DECL	ARED BEFORE ME AT THE	
low	OF HOUTON HILL	
IN TH	E Region of	
100.	THIS THE DAY OF	
J	ALL MISSION EN	Signature of Applicant or Authorized Agent
	CURTIS CL	
	A Commusioner etc.	
Parameteron	LICENSED PARALEGAL	
DOLLAR SERVICE OF THE	CE OF ONLY	FICE USE ONLY
	Present Official Plan, Periodation:	R1A(2), Mature Neighbourhood
artainte de de la contraction	Present Zoning By-law Classification:	
SCHOOL STATESTON		spect to the variances required and the results of the ned on the attached checklist.
OKCHANGO COMPANY	Shiza Athar	2024/09/13
PENNONCE CONTRACTOR	Zoning Officer	Date
-		
	DATE RECEIVED Date Application Deemed	Received / Revised Prevised 2022/02/17
	Complete by the Municipality	.111 1 7 2024
		JUL 1 / 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 $\% = 70\% = 1.812 \text{ft}^2 (168.36 \text{m}^2)$

LANDSCAPE OPEN SPACE

 $= 2.912 \text{ft}^2 (270.53 \text{m}^2)$ = 1.548 \text{ft}^2 (143.80 \text{m}^2) FRONT YARD AREA DRIVEWAY AREA

= 51.5% = 1.501ft² (139.45m²) LANDSCAPE %

SITE STATISTICS

EXISTING -C

ZONING LOT SIZE

13.000ft2 (1,207.74m2)

 $=404ft^2(37.53m^2)$

LOT COVERAGE - DETACHED DWELLING

ALLOWABLE% 25%= 3.250ft² (301.94m²)

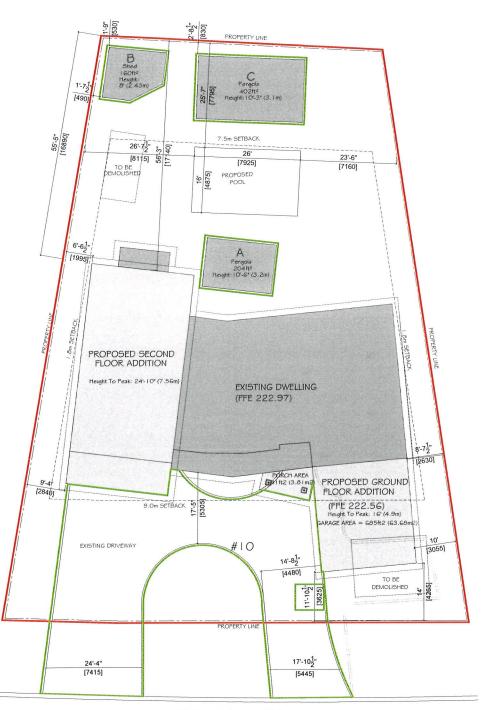
EXISTING 25% = 3.271ft² (303.89m²) $5.9\% = 769 \text{ft}^2 (71.44 \text{m}^2)$

PROPOSED ACCESS. STRUCT. $6\% = 768 \text{ft}^2 (71.34 \text{m}^2)$ 36.6% = 4.769ft² (443.05m²) TOTAL

LOT COVERAGE - ACCESSORY STRUCTURES

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

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



Received / Revised

SEP 13 2024

Committeee of Adjustment

1 SITE PLAN OINV 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

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

GRAIEB RESIDENCE

ARCHITECTURAL DESIGN PACKAGE

10 HAZELWOOD DRIVE, BRAMPTON ON

DRAWING LIST:

0.01 SITE PLAN

1.00 FOUNDATION PLAN 1.01 GROUND FLOOR SECOND FLOOR 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.

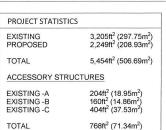
- 1. ALL DRAWINGS & CONSTRUCTION TO BE DONE IN ACCORDANCE WITH:
 - a. THE ONTARIO BUILDING CODE (LATEST EDITIONS)
 - b. APPLICABLE LAW (AS DEFINED IN THE ONTARIO BUILDING CODE)
 - c. THE ONTARIO HEALTH & SAFETY ACT: REGULATIONS FOR CONSTRUCTION PROJECTS
 - d. ALL AUTHORITIES HAVING JURISDICTION OVER THE SITE
- 2. ALL DIMENSIONS & GRADES ON DRAWINGS TO BE VERIFIED ON SITE PRIOR TO COMMENCING CONSTRUCTION. ANY DISCREPANCIES MUST BE REPORTED TO THE
- 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



INTERIOR DESIGN

ALANA + KELLY DESIGN CO. ALANA NIELSEN

ADMIN@ALANAKELLYDESIGN.CA





DOILDINGS 3.1.1	
COMPONENT	ADDITIONS
CEILING WITH ATTIC SPACE (1)	10.56
MIN.RSI-VALUE (R-VALUE)	(R60)
CEILING W/O ATTIC SPACE	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 5") BELOW	
GRADE MIN.RSI-VALUE	
(R-VALUE)(1)	
HEATED SLAB OR SLAB	1.76
EQUAL OR LESS THAN	(R10)
600mm (23 5") BELOW	
GRADE MIN.RSI-VALUE	
(R-VALUE)(1)	
WINDOWS AND SLIDING	1.6
GLASS DOORS MAXIMUM	
U-VALUE (W/m2*K) (2)	

ADDITIONS TO EXISTING

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.

Received / Revised

SEP 1 3 2024

Committeee of Adjustment

PRELIMINARY- FOR REVIEW



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
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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

FRONT YARD AREA = 2,912ft² (270.53m²)

 $\begin{array}{ll} \text{DRIVEWAY AREA} &= 1.548 \text{ft}^2 (143.80 \text{m}^2) \\ \text{PROPOSED} &= 51.5\% = 1.501 \text{ft}^2 (139.45 \text{m}^2) \end{array}$

LANDSCAPE %

LOT SIZE

SITE STATISTICS ZONING

R1A(2)

13.000ft² (1.207.74m²)

LOT COVERAGE - DETACHED DWELLING

ALLOWABLE% EXISTING

25%= 3.250ft² (301.94m²) 25% = 3.271ft² (303.89m²)

PROPOSED 5.9% = 769ft² (71.44m²) ACCESS. STRUCT. 6% = 768ft² (71.34m²)

TOTAL

 $36.6\% = 4.769 \text{ft}^2 (443.05 \text{m}^2)$

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

ALLOWABLE EXISTING -A

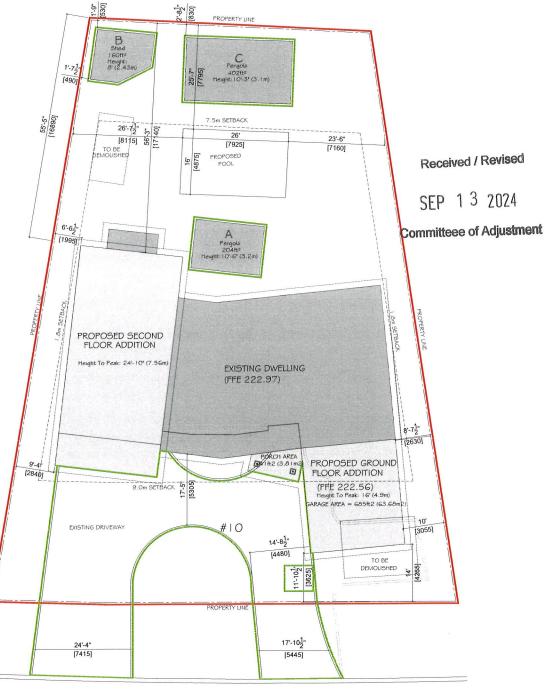
 $= 204 \text{ft}^2 (18.95 \text{m}^2)$ = $160 \text{ft}^2 (14.86 \text{m}^2)$

EXISTING -B EXISTING -C

 $=404 \text{ft}^2 (37.53 \text{m}^2)$

TOTAL

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





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 AS FOR GENERAL PURPOSES ONLY G.C. AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCES TO THE DESIGNER BEFORE ANY WO PROCEEDS. HINAL SHOP DRAWINGS TO BE REVIEWED AND APPROVED BY DESIGNER ALL DRAWINGS AND 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

