

Application for Minor VarianceSection 45 of the *Planning Act*, R.S.O. 1990 c.P.13**Please Note:** You are receiving this notice as you are within 60 meters of the subject property.

Application Number:	A-2024-0068
Property Address:	10 Hazelwood Drive
Legal Description:	Plan 717, Lot 100, Ward 7
Agent:	Alana and Kelly Design Co. Ltd.
Owner(s):	Baligh Graieb, Nora Graieb
Other applications: under the <i>Planning Act</i>	nil
Meeting Date and Time:	Tuesday, December 10, 2024, at 9:30 am
Meeting Location:	Hybrid in-person and virtual meeting – Council Chambers, 4th Floor Brampton City Hall, 2 Wellington Street West

Purpose of the Application:

1. To permit a front yard setback of 2.043m metres to a proposed ground floor addition (Attached Garage), whereas the by-law requires a minimum front yard setback of 9.0 metres;
2. To permit an interior side yard setback of 2.587m to a proposed ground floor addition (Attached Garage) whereas the by-law requires a minimum interior side yard setback of 2.8 metres;
3. To permit an interior side yard setback of 1.952 metres to a proposed Ground Floor & Second Floor Addition whereas the by-law requires a minimum interior side yard setback of 2.8 metres;
4. To permit a lot coverage of 39.7%, whereas the by-law permits a maximum lot coverage of 25%;
5. To permit 2 accessory structures (Existing Pergola 'C' & Existing Shed 'B') to be constructed on an easement, whereas the by-law does not permit accessory structures to be constructed upon any easement;
6. To permit 3 accessory structures whereas the zoning by-law permits a maximum of not more than one swimming pool enclosure, and two accessory buildings, other than a swimming pool on a lot;
7. To permit an accessory structure (Existing Pergola 'A') having a gross floor area of 18.95 square metres (204 square feet), whereas the by-law permits a maximum gross floor area of 15 square metres for an individual accessory structure;
8. To permit an accessory structure (Existing Pergola 'A') having a height of 3.2 metres, whereas the by-law permits an accessory structure having a maximum height of 3.0 metres;
9. To permit an accessory structure (Existing Pergola 'C') to be used for human habitation, whereas the by-law does not permit an accessory structure to be used for human habitation;
10. To permit an accessory structure (Existing Pergola 'C') having a gross floor area of 37.34 square metres (402 square feet), whereas the by-law permits a maximum gross floor area of 15 square metres for an individual accessory structure;
11. To permit an accessory structure (Existing Pergola 'C') having a height of 3.1 metres, whereas the by-law permits an accessory structure having a maximum height of 3.0 metres;
12. To permit a combined gross floor area of 71.34 square metres for three (3) accessory structures, whereas the by-law permits a maximum combined gross floor area of 20 square metres for two (2) accessory structures;
13. To permit a semicircular Residential Driveway with a maximum surface area of 59.29% of the front yard area, whereas the by-law permits a maximum surface area of 50% of the front yard area for a Residential Driveway.

Participate in the Meeting:

- Send an email with your written comments to coa@brampton.ca. Written submissions must include your name and mailing address, the application number or property address you are commenting on, along with authorization to post your correspondence on the agenda and must be received no later than **12:00 pm on Thursday, December 5, 2024**.
- Participate in person by attending the meeting on the date and time noted above. You are encouraged to register for in person attendance by emailing coa@brampton.ca and indicating if you plan to address Committee.
- Participate virtually (computer, tablet or smartphone). To participate virtually via WebEx, you must register in advance, no later than **12:00 pm on Thursday, December 5, 2024**, by emailing coa@brampton.ca, and providing your name, mailing address, phone number and email address. Confirmation of registration and participation instructions will be provided.

Note: Information provided in your correspondence, virtual or in-person delegation will become part of the public meeting record and will be posted on the City's website. If you do not participate in the



public meeting, Committee may make a decision in your absence, and you will not be entitled to any further notice in the proceedings.

Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

Appeal Process: If you wish to be notified of the decision of Committee, you must submit a written request to coa@brampton.ca. This will also entitle you to be advised of an appeal of the matter to the Ontario Land Tribunal (OLT). Please be advised that only the applicant, municipality, certain public bodies and the Minister can appeal a decision to the OLT. If a decision is appealed, you may request participant status by contacting olt.clo@ontario.ca.

Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. This notice is to be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

Dated this 26th day of November 2024

Secretary Treasurer
Committee of Adjustment, City Clerk's Office
2 Wellington Street West, Brampton, L6Y 4R2
E: coa@brampton.ca

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% = 2,212ft² (205.50m²)

LANDSCAPE OPEN SPACE

FRONT YARD AREA = 2,884ft² (267.93m²)

DRIVEWAY AREA = 1,710ft² (158.86m²)

PROPOSED LANDSCAPE % = 41% = 1,174ft² (109.07m²)

SITE STATISTICS

ZONING R1A(2)

LOT SIZE 12,174ft² (1,131m²)

LOT COVERAGE - DETACHED DWELLING

ALLOWABLE% 25% = 3,043ft² (282.70m²)

EXISTING 25.3% = 3,092ft² (287.26m²)

PROPOSED 8% = 976ft² (90.67m²)

ACCESS. STRUCT. 6.3% = 765ft² (71.07m²)

TOTAL 39.7% = 4,833ft² (449m²)

LOT COVERAGE - ACCESSORY STRUCTURES

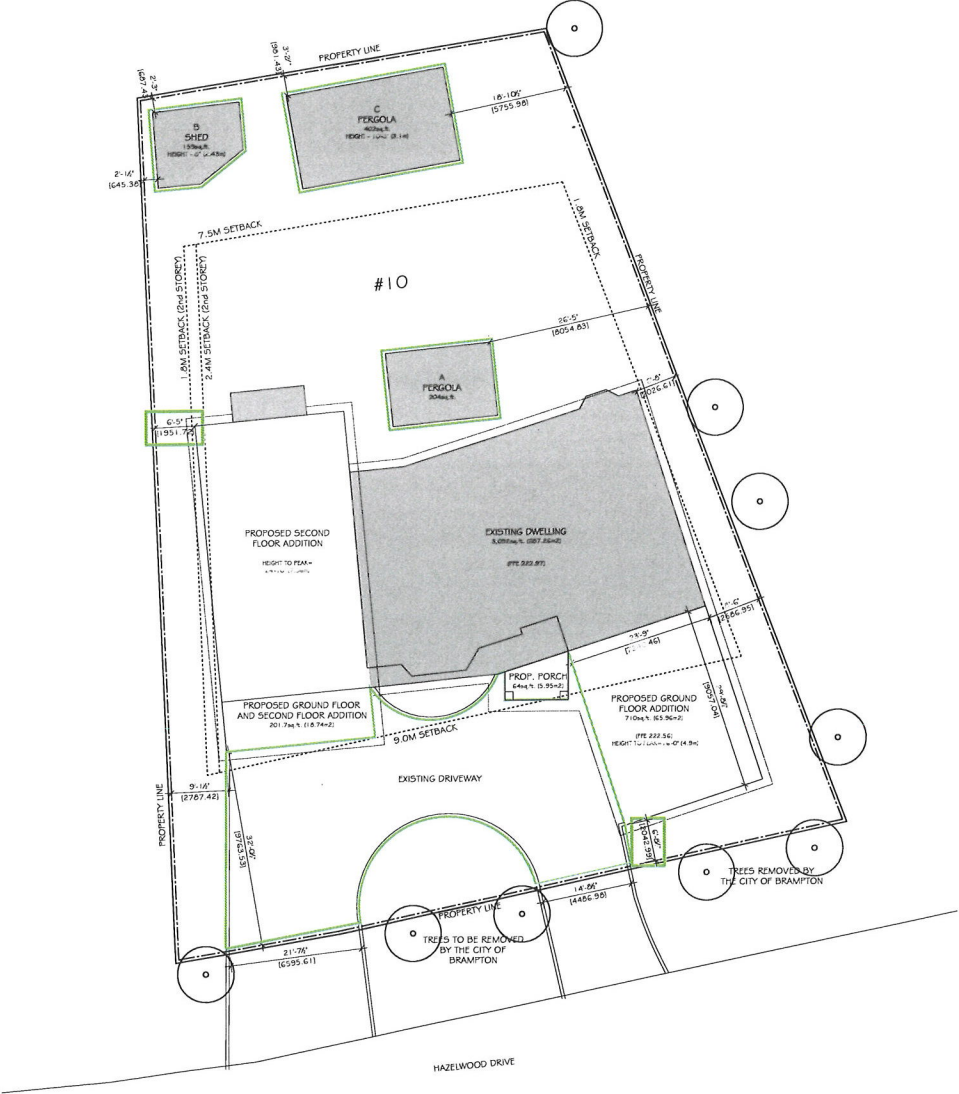
ALLOWABLE = 215ft² (20m²)

EXISTING - A = 204ft² (18.95m²)

EXISTING - B = 160ft² (14.86m²)

EXISTING - C = 404ft² (37.53m²)

TOTAL = 768ft² (71.34m²)



1 SITE PLAN
0.01MV 3/32" = 1'-0" NOV 24 / 2024

PRELIMINARY- FOR REVIEW

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

PROJECT:

GRAIEB RESIDENCE

10 Hazelwood Dr
Brampton, Ontario

DRAWING:

SITE PLAN

SCALE: AS NOTED

REVISIONS:

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

DRAWING #:

0.01MV