

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 # 416-858-8078 Fax #

Email billygraieb@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 41% whereas the minimum landscape open space area is 70%.

To reduce the front setback to an addition a front yard setback of 2.04m.

To reduce the interior side yard setback to a second storey addition to 1.9m.

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 40%.

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 ☐

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	1.9m
Side yard setback	2.02m

PROPOSED

Front yard setback	2m
Rear yard setback	15.54m
Side yard setback	1.9m
Side yard setback	2.02m

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 | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Well | <input type="checkbox"/> | |
- (b) What sewage disposal is/will be provided?
- | | | |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Septic | <input type="checkbox"/> | |
- (c) What storm drainage system is existing/proposed?
- | | | |
|---------|-------------------------------------|-----------------------|
| Sewers | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Ditches | <input type="checkbox"/> | |
| Swales | <input type="checkbox"/> | |

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 _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

[Signature]
Signature of Applicant(s) or Authorized Agent

DATED AT THE Town of Halton Hills OF Region of Halton
THIS 25 DAY OF November 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

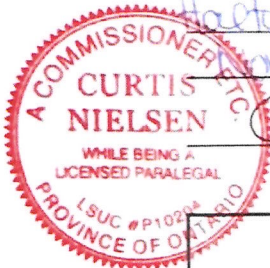
Town OF Halton Hills

IN THE Region OF _____

Halton THIS 25 DAY OF

November 2024

[Signature]
Signature of Applicant or Authorized Agent



[Signature]
A Commissioner etc

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

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

Zoning Officer

Date

DATE RECEIVED _____

Date Application Deemed
Complete by the Municipality _____

Revised 2022/02/17



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 : billygraieb@rogers.com

Signature: *billy Graieb*
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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

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

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

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. 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
11	NOV 24/24	ISSUED FOR VARIANCE

DRAWING #:

0.01MV

PRELIMINARY- FOR REVIEW

ARCHITECTURAL TECHNOLOGY
INTERIOR DESIGN

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DRAWING:

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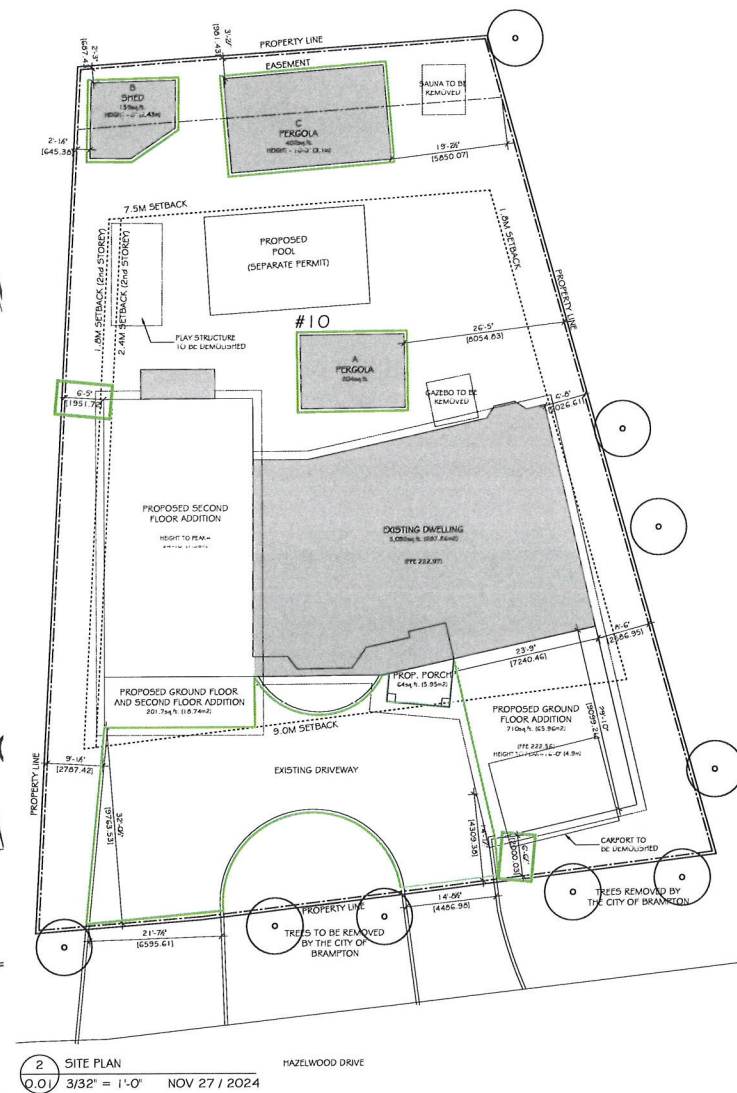
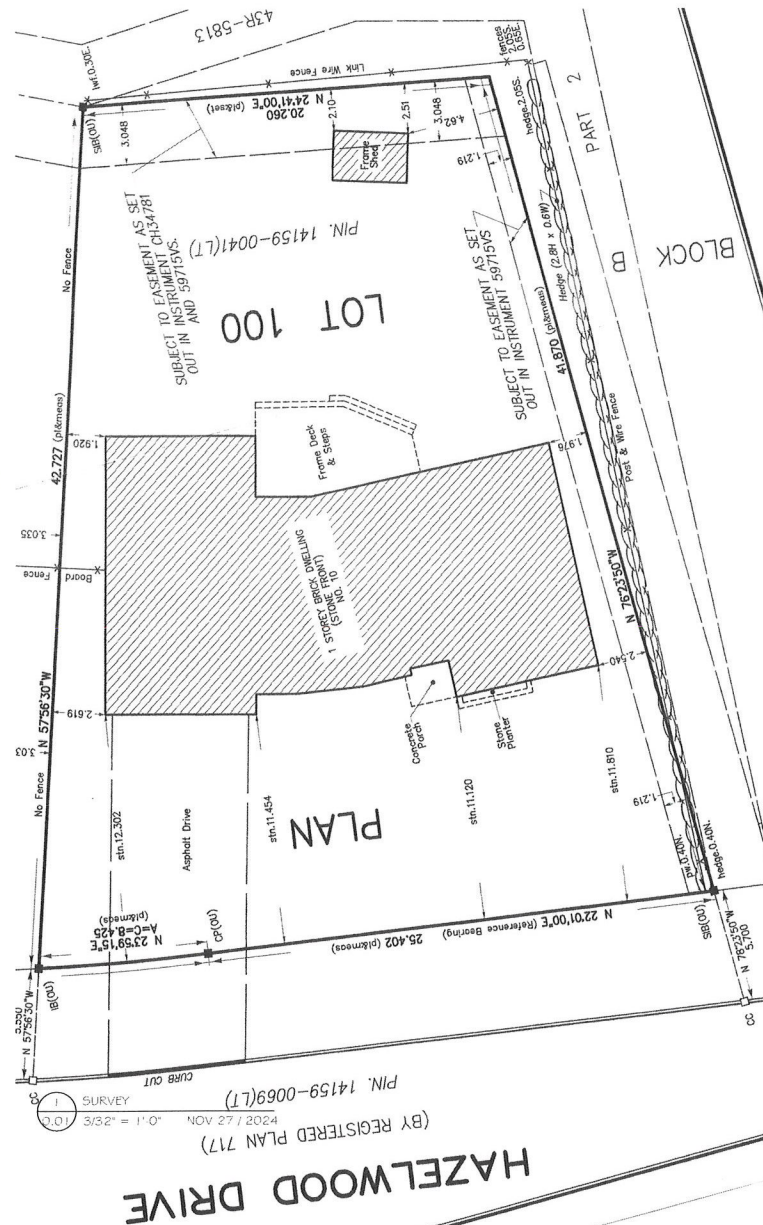
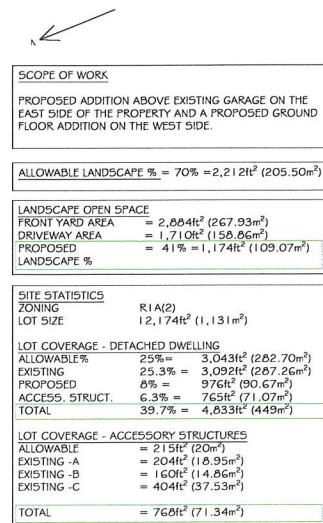
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REVISIONS:

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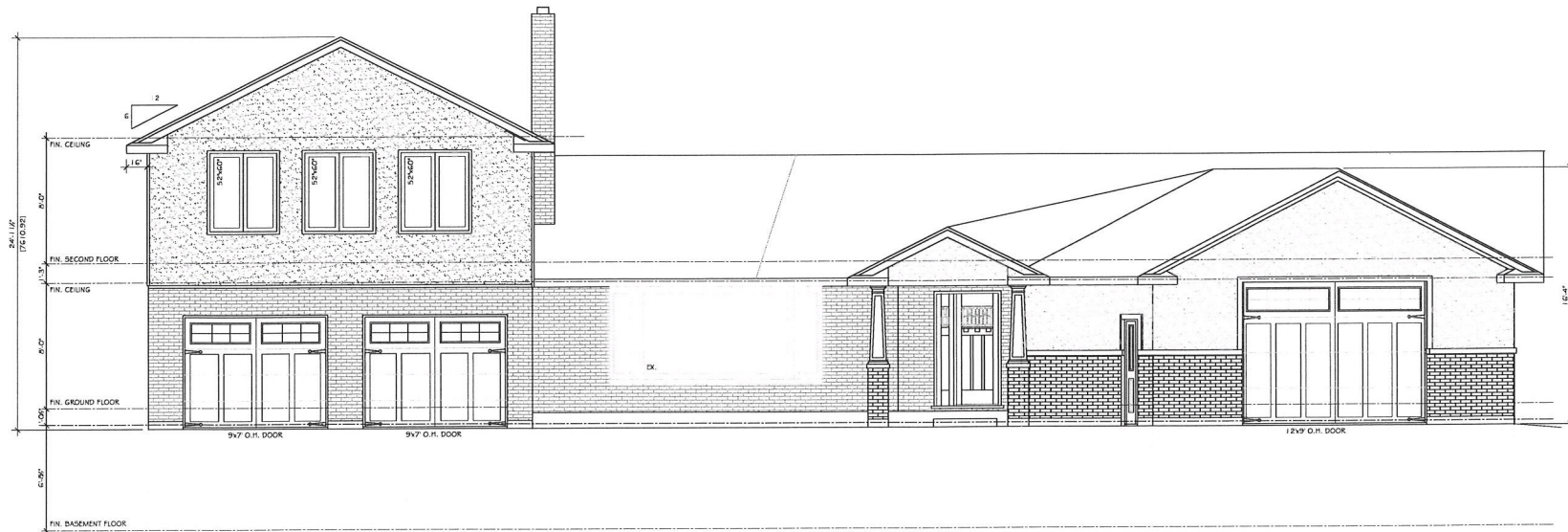


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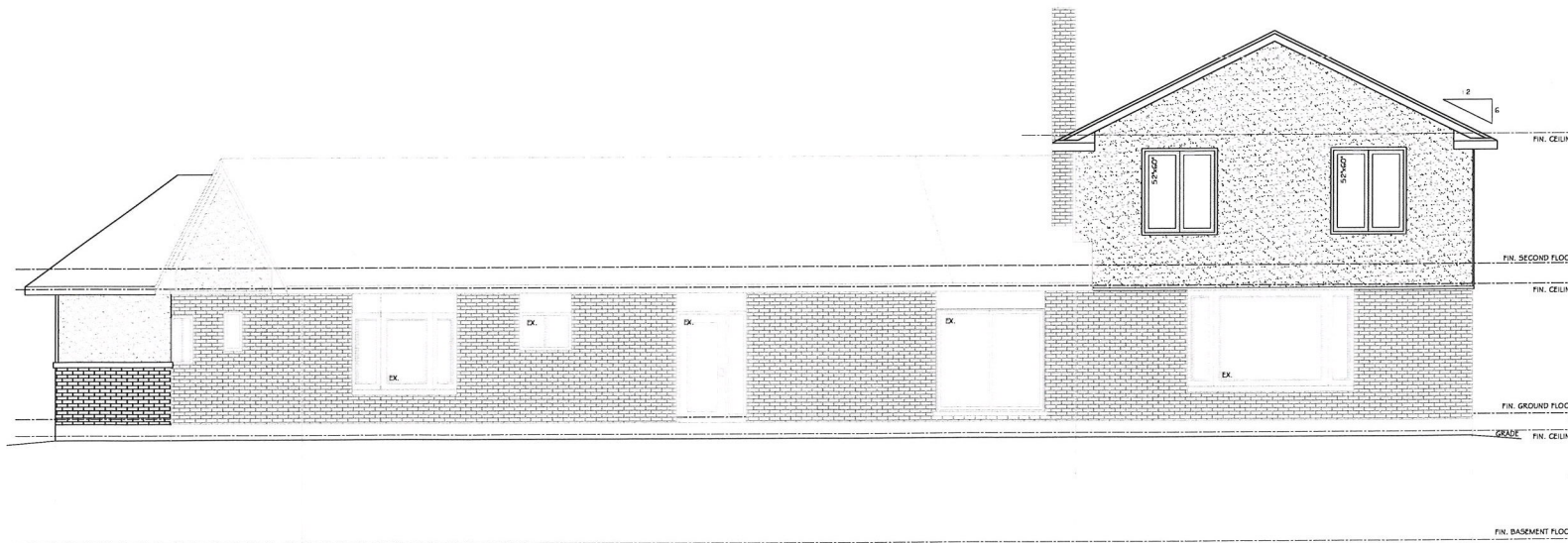
NOV 27 2024

Committee of Adjustment

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1 WEST ELEVATION
2.00 1/4" = 1'-0" JAN 7/2025



2 EAST ELEVATION
2.00 1/4" = 1'-0" JAN 7/2025

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JAN 14 2025

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DRAWING:

EAST & WEST ELEVATIONS

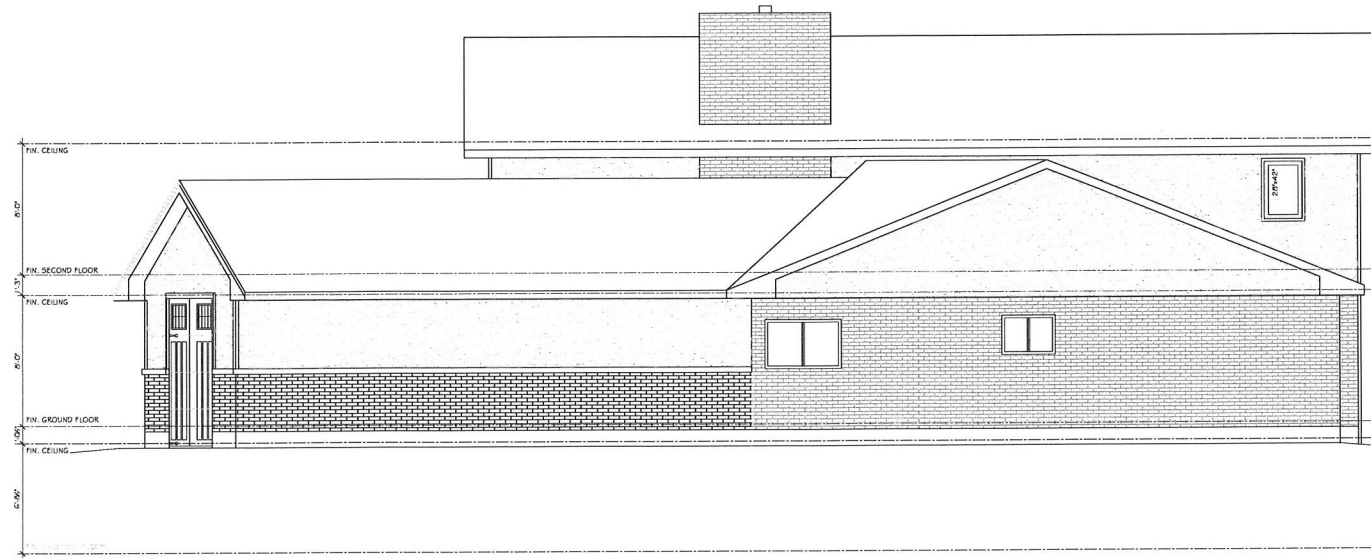
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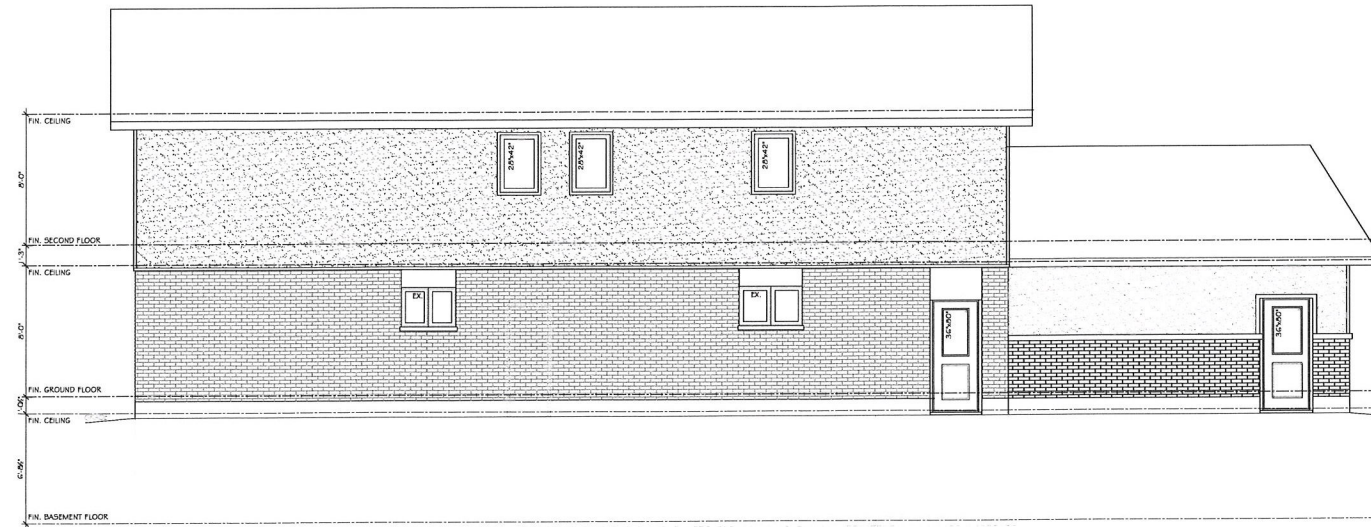
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1 SOUTH ELEVATION
2.01 1/4" = 1'-0" JAN 7/2025



2 NORTH ELEVATION
2.01 1/4" = 1'-0" JAN 7/2025

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NORTH & SOUTH ELEVATIONS

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2.01

GRAIEB RESIDENCE
ARCHITECTURAL DESIGN PACKAGE

10 HAZELWOOD DRIVE, BRAMPTON ON

DRAWING LIST:	
0.01	SITE PLAN
1.00	FOUNDATION PLAN
1.01	GROUND FLOOR
1.02	SECOND FLOOR
2.00	EAST & WEST ELEVATION
2.01	NORTH & SOUTH ELEVATION



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DESIGN CO.

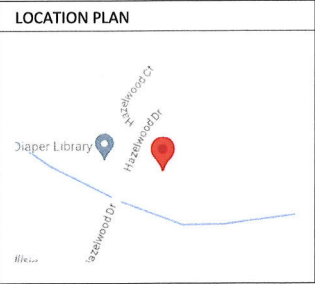
ARCHITECTURAL TECHNOLOGY
INTERIOR DESIGN

ALANA + KELLY DESIGN CO.
ALANA NIELSEN

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

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 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.	

PROJECT STATISTICS	
GROSS FLOOR AREA - EXISTING	= 4,980ft ²
- EXISTING BASEMENT	= 2,104ft ²
- EXISTING GROUND FLOOR	= 2,876ft ²
- EXISTING SECOND FLOOR	= 0ft ²
GROSS FLOOR AREA - PROPOSED	= 2,247ft ²
- PROPOSED BASEMENT	= 0ft ²
- PROPOSED GROUND FLOOR	= 981ft ²
- PROPOSED SECOND FLOOR	= 1,266ft ²
GROSS FLOOR AREA - TOTAL	= 7,227ft ²
- PROPOSED BASEMENT	= 2,104ft ²
- PROPOSED GROUND FLOOR	= 3,857ft ²
- PROPOSED SECOND FLOOR	= 1,266ft ²



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/m ² *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.