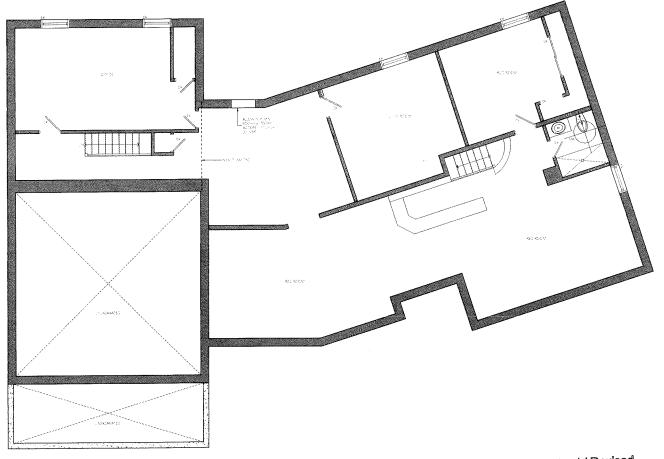
REVISIONS:

NO.	DATE	COMMENTS
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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 #:

0.01

AUGUST 29/2024



Received / Revised

SEP 13 2024

Committeee of Adjustment

PRELIMINARY- FOR REVIEW



ARCHITECTURAL TECHNOLOGY
INTERIOR DESIGN

16 Mountainview Rd 5, Unit 305 Georgetown, ON L76 4K1 Office: 905-873-4993

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10 Hazelwood Or Brampton, Ontario

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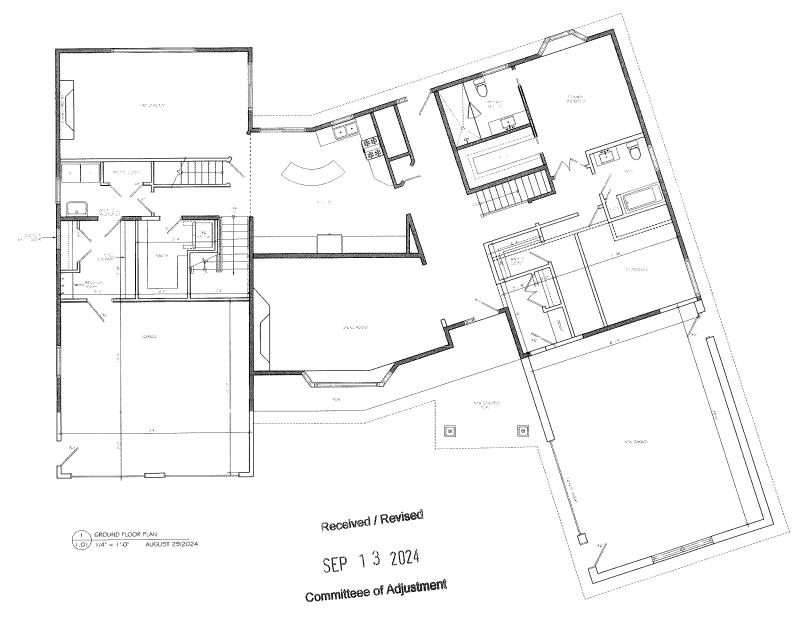
FOUNDATION PLAN

SCALE: AS NOTED

REVISIONS:

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PRELIMINARY- FOR REVIEW



ARCHITECTURAL TECHNOLOGY
INTERIOR DESIGN

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PROJECT:

GRAIEB RESIDENCE

10 Hazelwood Dr Brampton, Ontario

DRAWING:

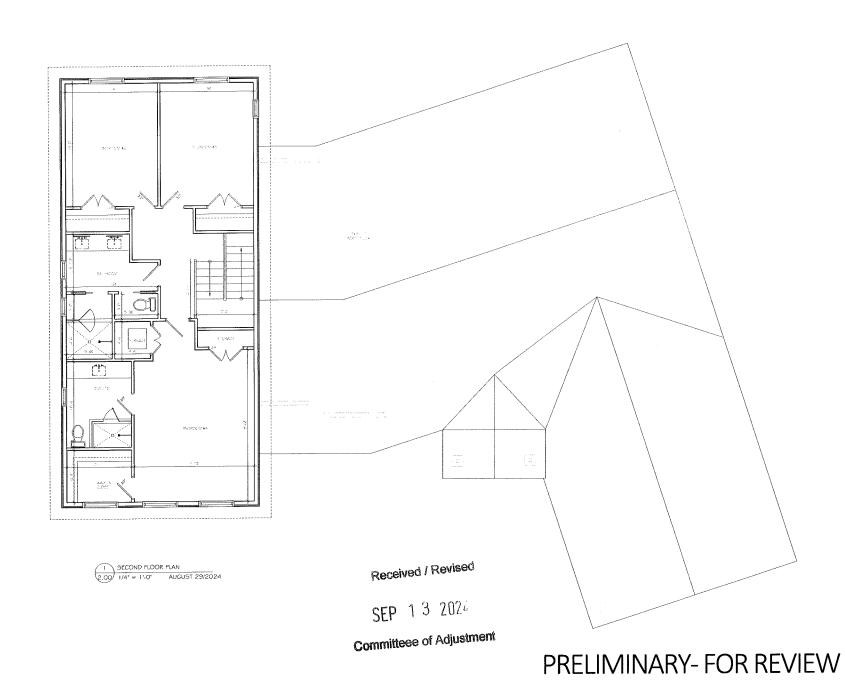
GROUND FLOOR PLAN

SCALE: AS NOTED

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DRAWING#:





ARCHITECTURAL TECHNOLOGY

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PROJECT:

GRAIEB RESIDENCE

10 Hazelwood Dr Brampton, Ontario

DRAWING:

SECOND FLOOR PLAN

SCALE: AS NOTED

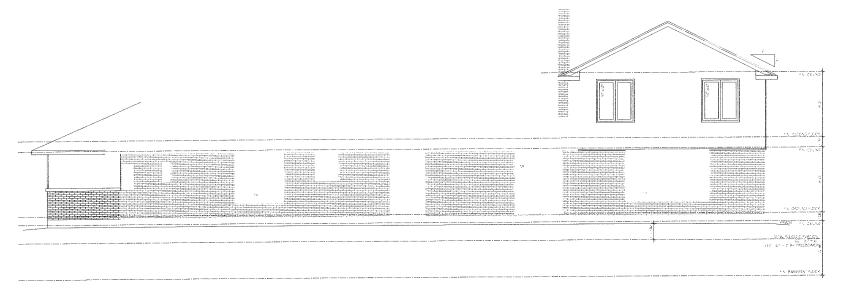
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1		
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DRAWING#:



| WEST ELEVATION | | 4.0| | 1/4" = 1".0" | AUGUST 29/2024



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

SEP 13 2024

Committeee of Adjustment

PRELIMINARY- FOR REVIEW



ALANA + KELLY DESIGN CO.

ARCHITECTURAL TECHNOLOGY
INTERIOR DESIGN

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PROJECT:

GRAIEB RESIDENCE

10 Hazelwood Dr Brampton, Ontario

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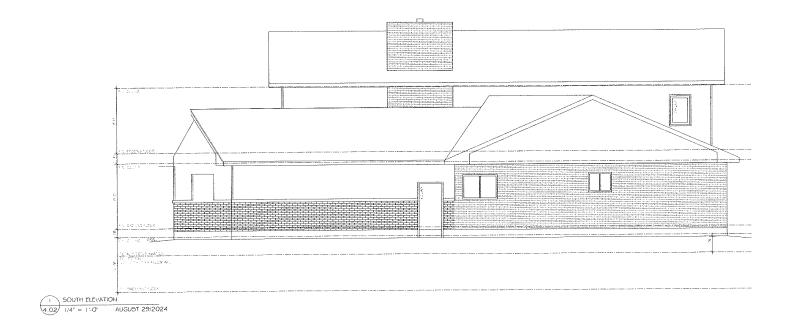
EAST & WEST ELEVATIONS

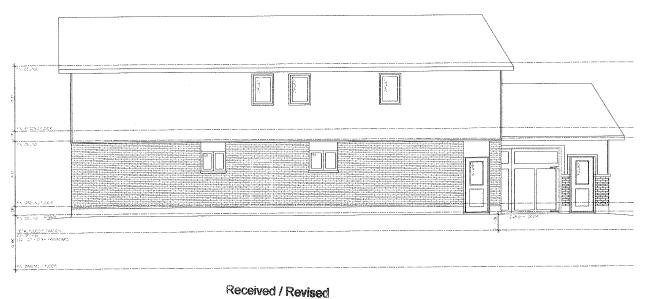
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DRAWING #:





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

SEP 13 2024

Committeee of Adjustment

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ARCHITECTURAL TECHNOLOGY

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PROJECT:

GRAIEB RESIDENCE

10 Hazelwood Dr Brampton, Ontario

DRAWING:

NORTH & SOUTH ELEVATIONS

SCALE: AS NOTED

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DRAWING #:

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.

