

PART 2:
PREPARED FOR GEORGIAN CUSTOM
RENOVATIONS INC.

LOCATION OF THE BUILDING: WHOLLY ON THE PROPERTY.

EAVES: CLEAR.

UTILITY BUILDINGS: AS SHOWN ON PART 1.

DECK: AS SHOWN ON PART 1.

SWIMMING POOLS: NONE.

EXISTING FENCES: GENERALLY ALONG THE PROPERTY
LINES, WITH DEVIATIONS AS SHOWN
ON PART 1.

EASEMENTS: NONE RECITED IN THE LAST
REGISTERED INSTRUMENT.

DRIVEWAY: AS SHOWN ON PART 1.

LEGEND:

■ DENOTES SURVEY MONUMENT FOUND

□ DENOTES SURVEY MONUMENT PLANTED

IB DENOTES IRON BAR

SIB DENOTES STANDARD IRON BAR

SSIB DENOTES SHORT STANDARD IRON BAR

CC DENOTES CUT CROSS

CP DENOTES CONCRETE PIN

WIT DENOTES WITNESS MONUMENT

O/U DENOTES ORIGIN UNKNOWN

N DENOTES NORTH

S DENOTES SOUTH

E DENOTES EAST

W DENOTES WEST

F.C. DENOTES FENCE

CLF DENOTES CHAIN LINK FENCE

BF DENOTES BOARD FENCE

IF DENOTES IRON FENCE

UP DENOTES UTILITY POLE

CRW DENOTES CONCRETE RETAINING WALL

OHW DENOTES OVERHEAD WIRES

MH DENOTES MANHOLE

TW DENOTES TOP OF WALL

PLAN DENOTES REGISTERED PLAN 1008

950/CMC DENOTES CUNNINGHAM, MCCONEL, O.L.S.

FGC DENOTES F.G. CUNNINGHAM INC., O.L.S.
(Dec. 4, 2003 & Sept. 8, 1997)

00.50 DENOTES TREE TRUNK DIAMETER

METRIC:
DISTANCES SHOWN ON THIS PLAN ARE IN
METRES AND CAN BE CONVERTED TO FEET
BY DIVIDING BY 0.3048.

BEARING NOTE:
BEARINGS ARE REFERRED TO THE SOUTHERLY LIMIT OF
LOT 26 AS SHOWN ON REGISTERED PLAN 1008
HAVING AN ASTRONOMIC BEARING OF N38°17'30"E.

ELEVATIONS NOTE:
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE DERIVED
FROM THE CITY OF OAKVILLE BENCH MARK G.B.M. No. 16.
ELEVATION = 79.980 m. (REVISION No. 2007 GEODETIC SURVEYS
OF CANADA)

DESCRIPTION:
BRIDGE OVER MORRISON CREEK, ON LAKESHORE RD, EAST, BETWEEN
COLONIAL CRES. AND ENNISCLARE DR. BRASS PLAQUE IS IN
THE SOUTH FACE OF THE WEST END OF THE WINGWALL ON THE
SOUTH SIDE OF LAKESHORE RD, EAST.

FLOODPLAIN NOTE:
THE FLOOD PLAN CONTOUR ELEVATION WAS OBTAINED FROM
HALTON REGION CONSERVATION AUTHORITY WSE (CCCV28) 78.07m.

CAUTION:
TREE CALIPERS ARE NOT TO ARBORIST STANDARDS
AND ARE DEFINED AT 1.4m ABOVE GRADE AT TREE
FOR ARBORIST CALIPER REFER TO ARBORIST REPORT.