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DRAWING:

COVER PAGE

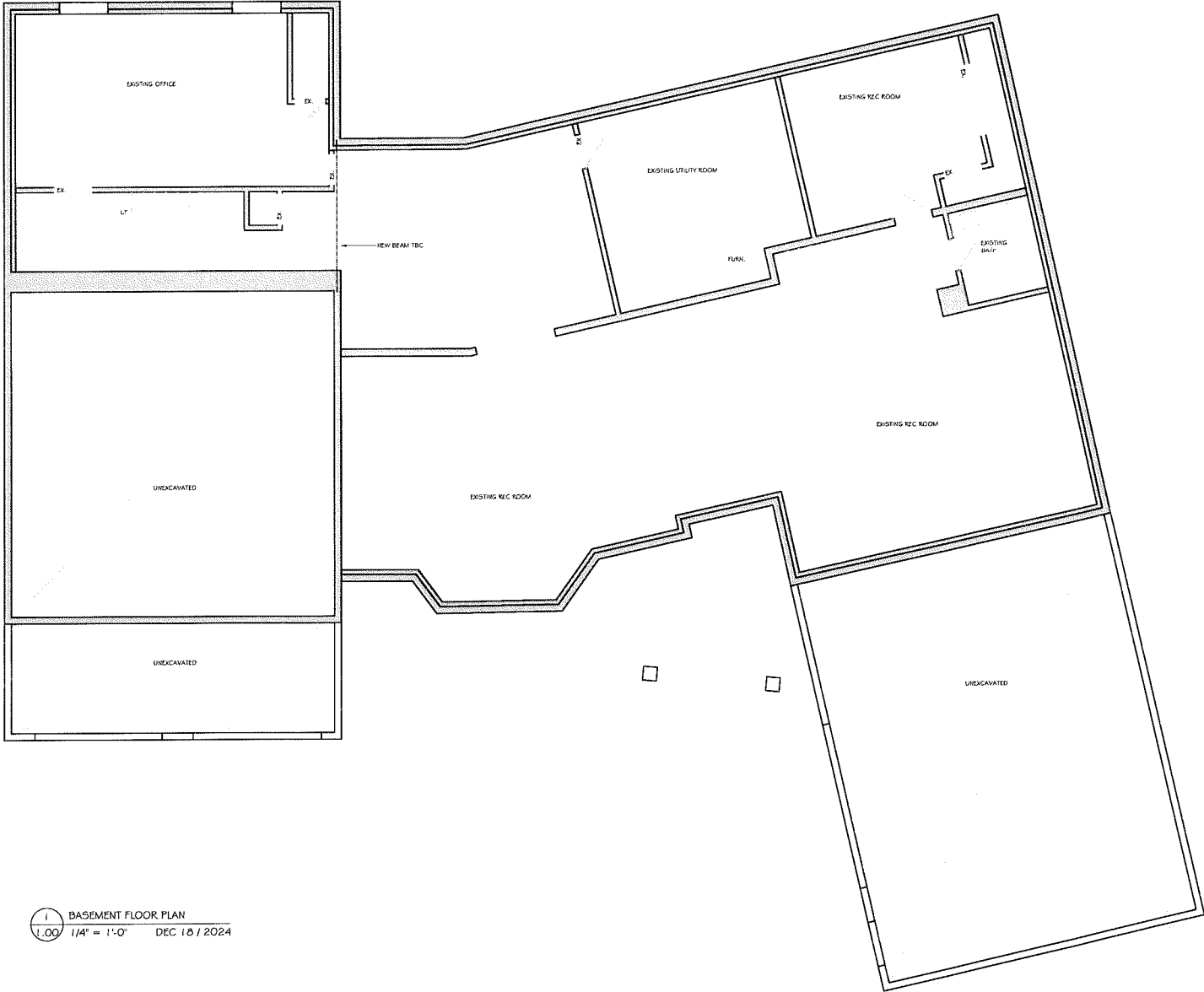
SCALE: AS NOTED

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13	JAN 7/25	ISSUED FOR VARIANCE

DRAWING #:

0.00

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JAN 14 2025
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1.00 BASEMENT FLOOR PLAN
1/4" = 1'-0" DEC 18 / 2024

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JAN 14 2025

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DRAWING:

GROUND FLOOR PLAN

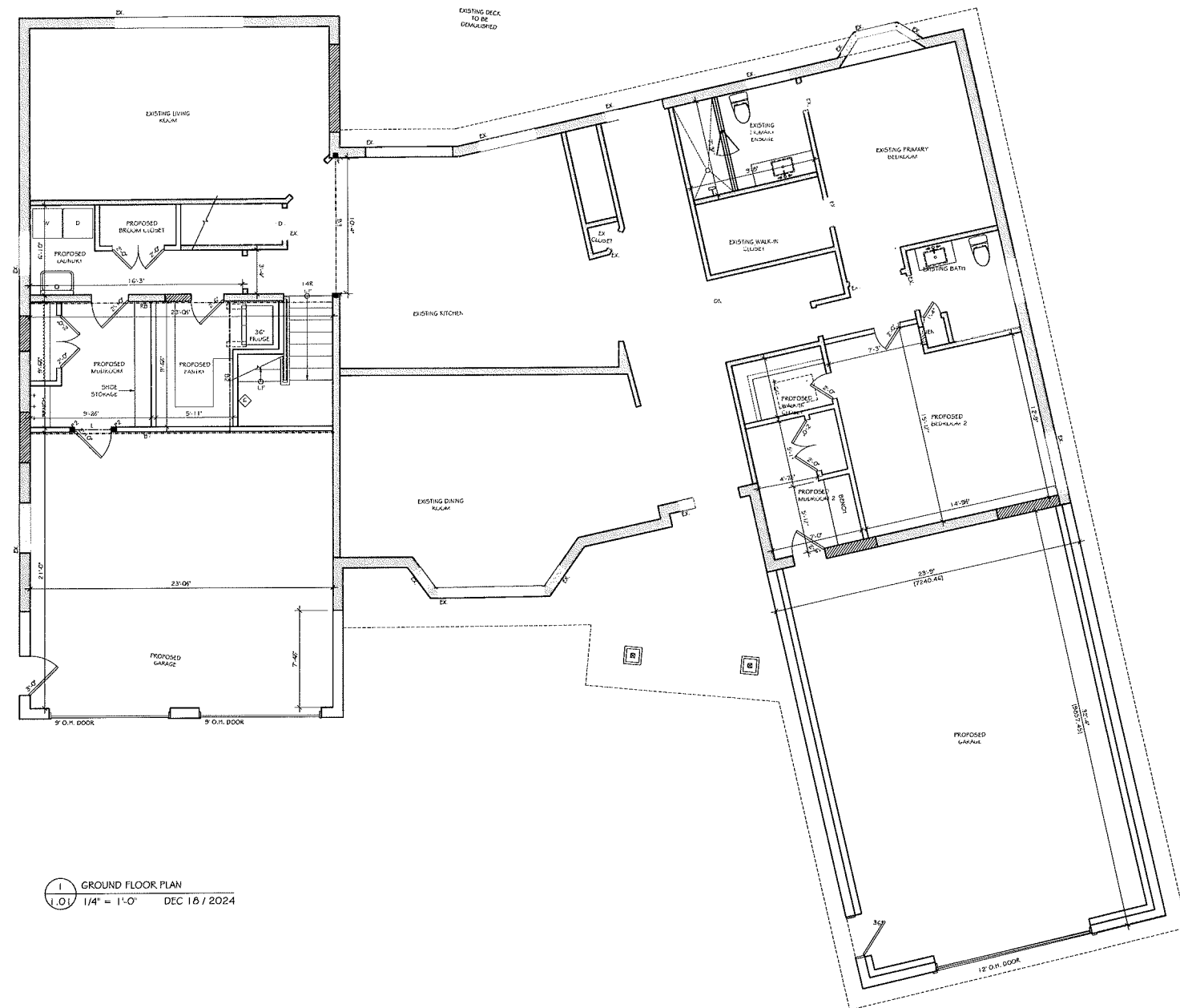
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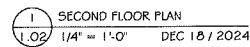
SCALE: AS NOTED

REVISIONS:

[illegible]

DRAWING #:

1.01



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Brampton, Ontario

DRAWING:

GROUND FLOOR PLAN

SCALE: AS NOTED

REVISIONS:

[illegible]

DRAWING #:

1.02

Zoning Non-compliance Checklist

File No.

Applicant: Alana + Kelly Design Co Ltd
Address: 10 Hazelwood Dr
Zoning: Mature Neighbourhood, R1A (2)
By-law 270-2004, as amended

Received / Revised

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Committee of Adjustment

Category	Proposal	By-law Requirement	Section #
SETBACKS	To permit a front yard setback of 1.2m metres to a proposed ground floor addition (Attached Garage)	Whereas the by-law requires a minimum front yard setback of 9.0 metres.	12.13.2(d)
	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.	10.27.b)iii)
	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	10.27.b)iii)
	To permit a setback of 0.439m for a garage door opening to a front yard line	Whereas the by-law requires a minimum setback of 6.0m from a front or flankage line to a carport or garage door opening.	10.5(b)
LOT COVERAGE	To permit a maximum lot coverage of 40%	Whereas the by-law permits a maximum lot coverage of 25%.	12.3.2.(i)
ACCESSORY STRUCTURES	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.	10.3.(b)
	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.	10.3.(d)
	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.	10.3.(e)(ii)
	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.	10.3(h)
	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.	10.3.(c)
	To permit an accessory structure (Existing Pergola 'C') having a gross floor area of 37.35 square metres (402 square feet).	Whereas the by-law permits a maximum gross floor area of 15 square metres for an individual accessory structure.	10.3.(e)(ii)
	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.	10.3(h)
	To permit a combined gross floor area of 65.13 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.	10.3.(e)(ii)
DRIVEWAYS	To permit a semicircular Residential Driveway with a maximum surface area of 64.28% 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.	10.9.1.B.6)

John C. Cabral

Reviewed by Zoning

2025-01-14

Date

10 HAZELWOOD DRIVE, BRAMPTON ON

DRAWING LIST:	
0.01	SITE PLAN
1.00	FOUNDATION PLAN
1.01	GROUND FLOOR
1.02	SECOND FLOOR
2.00	EAST & WEST ELEVATION
2.01	NORTH & SOUTH ELEVATION

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ALANA NIELSEN

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ADMIN@ALANAKELLYDESIGN.CO

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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 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.

PROJECT STATISTICS		
GROSS FLOOR AREA - EXISTING	=	4,980ft ²
- EXISTING BASEMENT	=	2,104ft ²
- EXISTING GROUND FLOOR	=	2,876ft ²
- EXISTING SECOND FLOOR	=	0ft ²
GROSS FLOOR AREA - PROPOSED	=	2,247ft ²
- PROPOSED BASEMENT	=	0ft ²
- PROPOSED GROUND FLOOR	=	981ft ²
- PROPOSED SECOND FLOOR	=	1,266ft ²
GROSS FLOOR AREA - TOTAL	=	7,227ft ²
- PROPOSED BASEMENT	=	2,104ft ²
- PROPOSED GROUND FLOOR	=	3,857ft ²
- PROPOSED SECOND FLOOR	=	1,266ft ²

LOCATION PLAN

The location plan shows a map of the area around the intersection of Hazelwood Dr and Diaper Library. A blue pin marks the intersection, and a red pin marks a location on Hazelwood Dr. The map is titled "LOCATION PLAN".

ADDITIONS TO EXISTING BUILDINGS 3.1.11	
COMPONENT	ADDITION
CEILING WITH ATTIC SPACE ^(v) MIN.RSI-VALUE (R-VALUE)	10.56 (R60)
CEILING W/O ATTIC SPACE ^(vi) MIN.RSI-VALUE (R-VALUE)	5.46 (R31)
EXPOSED FLOOR ^(v) MIN.RSI-VALUE (R-VALUE)	5.46 (R31)
WALLS ABOVE GRADE ^(v) MIN.RSI-VALUE (R-VALUE)	3.34+0.88 (R19+5ci)
BASEMENT WALLS ^(v) MIN.RSI-VALUE (R-VALUE)	3.52 ci (R20 ci)
EDGE OF BELOW GRADE SLAB EQUAL OR LESS THAN 600mm (23 ³ / ₈ ") BELOW GRADE MIN.RSI-VALUE (R-VALUE) ^(v)	1.76 (R10)
HEATED SLAB OR SLAB EQUAL OR LESS THAN 600mm (23 ³ / ₈ ") BELOW GRADE MIN.RSI-VALUE (R-VALUE) ^(v)	1.76 (R10)
WINDOWS AND SLIDING GLASS DOORS MAXIMUM U-VALUE (W/m ² *K) ^(v)	1.6

NOTES:

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

JAN 08 2025

Committee of Adjustment

ALANA + KELLY
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ARCHITECTURAL TECHNOLOGY

INTERIOR DESIGN

16 Mountainview Rd S, Unit 305
Georgetown, ON
L7G 4K1
Office: 905-873-4993
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PROJECT:

GRAIEB RESIDENCE

10 Hazelwood Dr
Brampton, Ontario

DRAWING:

COVER PAGE

SCALE: AS NOTED

REVISIONS:

NO.	DATE	COMMENTS
11	DEC 13/24	ISSUED FOR VARIANCE
12	DEC 18/24	ISSUED FOR VARIANCE
13	JAN 7/25	ISSUED FOR VARIANCE

DRAWING #:

0.00

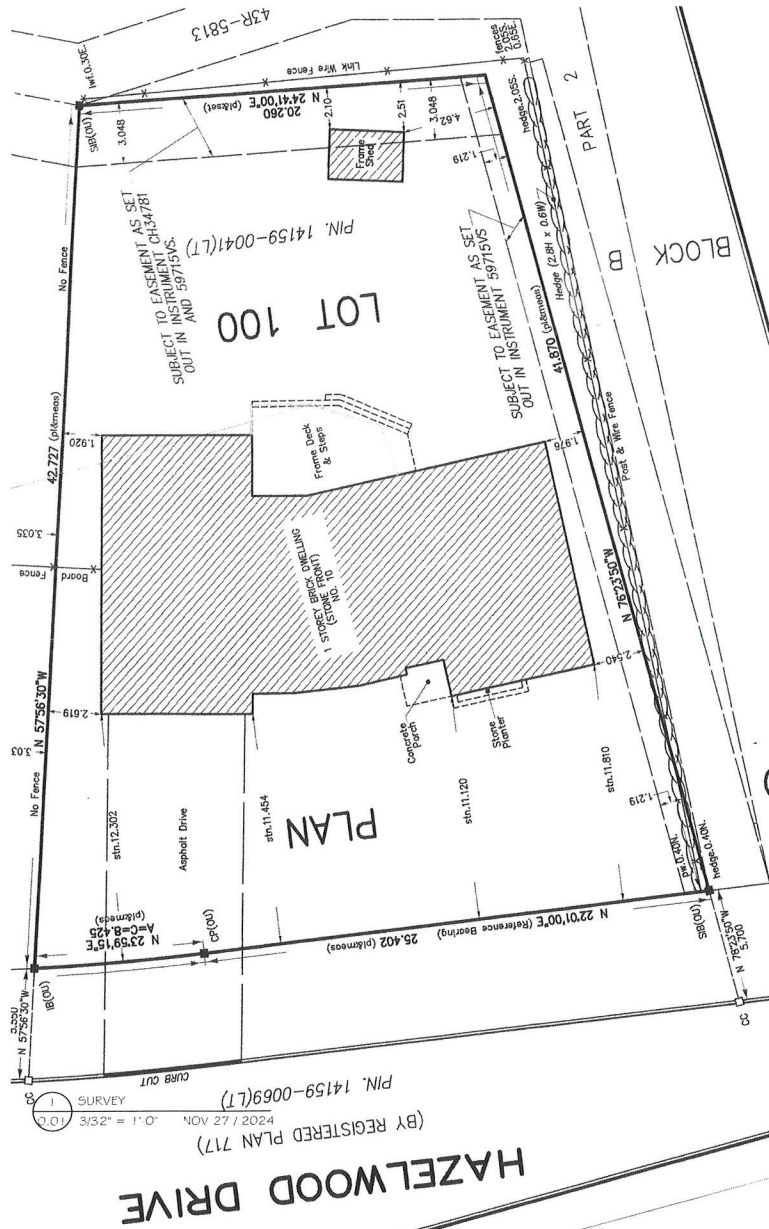
SCOPE OF WORK
PROPOSED ADDITION ABOVE EXISTING GARAGE ON THE EAST SIDE OF THE PROPERTY AND A PROPOSED GROUND FLOOR ADDITION ON THE WEST SIDE.

ALLOWABLE LANDSCAPE % = 70% = 2,212ft² (205.50m²)

LANDSCAPE OPEN SPACE
FRONT YARD AREA = 2,004ft² (267.93m²)
DRIVEWAY AREA = 1,054ft² (172.24m²)
PROPOSED = 36% = 1,030ft² (95.69m²)
LANDSCAPE %

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 0.5% = 1,037ft² (96.34m²)
ACCESS. STRUCT. 6% = 704ft² (65.4m²)
TOTAL 40% = 4,833ft² (449.0m²)

LOT COVERAGE - ACCESSORY STRUCTURES
ALLOWABLE = 215ft² (20m²)
EXISTING -A = 204ft² (18.95m²)
EXISTING -B = 98ft² (9.03m²)
EXISTING -C = 402ft² (37.35m²)
TOTAL = 704ft² (65.4m²)



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PROJECT:
GRAIEB RESIDENCE
10 Hazelwood Dr
Brampton, Ontario
DRAWING:
SITE PLAN

SCALE: AS NOTED

REVISIONS:

NO.	DATE	COMMENTS
11	DEC 13/24	ISSUED FOR VARIANCE
12	DEC 18/24	ISSUED FOR VARIANCE
13	JAN 7/25	ISSUED FOR VARIANCE

DRAWING #:

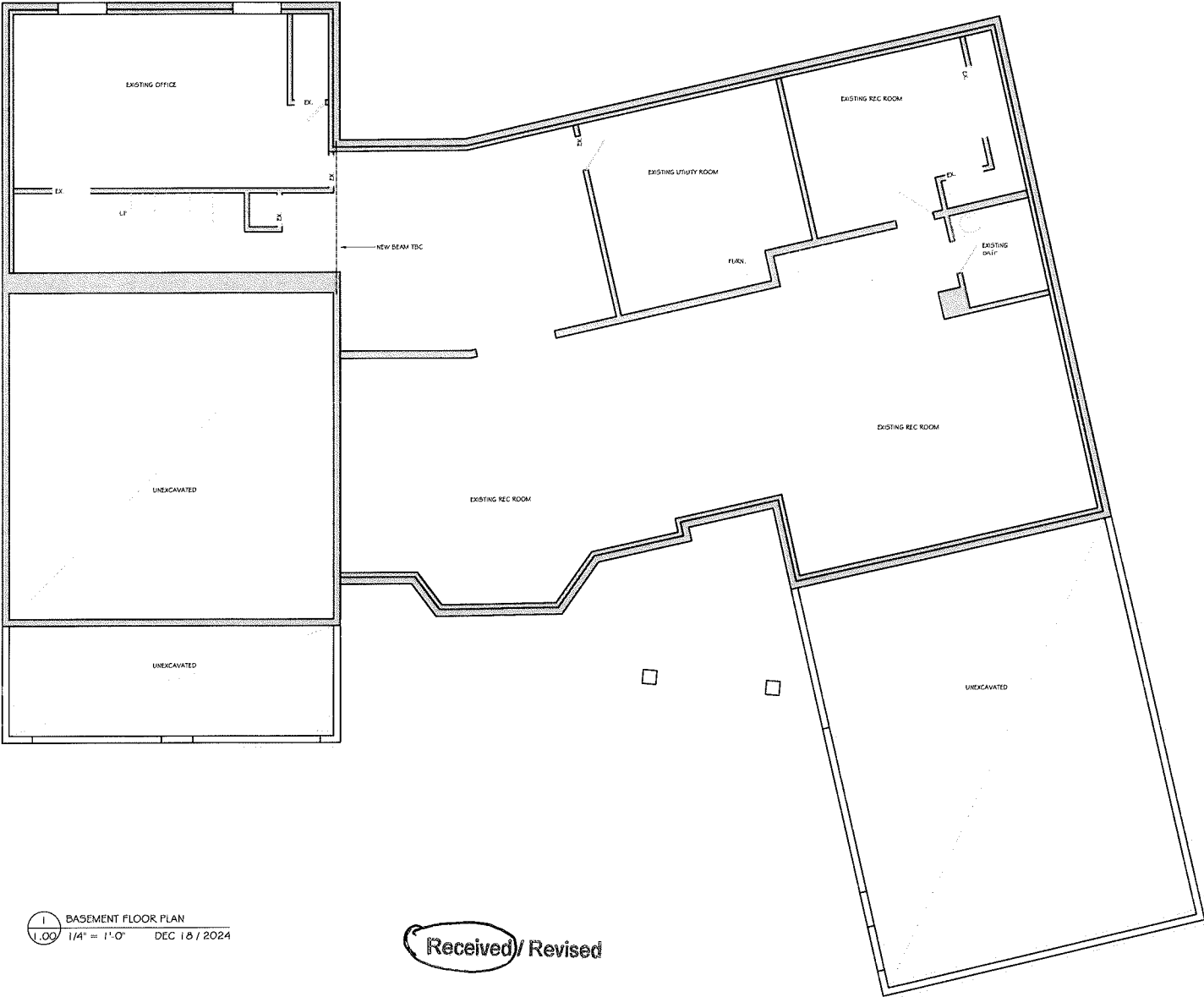
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
PRELIMINARY- FOR REVIEW



1 BASEMENT FLOOR PLAN
1.00 1/4" = 1'-0" DEC 18 / 2024

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PRELIMINARY- FOR REVIEW



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PROJECT:
GRAIEB RESIDENCE
10 Hazelwood Dr
Brampton, Ontario

DRAWING:
GROUND FLOOR PLAN

SCALE: AS NOTED

REVISIONS:

NO.	DATE	COMMENTS
11	DEC 13/24	ISSUED FOR VARIANCE
12	DEC 18/24	ISSUED FOR VARIANCE
13	JAN 7/25	ISSUED FOR VARIANCE

DRAWING #:

1.00



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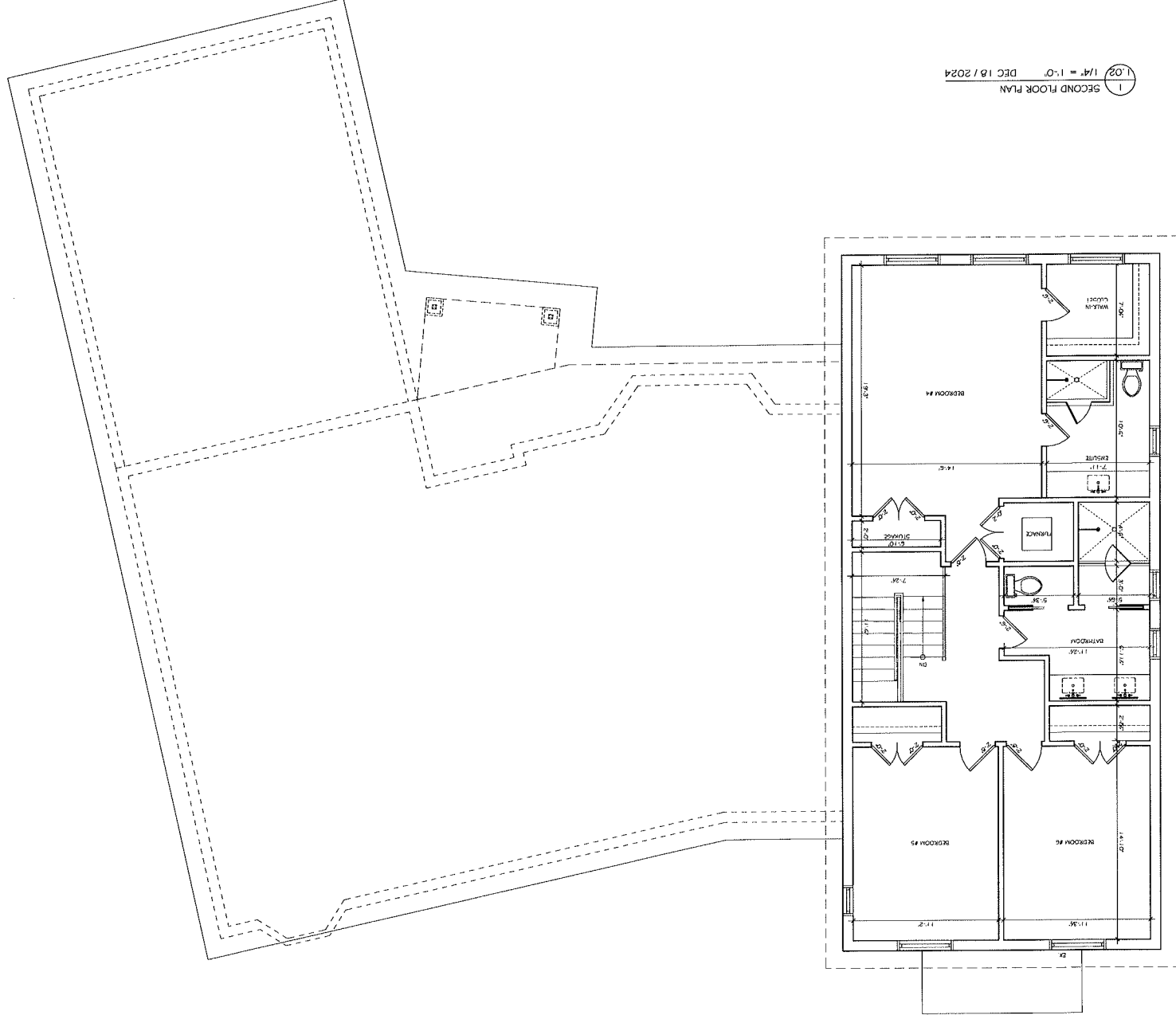
1 GROUND FLOOR PLAN
1.01 1/4" = 1'-0" DEC 18 / 2024

1.01

Committees of Adjustment

JAN 08 2025

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PRELIMINARY-FOR REVIEW

NO.	DATE	COMMENTS
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12	DEC 18/24	ISSUED FOR VARIANCE
13	JAN 7/25	ISSUED FOR VARIANCE

DRAWING #:

1.02

REVISIONS:

SCALE: AS NOTED

DRAWING:

PROJECT:

GROUND FLOOR PLAN

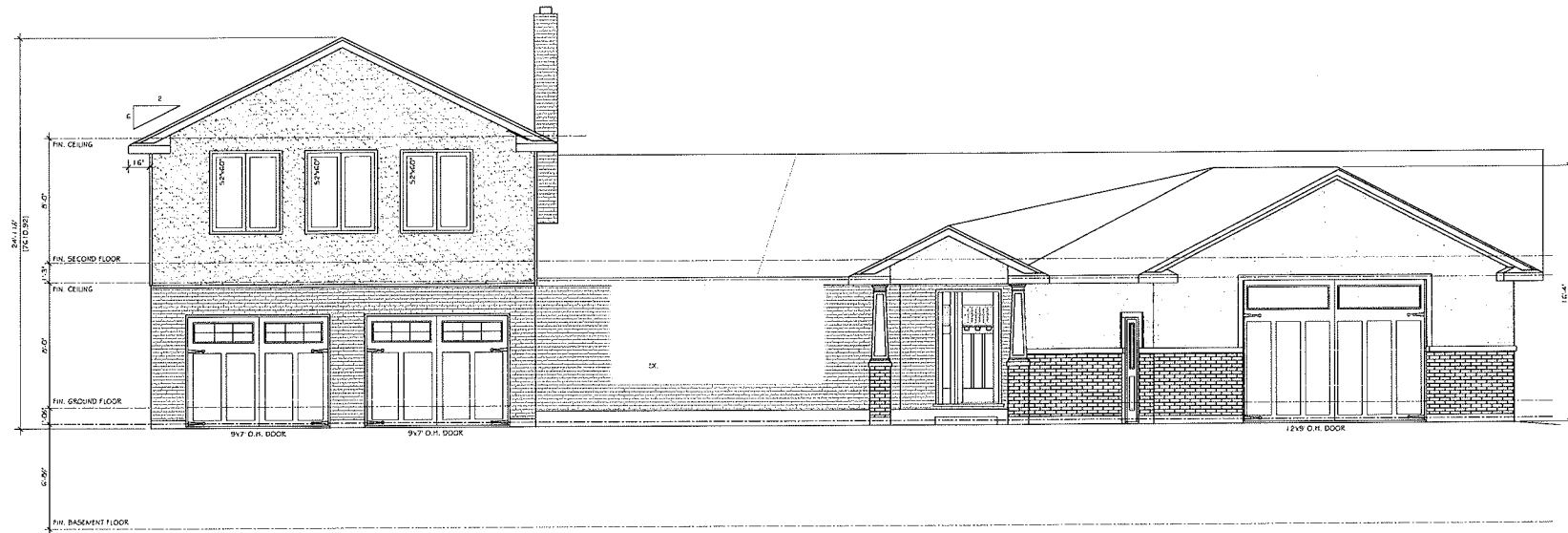
10 Hazelwood Dr
Brampton, Ontario

GRAIBER RESIDENCE

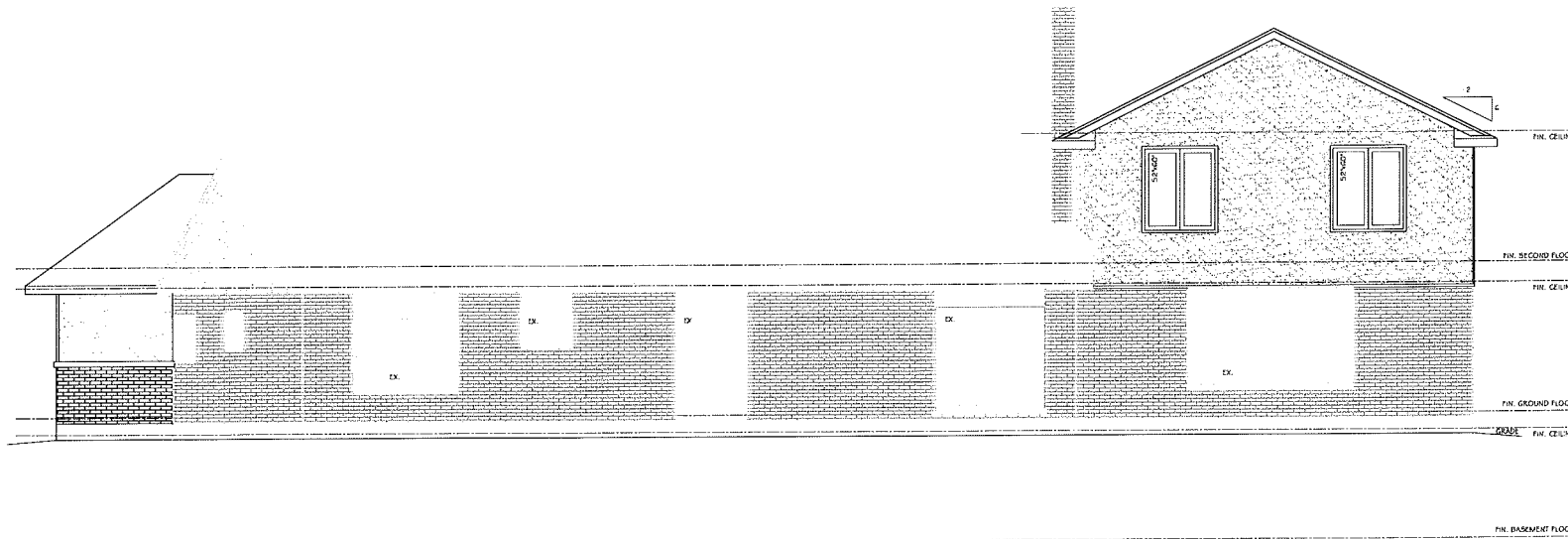
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1 WEST ELEVATION
2.00 1/4" = 1'-0" JAN 7/2025



2 EAST ELEVATION
2.00 1/4" = 1'-0" JAN 7/2025

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PROJECT:

GRAIEB RESIDENCE

10 Hazelwood Dr
Brampton, Ontario

DRAWING:

EAST & WEST ELEVATIONS

SCALE: AS NOTED

REVISIONS:

NO.	DATE	COMMENTS
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12	DEC 18/24	ISSUED FOR VARIANCE
13	JAN 7/25	ISSUED FOR VARIANCE

DRAWING #:

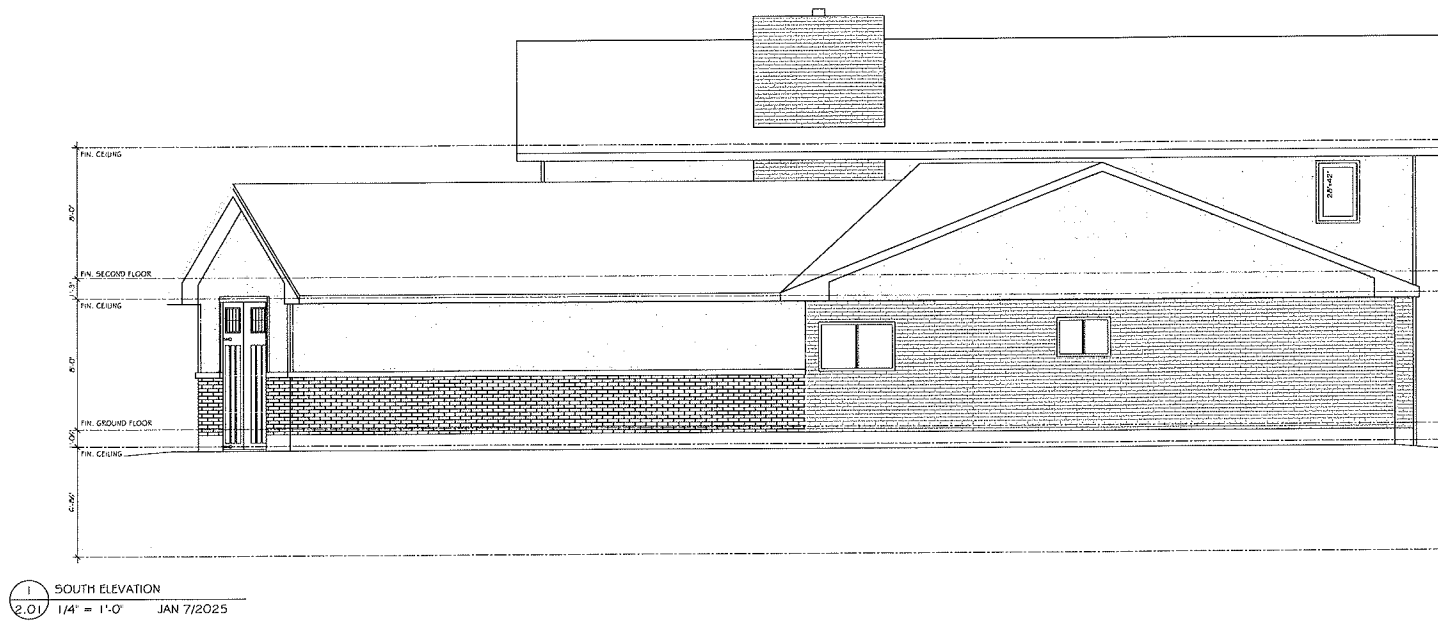
2.00

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JAN 08 2025

Committee of Adjustment

PRELIMINARY- FOR REVIEW



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JAN 08 2025
Committee of Adjustment

PRELIMINARY- FOR REVIEW

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PROJECT:

GRAIEB RESIDENCE

10 Hazelwood Dr
Brampton, Ontario

DRAWING:

NORTH & SOUTH ELEVATIONS

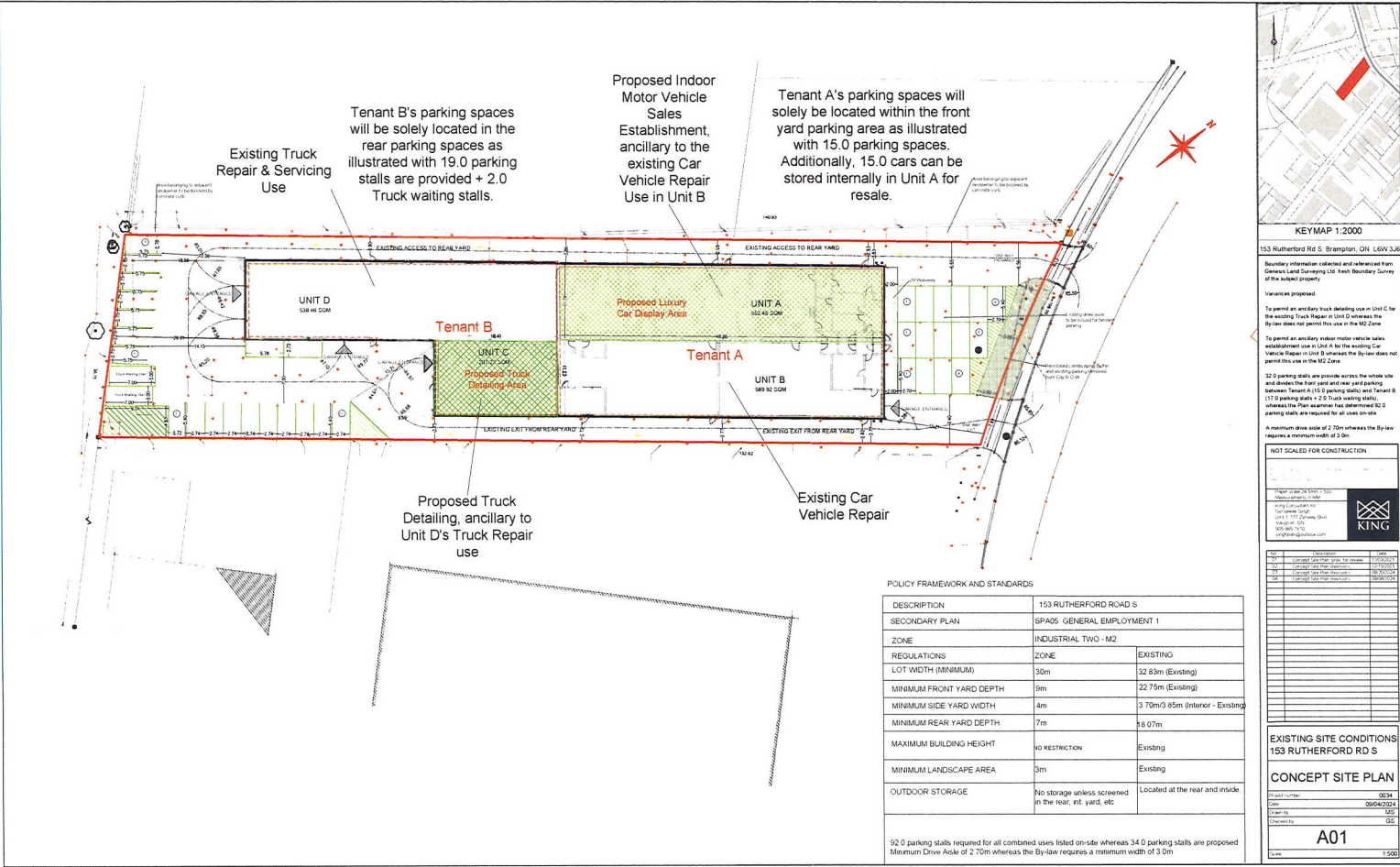
SCALE: AS NOTED

REVISIONS:

NO.	DATE	COMMENTS
11	DEC 13/24	ISSUED FOR VARIANCE
12	DEC 18/24	ISSUED FOR VARIANCE
13	JAN 7/25	ISSUED FOR VARIANCE

DRAWING #:

2.01



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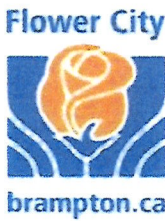
SEP 16 2024

Committee of Adjustment

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 L6S 1B3
Phone # 416-858-8078 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 ☐
Municipal Road Maintained All Year ☒
Private Right-of-Way ☐
Seasonal Road ☐
Other Public Road ☐
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 | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Well | <input type="checkbox"/> | |
- (b) What sewage disposal is/will be provided?
- | | | |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Septic | <input type="checkbox"/> | |
- (c) What storm drainage system is existing/proposed?
- | | | |
|---------|-------------------------------------|-----------------------|
| Sewers | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Ditches | <input type="checkbox"/> | |
| Swales | <input type="checkbox"/> | |

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 | _____ |
| 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

Curtis Nielsen

A Commissioner etc.

Signature of Applicant or Authorized Agent _____

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

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



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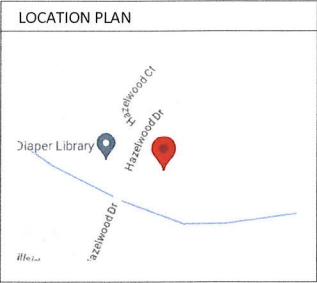
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5. REFER TO INTERIOR DESIGN DRAWINGS, MECHANICAL DRAWINGS AND ALL SPECIFICATIONS/SHOP DRAWINGS INCLUDED AND DISCUSSED HEREIN AS ATTACHED.	

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



ADDITIONS TO EXISTING BUILDINGS 3.1.1.1.1	
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 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.

Received / Revised

SEP 13 2024

Committee of Adjustment

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:

COVER PAGE

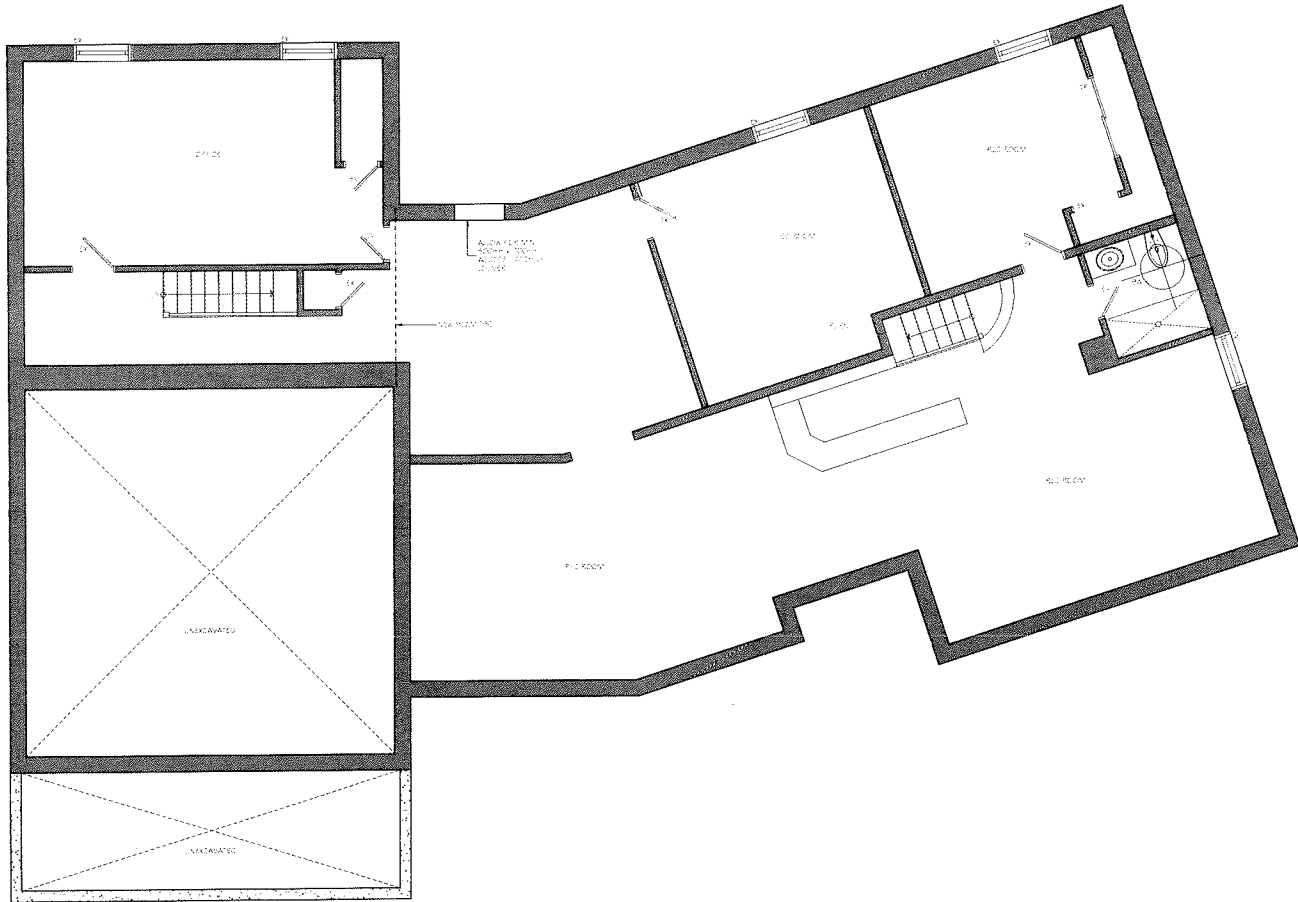
SCALE: AS NOTED

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 #:

0.00



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

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PROJECT:

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DRAWING:

FOUNDATION PLAN

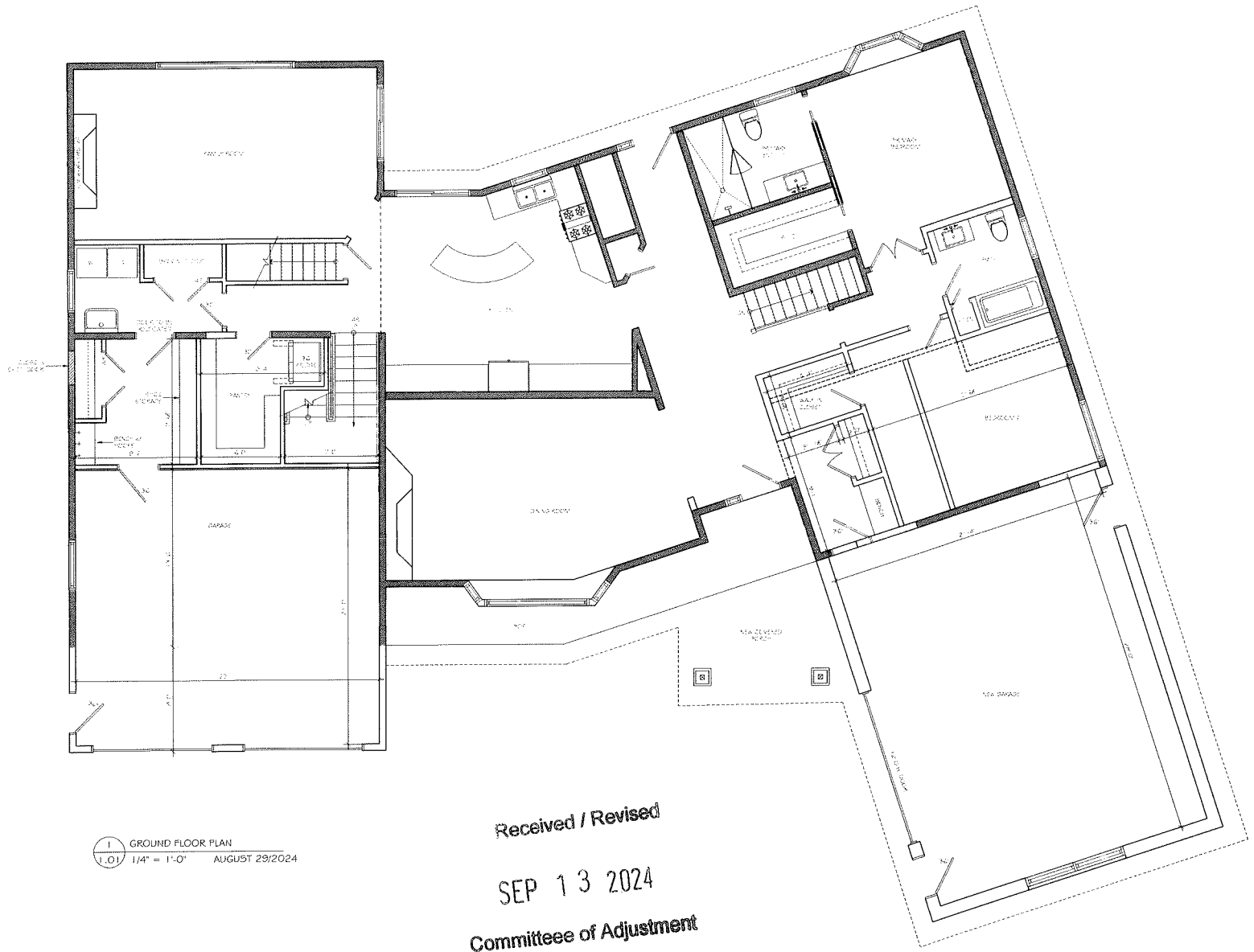
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PROJECT:

GRAIEB RESIDENCE

10 Hazelwood Dr
Brampton, Ontario

DRAWING:

GROUND FLOOR PLAN

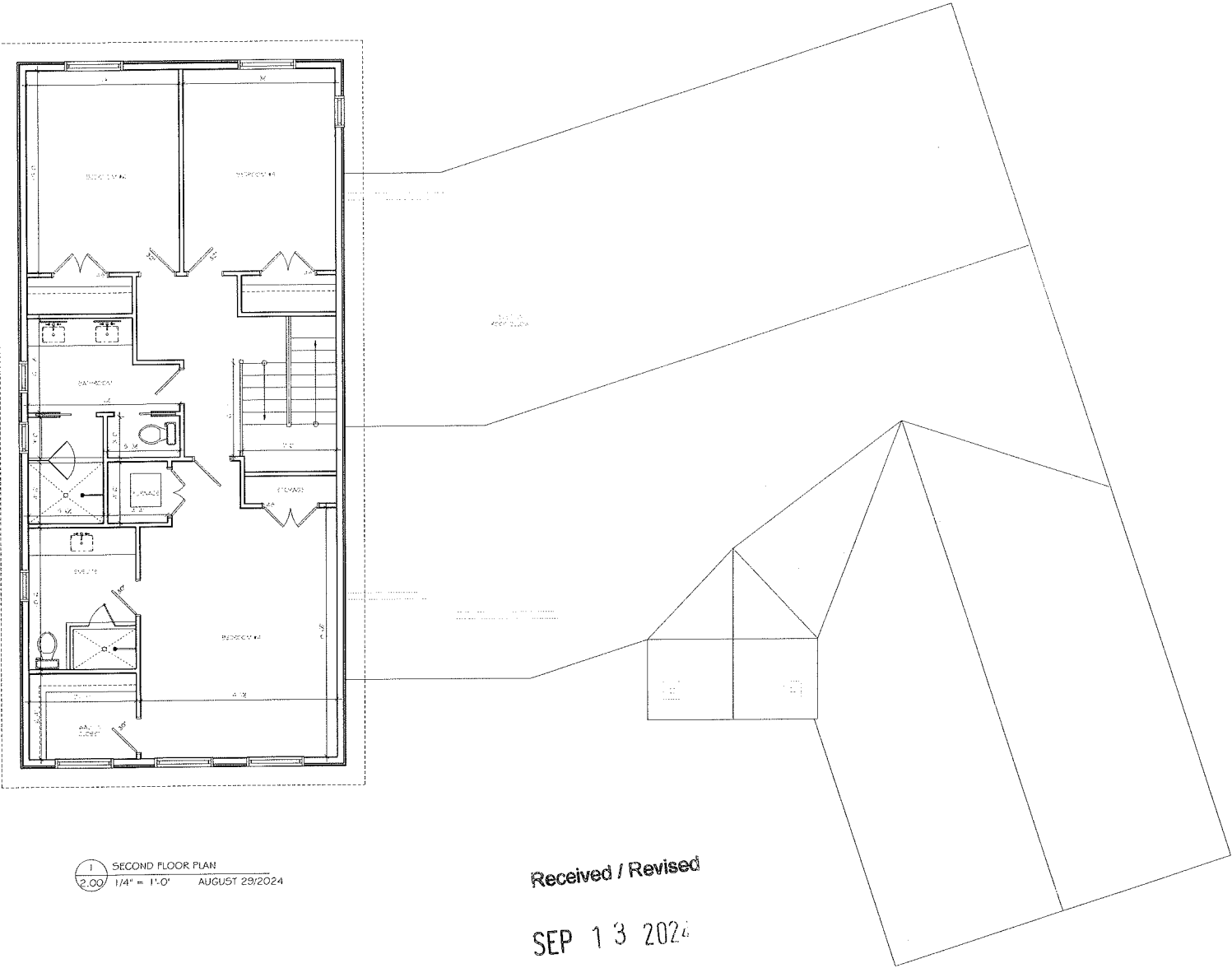
SCALE: AS NOTED

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DRAWING #:

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

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PROJECT:
GRAIEB RESIDENCE
10 Hazelwood Dr
Brampton, Ontario
DRAWING:
SECOND FLOOR PLAN

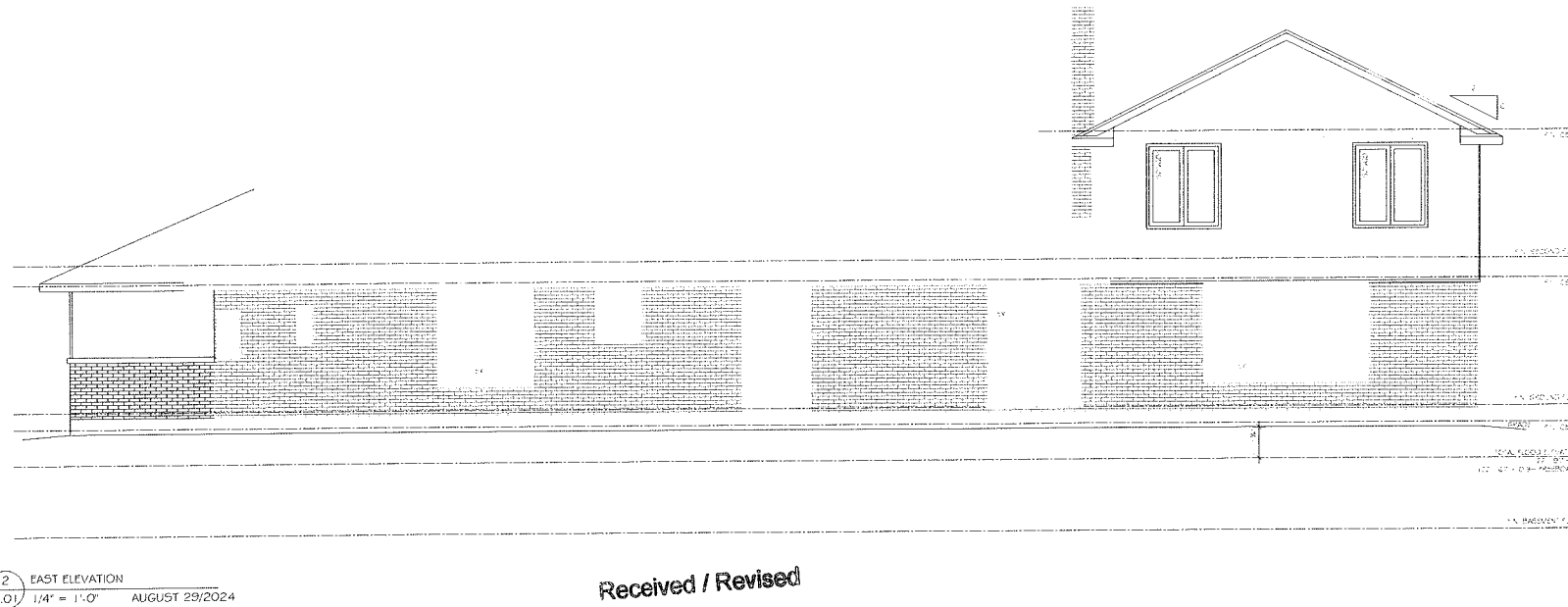
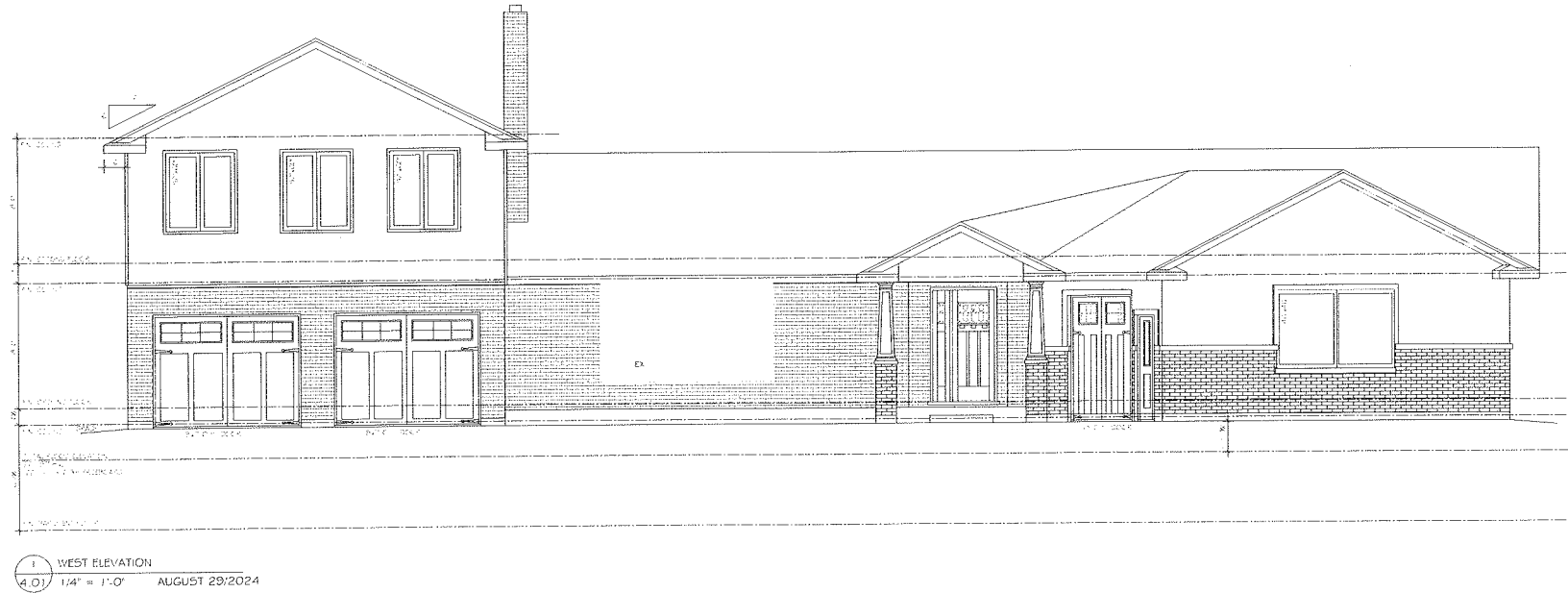
SCALE: AS NOTED

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PROJECT:

GRAIEB RESIDENCE

10 Hazelwood Dr
Brampton, Ontario

DRAWING:

EAST & WEST ELEVATIONS

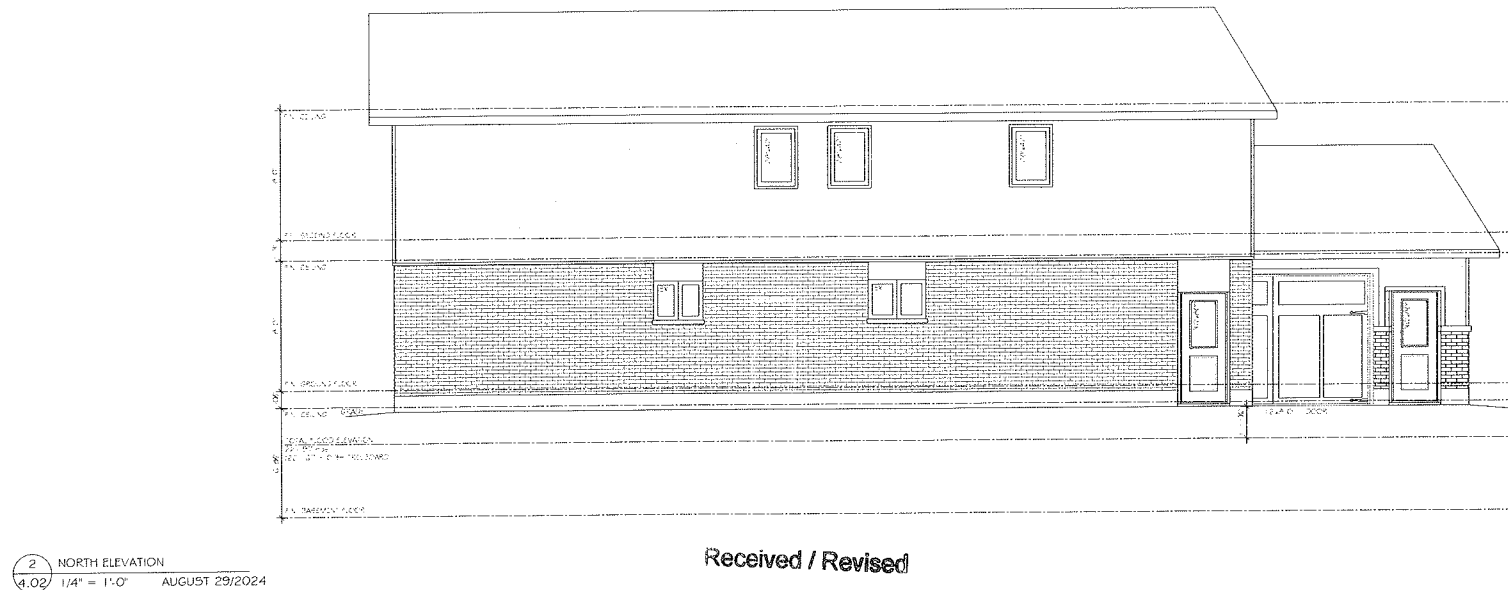
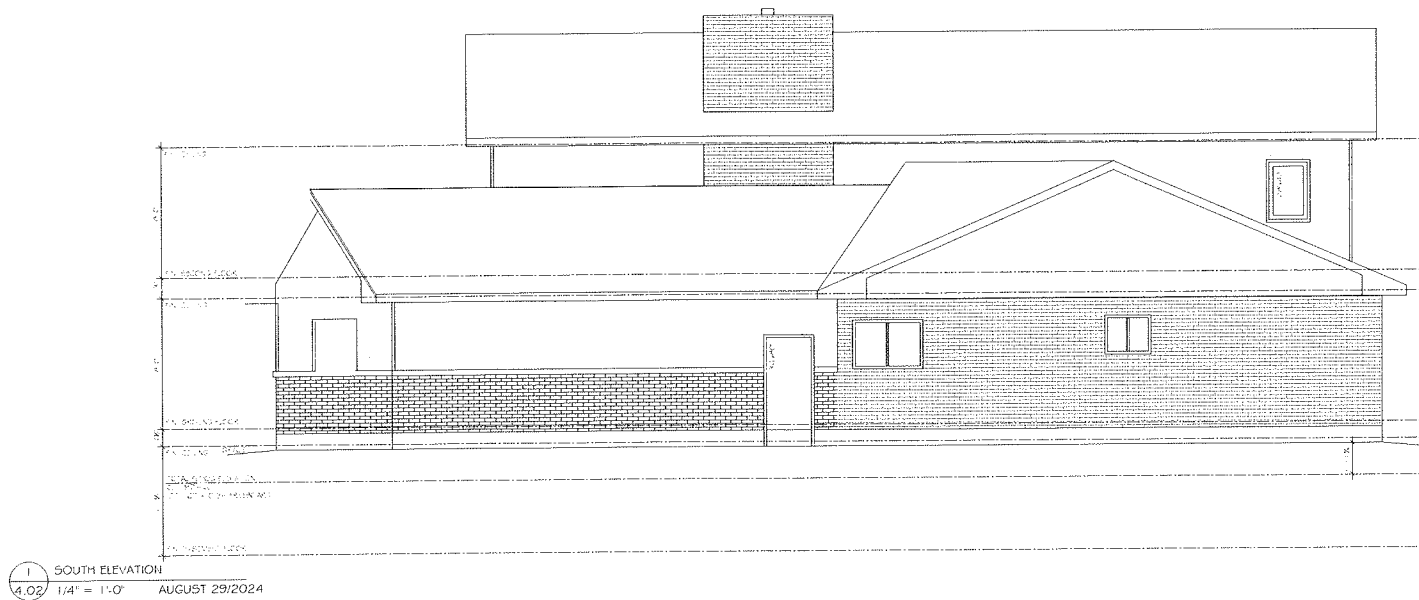
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DRAWING #:

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SEP 13 2024
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PROJECT:

GRAIEB RESIDENCE

10 Hazelwood Dr
Brampton, Ontario

DRAWING:

NORTH & SOUTH ELEVATIONS

SCALE: AS NOTED

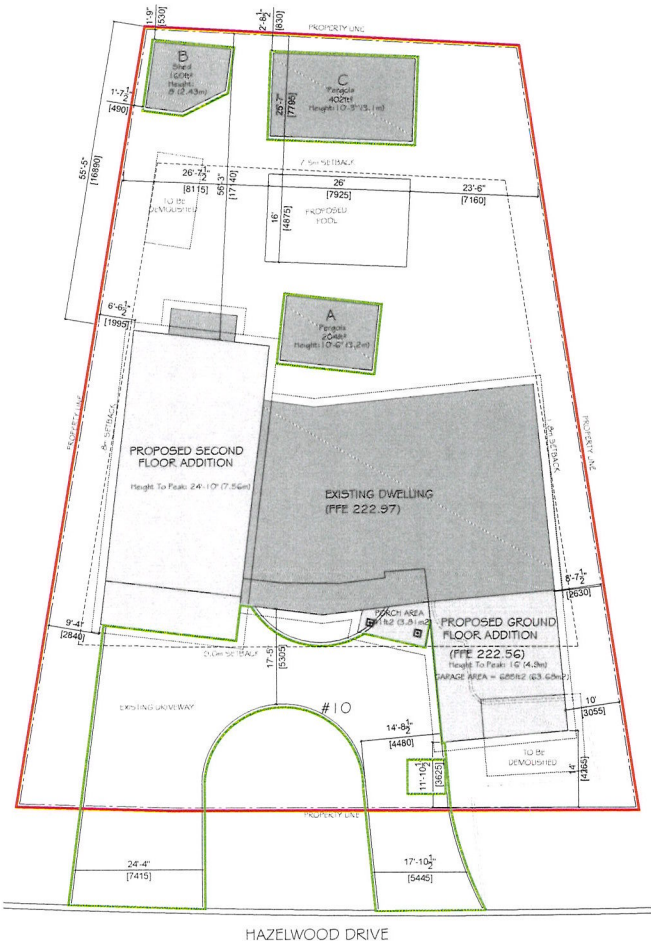
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DRAWING #:

4.02

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 % = 7.0% = 1,511.21 ^{sq} (165,350 ^{sq} ft)	
LANDSCAPE OPEN SPACE	
FRONT YARD AREA	= 2,811.21 ^{sq} (273,530 ^{sq} ft)
REAR YARD AREA	= 1,544.01 ^{sq} (165,902 ^{sq} ft)
PROPOSED	= 511.52 ^{sq} = 1,520.12 ^{sq} (165,450 ^{sq} ft)
LANDSCAPE %	
SITE STATISTICS	
ZONING	R1A(2)
LOT SIZE	13,333.34 ^{sq} (1,427,740 ^{sq} ft)
LOT COVERAGE - DETACHED DWELLING	
ALLOWABLE	25% = 3,333.33 ^{sq} (357,142 ^{sq} ft)
EXISTING	25% = 3,333.33 ^{sq} (357,142 ^{sq} ft)
PROPOSED	511.52 ^{sq} = 1,520.12 ^{sq} (165,450 ^{sq} ft)
ACCESS STRUCTURE	0% = 0.00 ^{sq} (0.00 ^{sq} ft)
TOTAL	511.52 ^{sq} = 1,520.12 ^{sq} (165,450 ^{sq} ft)
LOT COVERAGE - ACCESSORY STRUCTURES	
ALLOWABLE	5.0% = 666.67 ^{sq} (71,774 ^{sq} ft)
EXISTING A	= 2,044.01 ^{sq} (219,350 ^{sq} ft)
EXISTING B	= 1,022.01 ^{sq} (109,675 ^{sq} ft)
EXISTING C	= 4,088.01 ^{sq} (438,290 ^{sq} ft)
TOTAL	= 7,154.03 ^{sq} (767,315 ^{sq} ft)



SITE PLAN
1/8" = 1' 0"
AUGUST 2024/24

PRELIMINARY- FOR REVIEW

AK

ALANA + KELLY
DESIGN CO.