ALL DRAWINGS & CONSTRUCTION TO BE DONE IN ACCORDANCE WITH:
 A. THE ONTARIO BUILDING CODE (LATEST EDITIONS)
 BAPPLICABLE LAW (AS DETINED IN THE ONTARIO BUILDING CODE)
 C. THE ONTARIO HEALTH & SAFETY ACT: REGULATIONS FOR CONSTRUCTION PROJECTS
 ALL ALD HONORITIES HAVING UNISSOCITION 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.



ALANA + KELLY DESIGN CO. ALANA NIELSEN

(905)-873-4993 ADMIN@ALANAKELLYDESI





ADDITIONS TO EXIS BUILDINGS 3.1.1.	
COMPONENT	ADDITIONS
CEILING WITH ATTIC SPACE (1)	10.56
MIN.RSI-VALUE (R-VALUE)	(R60)
CEILING W/O ATTIC SPACE®	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+0.88c
MIN.RSI-VALUE (R-VALUE)	(R19+5ci)
BASEMENT WALLSO	3.52 ci
MIN.RSI-VALUE (R-VALUE)	(R20 ci)
EDGE OF BELOW GRADE	1.76
SLAB EQUAL OR LESS THAN	(R10)
600mm (23 §") BELOW	
GRADE MIN.RSI-VALUE	
(R-VALUE)(1)	
HEATED SLAB OR SLAB	1.76
EQUAL OR LESS THAN	(R10)
600mm (23 €") BELOW	
GRADE MIN.RSI-VALUE	
(R-VALUE)(1)	
WINDOWS AND SLIDING	1.6
GLASS DOORS MAXIMUM	
11.3/A111E /3//m2*K1(2)	

OCCUPIED WIND NO.

OCTS.

1. THE VALUES LISTED ARE MINIMUM
RISVALUES FOR THERMAL INSULATION
COMPONENT ONLY. RSI-VALUES
EXPRESSED IN INZ" MIJN.

2. U-VALUES IS THE OVERALL COEFFICIENT
OF HEAT TRANSFER EXPRESSED IN
W/m2"X

3. THE MILDING NEED NOT CONFORM TO
3. THE MILDING NEED NOT CONFORM TO
FOR HEAY'S, DOMESTIC HOT WATER
HEATERS & SPACE HEATING EQUIPMENT
REQUIRED IN ARTICLE 2.1.1.2, OR 2.1.1.3.

