

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

**Application Number:** A-2024-0068  
**Property Address:** 10 Hazelwood Drive  
**Legal Description:** Plan 717, Lot 100, Ward 7  
**Agent:** Alana + Kelly Design Co. Ltd.  
**Owner(s):** Baligh Graieb, Nora Graieb  
**Other applications:** nil  
**under the *Planning Act***

**Meeting Date and Time:** Tuesday, June 24, 2025, at 9:30 am  
**Meeting Location:** Hybrid in-person and virtual meeting – Council Chambers,  
4<sup>th</sup> Floor Brampton City Hall, 2 Wellington Street West

**Purpose of the Application:**

1. To permit a front yard setback of 2.15 metres to a proposed ground floor addition (Attached Garage), whereas the by-law requires a minimum front yard setback of 9.0 metres;
2. To permit an interior side yard setback of 2.587 metres to a proposed ground floor addition (Attached Garage), whereas the by-law requires a minimum interior side yard setback of 2.8 metres;
3. To permit an interior side yard setback of 1.952 metres to a proposed Ground Floor & Second Floor Addition, whereas the by-law requires a minimum interior side yard setback of 2.8 metres;
4. To permit a setback of 4.1 metres for a garage door opening to a front yard line, whereas the by-law requires a minimum setback of 6.0 metres from a front or flankage line to a carport or garage door opening;
5. To permit a maximum lot coverage of 38%, whereas the by-law permits a maximum lot coverage of 25%;
6. 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;
7. To permit 3 accessory structure, 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;
8. 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;
9. 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. 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;
11. 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;
12. 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;
13. 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;
14. 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; and
15. To permit a garage door having a maximum height of 2.75 metres as an Attached Garage, whereas the by-law permits a maximum garage door height of 2.4 metres.

**Participate in the Meeting:**

- Send an email with your written comments to [coa@brampton.ca](mailto:coa@brampton.ca). Written submissions must include your name and mailing address, the application number or property address you are commenting on, along with authorization to post your correspondence on the agenda and must be received no later than **12:00 pm on Thursday, June 19, 2025.**



- Participate in person by attending the meeting on the date and time noted above. You are encouraged to register for in person attendance by emailing [coa@brampton.ca](mailto:coa@brampton.ca) and indicating if you plan to address Committee.
- Participate virtually (computer, tablet or smartphone). To participate virtually via WebEx, you must register in advance, no later than **12:00 pm on Thursday, June 19, 2025**, by emailing [coa@brampton.ca](mailto:coa@brampton.ca), and providing your name, mailing address, phone number and email address. Confirmation of registration and participation instructions will be provided.

**Note:** Information provided in your correspondence, virtual or in-person delegation will become part of the public meeting record and will be posted on the City's website. If you do not participate in the public meeting, Committee may make a decision in your absence, and you will not be entitled to any further notice in the proceedings.

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

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

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

Dated this 11<sup>th</sup> day of June 2025

Legislative Coordinator on behalf of:  
Secretary Treasurer  
Committee of Adjustment, City Clerk's Office  
2 Wellington Street West, Brampton, L6Y 4R2  
E: [coa@brampton.ca](mailto:coa@brampton.ca)



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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% = 2,212ft<sup>2</sup> (205.50m<sup>2</sup>)

LANDSCAPE OPEN SPACE

FRONT YARD AREA = 2,004ft<sup>2</sup> (267.93m<sup>2</sup>)

DRIVEWAY AREA = 1,710ft<sup>2</sup> (158.86m<sup>2</sup>)

PROPOSED = 41% = 1,174ft<sup>2</sup> (109.07m<sup>2</sup>)

LANDSCAPE %

SITE STATISTICS

ZONING R1A(2)

LOT SIZE 12,174ft<sup>2</sup> (1,131m<sup>2</sup>)

LOT COVERAGE - DETACHED DWELLING

ALLOWABLE% 25% = 3,043ft<sup>2</sup> (282.70m<sup>2</sup>)