ARCHITECTURAL TECHNOLOGY
INTERIOR DESIGN

10 Mountainview Rd. Unit 301
Georgetown, ON
L4G 0L2
Office: 505.873.8555
www.alanakellydesign.ca

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
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8	AUG 2/24	ISSUED TO TRCA
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DRAWING #:

0.01MV

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

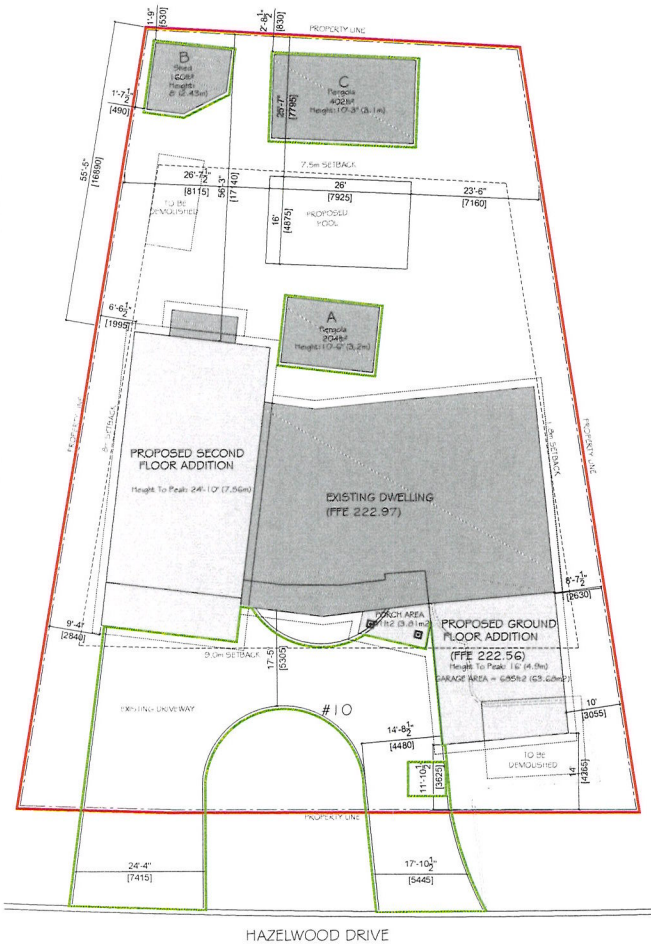
ALLOWABLE LANDSCAPE % = 70% = 1,261.21² (140,560²)

LANDSCAPE OPEN SPACE
FRONT YARD AREA = 2,812.81² (273,530²)
DRIVEWAY AREA = 1,564.85² (143,600²)
PROPOSED = 511.58² = 1,503.11² (132,450²)
LANDSCAPE %

SITE STATISTICS
ZONING: R1A(1)
LOT SIZE: 17,333.01² (1,807,740²)

LOT COVERAGE: DETACHED DWELLING
ALLOWABLE % = 25% = 3,250.00² (301,940²)
EXISTING: 21% = 3,277.11² (303,650²)
PROPOSED: 5.8% = 7,658² (71,440²)
ACCESS: DRIVEWAY
TOTAL: 31.6% = 4,765.00² (443,050²)

LOT COVERAGE: ACCESSORY STRUCTURE
ALLOWABLE % = 5.4% = 548.22² (50,940²)
EXISTING: A = 2,561² (1,610²)
EXISTING: B = 1,432² (1,406²)
EXISTING: C = 4,341² (4,053²)
TOTAL: = 7,658² (71,340²)



SITE PLAN
1" = 10'
AUGUST 29/2024

AK

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30 Mountainview Rd., Unit 101
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CEILING AND FLOOR ARE APPROVED BY ENGINEER. ALL DIMENSIONS
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PROJECT:
GRAIBER RESIDENCE
10 Hazelwood Dr.
Brampton, Ontario

DRAWING:
SITE PLAN
MINOR VARIANCE

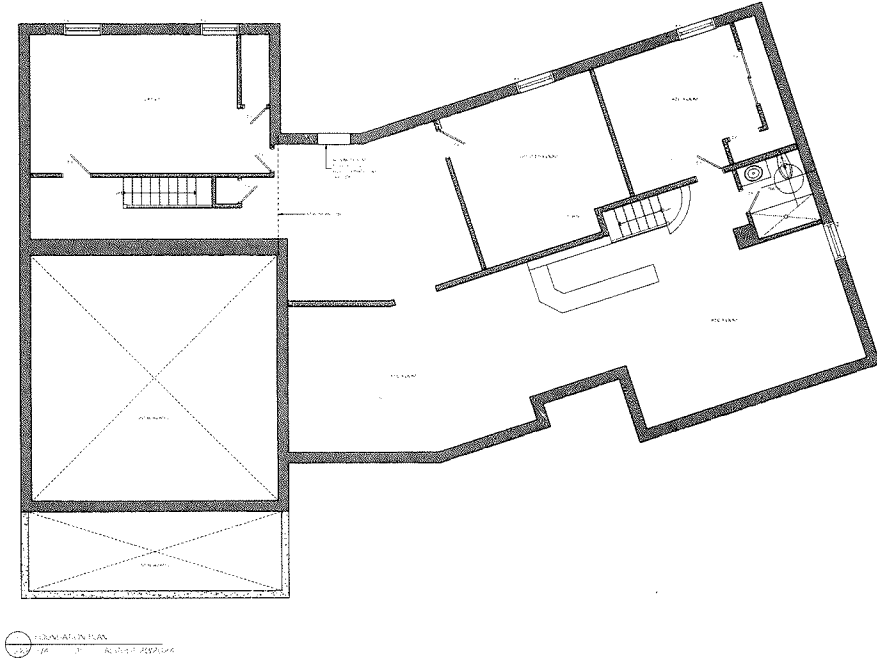
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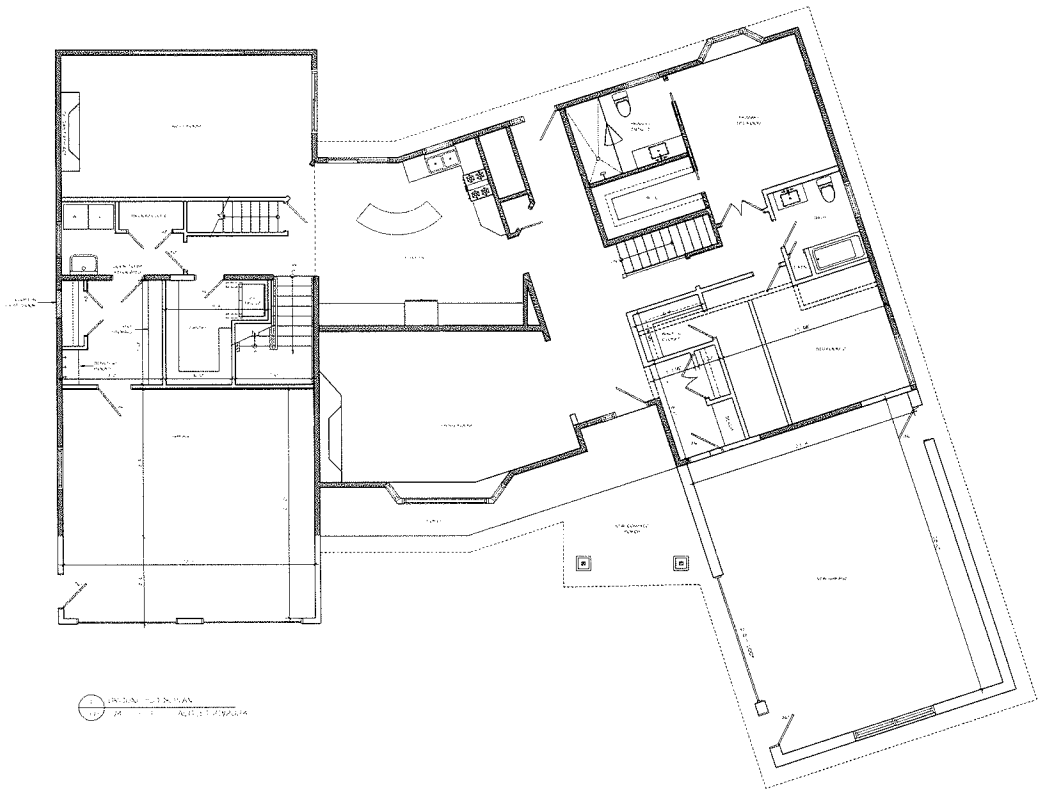
DRAWING:
FOUNDATION PLAN

SCALE: AS NOTED

REVISIONS:

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1.01 GROUND FLOOR PLAN
1.01 PRELIMINARY - FOR REVIEW

PRELIMINARY- FOR REVIEW

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PROJECT:
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DRAWING:
GROUND FLOOR PLAN

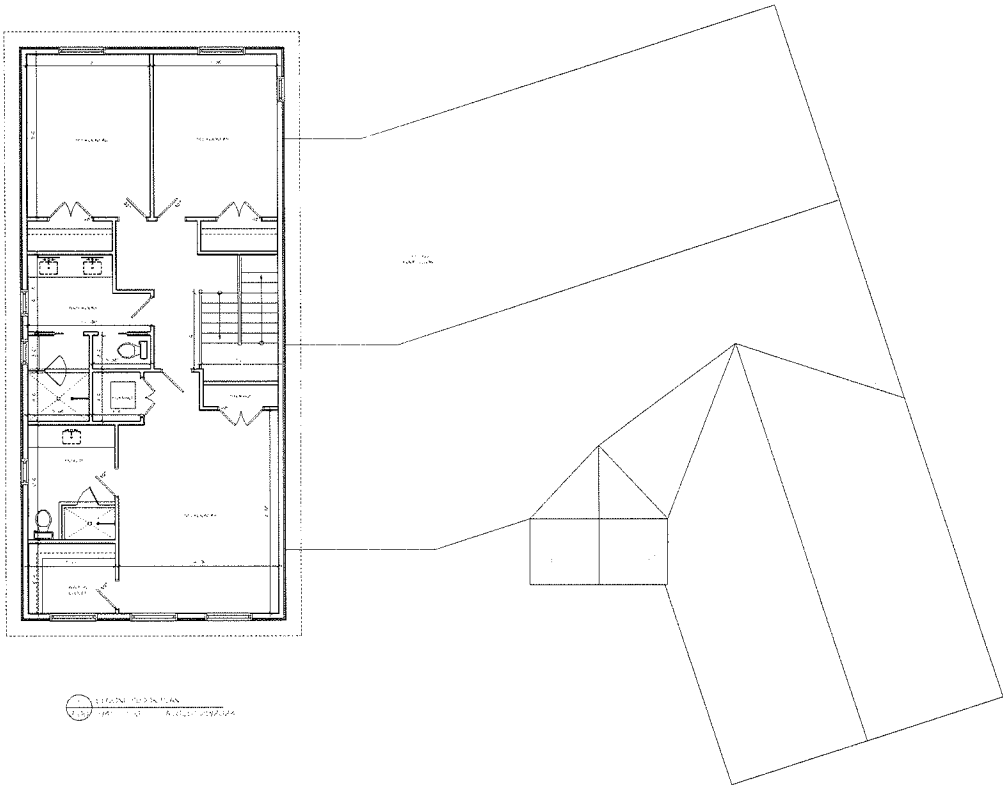
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LEGEND: DIMENSIONS
IN METERS (FEET IN PARENTHESES)

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PROJECT:
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DRAWING:
SECOND FLOOR PLAN

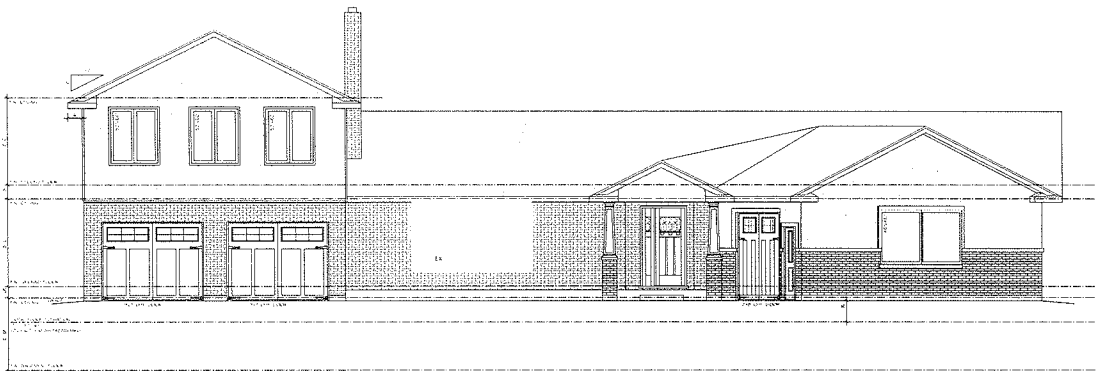
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REVISIONS:

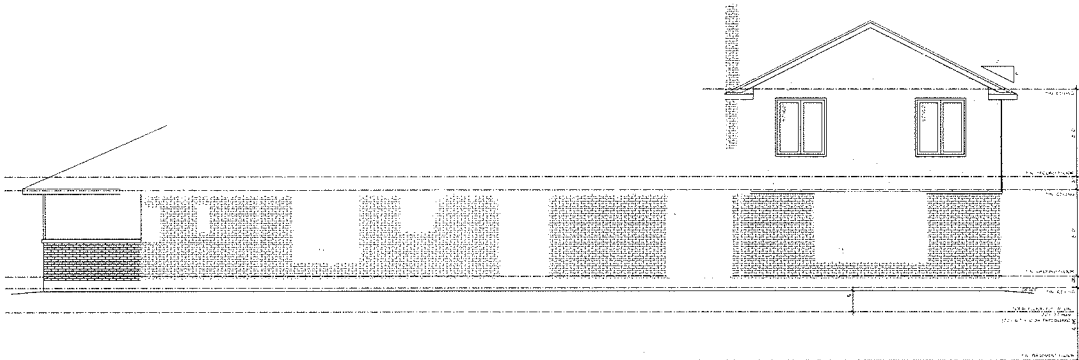
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2.00




East Elevation
1/8" = 1'-0" AUGUST 2024/16



West Elevation
1/8" = 1'-0" AUGUST 2024/16

PRELIMINARY- FOR REVIEW



ALANA + KELLY
DESIGN CO.

ARCHITECTURAL REPRESENTATIVES
1000 BAYVIEW AVE. SUITE 100
SCARBOROUGH, ONTARIO M1S 5B5
TEL: (416) 291-1111
WWW.ALANKELLYDESIGN.COM

PROJECT:
GRAIEB RESIDENCE
10 Hazelwood Dr
Brampton, Ontario

DRAWING:
EAST & WEST ELEVATIONS

SCALE: AS NOTED

REVISIONS:

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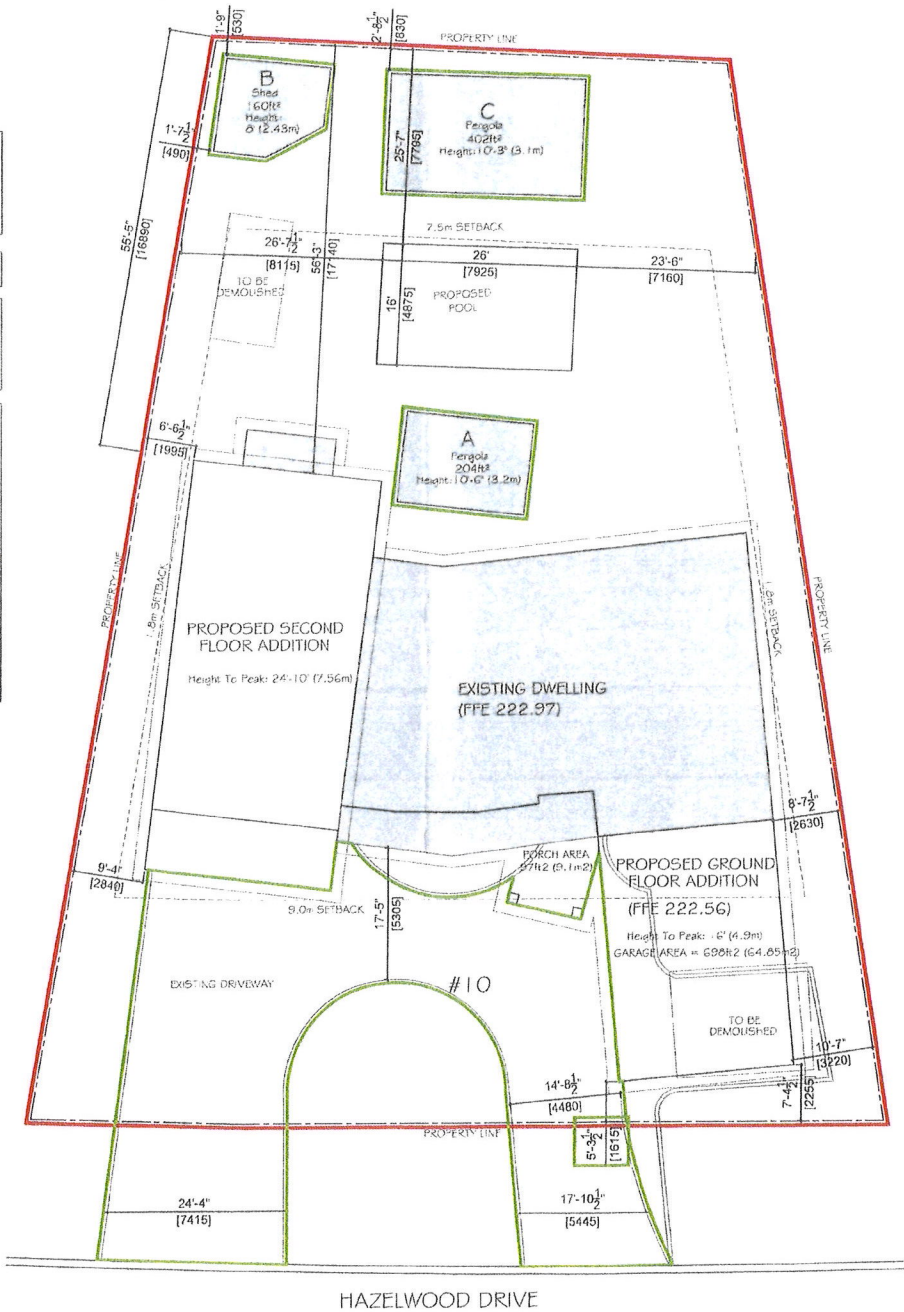


SCOPE OF WORK
PROPOSED ADDITION ABOVE EXISTING GARAGE ON THE EAST SIDE OF THE PROPERTY AND A PROPOSED GROUND FLOOR ADDITION ON THE WEST SIDE.

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

LANDSCAPE OPEN SPACE
FRONT YARD AREA = 2,647ft² (245.91m²)
DRIVEWAY AREA = 1,548ft² (143.80m²)
PROPOSED = 40% = 1,041ft² (96.73m²)
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 8% = 991ft² (92.07m²)
ACCESS. STRUCT. 6% = 768ft² (71.34m²)
TOTAL 39% = 5,030ft² (467.30m²)
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)



I SITE PLAN

0.01 NTS

JULY 15 / 2024

HAZELWOOD DRIVE



**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 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
09	JULY 15/24	MINOR VARIANCE 3

DRAWING #:

0.01

Committee of Adjustment

JUL 17 2024

Received / Revised

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 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:

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 ☐

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

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

☒

Well

☐

Other (specify)

- (b) What sewage disposal is/will be provided?

Municipal

☒

Septic

☐

Other (specify)

- (c) What storm drainage system is existing/proposed?

Sewers

☒

Ditches

☐

Swales

☐

Other (specify)

If answer is yes, provide details: File # _____ Status _____

19. Has the subject property ever been the subject of an application for minor variance?

If answer is yes, provide details:

Signature of Applicant(s) or Authorized Agent

Revised 2022/02/17



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
coa@brampton.ca

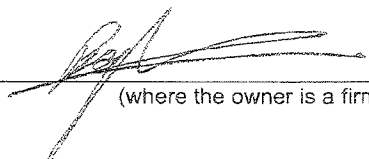
LOCATION OF THE SUBJECT LAND: 10 HAZELWOOD DRIVE, BRAMPTON

I/We, NORA & BALIGH GRAEB
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 GRAEB
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

 BALIGH GRAEB
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION

8. Existing Buildings

Existing Detached Dwelling:

Ground Floor Area - 242.71 sqm

Gross Floor Area - 292.57 (Ground) + 252.46 (Basement)

Number of Storeys 1 Width : 24.076 m

Length: 13.586m

Accessory Building A Ground Floor Area: 18.95 sqm

Number of Storeys: 1 Width: 5.13m

Length: 3.66m

Accessory Building B

Ground Floor Area: 14.86 sqm

Number of Storeys: 1

Width: 4.27m

Length: 3.76m

Accessory Building C

Ground Floor Area: 37.35 sqm

Number of Storeys: 1

Width: 7.95m

Length: 4.69m

Proposed Building

Proposed Detatched Dwelling

Ground Floor Area - 347.96 sqm

Gross Floor Area: 139.41 sqm (Second) + 399.91sqm (Ground) + 270.02sqm (Basement)

Total: 890.34 sqm

Number of Storeys: 2

Width : 24.076 m

Length: 26.42m

GRAIEB RESIDENCE
ARCHITECTURAL DESIGN PACKAGE

10 HAZELWOOD DRIVE, BRAMPTON ON

DRAWING LIST:	
0.01	SITE PLAN
1.00	FOUNDATION PLAN
1.01	GROUND FLOOR
2.00	SECOND FLOOR
4.01	EAST & WEST ELEVATION
4.02	NORTH & SOUTH ELEVATION

ALANA + KELLY
DESIGN CO.

ARCHITECTURAL TECHNOLOGY
INTERIOR DESIGN

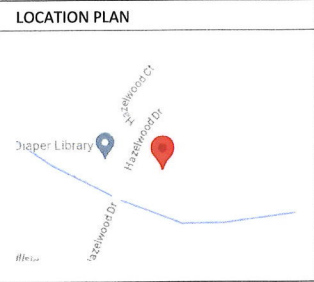
ALANA + KELLY DESIGN CO.

ALANA NIELSEN

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

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 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.	

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



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.

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PROJECT:

GRAIEB RESIDENCE

10 Hazelwood Dr
Brampton, Ontario

DRAWING:

COVER PAGE

SCALE: AS NOTED

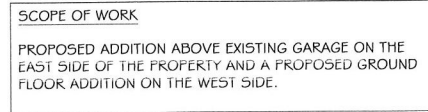
REVISIONS:

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 #:

0.00

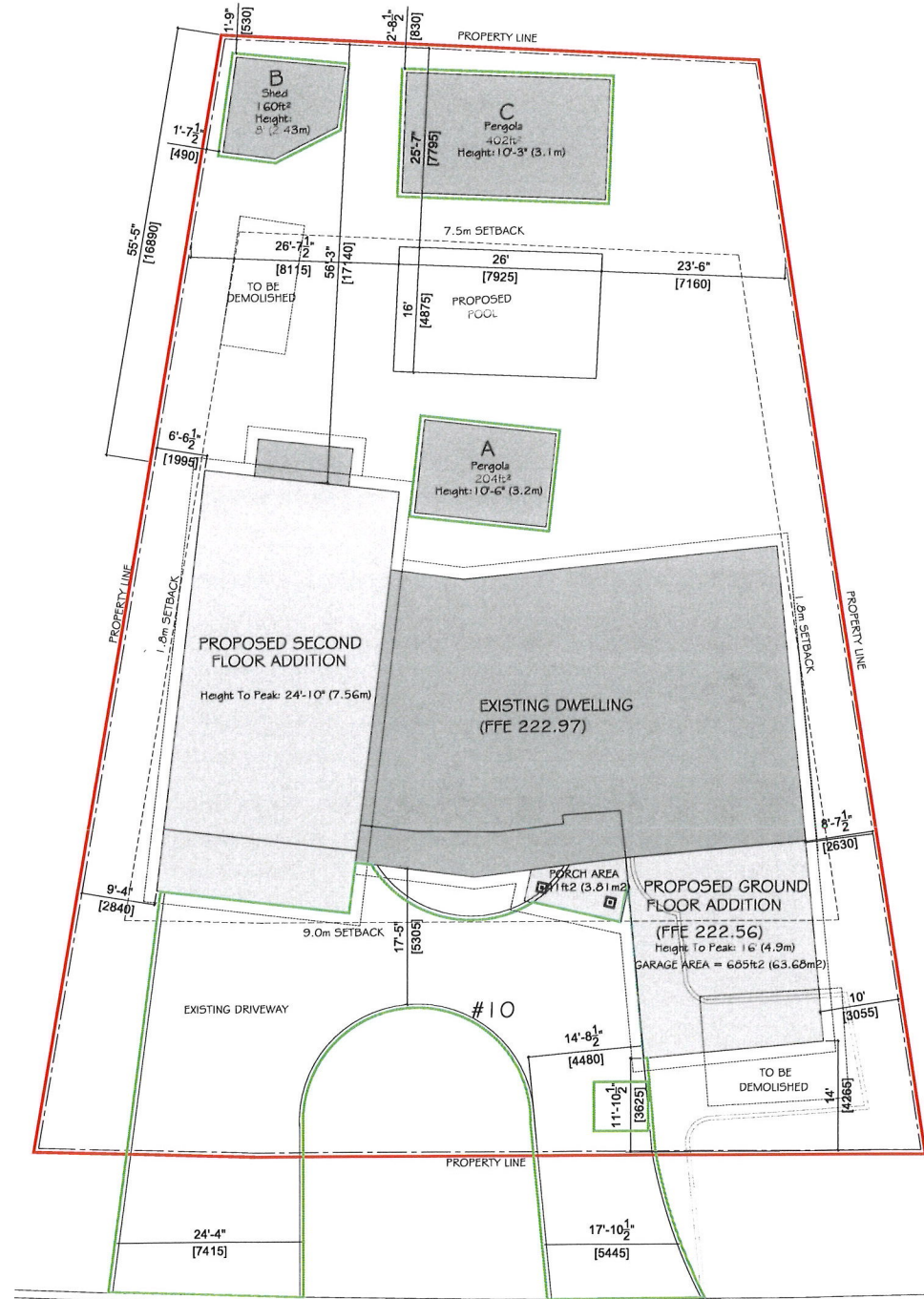
PRELIMINARY- FOR REVIEW



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

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

<u>SITE STATISTICS</u>	
ZONING	R1A(2)
LOT SIZE	13,000ft ² (1,207.74m ²)
<u>LOT COVERAGE - DETACHED DWELLING</u>	
ALLOWABLE%	25% = 3,250ft ² (301.94m ²)
EXISTING	25% = 3,271ft ² (303.89m ²)
PROPOSED	5.9% = 769ft ² (71.44m ²)
ACCESS. STRUCT.	6% = 768ft ² (71.34m ²)
TOTAL	36.6% = 4,769ft ² (443.05m ²)
<u>LOT COVERAGE - ACCESSORY STRUCTURES</u>	
ALLOWABLE	= 548,42ft ² (50.94m ²)
EXISTING -A	= 204ft ² (18.95m ²)
EXISTING -B	= 160ft ² (14.86m ²)
EXISTING -C	= 404ft ² (37.53m ²)
TOTAL	= 768ft ² (71.34m ²)



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

HAZELWOOD DRIVE

PRELIMINARY- FOR REVIEW



ARCHITECTURAL TECHNOLOGY
INTERIOR DESIGN

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

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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
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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

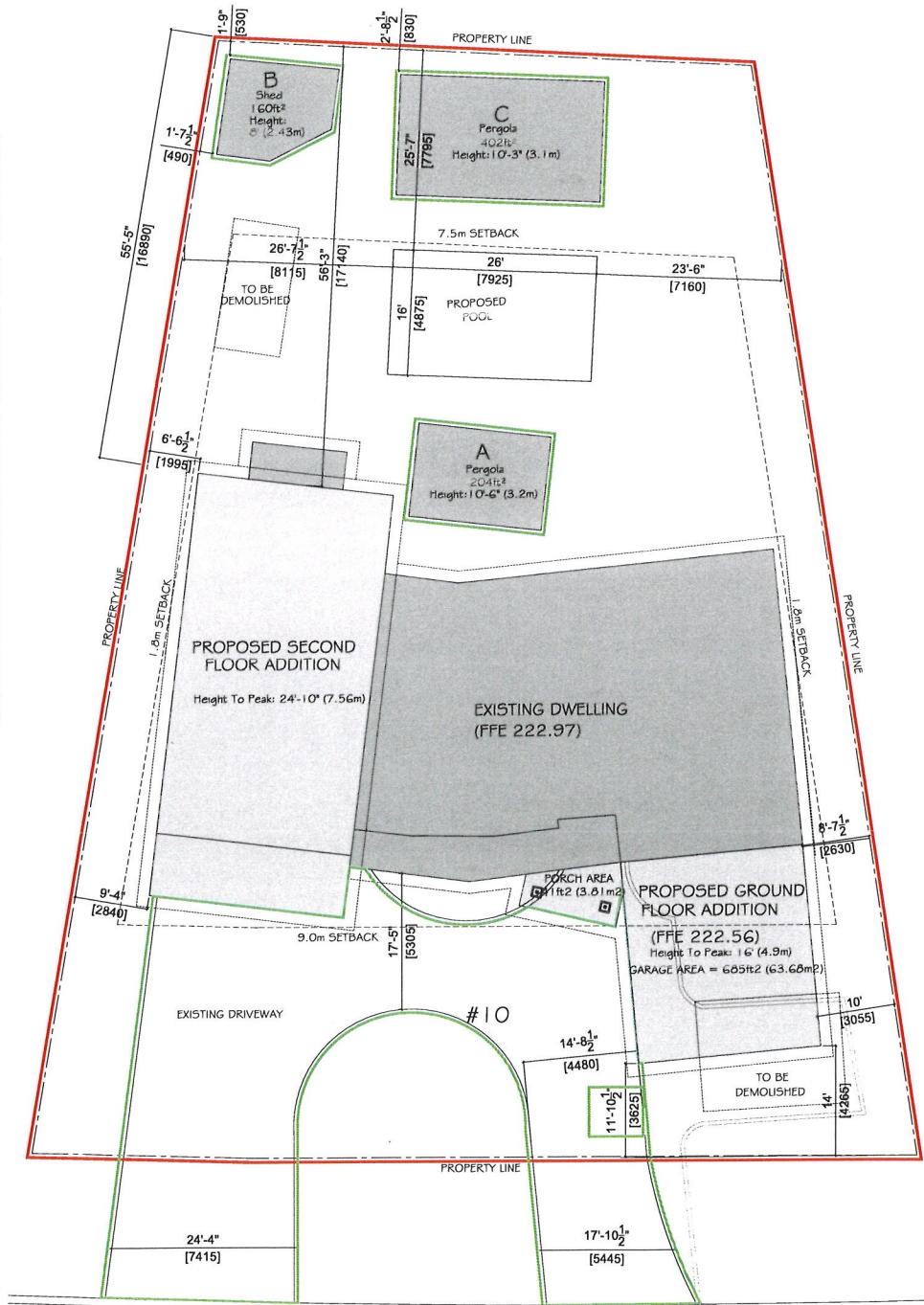
ALLOWABLE% 25% = 3,250ft² (301.94m²)
EXISTING 25% = 3,271ft² (303.89m²)
PROPOSED 5.9% = 769ft² (71.44m²)
ACCESS. STRUCT. 6% = 768ft² (71.34m²)
TOTAL 36.6% = 4,769ft² (443.05m²)

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



HAZELWOOD DRIVE

PRELIMINARY- FOR REVIEW



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DESIGN CO.

ARCHITECTURAL TECHNOLOGY
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PROJECT:

GRAIEB RESIDENCE

10 Hazelwood Dr
Brampton, Ontario

DRAWING:

SITE PLAN
MINOR VARIANCE

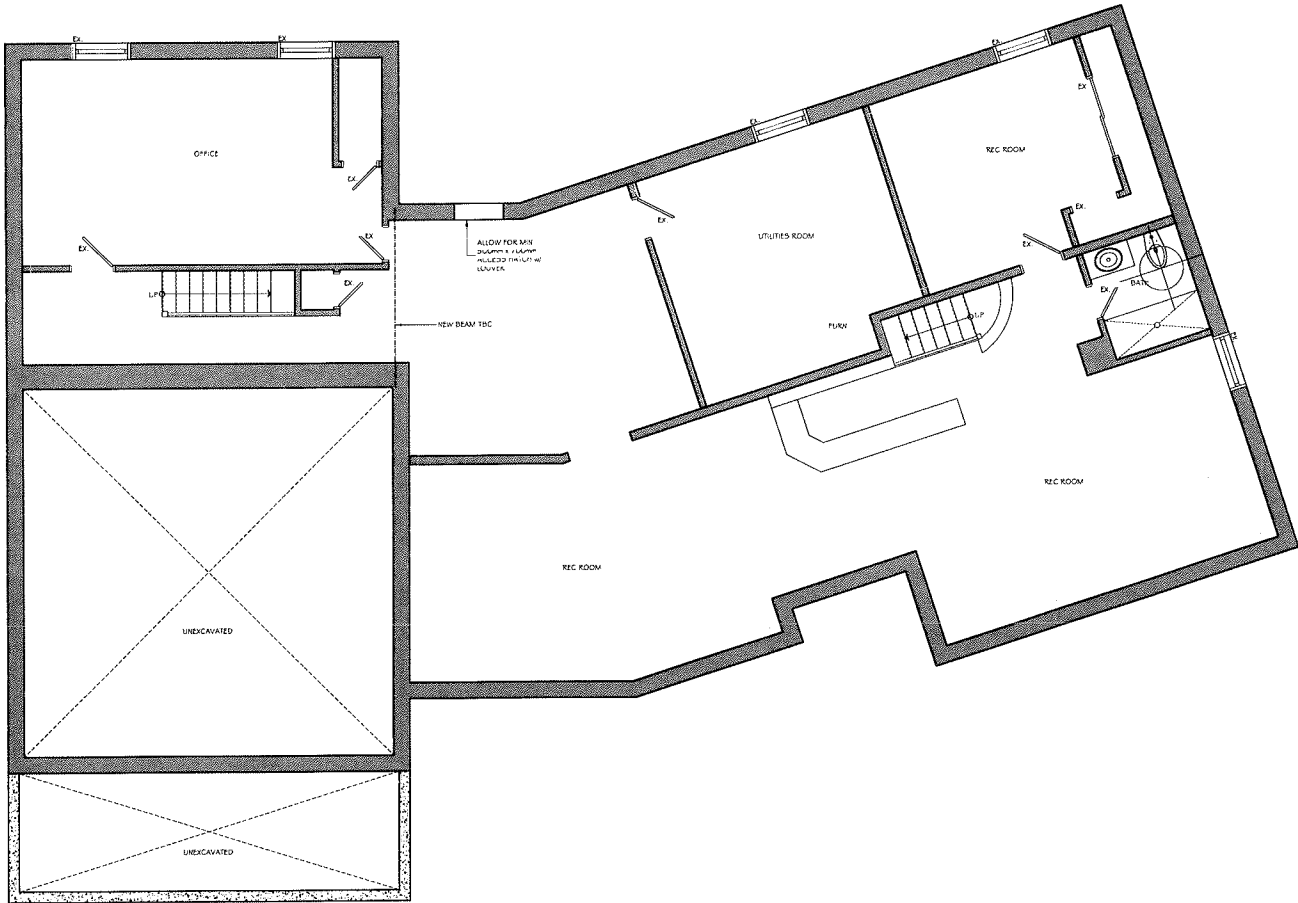
SCALE: AS NOTED

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 #:

0.01



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

PRELIMINARY- FOR REVIEW



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ARCHITECTURAL TECHNOLOGY
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PROJECT:
GRAIEB RESIDENCE
10 Hazelwood Dr
Brampton, Ontario
DRAWING:
FOUNDATION PLAN

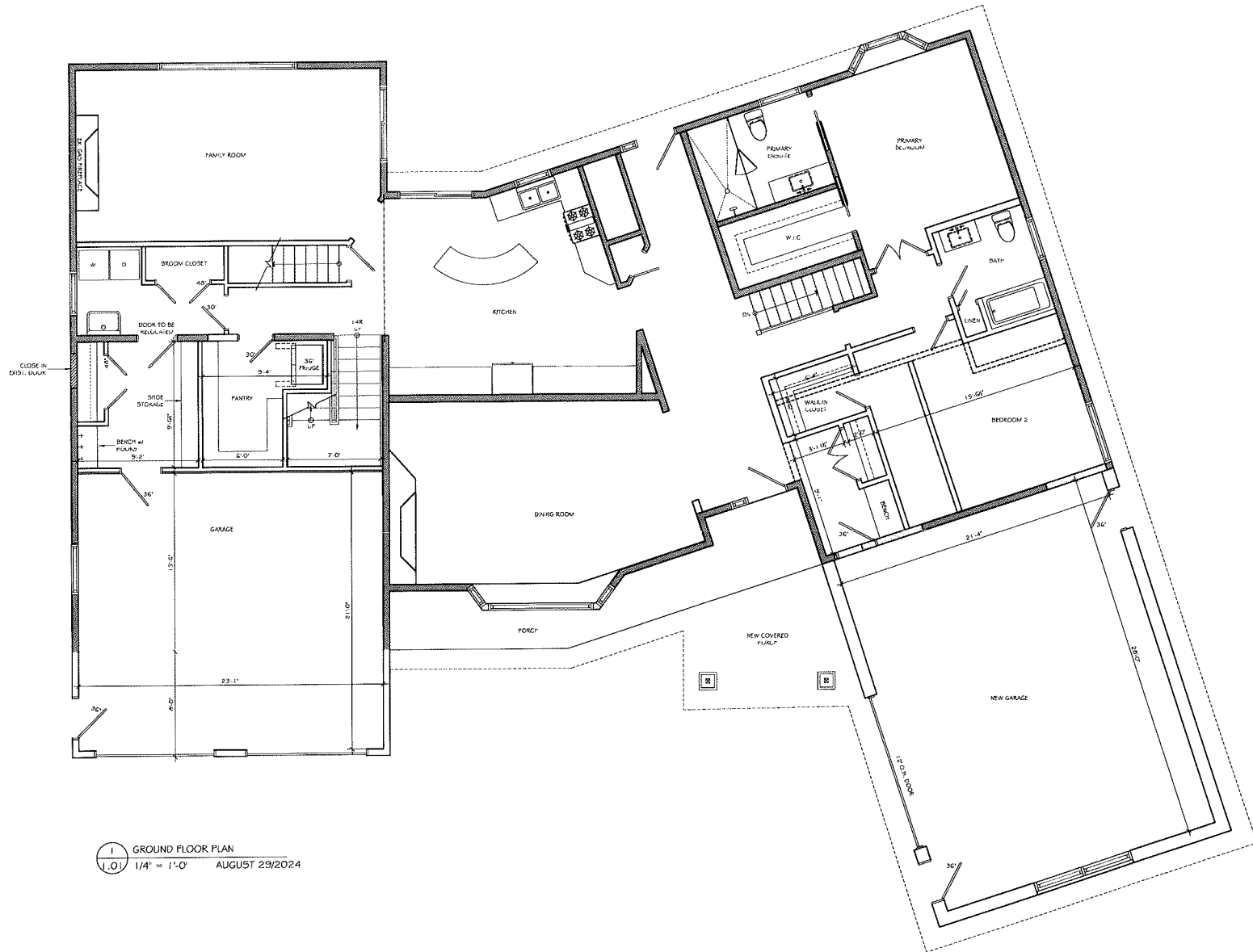
SCALE: AS NOTED

REVISIONS:

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

DRAWING #:

1.00



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

PRELIMINARY- FOR REVIEW



ALANA + KELLY DESIGN CO.