PRELIMINARY- FOR REVIEW



0.00

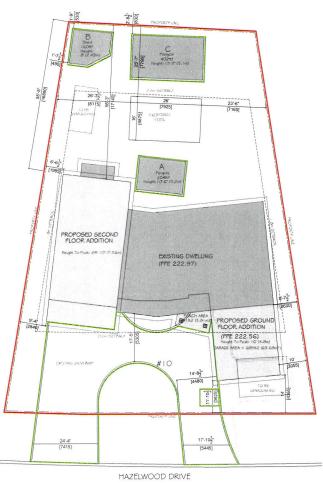
Received / Revised

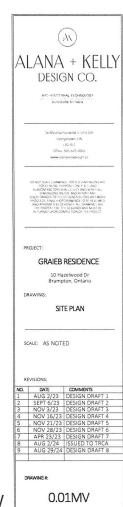
SEP 1 3 2024

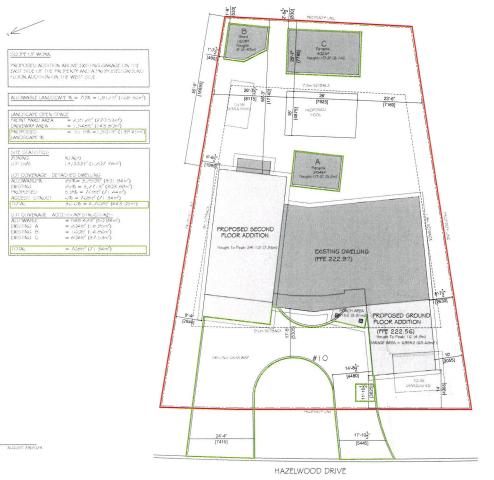
Committeee of Adjustment



SITE PLAN UTIN 18 - 1 0" AUGUST 29/2024



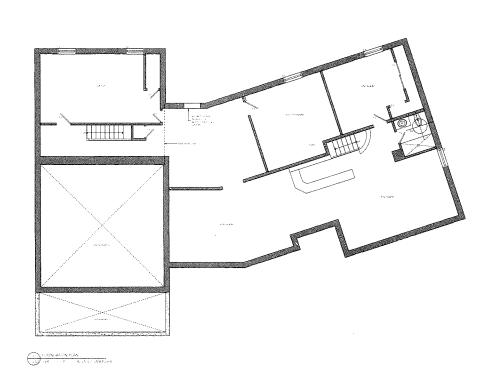




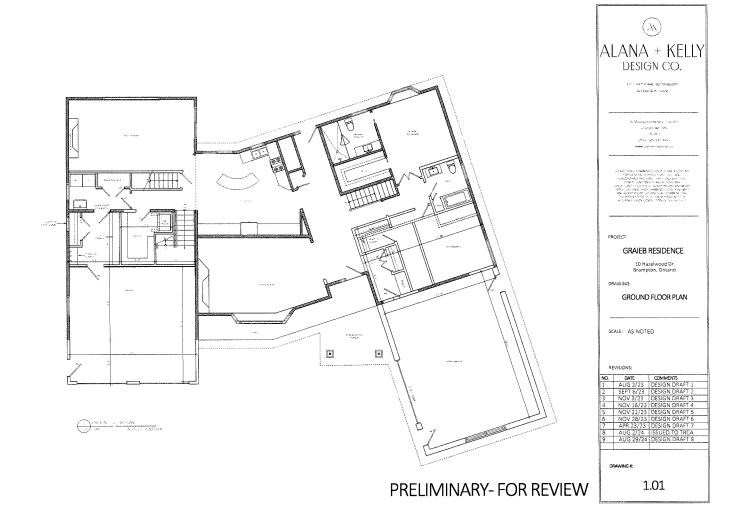


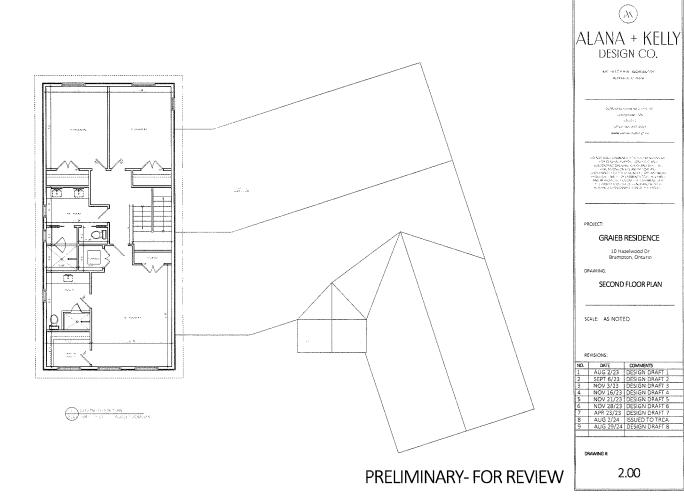
SIRE PLAN

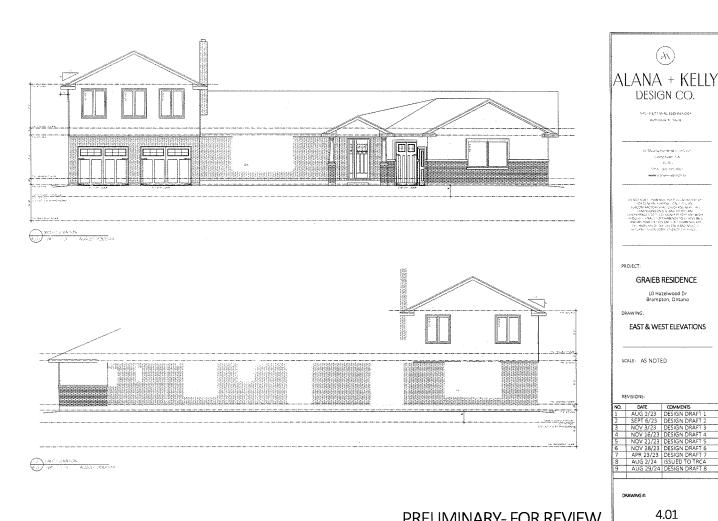
10 10 AUGUST 29/2024









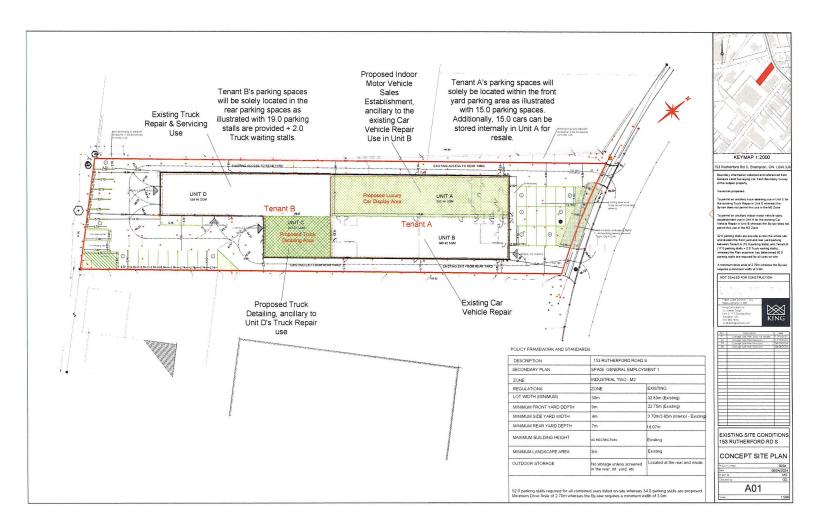




ALANA + KELLY

DESIGN CO.

Art statistical statistics for the composition of the composit



Received / Revised

SEP 16 2024

Committeee of Adjustment

ARCHITECTURAL TECHNOLOGY INTERIOR DESIGN

(X

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 Drive, Brampton, Ontario

DRAWING:

SITE PLAN MINOR VARIANCE

SCALE: NTS

REVISIONS:

NO.	DATE	COMMENTS
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04	NOV 16/23	DESIGN DRAFT 4
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06	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

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

 $= 2,647 \text{ft}^2 (245.9 \text{ m}^2)$ FRONT YARD AREA $= 1,548 \text{ft}^2 (143.80 \text{m}^2)$ DRIVEWAY AREA

 $= 40\% = 1041 \text{ft}^2 (96.73 \text{m}^2)$ LANDSCAPE %

SITE STATISTICS

ZONING LOT SIZE

13,000ft2 (1,207.74m2)

LOT COVERAGE - DETACHED DWELLING ALLOWABLE% 25%= 3,250ft² (301.94m²)

EXISTING

 $25\% = 3.271 \text{ft}^2 (303.89 \text{m}^2)$

PROPOSED $8\% = 991 \text{ ft}^2 (92.07 \text{ m}^2)$ ACCESS. STRUCT. $6\% = 768 \text{ft}^2 (71.34 \text{m}^2)$ TOTAL $39\% = 5,030 \text{ft}^2 (467.30 \text{m}^2)$

LOT COVERAGE - ACCESSORY STRUCTURES

ALLOWABLE $= 548.42 \text{ft}^2 (50.94 \text{m}^2)$ EXISTING -A

 $= 204 \text{ft}^2 (18.95 \text{m}^2)$ $= 160 \text{ft}^2 (14.8 \text{Gm}^2)$

EXISTING -B EXISTING -C $=404ft^2(37.53m^2)$

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

Pergola 402lt² Height: 107-3" (3. fm) Height: 8' (2.43m 7.5m SETBACK 26'-75" [81/5] 8 23'-6" [7925] [7160] EMOLISHER PROPOSED Pergola 204H² Height: 10-6" (3.2m) PROPOSED SECOND FLOOR ADDITION Height To Peak: 24'-10' (7.56m) EXISTING DWELLING (FFE 222.97) PORCH AREA 97ft2 (9.1m2) PROPOSED GROUND FLOOR ADDITION 9.0m SETBACK 19.00 (FFE 222.56) Height To Peak: 16' (4.9m) GARAGE AREA = 698112 (64.85 m) #10 EXISTING DRIVEWAY TO BE DEMOLISHED [4480]

PROPERTY LINE

SITE PLAN NTS

JULY 15/2024

HAZELWOOD DRIVE

24'-4"

[7415]

17'-10¹

[5445]

0.01

Committeee

of Adjustment

SCOPE OF WORK

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SITE STATISTICS LOT SIZE

TOTAL

EXISTING -B

EXISTING -C

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 $= 160 \text{ft}^2 (14.8 \text{Gm}^2)$

=404ft² (37.53m²)

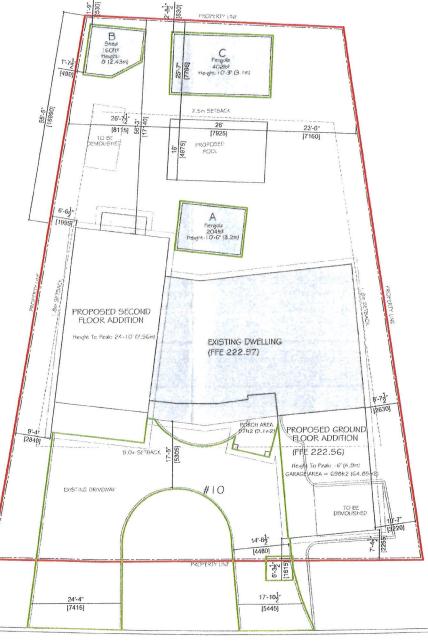
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EXISTING 25%= 3.271H² (303.89m²) EXISTING $8\% = 99 \text{ Ht}^2 (92.07\text{m}^2)$ $6\% = 768\text{Ht}^2 (71.34\text{m}^2)$ $39\% = 5,030\text{Hz}^2 (467.30\text{mz}^2)$ PROPOSED ACCESS. STRUCT.

LOT COVERAGE - ACCESSORY STRUCTURES
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= 768ft² (71.34m²) TOTAL





ALANA + KELLY DESIGN CO.

ARCHITECTURAL TECHNOLOGY INTERIOR DESIGN

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PROJECT:

GRAIEB RESIDENCE

10 Hazelwood Drive, Brampton, Ontario

DRAWING:

SITE PLAN MINOR VARIANCE

SCALE: NTS

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)	JULY 15/24	MINOR VARIANCE

DRAWING #:

0.01

0.01

SITE PLAN

JULY 15 / 2024

HAZELWOOD DRIVE

9

Flower City



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

FILE NUMBER: A - 2524 - 006 8

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.