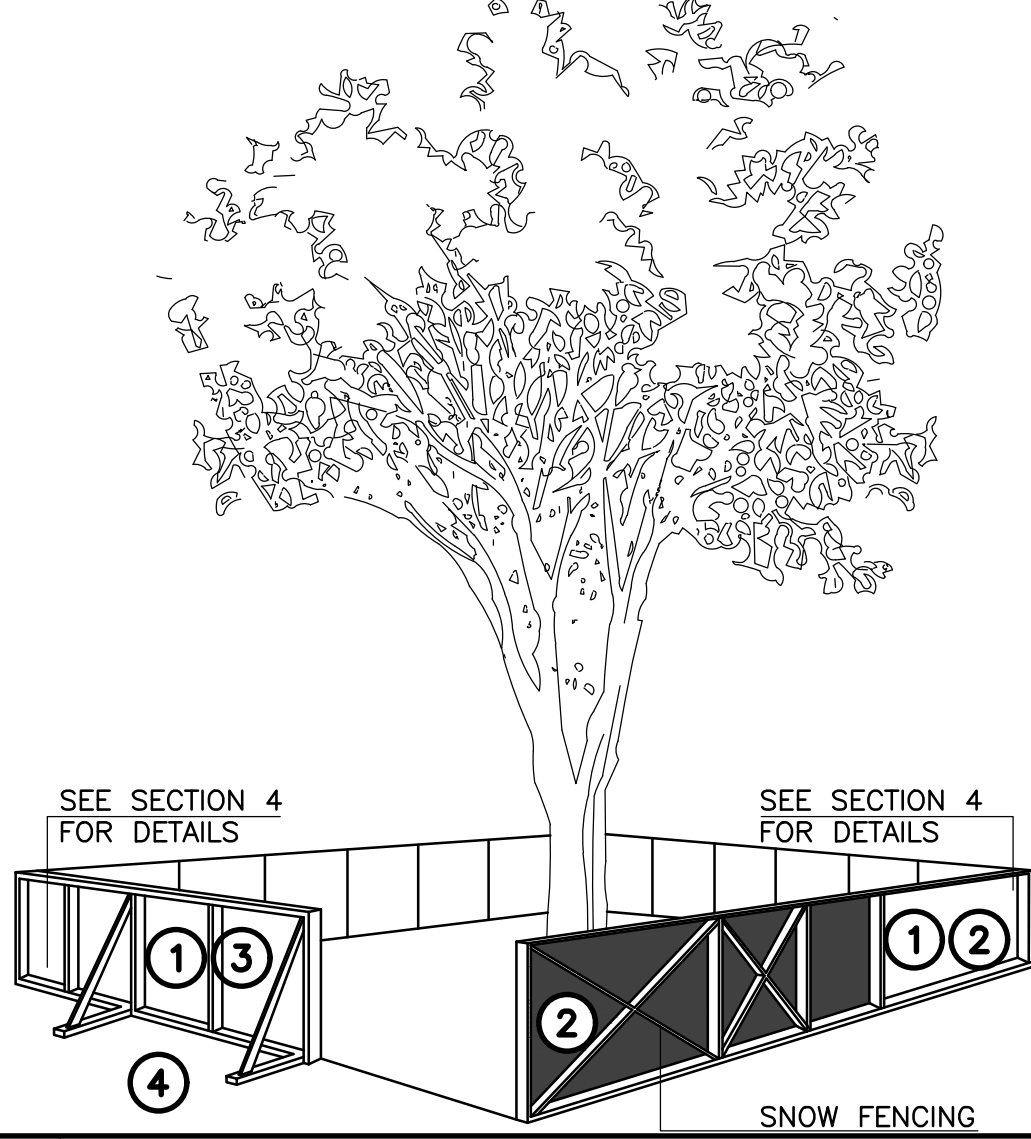
SURVEYOR'S CERTIFICATE:
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES
ACT AND THE REGULATIONS MADE UNDER THEM;
2. THE SURVEY WAS COMPLETED ON THE 18th DAY OF AUGUST, 2020.

SEPTEMBER 23, 2020
DATE
AKSAN PILLER CORPORATION LTD.
ONTARIO LAND SURVEYORS
943 MT PLEASANT ROAD, TORONTO, ONTARIO, M4P 2L7
(T) 416-488-1174 (F) 416-488-7843 (E) ap@apsurveys.ca www.apsurveys.ca
CALC: AA DRAWN: LF CHECKED: HP
reference number: 20-24-13851-00



REVISION NOTE:		
DATE	CHANGE	BY
JUNE 10, 2022	AREAS AMENDED	JD

TREE PROTECTION



TREE PROTECTION BARRIERS

1. TREE PROTECTION BARRIERS MUST BE 1.2m (4'-0") HIGH, WAFFERBOARD HOARDING OR AN EQUIVALENT APPROVED BY URBAN FORESTRY SERVICES.
2. TREE PROTECTION BARRIERS FOR TREES SITUATED ON THE TOWN ROAD ALLOWANCE WHERE VISIBILITY MUST BE MAINTAINED CAN BE 1.2m (4'-0") HEIGHT AND CONSIST OF ORANGE PLASTIC WEB SNOW FENCING ON A WOOD FRAME MADE OF 2"x4"s.
3. WHERE SOME EXCAVATE OR FILL HAS TO BE TEMPORARILY LOCATED NEAR A TREE PROTECTION BARRIER, PLYWOOD MUST BE USED TO ENSURE NO MATERIAL ENTERS THE TREE PROTECTION ZONE.
4. ALL SUPPORTS AND BRACING SHOULD BE OUTSIDE THE TREE PROTECTION ZONE. ALL SUCH SUPPORTS SHOULD MINIMIZE DAMAGING ROOTS OUTSIDE THE TREE PROTECTION BARRIER.
5. NO CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT OR EXCAVATIONS OF ANY KIND IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
6. ALL LOCATES MUST BE OBTAINED PRIOR TO THE INSTALLATION OF THE PROPOSED HOARDING WITHIN THE MUNICIPAL RIGHT OF WAY.

SECTION 4, SIGNAGE

1. A SIGN (AS PER BELOW) MUST BE MOUNTED ON ALL SIDES OF A TREE PROTECTION BARRIER FOR THE DURATION OF THE PROJECT. THE SIGN SHOULD BE A MINIMUM OF 40cmx60cm AND MADE OF WHITE GARD BOARD OR EQUIVALENT MATERIAL.