EXISTING 25.3% = 3,092ft<sup>2</sup> (287.26m<sup>2</sup>)

PROPOSED 0.2% = 965ft<sup>2</sup> (89.65m<sup>2</sup>)

ACCESS. STRUCT. 6% = 704ft<sup>2</sup> (65.4m<sup>2</sup>)

TOTAL 37% = 4,761ft<sup>2</sup> (442m<sup>2</sup>)

LOT COVERAGE - ACCESSORY STRUCTURES

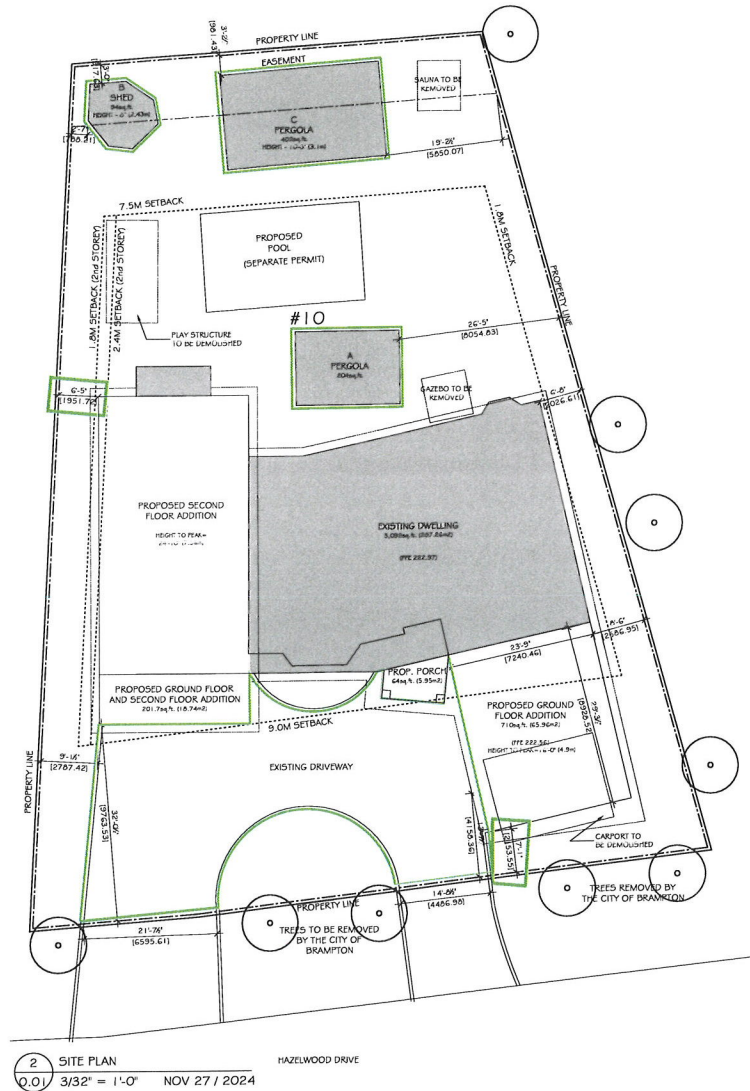
ALLOWABLE = 215ft<sup>2</sup> (20m<sup>2</sup>)

EXISTING - A = 204ft<sup>2</sup> (18.95m<sup>2</sup>)

EXISTING - B = 98ft<sup>2</sup> (9.03m<sup>2</sup>)

EXISTING - C = 402ft<sup>2</sup> (37.35m<sup>2</sup>)

TOTAL = 704ft<sup>2</sup> (65.4m<sup>2</sup>)



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	DEC 13/24	ISSUED FOR VARIANCE
12	MAY 7, 2025	ISSUED FOR VARIANCE

DRAWING #:  
**0.01**

Received / Revised

MAY 08 2025

Committee of Adjustment

PRELIMINARY- FOR REVIEW