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 65 133	
	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 <u>in metric units</u> 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 BUILDING See Attached	SISTRUCTURES ON th	e subject land: List all structures (dwelling, shed, gazebo, etc.)		
	See Attached				
Ì					
	DDODOSED DUU DU	JCC/CTDIICTIIDEC on	the cubicet lands		
-	See Attached	NGS/STRUCTURES on	the subject failu.		
9.	Location of all	buildings and str	ructures on or proposed for the subject lands:		
		_	and front lot lines in metric units)		
	.	·			
	EXISTING				
	Front yard setback	10.67m	100-000		
	Rear yard setback Side yard setback	15.54m 2.63m			
	Side yard setback	2.49			
	•				
	PROPOSED	0.055			
	Front yard setback Rear yard setback	0.855m 15.54m			
	Side yard setback	2.63m			
	Side yard setback	2.63m			
10.	Date of Acquisition	of subject land:	Unknown		
4.4	Material and a second second	lete at common autori	Existing Single Detached Dwellings		
11.	Existing uses of sul	oject property:	Existing Single Detached Dwellings		
12.	Proposed uses of s	ubject property:	Single Detached Dwellings		
13.	Existing uses of ab	utting properties:	Residential		
14.	Date of construction	n of all buildings & str	uctures on subject land: Unknown		
		* **	the standard transfer and trans		
15.	Length of time the	existing uses of the su	bject property have been continued: Unknown		
6. (a)		is existing/proposed?	011 (111)		
	Municipal L	<u></u>	Other (specify)		
	vven _	_1			
(b)	What sewage dispo	sal is/will be provided			
	Municipal	싁	Other (specify)		
	Septic L				
(c)	What storm draina	ge system is existing/p	proposed?		
\- <i>\</i>	Sewers				
	Ditches	╡	Other (specify)		
	Swales L				

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 # Relief				
	SH				
	Signature of Applicant(s) or Authorized Agent TED AT THE TOWN OF HOUTON				
DA	TED AT THE TOLIN OF HOLDON OF THOUSAND TOUTON				
TH	IS OF FEDOLUCY, 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.					
	1. Alana Nielsen , of the Town of Halton Hills				
IN TI	HE ROGION OF HOUTON 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.	RED BEFORE ME AT THE				
Town	of Halton Hills				
IN THE					
Halta	Cul.				
Taia	THIS THE DAY OF				
reu	Signature of Applicant or Authorized Agent				
***************************************	CURTIS 2				
,	A Commissioner Matter A LONG A UCENSED PARALEGAL				
FOR OFFICE USE ONLY					
TOTAL STREET	Present Official Plan Designation:				
Contraction with	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 2024/02/27				
phoposons you retail	Zoning Officer Date				
DATE RECEIVED MAR. 4, 2024					
	Date Application Deemed Revised 2022/02/17				
	Complete by the Municipality				



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.

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 & BALIEH GRAGES 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 Zif					
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)					
BALIGH GRAIE 3 (where the owner is a firm or corporation, please print or type the full name of the person signing.)					
STOTE 25 the communication of the state of t					

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

00 SECOND FLOOR 01 EAST & WEST ELEVATION

4.02 NORTH & SOUTH ELEVATION

GENERAL NOTES

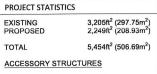
ALL DRAWINGS ARE THE PROPERTY OF ALANA+KELLY DESIGN CO. LTD. THE DESIGNER RETAINS COPYRIGHT IN THESE DOCUMENTS WHICH MAY NOT BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT.

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



ACCESSORY STRUCTURES

EXISTING - A 204ft² (18.95m²)
EXISTING - B 160ft² (14.86m²)
EXISTING - C 404ft² (37.53m²)

TOTAL 768ft² (71.34m²)



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 5") BELOW				
GRADE MIN.RSI-VALUE				
(R-VALUE)(1)				
HEATED SLAB OR SLAB	1.76			
EQUAL OR LESS THAN	(R10)			
600mm (23 §") BELOW				
GRADE MIN.RSI-VALUE				
(R-VALUE)(1)				
WINDOWS AND SLIDING	1.6			
GLASS DOORS MAXIMUM				
U-VALUE (W/m2*K) (2)				

IOTES:

- 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.



ARCHITECTURAL TECHNOLOGY

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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		
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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 #:



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% = 1,501tt² (139.45m²) PROPOSED

LANDSCAPE % SITE STATISTICS

R1A(2) ZONING

13,000ft² (1,207.74m²) LOT SIZE

LOT COVERAGE - DETACHED DWELLING

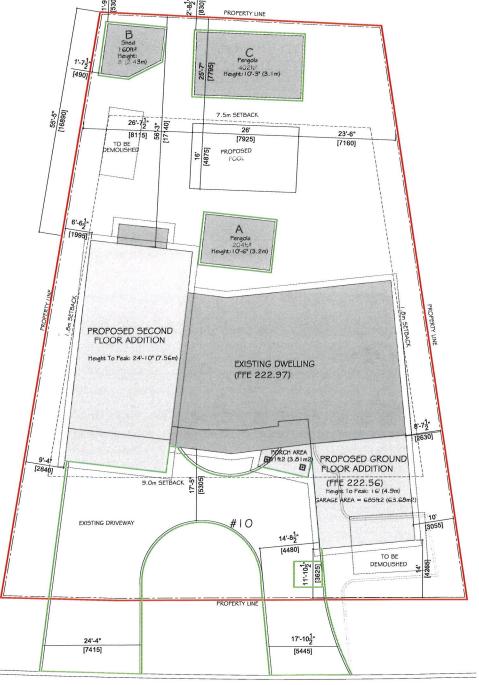
25%= 3,250ft² (301.94m²) ALLOWABLE% EXISTING $25\% = 3,271 \text{ ft}^2 (303.89 \text{m}^2)$ $5.9\% = 769\text{ft}^2 (71.44\text{m}^2)$ PROPOSED 6% = 768ft² (71.34m²) 36.6% = 4,769ft² (443.05m²) ACCESS. STRUCT.

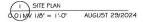
TOTAL

LOT COVERAGE - ACCESSORY STRUCTURES $= 548.42 \text{ft}^2 (50.94 \text{m}^2)$ ALLOWABLE

EXISTING -A $= 204 \text{ft}^2 (18.95 \text{m}^2)$ EXISTING -B $= 160 \text{ft}^2 (14.86 \text{m}^2)$ EXISTING -C =404ft² (37.53m²)

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





HAZELWOOD DRIVE

PRELIMINARY- FOR REVIEW



ARCHITECTURAL TECHNOLOGY INTERIOR DESIGN

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PROJECT:

GRAIEB RESIDENCE

10 Hazelwood Dr Brampton, Ontario

DRAWING:

SITE PLAN

SCALE: AS NOTED

REVISIONS:

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NO.	DATE	COMMENTS		
1	AUG 2/23	DESIGN DRAFT 1		
2	SEPT 6/23	DESIGN DRAFT 2		
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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 | = 1,54∂ft² (143.60m²) | PROPOSED | = 51.5% = 1,501ft² (139.45m²) | LANDSCAPE %

SITE STATISTICS

TOTAL

ZONING R1A(2) LOT SIZE 13,000

13,000ft² (1,207.74m²)

LOT COVERAGE - DETACHED DWELLING

ALLOWABLE% 25%= 3,250ft² (301.94m²) EXISTING 25% = 3,271ft² (303.89m²)

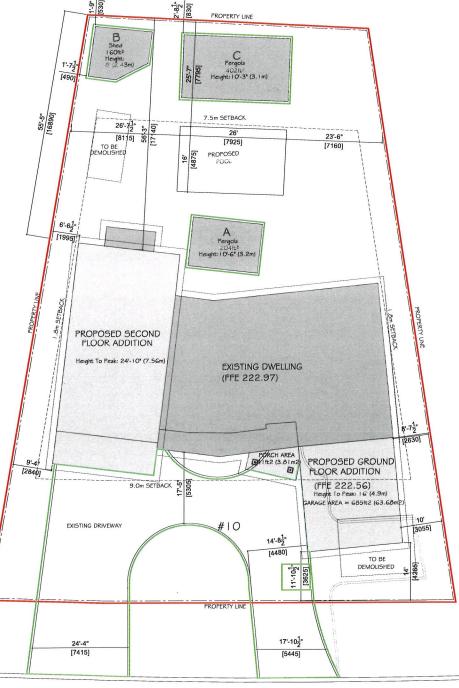
PROPOSED 5.9% = 769tt² (71.44m²)
ACCESS. STRUCT. 6% = 766tt² (71.34m²)
TOTAL 36.6% = 4,769tt² (443.05m²)