"TREE PROTECTION ZONE
NO GRADE CHANGE, STORAGE OF MATERIALS OR EQUIPMENT IS PERMITTED WITHIN THIS AREA. THE TREE PROTECTION BARRIER MUST NOT BE REMOVED WITHOUT THE WRITTEN AUTHORIZATION OF THE TOWN OF OAKVILLE."

TOWN OF OAKVILLE PARKS AND RECREATION DEPARTMENT

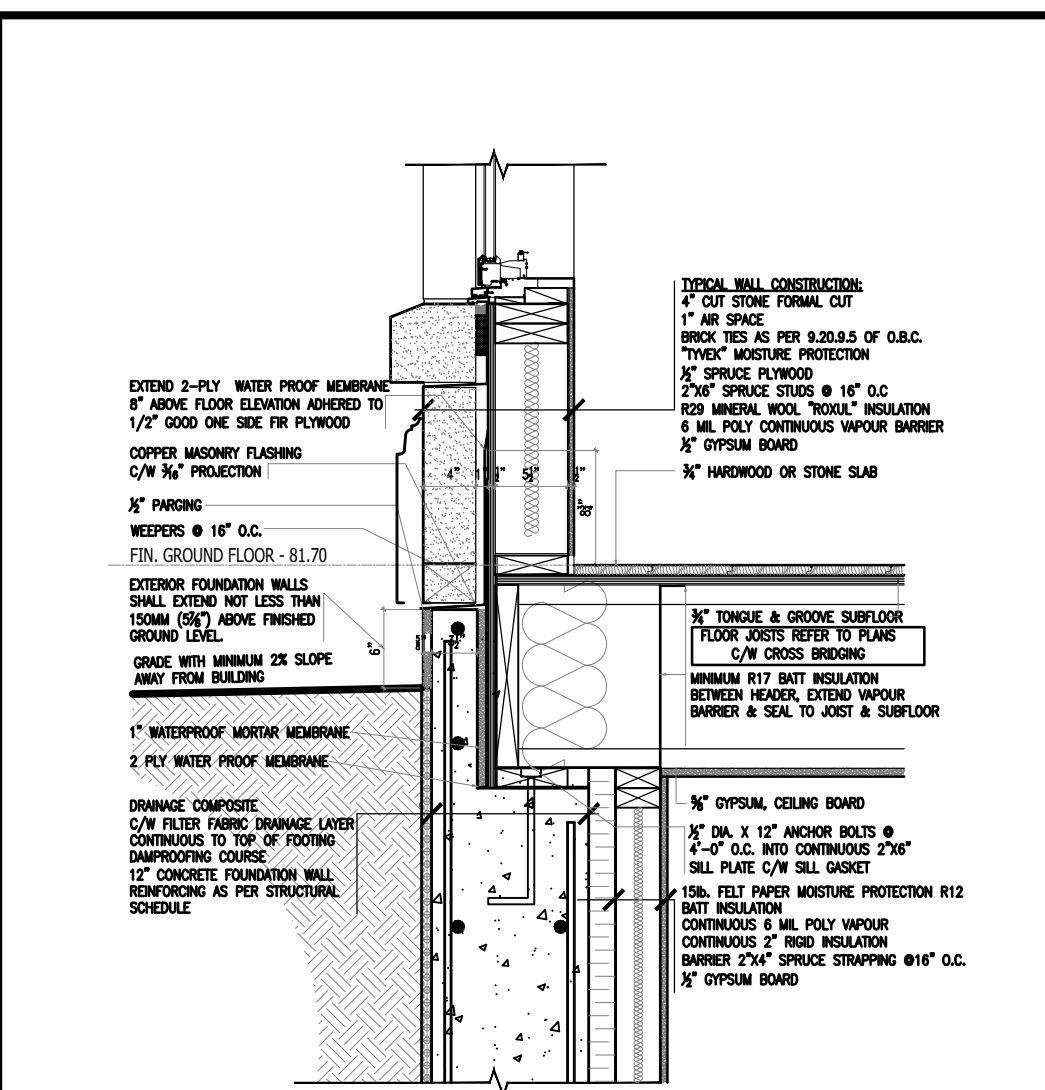
NAME: TREE PROTECTION BARRIERS

DATE:

FILE NO.:

1 OAKVILLE SITE REQUIREMENTS

A1.2 SCALE: NTS

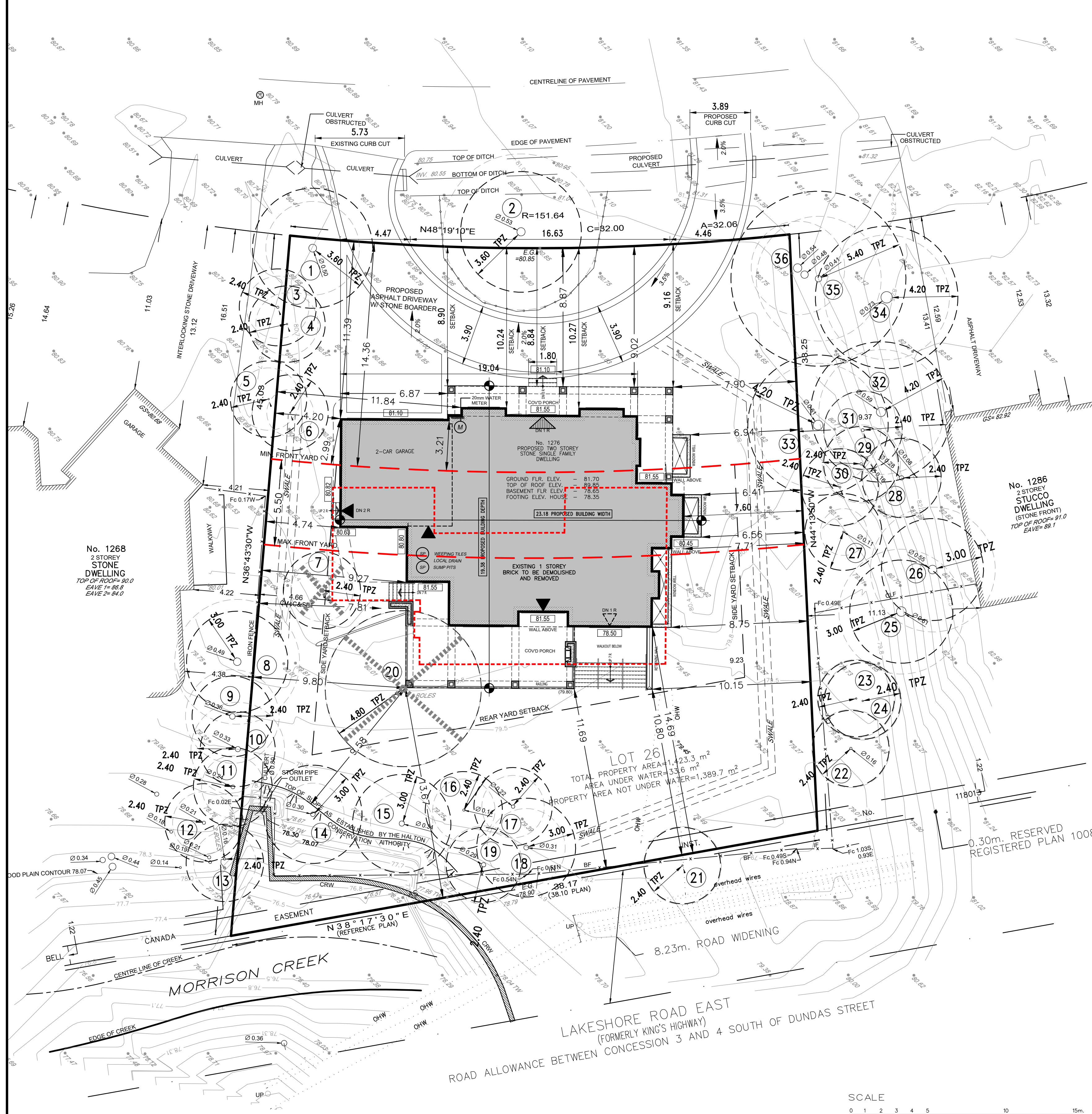


2 REVERSE LEDGE AT GRADE DETAIL

A1.2 SCALE: NTS

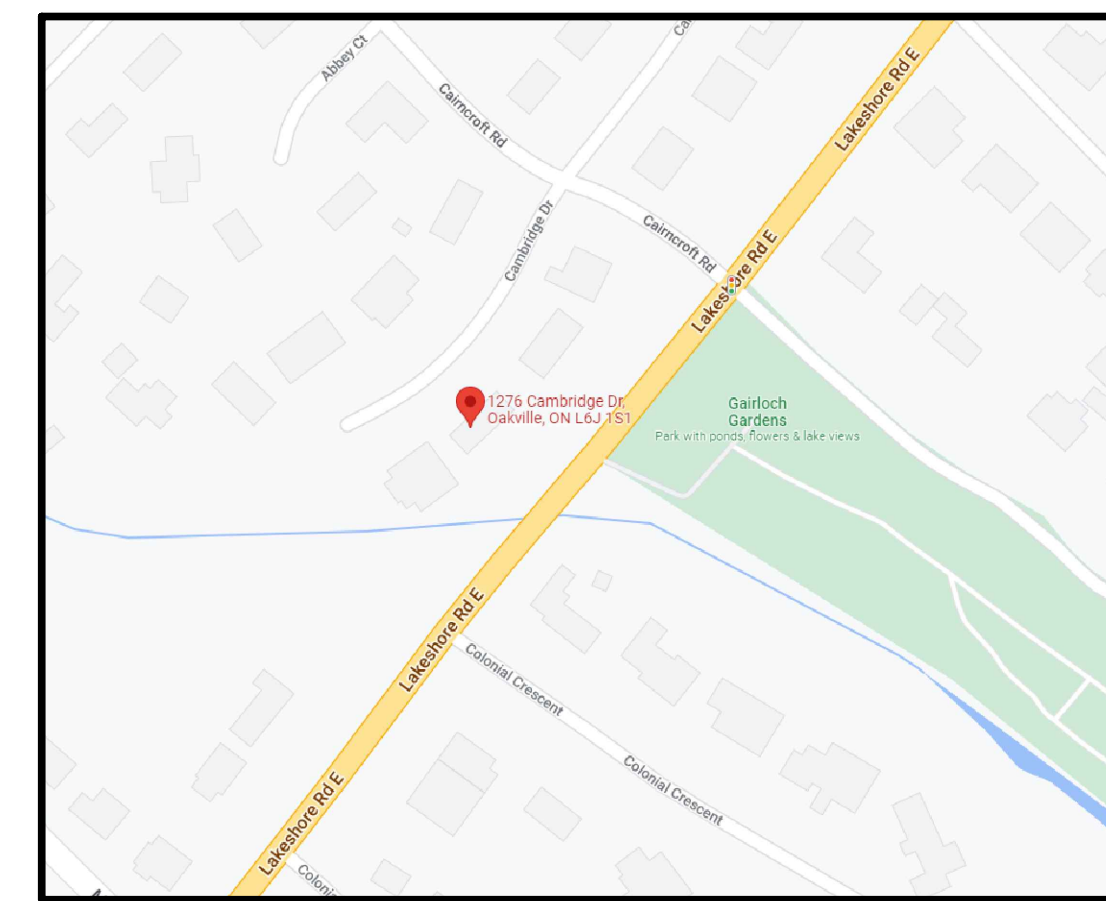
TOTAL FRONT YARD AREA =
333.11 SQM
TOTAL DRIVEWAY AREA =
149.75 SQM
TOTAL PERCENTAGE OF FRONT
YARD AREA TO DRIVEWAY AREA =
149.75/ 333.11 SQM =
44.96% < 50% MAX. (IN COMPLIANCE)

CAMBRIDGE DRIVE BY REGISTERED PLAN 1008



3 SITE PLAN

A1.2 SCALE: 1:150



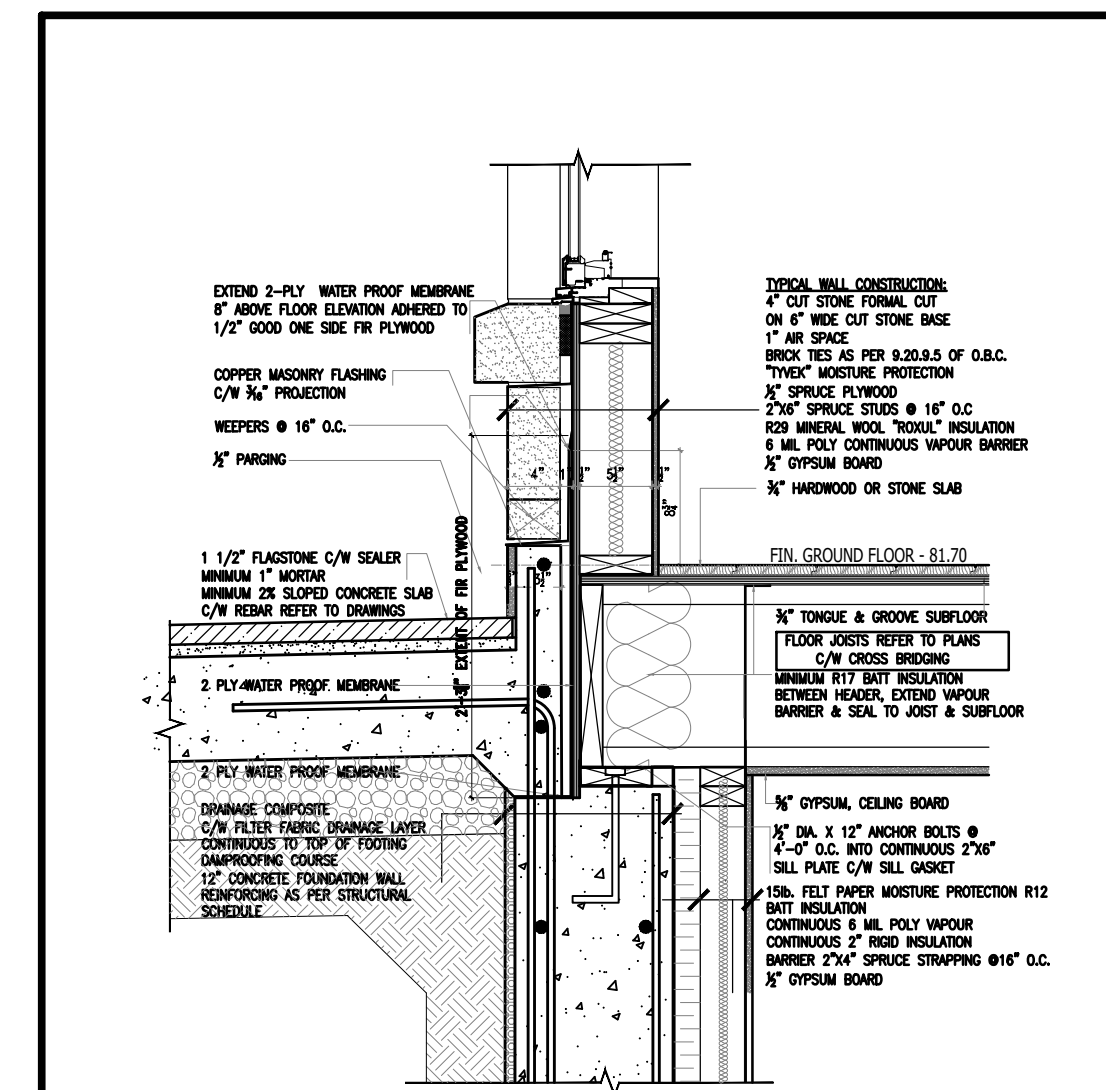
4 KEY PLAN

A1.2 SCALE: NTS

ARCHITECT:	HICKS DESIGN STUDIO 255 ROBINSON STREET, SUITE 200 OAKVILLE, ONTARIO L6J 1G7 ATTENTION: WILLIAM R. HICKS PH: 905-339-1212 EXT. 222	APPLICANT:	HICKS DESIGN STUDIO 255 ROBINSON STREET, SUITE 200 OAKVILLE, ONTARIO L6J 1G7 ATTENTION: CYNTHIA GIBSON PH: 905-339-1212 EXT. 233	OWNER:	ANITA SINGH 1276 CAMBRIDGE DR. OAKVILLE, ON L6J 1S1
SITE STATISTICS					
ADDRESS:	1276 CAMBRIDGE DR. OAKVILLE, ON				
LEGAL DESCRIPTION:	LOT 26 REGISTERED PLAN 1008				
ZONING:	R-1.0 BY LAW 2014-014				
DESCRIPTION	REQUIRED METRIC	IMPERIAL	PROPOSED METRIC	IMPERIAL	
LOT AREA:			1,423.50	15,320.27	
LOT AREA COVERED BY WATER			33.60	361.67	
TOTAL LOT AREA	1,393.90	14,958.51	1,390.70	14,969.60	
LOT FRONTAGE:					
1. AT STREET			32.06	106.16	
2. AS PER DEFINITION (7.5m back from property line)	30.50	100.07	32.94	108.07	
LOT COVERAGE:					
OVERALL COVERED ENTRY PORCH			241.11	2,696.23	
REAR COVERED TERRACE			35.76	384.67	
TOTAL COVERAGE (%)	347.43	3,739.71	33.47	374.96	
	25.00%		23.77%		
GROSS FLOOR AREA:					
GROUND FLOOR			190.65	2,052.09	
SECOND FLOOR			177.50	1,906.28	