ARCHITECTURAL TECHNOLOGY
INTERIOR DESIGN

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PROJECT:
GRAIEB RESIDENCE
10 Hazelwood Dr
Brampton, Ontario
DRAWING:
GROUND FLOOR PLAN

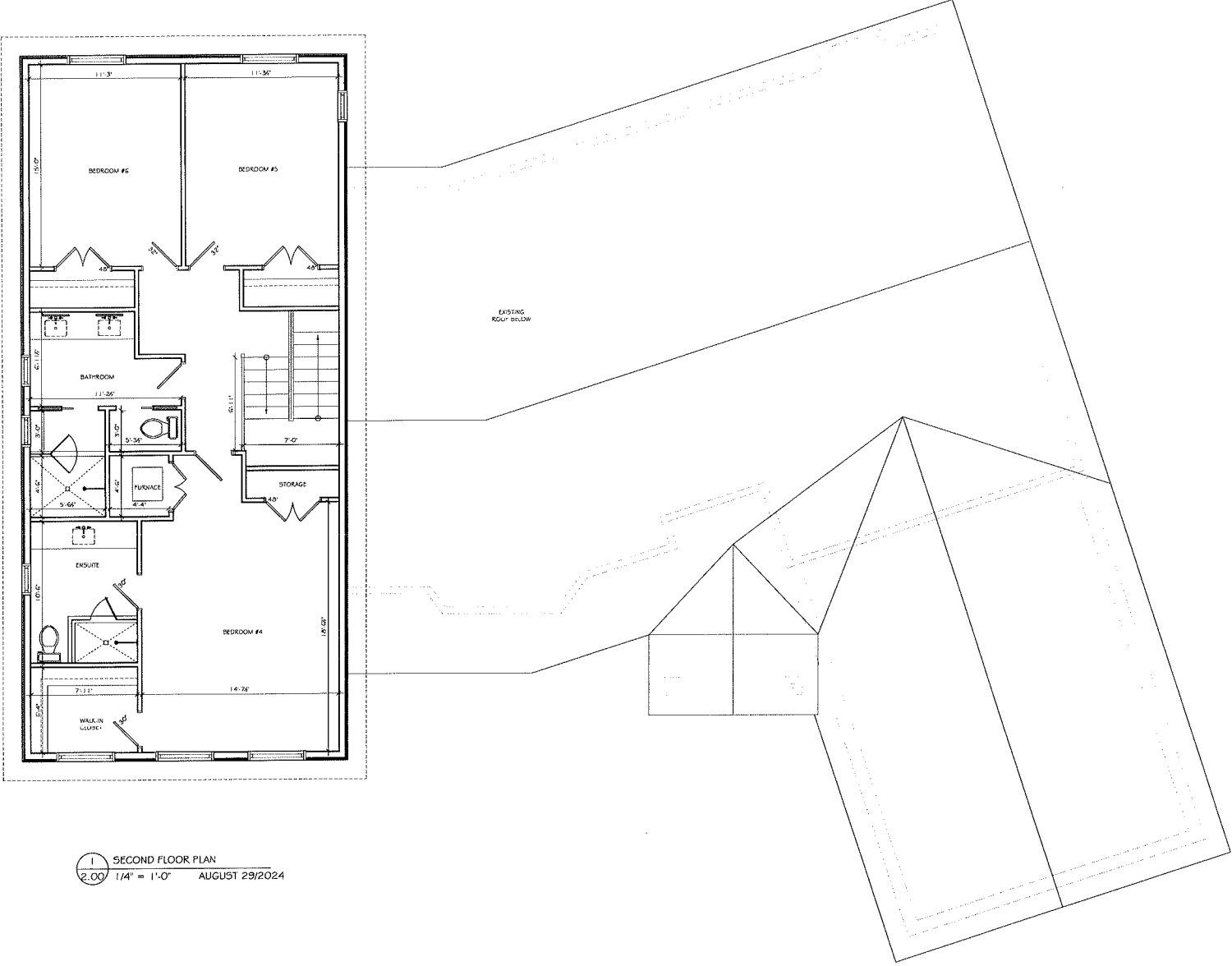
SCALE: AS NOTED

REVISIONS:

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DRAWING #:

1.01



PRELIMINARY- FOR REVIEW



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PROCEEDS. FINAL SHOP DRAWINGS TO BE REVIEWED
AND APPROVED BY DESIGNER. ALL DRAWINGS ARE
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RETURNED UPON COMPLETION OF THE PROJECT.

PROJECT:

GRAIEB RESIDENCE

10 Hazelwood Dr
Brampton, Ontario

DRAWING:

SECOND FLOOR PLAN

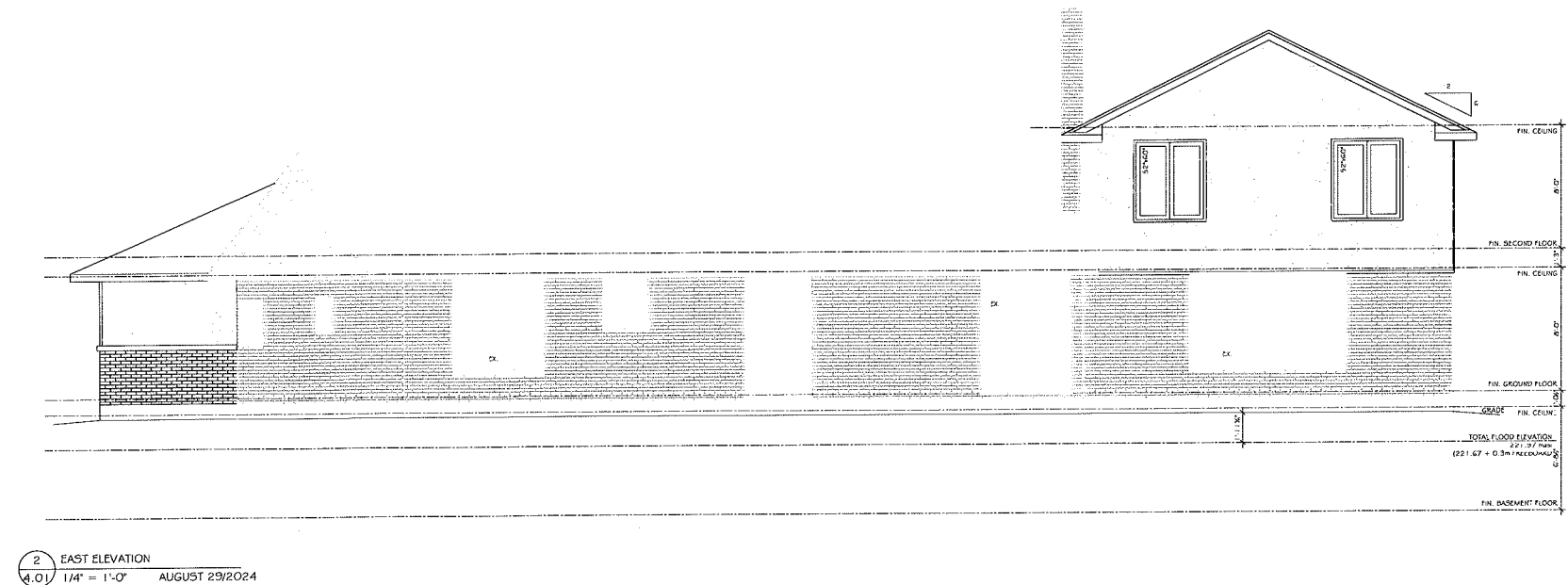
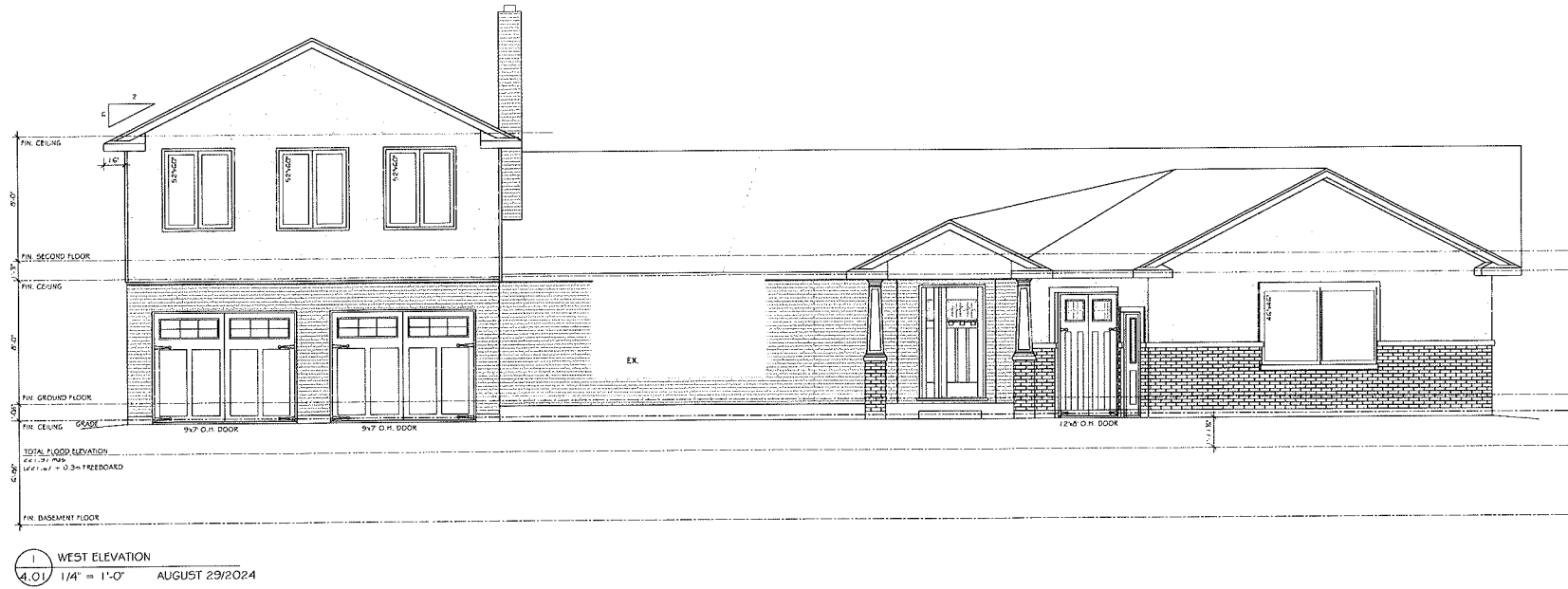
SCALE: AS NOTED

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 #:

2.00



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:

EAST & WEST ELEVATIONS

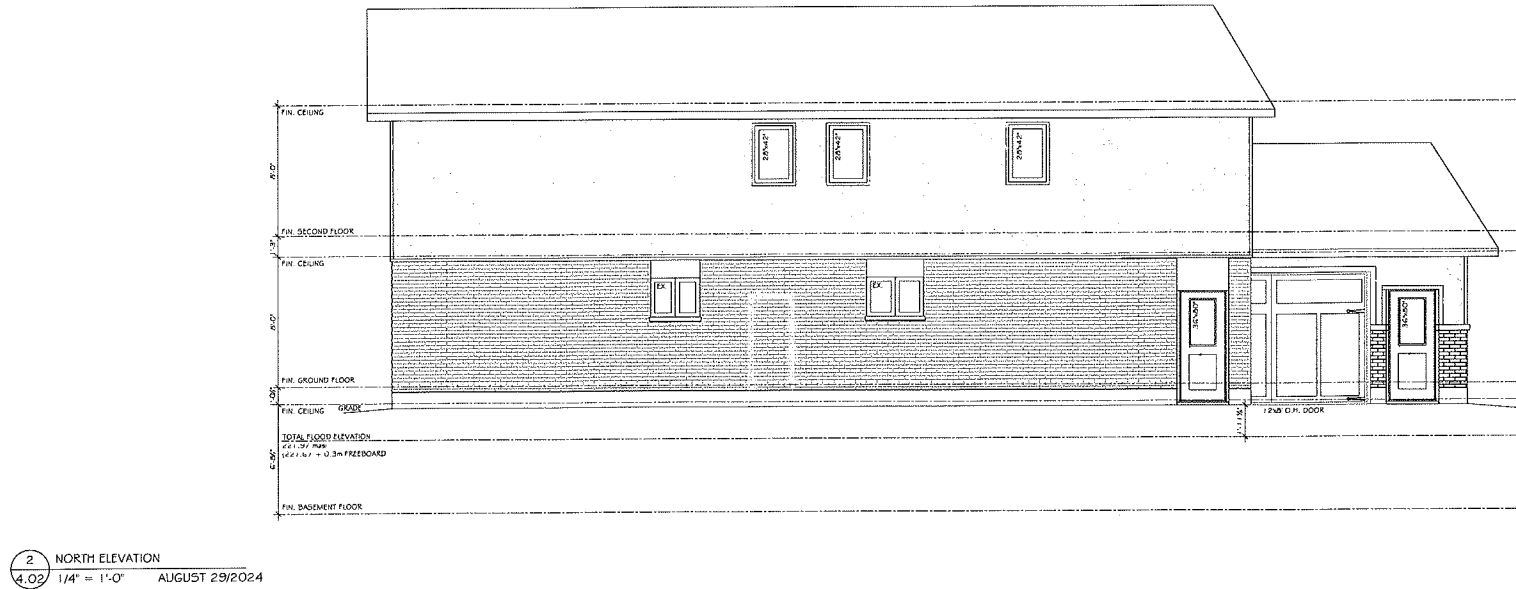
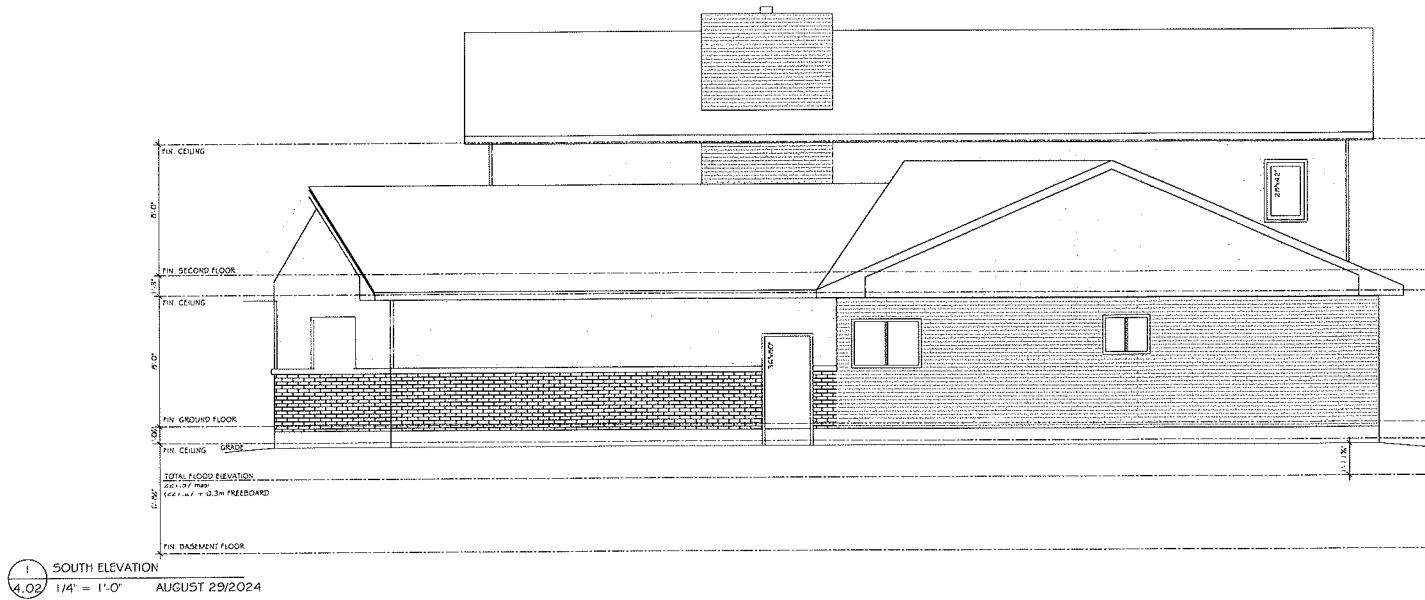
SCALE: AS NOTED

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 #:

4.01



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

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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:

NORTH & SOUTH ELEVATIONS

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 #:

4.02

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)
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

2024/09/13

Date

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) BAIGH GRAIEB
Address 10 Hazelwood Drive, Brampton, Ontario L6S 1B3
Phone # 416-858-8078 Fax #
Email billy2020@rogers.com

2. Name of Agent Alana + Kelly Design Co. Ltd.
Address 16 Mountainview Road South, Unit 305
Georgetown, Ontario L7G 4K1
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 ☐
Municipal Road Maintained All Year ☒
Private Right-of-Way ☐
Seasonal Road ☐
Other Public Road ☐
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 # A17-024	Decision Approved	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, 20 24

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:

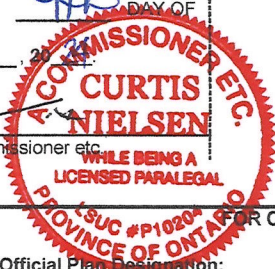
ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

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 _____

A Commissioner etc.



FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

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

Zoning Officer

Date

DATE RECEIVED _____

Received / Revised

Date Application Deemed
Complete by the Municipality _____

Revised 2022/02/17

JUL 17 2024

Committee of Adjustment

FILE NUMBER:

A-2524-0068

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 # 416-858-8078

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

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
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 # A17-024	Decision Approved _____	Relief Carport/Accessory Structures _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

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 of Applicant or Authorized Agent

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

Revised 2022/02/17



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

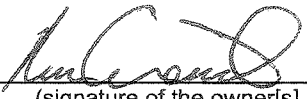
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

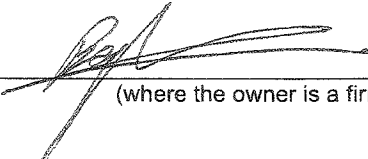
LOCATION OF THE SUBJECT LAND: 10 HAZELWOOD DRIVE, BRAMPTON

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 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

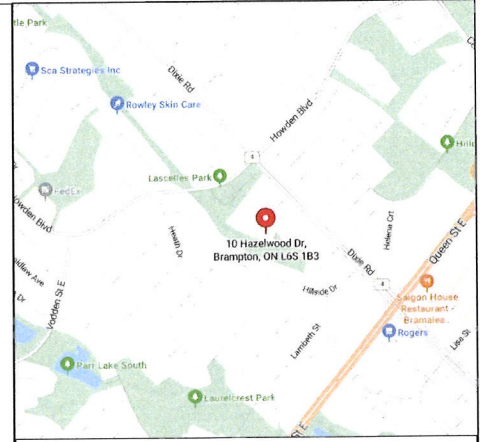
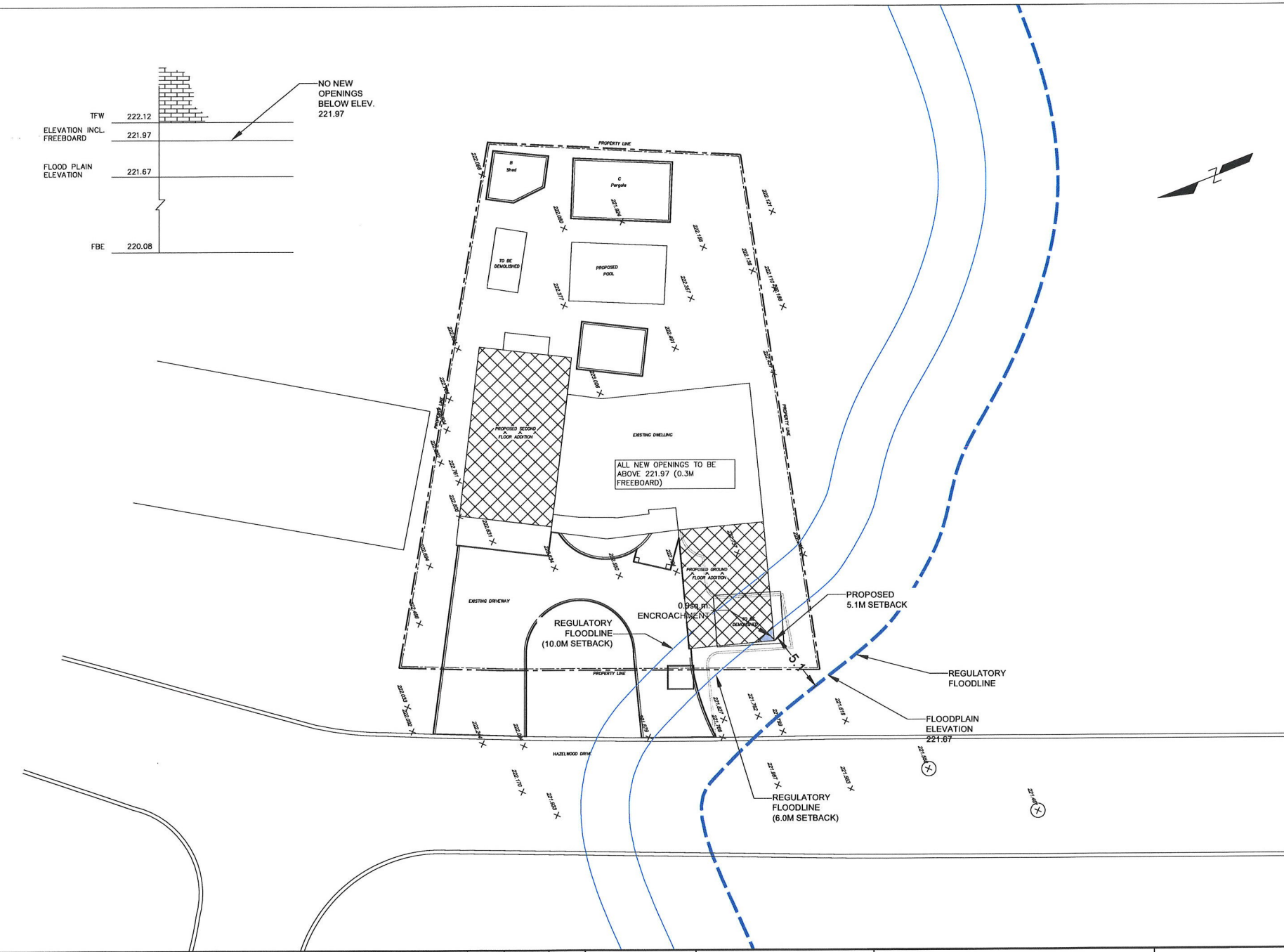
Number of Storeys: 2

Width : 24.076 m

Length: 26.42m

TFW	222.12	
ELEVATION INCL. FREEBOARD	221.97	
FLOOD PLAIN ELEVATION	221.67	
FBE	220.08	

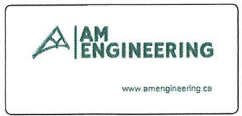
NO NEW OPENINGS BELOW ELEV. 221.97



LEGEND	
PROPERTY BOUNDARY	—
EXISTING GROUND ELEVATION	× 100.00
PROPOSED ADDITION	XXXXXX
FLOODLINE, Z = 221.67m	—

No	Date	Drawn	Appr'd	Revisions
1.	2024-06-27	H.S.	G.M.	FIRST SUBMISSION

Design	G.K.	Checked	G.M.
Drawn	H.S.	Checked	G.M.
Scale	1:100		
Date	June 27, 2024		



10 HAZELWOOD DR,
BRAMPTON, ON L6S 1B3

Project No. 2023-10104
Drawing No. 2023-10104-01

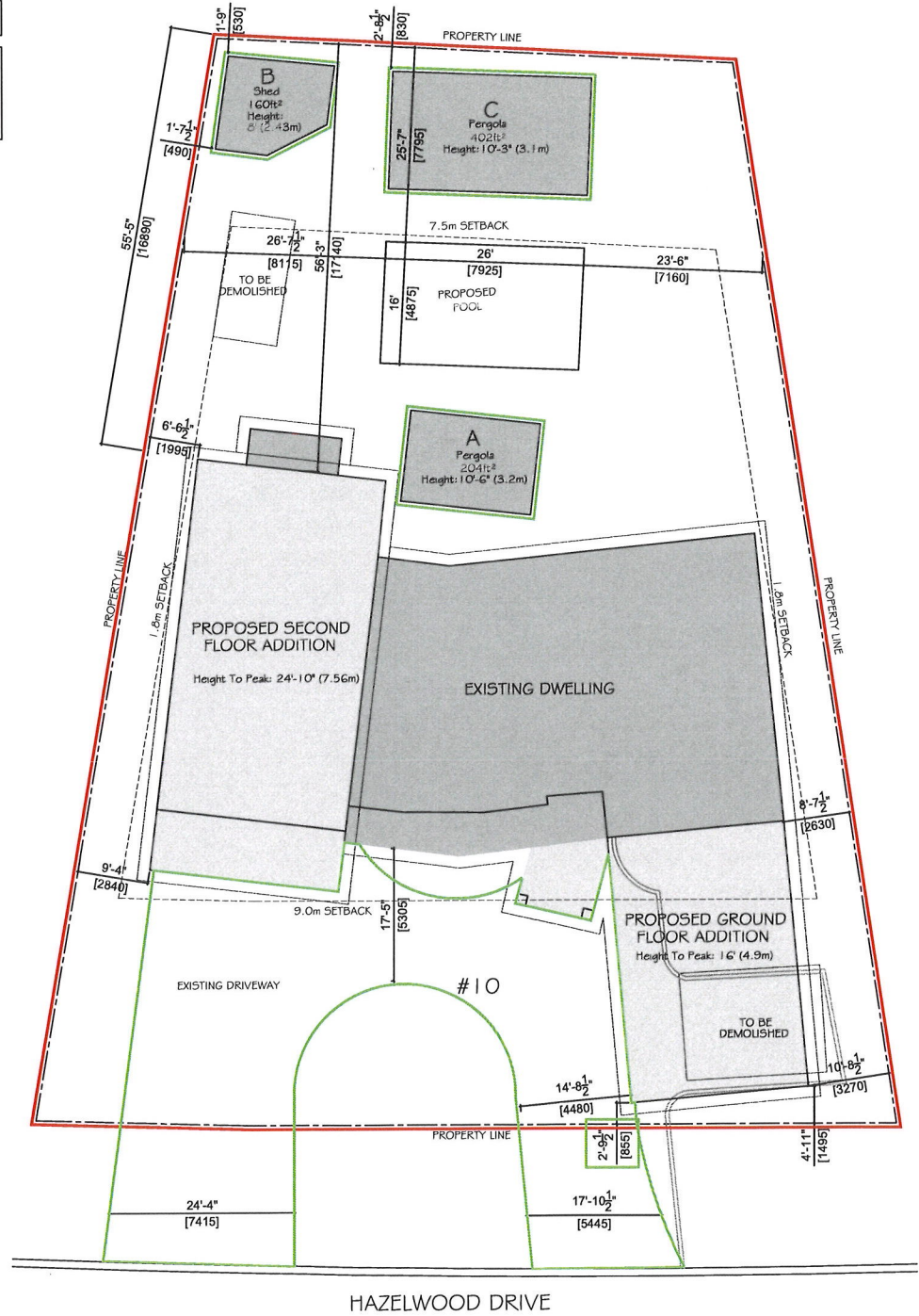
Received / Revised

JUL 03 2024
Committee of Adjustment

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

LANDSCAPE OPEN SPACE
FRONT YARD AREA = 2589ft² (240.53m²)
DRIVEWAY AREA = 1548ft² (143.80m²)
PROPOSED = 40% = 1041ft² (96.73m²)
LANDSCAPE %

SITE STATISTICS	
ZONING	R1A(2)
LOT SIZE	13,000ft ² (1,207.74m ²)
LOT COVERAGE - DETACHED DWELLING	
ALLOWABLE%	25% = 3,250ft ² (301.94m ²)
EXISTING	24.7% = 3,205ft ² (297.75m ²)
PROPOSED	1.7% = 2,267ft ² (210.6m ²)
TOTAL	42% = 5,472ft ² (508.35m ²)
LOT COVERAGE - ACCESSORY STRUCTURES	
ALLOWABLE	= 548.42ft ² (50.94m ²)
EXISTING -A	= 204ft ² (18.95m ²)
EXISTING -B	= 160ft ² (14.86m ²)
EXISTING -C	= 404ft ² (37.53m ²)
TOTAL	= 768ft ² (71.34m ²)



SITE PLAN

NTS

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
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PROCEEDS. FINAL SHOP DRAWINGS TO BE REVIEWED
AND APPROVED BY DESIGNER. ALL DRAWINGS ARE THE
PROPERTY OF THE DESIGNER AND MUST BE RETURNED
UPON COMPLETION OF THE PROJECT.

PROJECT:

GRAIEB RESIDENCE
10 Hazelwood Drive,
Brampton, Ontario

DRAWING:

SITE PLAN
MINOR VARIANCE

SCALE: NTS

REVISIONS:

NO.	DATE	COMMENTS
01	AUG 2/23	DESIGN DRAFT 1
02	SEPT 6/23	DESIGN DRAFT 2
03	NOV 3/23	DESIGN DRAFT 3
04	NOV 16/23	DESIGN DRAFT 4
05	NOV 21/23	DESIGN DRAFT 5
06	NOV 28/23	DESIGN DRAFT 6
07	FEB 07/24	MINOR VARIANCE
08	FEB 09/24	MINOR VARIANCE 2

DRAWING #:

0.01

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.

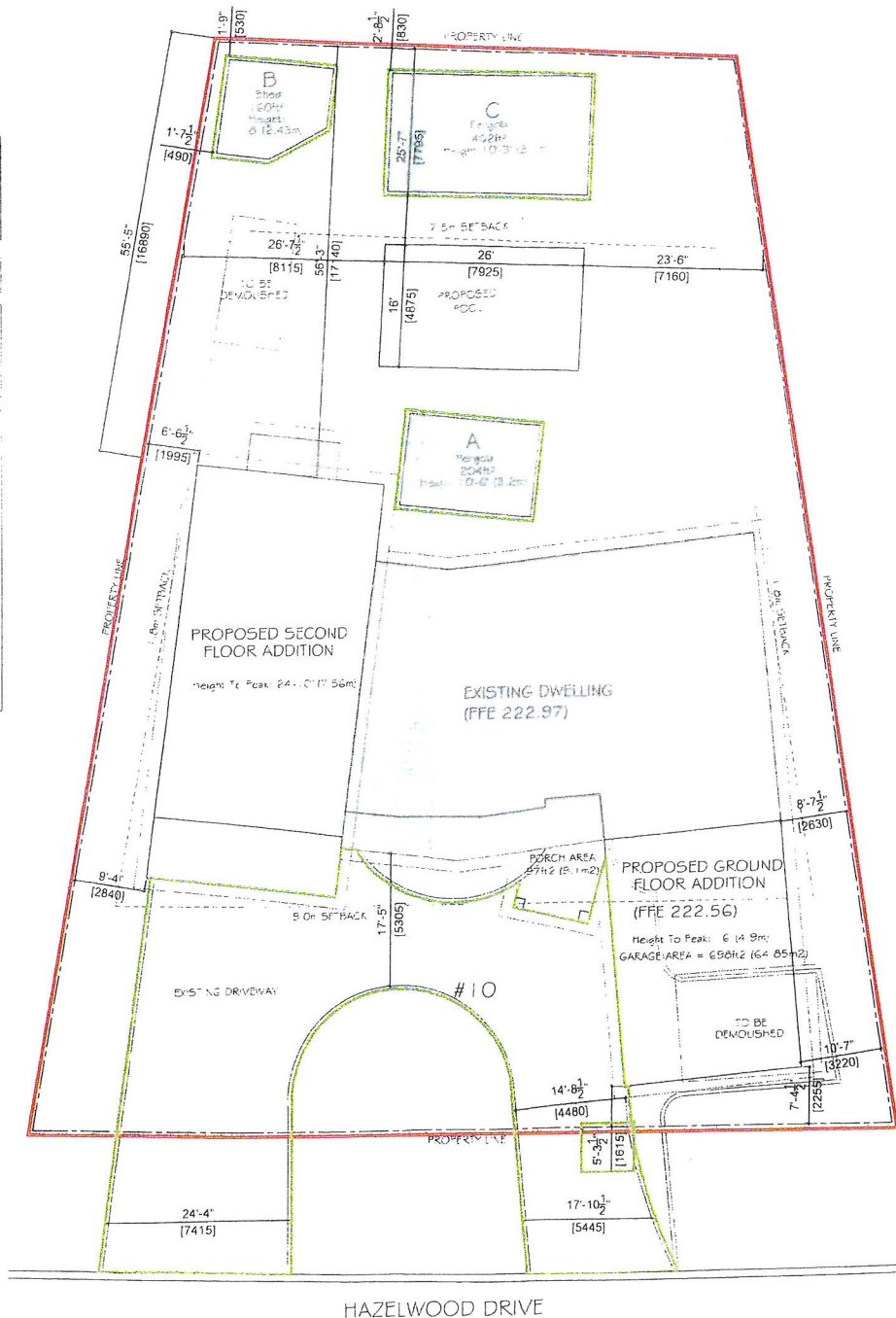
ALLOWABLE LANDSCAPE % = 70% = 1,812ft² (168,36m²)

LANDSCAPE OPEN SPACE
FRONT YARD AREA = 2,647ft² (245,91m²)
DRIVEWAY AREA = 1,548ft² (143,80m²)
PROPOSED = 40% = 1,041ft² (96,73m²)
LANDSCAPE %

SITE STATISTICS
ZONING R1A(2)
LOT SIZE 3,000ft² (277,78m²)

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 = 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 NTS
JULY 15 / 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 Drive,
Brampton, Ontario

DRAWING:

SITE PLAN
MINOR VARIANCE

SCALE: NTS

REVISIONS

NO	DATE	COMMENTS
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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
09	JULY 15/24	MINOR VARIANCE 3

DRAWING #:

0.01

Committee of Adjustment

JUL 17 2024

Received / Revised

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% = 1,821^{ft}² (168.36m²)

LANDSCAPE OPEN SPACE

FRONT YARD AREA = 2,921^{ft}² (270.53m²)

DRIVEWAY AREA = 1,545^{ft}² (143.60m²)

PROPOSED LANDSCAPE % = 5.5% = 150^{ft}² (13.94m²)

SITE STATISTICS

ZONING R-42

LOT SIZE 3,000^{ft}² (277.44m²)

LOT COVERAGE - DETACHED DWELLING

ALLOWABLE: 25% = 750^{ft}² (69.67m²)

EXISTING: 25% = 750^{ft}² (69.67m²)

PROPOSED: 25% = 750^{ft}² (69.67m²)

ACCESSORY STRUCTURE: 25% = 750^{ft}² (69.67m²)

TOTAL: 25% = 750^{ft}² (69.67m²)

LOT COVERAGE - ACCESSORY STRUCTURES

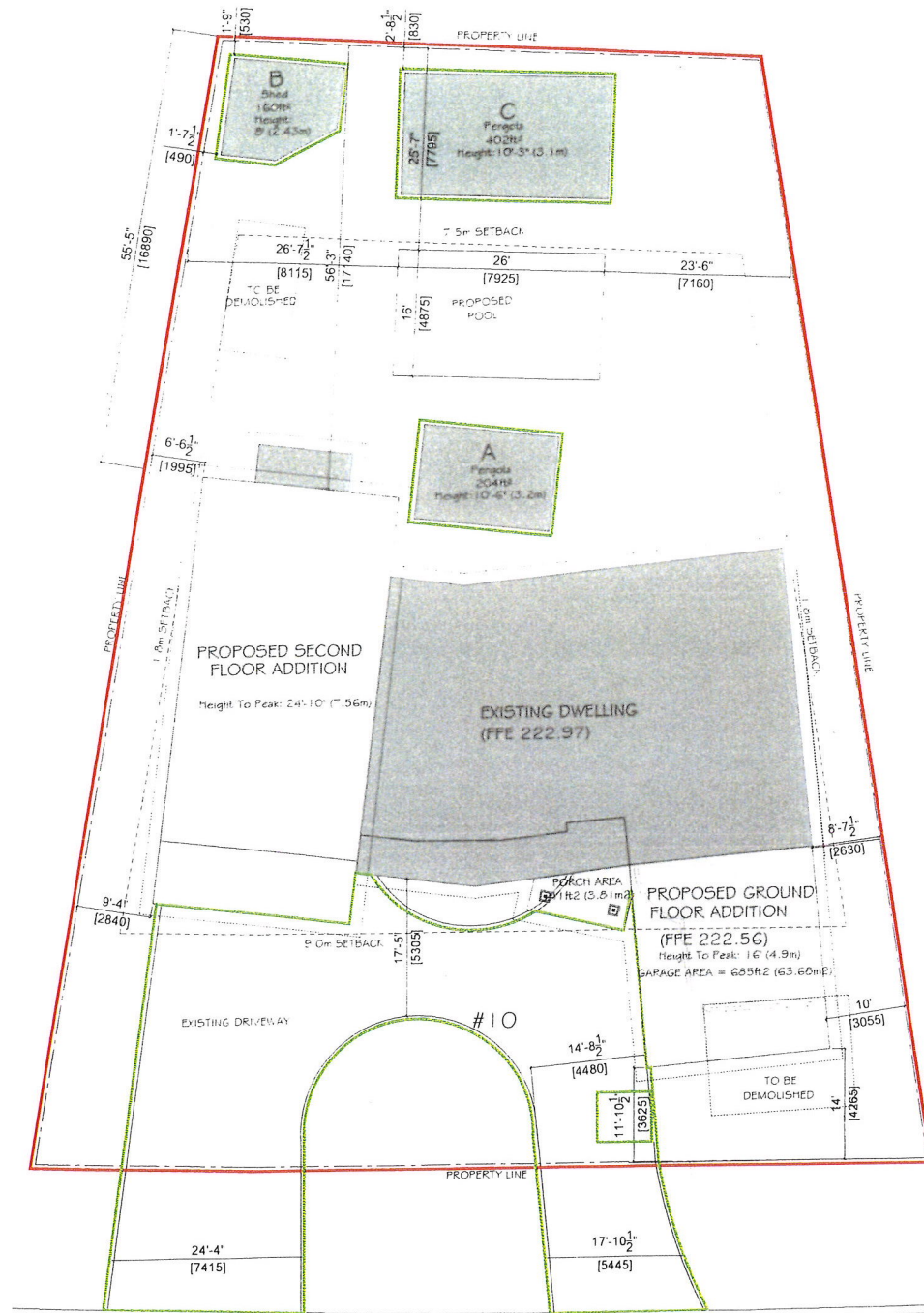
ALLOWABLE: 548.42^{ft}² (50.94m²)

EXISTING - A: 204^{ft}² (18.95m²)

EXISTING - B: 160^{ft}² (14.86m²)

EXISTING - C: 404^{ft}² (37.53m²)

TOTAL: 768^{ft}² (71.34m²)



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

HAZELWOOD DRIVE

Received / Revised

SEP 13 2024

Committee of Adjustment

PRELIMINARY- FOR REVIEW

ALANA + KELLY
DESIGN CO.

ARCHITECTURAL TECHNOLOGY
INTERIOR DESIGN

16 Mount Pleasant Road, Unit 305

Georgetown, ON

L7G 4Y1

Office: 905-873-4953

www.alanakellydesign.ca

DO NOT SCALE DRAWINGS. FOR THE PURPOSES OF THE PROJECT, THE ARCHITECT SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE CLIENT BEFORE ANY WORK BEGINS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

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

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

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 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 # 416-858-8078 **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	<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
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 | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Well | <input type="checkbox"/> | |
- (b) What sewage disposal is/will be provided?
- | | | |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Septic | <input type="checkbox"/> | |
- (c) What storm drainage system is existing/proposed?
- | | | |
|---------|-------------------------------------|-----------------------|
| Sewers | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Ditches | <input type="checkbox"/> | |
| Swales | <input type="checkbox"/> | |

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 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 of Applicant or Authorized Agent

A Commissioner or



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 _____
Date Application Deemed Complete by the Municipality _____

Revised 2022/02/17



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
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: _____

I/We, _____
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 _____ day of _____, 20____.

(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

(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

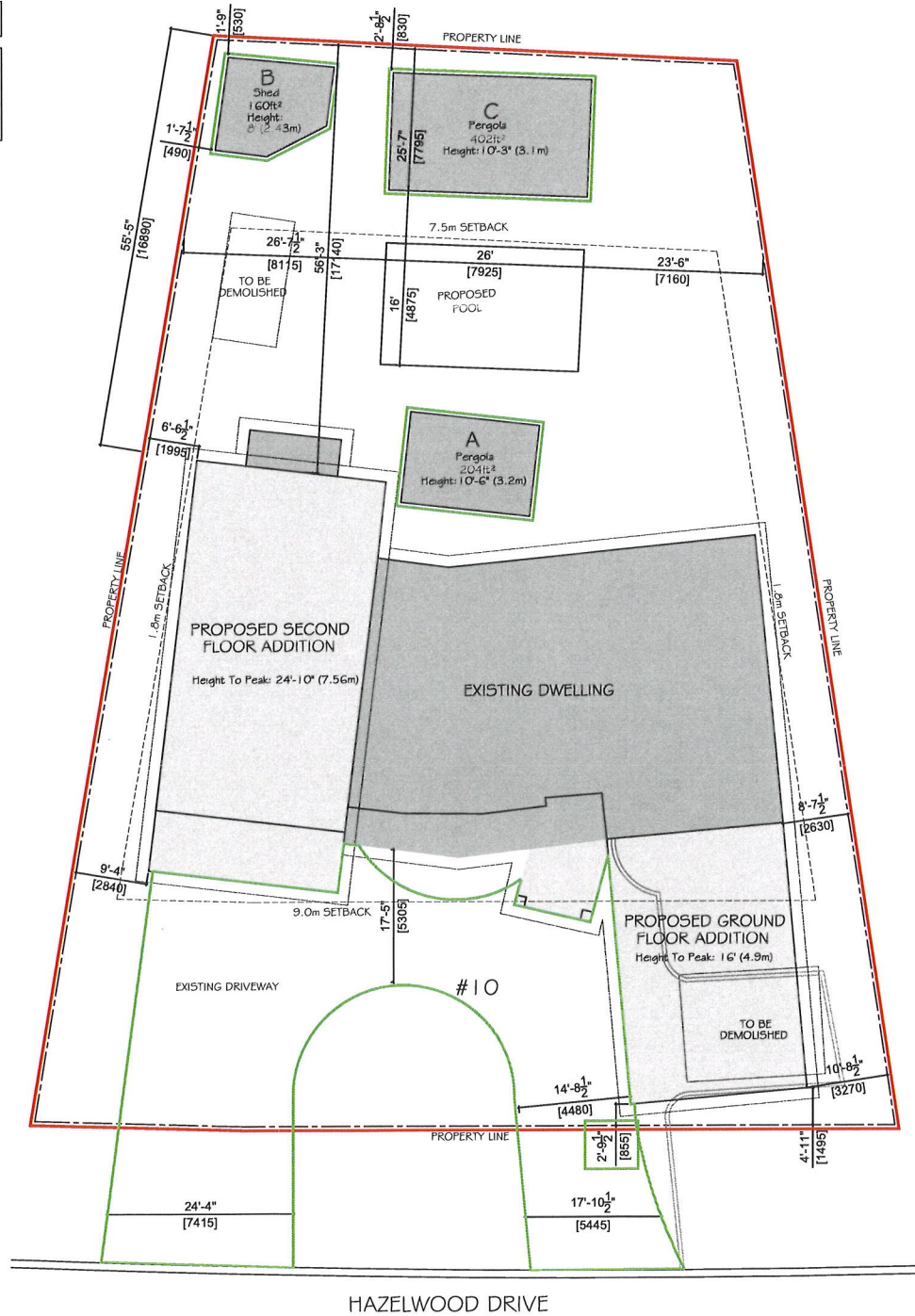
ALLOWABLE LANDSCAPE % = 70% = 1812ft² (168.36m²)

LANDSCAPE OPEN SPACE
FRONT YARD AREA = 2589ft² (240.53m²)
DRIVEWAY AREA = 1548ft² (143.80m²)
PROPOSED = 40% = 1041ft² (96.73m²)
LANDSCAPE %

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

LOT COVERAGE - DETACHED DWELLING
ALLOWABLE% 25% = 3,250ft² (301.94m²)
EXISTING 24.7% = 3,205ft² (297.75m²)
PROPOSED 17% = 2,267ft² (210.6m²)
TOTAL 42% = 5,472ft² (508.35m²)

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
0.01

SITE PLAN
NTS

FEB 16/ 2024

HAZELWOOD DRIVE



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

REVISIONS:

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08	FEB 09/24	MINOR VARIANCE 2

DRAWING #:

0.01

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

Zoning Non-compliance Checklist

File No.

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)
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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