LOT COVERAGE - ACCESSORY STRUCTURES

ALLOWABLE = 548.42tt² (50.94m²) EXISTING -A = 204tt² (18.95m²) EXISTING -B = 160tt² (14.86m²)

EXISTING -C = $404\text{Hz}^2 (37.53\text{m}^2)$

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





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GRAIEB RESIDENCE

10 Hazelwood Dr Brampton, Ontario

DRAWING:

SITE PLAN MINOR VARIANCE

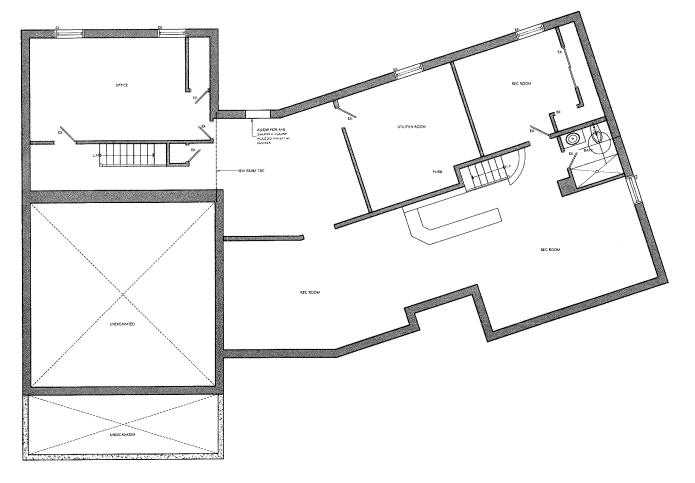
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8	AUG 2/24	ISSUED TO TRCA
9	AUG 29/24	DESIGN DRAFT 8

DRAWING #:





FOUNDATION PLAN

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



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PROJECT:

GRAIEB RESIDENCE

10 Hazelwood Dr Brampton, Ontario

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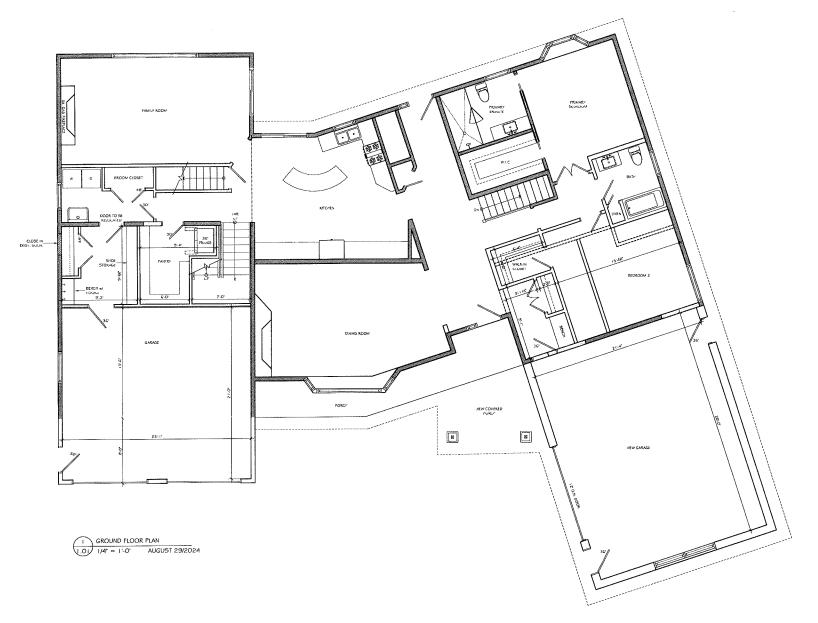
FOUNDATION PLAN

SCALE: AS NOTED

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GRAIEB RESIDENCE

10 Hazelwood Dr Brampton, Ontario

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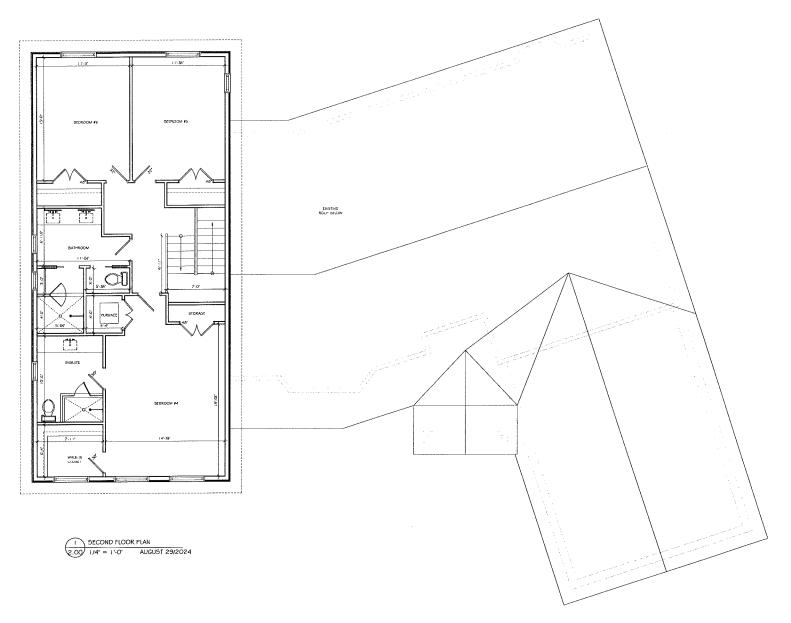
GROUND FLOOR PLAN

SCALE: AS NOTED

REVISIONS:

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PROJECT:

GRAIEB RESIDENCE

10 Hazelwood Dr Brampton, Ontario

DRAWING:

SECOND FLOOR PLAN

SCALE: AS NOTED

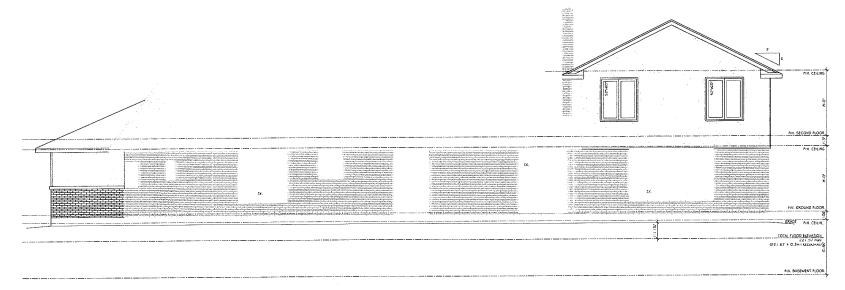
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DRAWING#:



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



EAST ELEVATION $4.01 \text{ I}/A^{\circ} = 1^{\circ}.0^{\circ} \text{ AUGUST 29/2024}$

PRELIMINARY- FOR REVIEW



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PROJECT:

GRAIEB RESIDENCE

10 Hazelwood Dr Brampton, Ontario

DRAWING:

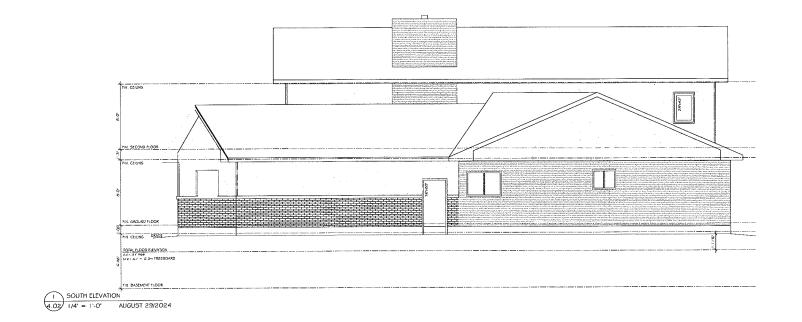
EAST & WEST ELEVATIONS

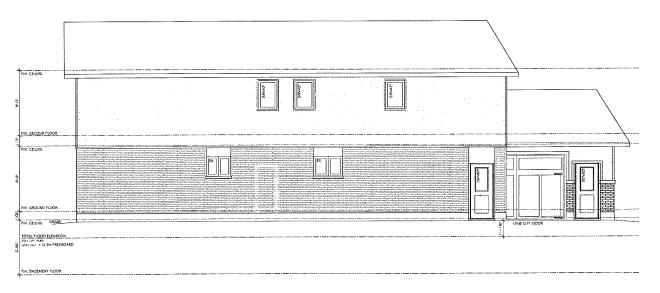
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DRAWING #:





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



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PROJECT:

GRAIEB RESIDENCE

10 Hazelwood Dr Brampton, Ontario

DRAWING

NORTH & SOUTH ELEVATIONS

SCALE: AS NOTED

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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 N	o.	- 2
A-	2024-	0668

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)	
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)	
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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	_
2024/09/13	
Date	

JUL 17 2024

Committeee of Adjustment



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

FILE NUMBER:

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 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 Varian	-		ission	
			ase read Ins			
NOTE:		ed that this application be file ied by the applicable fee.	ed with the Sec	cretary-Treasurer o	of the Committee of	of Adjustment and be
	The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the <u>Planning Act</u> , 1990, for relief as described in this application from By-Law 270-2004 .					
1.		Owner(s) Baligh and Nora Gr. 10 Hazelwood Drive, Brampton, O		: 10	102	
					100	
	Phone #	416-858-8078		Fax #		
	Email	billy2020@rogers.com			*APARTHETIS CONTRACTOR CONTRACTOR	
2.	Name of A	Agent Alana + Kelly Desig 16 Mountainview Road South, Uni			· · · · · · · · · · · · · · · · · · ·	
		Georgetown, Ontario	171	LIKI		
			9.4			
	Phone # Email	905-873-4993		Fax #		
	Liliali	alana@alanakellydeisgn.ca				
3.		d extent of relief applied for a front yard landscape				1
	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 i	not possible to comply with	h the provisio	ns of the by-law?		
	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					luced front
	L					
5.	Lot Numb					
		ber/Concession Number	717			
	Municipal	Address 10 Hazelwood Drive	e, Brampton, Onta	IIO		
6	Frontage		units)			
	Depth Area	43m 1207.74m2				
	Aled	1207.77116				
7.	Provincia Municipal	the subject land is by: I Highway I Road Maintained All Year ight-of-Way			nal Road Public Road	

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, e					
	See Attached					
	PROPOSED BUILDII	NGS/STRUCTURES or	the subject land:			
	See Attached					
9.	(specify distance		ructures on or proposed for the subject lands: rand front lot lines in <u>metric units</u>)			
	EXISTING Front yard setback	10.67m				
	Rear yard setback	15.54m				
	Side yard setback Side yard setback	2.63m 2.49m				
	PROPOSED Front yard setback Rear yard setback Side yard setback Side yard setback	1.61m 17.40m 2.63m 1.99m				
10.	Date of Acquisition	of subject land:	Unknown			
11.	Existing uses of sub	pject property:	Existing Single Detached Dwellings			
12.	Proposed uses of si	ubject property:	Single Detached Dwellings			
13.	Existing uses of abu	utting properties:	Residential			
14.	Date of construction	of all buildings & str	uctures on subject land: Unknown			
15.	Length of time the e	xisting uses of the su	bject property have been continued: Unknown			
16. (a)	What water supply i Municipal v Well	s existing/proposed?]]	Other (specify)			
(b)	What sewage disposition of the Municipal Septic	sal is/will be provided]]	? Other (specify)			
(c)	What storm drainag Sewers	e system is existing/p]]]	roposed? Other (specify)			

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Committeee of Adjustment

Flower City



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 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)

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 <u>Planning Act</u> , 1990, for relief as described in this application from By-Law 270-2004 .					
4	Name of	Swner(s) Baligh and Nora	Graigh			
1.	Address	10 Hazelwood Drive, Brampt	on. Ontario	65 123		
	7.144.1000					
	"					
	Phone #	416-858-8078		Fax #		
	Email	aligra@rogers.com				
2.	Name of	Agent Alana + Kelly Des				
	Address	16 Mountainview Road South Georgetown, Ontario	n - Unit 202			
		Georgetown, Ontario				
	Phone #	905-873-4993		Fax #		
	Email	alana@alanakellydesign.ca				
						
_	** *					
3.		nd extent of relief applied for			inimatum	
		for a front yard landscap be open space area is 70		a of 40% whereas the m	inimum	
		ce the front setback to an		minimum 9 0m to permit	a front yard	
		of 0.855m.	addition from the	miniminam o.om to pomin	a none yara	
		ase the total floor area of	all accessory stru	ctures from the maximul	m 50.94 square	
		o permit a floor area of 7				
		ase the allowable lot cove	erage of the detac	hed dwelling from the ma	aximum 25% to	
	42%.					
				- 1 - 1 - 0		
4.		not possible to comply with physical limitations of the			rogo angos	
	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 De	scription of the subject land	:			
	Lot Num					
		nber/Concession Number	717			
	Municipa	10 Hazelwood Driv	e, Brampton, Ontario	* .		
6.	Dimension	on of subject land (<u>in metric</u>	units)			
	Frontage					
	Depth	43m				
	Area	1207.74m2				
7.	Access t	o the subject land is by:				
	Provincia	al Highway		Seasonal Road		
		al Road Maintained All Year		Other Public Road	님	
	Private R	Right-of-Way	ш	Water	ш	

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.)				
	EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo, etc.) See Attached				
	PROPOSED BUILDII See Attached	NGS/STRUCTURES o	n the subject land:		
9.		_	ructures on or proposed for the subject lands: r and front lot lines in <u>metric units</u>)		
	EXISTING				
	Front yard setback	10.67m			
	Rear yard setback	15.54m			
	Side yard setback Side yard setback	2.63m 2.49			
	Side yard Selback	2.45			
	PROPOSED				
	Front yard setback	0.855m			
	Rear yard setback	15.54m			
	Side yard setback Side yard setback	2.63m 2.63m			
	Side yard Setback	2.00111	-		
10.	Date of Acquisition	of subject land:	Unknown		
11.	Existing uses of sul	bject property:	Existing Single Detached Dwellings		
12.	Proposed uses of s	ubject property:	Single Detached Dwellings		
13.	Existing uses of abo	utting properties:	Residential		
14.	Date of construction	n of all buildings & str	ructures on subject land: Unknown		
15.	Length of time the e	existing uses of the su	ubject property have been continued: Unknown		
16. (a)	What water supply i Municipal Well	is existing/proposed?]]	Other (specify)		
(b)	What sewage dispo Municipal <u>v</u> Septic	sal is/will be provided	d? Other (specify)		
(c)	What storm drainag	je system is existing/p	proposed?		
(-)	Sewers Ditches Swales		Other (specify)		