SPACE ABOVE GARAGE (HOUSEKEEPING BY LAW)			46.80	504.38	
TOTAL			414.80	4,462.75	
RESIDENTIAL FLOOR AREA RATIO			397.74	3,958.37	
TOTAL	403.01	4,338.00	414.80	4,462.75	
G.F.A. (%)	29.00%		29.83%		
TOTAL w/o HOUSEKEEPING BY LAW			367.74	3,958.37	
DWELLING DEPTH	20.00	65.62	19.38	63.56	
FINISHED AREA			180.26	1,940.28	
UNFINISHED AREA			21.89	236.59	
TOTAL BASEMENT			158.37	1,704.09	
PARKING GARAGE:					
FLOOR AREA	66.00	692.78	42.91	461.91	
DRIVEWAY WIDTH	9.00	29.53	8.87	22.39	
SETBACKS:					
MAXIMUM FRONT YARD	19.85	65.15	8.84	29.00	
FRONT YARD	14.36	47.11	8.84	29.00	
REAR YARD	10.80	34.46	10.80	34.41	
SIDE YARD EAST	4.00	13.78	6.41	21.03	
SIDE YARD - WEST	4.00	13.78	4.20	13.78	
MAXIMUM HEIGHT:					
MAXIMUM HEIGHT TO RIDGE	9.00	29.53	9.87	32.71	
GARAGE WALL PROJECTION:	1.50	4.92	0.00	0.00	
DRIVEWAY COVERAGE:					
FRONT YARD AREA			333.11	3,585.57	
DRIVEWAY AREA	166.58	1,782.80	149.75	1,611.90	
DRIVEWAY TO FRONT YARD RATIO	50.00%		44.96%		
MAIN WALL LENGTH			19.04	62.47	
AREA UNDER MIN AND MAX FRONT YARD	9.52	31.24	0.00	0.00	
MAIN WALL PROPORTIONALITY (%)	50.00%		0.00%		

5 SITE STATS

A1.2 SCALE: NTS



6 REVERSE LEDGE DETAIL AT PORCH

A1.2 SCALE: NTS



Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

SITE LEGEND:

- PROPERTY LINE
- EXISTING GRADE
- FINISHED GRADE
- F.F.E. FINISHED FLOOR ELEVATION
- F.B.E. FINISHED BASEMENT ELEVATION
- F.D.E. FINISHED DECK ELEVATION
- MAIN ENTRANCE
- SECONDARY ENTRANCE
- EXISTING STRUCTURES TO BE REMOVED
- BORE HOLE LOCATION & No. PER SOILS REPORT
- ROOF DOWNSPOUT LOCATION; DISCHARGE ON 600x600 CONC. PAVER
- PROPOSED DIMENSIONS TO NEW STRUCTURES
- EXISTING DIMENSIONS TO EXISTING STRUCTURES
- NEW SUMP WITH DISCHARGE DIRECTION
- TREE HOARDING
- TREE NUMBER PER ARBOURIST REPORT
- EXISTING TREE TO REMAIN - DASHED LINE INDICATES TPZ (TREE PROTECTION ZONE PER ARBOURIST REPORT)
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE REMAIN.

REGION OF HALTON CERTIFICATE

REGION DESIGN OF WATER AND/OR WASTEWATER SERVICES
APPROVED SUBJECT TO DETAIL CONSTRUCTION CONFORMING
TO HALTON REGION STANDARDS AND SPECIFICATIONS AND
LOCATION APPROVAL FROM AREA MUNICIPALITY.

SIGNED: _____ DATED: _____
Planning & Public Works Department
The Applicant should be aware that the approval of the water system on private property is the responsibility of the Local Municipality. Regardless, the Applicant must ensure that the Region of Halton's standards and specifications are met. (The Design Criteria, Standard Drawings & Specifications manual may be obtained thru Capital Planning & Data Technologies Department at 905-825-6032).

Furthermore, all water quality tests must be completed to the Region of Halton's satisfaction, before the water supply can be

1 22.05.25 ISSUED FOR C OF A
REF. DATE DESCRIPTION
REVISIONS / ISSUANCE:



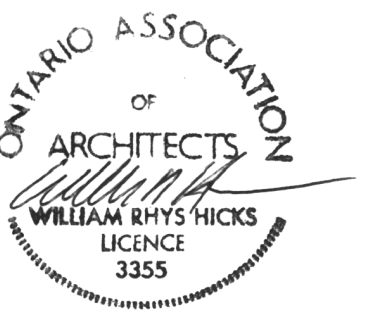
HICKS DESIGN STUDIO
255 ROBINSON STREET, SUITE 200 OAKVILLE ON, CAN L6J 1G7
WWW.HICKSDSIGNSTUDIO.CA T.905.339.1212

CLIENT: GREWAL AND SINGH RESIDENCE

ADDRESS: 1276 CAMBRIDGE DRIVE
CITY: OAKVILLE, ON.

DRAWING TITLE: SITE PLAN

DRAWN: EO
DATE: 22.03.24 SCALE: 1:150
JOB NUMBER: 21-319 SHEET NUMBER: A1.2



Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.



1	22.05.25	ISSUED FOR C OF A
REF.	DATE:	DESCRIPTION:
REVISIONS / ISSUANCE:		



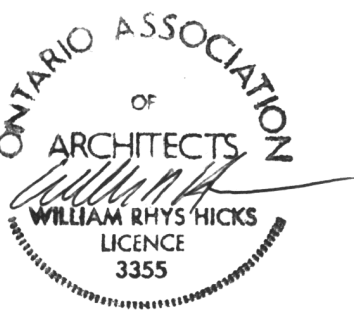
HICKS DESIGN STUDIO
255 ROBINSON STREET, SUITE 200 OAKVILLE ON, CAN L6J 1G7
WWW.HICKSDSIGNSTUDIO.CA T.905.339.1212

CLIENT:
**GREWAL SINGH
RESIDENCE**

ADDRESS: 1276 CAMBRIDGE DRIVE
CITY: OAKVILLE, ON.

DRAWING TITLE:
NORTH ELEVATION

DRAWN: E.O.		
DATE: 22-05-24	SCALE: 1/4"=1'-0"	
JOB NUMBER: 21-319	SHEET NUMBER: A4.1	



Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.



1	22.05.25	ISSUED FOR C OF A
REF.	DATE:	DESCRIPTION:
REVISIONS / ISSUANCE:		



HICKS DESIGN STUDIO
265 ROBINSON STREET, SUITE 200 OAKVILLE ON, CAN L6J 1G7
WWW.HICKSDESIGNSTUDIO.CA T. 905.339.1212

CLIENT:
**GREWAL SINGH
RESIDENCE**

ADDRESS: 1276 CAMBRIDGE DRIVE
CITY: OAKVILLE, ON.

DRAWING TITLE:
SOUTH ELEVATION

DRAWN: E.O.	DATE: 22-05-24	SCALE: 1/4"=1'-0"
JOB NUMBER: 21-319	SHEET NUMBER: A4.3	

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Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.



Spatial Separation				
Wall	Area of EBF (m²)	Limiting Distance (m)	Permitted Max. % of openings	Proposed % of openings
East	99.58	7.53	50.5% (50.29m²)	9.73% (9.62m²)

1 22.05.25 ISSUED FOR C OF A

REF. DATE: DESCRIPTION:

REVISIONS / ISSUANCE:



HICKS DESIGN STUDIO
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CLIENT:

**GREWAL SINGH
RESIDENCE**

ADDRESS: 1276 CAMBRIDGE DRIVE
CITY: OAKVILLE, ON.

DRAWING TITLE:

EAST ELEVATION

DRAWN: E.O.

DATE: 22-05-24 SCALE: 1/4"=1'-0"

JOB NUMBER:

SHEET NUMBER:

21-319

A4.2

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Spatial Separation - Wall Section W1				
Wall	Area of EBF (m²)	Limiting Distance (m)	Permitted Max. % of openings	Actual % of openings
West	26.42	4.2	47.68%(12.6m²)	9.58% (2.54m²)



Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

1 22.05.25 ISSUED FOR C OF A

REF. DATE: DESCRIPTION:

REVISIONS / ISSUANCE:



HICKS DESIGN STUDIO
255 ROBINSON STREET, SUITE 200 OAKVILLE ON, CAN L6J 1G7
WWW.HICKSDESIGNSTUDIO.CA T.905.339.1212

CLIENT:
**GREWAL SINGH
RESIDENCE**

ADDRESS: 1276 CAMBRIDGE DRIVE
CITY: OAKVILLE, ON.

DRAWING TITLE:
WEST ELEVATION

DRAWN: E.O.

DATE: 22-05-24 SCALE: 1/4"=1'-0"

JOB NUMBER: SHEET NUMBER:

21-319 **A4.4**

July 20th, 2022

Committee Of Adjustment, Town of Oakville
1225 Trafalgar Road,
Oakville, ON

RE: Minor Variance Application, 1276 Cambridge Drive

Dear Committee:

We are the Architects working with the Owners on their new 2 storey dwelling at 1276 Cambridge Drive. We came before the Committee on July 19th to defer our application as we were advised prior to the Hearing that we required an additional variance for height. As such, we would like to request approval for 3 minor variances which are indicated below with their rationale. It should be noted that Planning supported the 2 variances applied for on July 19th. The height variance which we believe to be a technical variance is explained below and added to this deferral application.

Zoning Bylaw 2014-14, RL1-0 Variances Requested

Height of Dwelling-Permitted: 9.0m Proposed: 9.97m

The permitted height of the dwelling in this Zone is 9.0m. In this case, and further to that requirement, the definition for established grade is the average of the centre points of each lot line for **thru lots** which, according to our Grading Engineer was confirmed by the Town. By definition, a thru lot is a lot having separate limits on 2 separate roads and in this case, the property fronts onto Cambridge Drive and backs onto Lakeshore Road.

The grade at the rear of the property is substantially lower at the creek which lowers the established grade by nearly a metre. As a result of this, the measurement of the height from the established grade to the highest point of the structure requires a minor variance of 9.97m which we believe is a technical variance.

Front yard setback- Min Permitted: 14.36m Proposed: 8.84m Max Permitted: 19.86 Proposed: 8.84

The Bylaw requires that a new house be located within a range of 1M in front or 5M behind an existing house. In this case we are not able to meet this required setback due to the lot shape and the lot depth which is impacted by a required rear yard setback from a top of bank feature and stream on Lakeshore Rd which is found at the back of this property.

The intent of the Bylaw is however to maintain some consistency in the front yard setbacks on established streets and in fact the proposed house does match the setback of the houses on the street



295 Robinson Street, Suite 200
Oakville, ON L6J 1G7
905.339.1212

and thus our proposed location certainly meets the intent of the Bylaw and the character of the neighbourhood.

Floor to Lot Ratio-Permitted: 29% Proposed: 29.83%

The Bylaw permits a residential floor to lot ratio of 29%. In this case we are building a modest house on the site and we have taken care to create a front and side elevation that has lower roof lines and porch roof lines but within the objectives of the architectural style of the house the height of the roof over the garage is higher than 6.0 M so the area of the entire garage has to be added to the gross floor area of the home, which takes us over the permitted FAR on this lot.

In fact, the floor area of the house for the main and second floor without the area added above the garage is 3958 sq ft and this represents a FAR ratio of 26.46%, well below the permitted.

We believe the design of the house certainly complies with the infill guidelines for residential areas and the façade has been articulated appropriately and the increase in floor area to lot ratio is in fact a technical variance. We meet lot coverage, side yards, and other bylaw requirements and therefore we feel these are reasonable variances.

Thank you for your consideration.

William R. Hicks
B.E.S., B.Arch., MRAIC. OAA

HDS | Hicks Design Studio Inc.
295 Robinson Street, Suite 200
Oakville, Ontario, Canada L6J 1G7
T. 905.339.1212 ext. 222
C. 416.953.2926
bhicks@hicksdesignstudio.ca