17.	subdivision or consent?	or an application under	the Flamming Act, for appro	val of a plaif of
	Yes No 🗸			
	If answer is yes, provide details:	File #	Status	
18.	Has a pre-consultation application b	een filed?		
	Yes No 🗸			
19.	Has the subject property ever been	the subject of an applic	ation for minor variance?	
	Yes 🗸 No 🗔	Unknown]	
	If answer is yes, provide details:			
	File # A17-024 Decision Appropriate Decision Decision Decision	proved	Relief Carport/Accessor Relief Relief	ry Structures
			CAU	
	4.5	Signatu	ure of Applicant(s) or Authorize	ed Agent
DAT	ED AT THE TOWN OF HOLDO	OF The Regio	n of Halton	
THI	ED AT THE TOWN OF HOLDON HIM S OF POOK DAY OF POOK LOW	<u>u</u> 20 <u>24</u> .	•	
IF THIS A	APPLICATION IS SIGNED BY AN AGE	NT, SOLICITOR OR A	NY PERSON OTHER THAN 1	THE OWNER OF
THE SUE	BJECT LANDS, WRITTEN AUTHORIZA PLICANT IS A CORPORATION, THE	TION OF THE OWNER E APPLICATION SHAL	MUST ACCOMPANY THE AI L BE SIGNED BY AN OF	PPLICATION. IF FICER OF THE
	RATION AND THE CORPORATION'S S			
	, Álana Nielsen	. OF THE	Town of Ha	HonHills
	ERECION OF Hauton			184441113
	THE ABOVE STATEMENTS ARE TRU			NSCIENTIOUSLY
	NG IT TO BE TRUE AND KNOWING TI			
	ED BEFORE ME AT THE			
Town	of Haltan Hills			
IN THE	Rogion_ of			
Holton	THIS OH DAY OF		CAD,	
Febr	1011 , 20 <u>74</u>	Signa	ature of Applicant or Authorize	d Agent
	WILLIAM SSIONES			
	Commission For Maria SEN			
,	A Commissioner Attitude IN WHILE BEING A UCENSED PARALEGAL			
	OV SUC PHOSE THE F	OR OFFICE USE ONLY		
	Present Official Plan Designation:	e gradi Conglin <mark>ation</mark>		
	Present Zoning By-law Classificati		Mature Neighborhood, R	1A(2)
	This application has been reviewed	with respect to the varia	nces required and the results	of the
		are outlined on the attach		
	Shiza Athar		2024/02/27	
	Zoning Officer		Date	
		MAR. 4	2024	
	DATE RECEIVED Date Application Deemed ☐	1. 1		Revised 2022/02/17
	Complete by the Municipality	VL	1	



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	
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	
Signature: billy Graieb (Jun 25, 2023 12:20 EDT)	
Print name: billy Graieb	
Date: Jun 25, 2023	
Phone: 4168588078	
Fmail 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, NORD & 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
American NORA GRAIEB
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.) BAUGH GRAIFIS
(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

Zoning Non-compliance Checklist

File No. A - 2024 - 0068

Applicant: Alana + Kelly Design Co Ltd

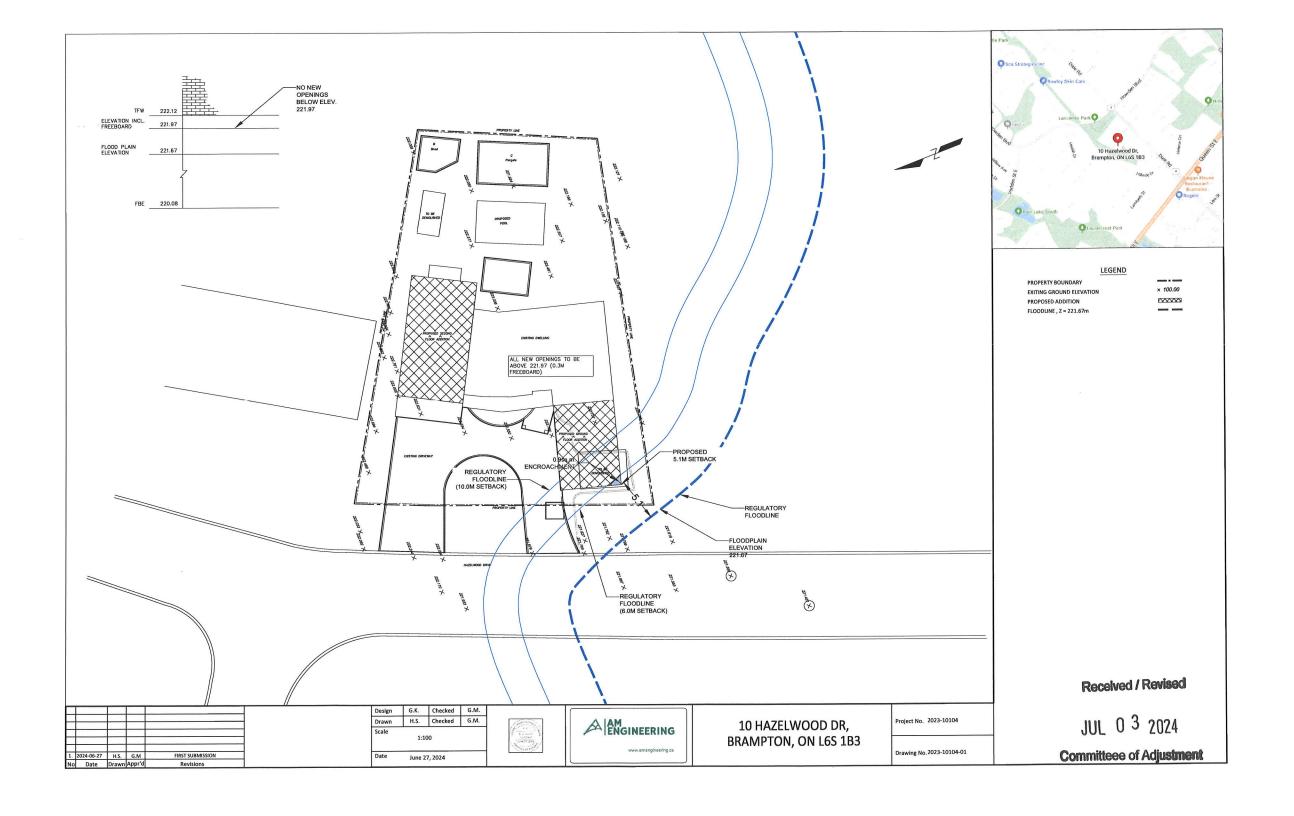
Address: 10 Hazelwood Dr

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)
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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	



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

LANDSCAPE OPEN SPACE FRONT YARD AREA = $= 2589 \text{ft}^2 (240.53 \text{m}^2)$ DRIVEWAY AREA $= 1548 \text{ft}^2 (143.80 \text{m}^2)$

PROPOSED

LANDSCAPE %

 $= 40\% = 1041 \text{ ft}^2 (96.73 \text{ m}^2)$

SITE STATISTICS

ZONING R1A(2) 13,000ft² (1,207.74m²)

LOT SIZE

LOT COVERAGE - DETACHED DWELLING
ALLOWABLE% 25%= 3,250ft² (301.94m²)

EXISTING $24.7\% = 3,205\text{ft}^2 (297.75\text{m}^2)$ $17\% = 2,267\text{ft}^2 (210.6\text{m}^2)$ $42\% = 5,472\text{ft}^2 (508.35\text{m}^2)$ PROPOSED

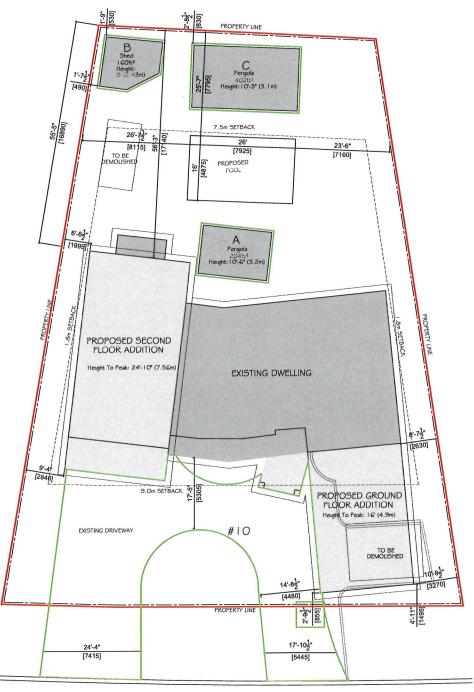
TOTAL

LOT COVERAGE - ACCESSORY STRUCTURES ALLOWABLE

= 548.42ft² (50.94m²) $= 204 \text{ft}^2 (18.95 \text{m}^2)$

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

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





SITE PLAN

FEB 16/2024

HAZELWOOD DRIVE



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 DISCREPACIES TO THE ADD REPORT ANY PROCEEDS, RINAL SHOP DRAWINGS TO BE REVIEWED AND APPROVED BY DESIGNER, ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND MUST BE RETURNED UPON COMMERCION 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 #: