

TREE PROTECTION BARRIERS

TREE PROTECTION BARRIERS MUST BE 1.2m (4'-0") HIGH, WAFERBOARD HOARDING OR AN EQUIVALENT APPROVED BY URBAN FORESTRY SERVICES. 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.

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.

ALL SUPPORTS AND BRACING SHOULD BE OUTSIDE THE TREE PROTECTION ZONE. ALL SUCH SUPPORTS SHOULD MINIMIZE DAMAGING ROOTS OUTSIDE THE TREE PROTECTION BARRIER.

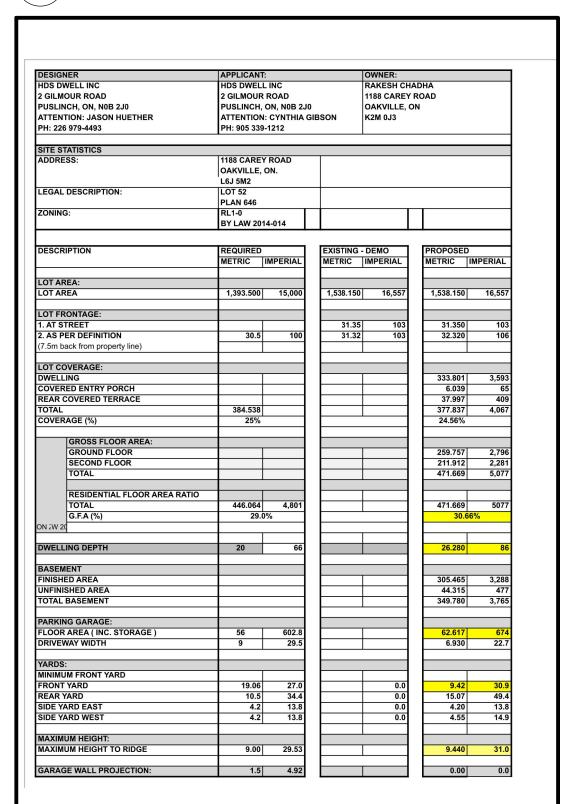
NO CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT OR EXCAVATIONS OF ANY KIND IS PERMITTED WITHIN THE TREE PROTECTION ZONE. ALL LOCATES MUST BE OBTAINED PRIOR TO THE INSTALLATION OF THE PROPOSED HOARDING WITHIN THE MUNICIPAL RIGHT OF WAY.

SECTION 4, SIGNAGE

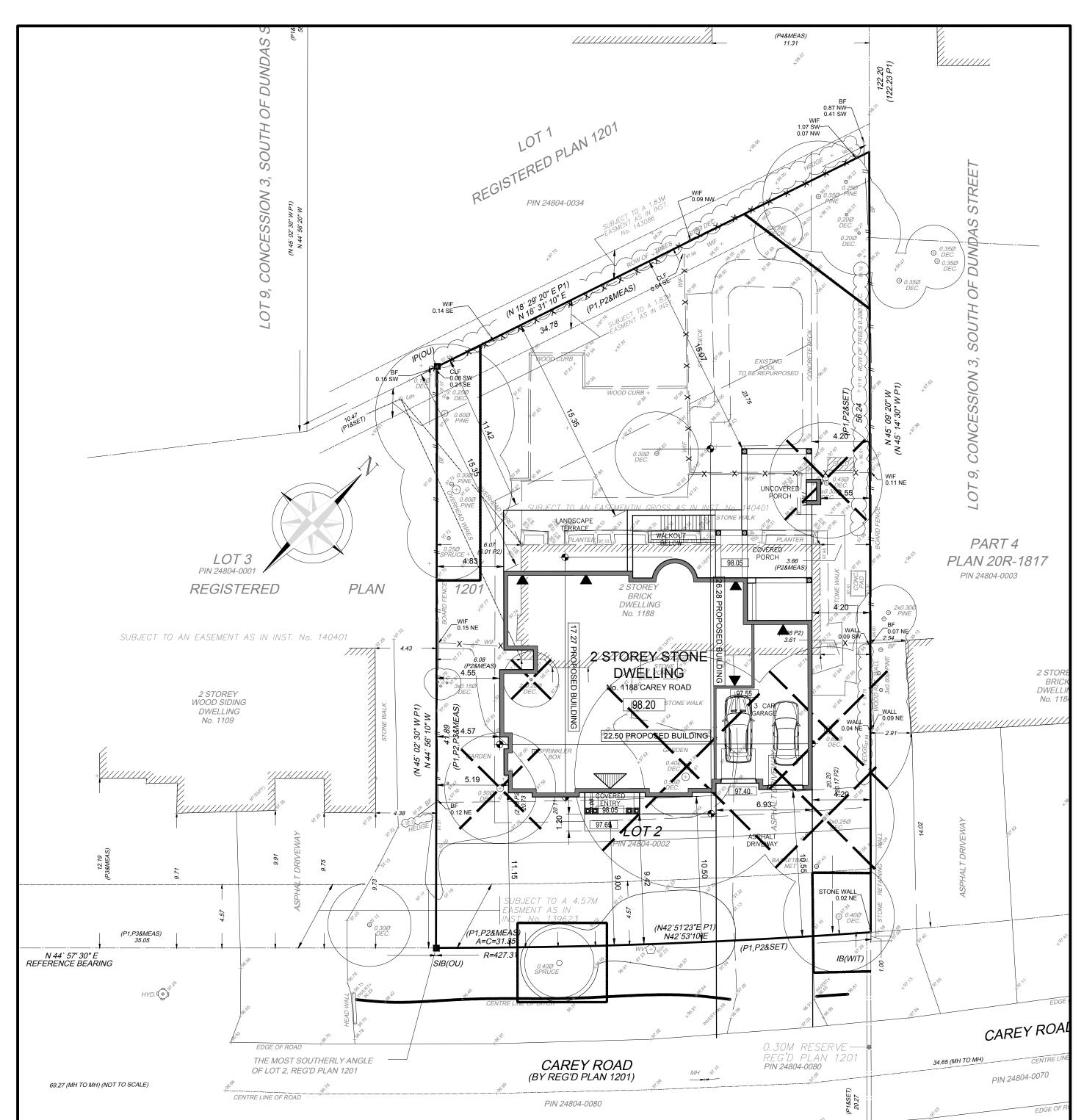
A SIGN (AS PER BELOW) MUST BE MOUNTED ON ALL SIDES OF A TREE PROTECTION BARRIER FOR THE DURATION OF THE PROJECT. THE SIGN SHOULD BE A MINIMUM OF 40cmX60cm AND MADE OF WHITE GATOR BOARD OR EQUIVALENT MATERIAL.

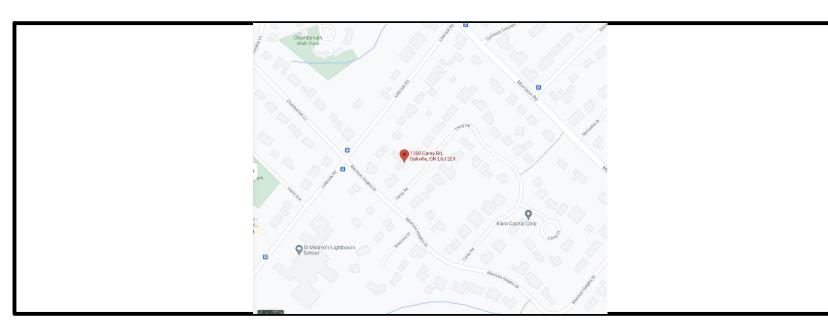
"TREE PROTECTION ZONE NO GRADE CHANGE, STORAGE OF MATERIALS OR EQUIPMENT IS PERMITTED WITHIN THIS AREA. THE TREE PROTECTION BARRIER MUST NOT BE REMOVED WITHOUT THE WRITTEN AUTHORIZATION OF THE TOWN OF OAKVILLE."

1 TREE PROTECTION A1.2 SCALE: NTS

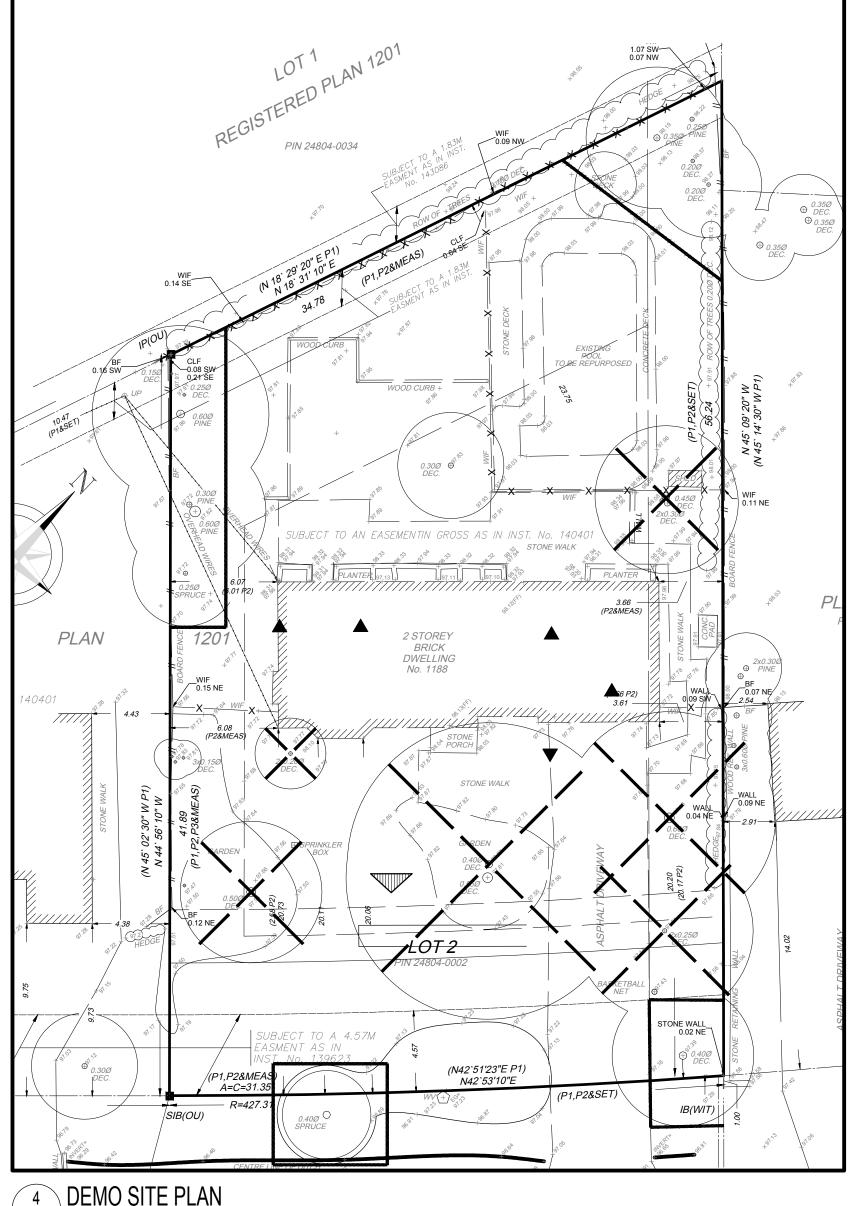


2 SITE STATISTICS
A1.2 SCALE: NTS





6 KEYPLAN A1.2 SCALE: NTS



4 DEMO SITE PLAN 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
95. %	EXISTING GRADE
33.37	FINISHED GRADE
F.E.	FINISHED FLOOR ELEVATION
B.E.	FINISHED BASEMENT ELEVATION
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 S NEW SUMP WITH DISCHARGE DIRECTION

TREE HOARDING TR 7 TREE NUMBER PER ARBOURIST REPORT **EXISTING TREE TO REMAIN -**

DASHED LINE INDICATES TPZ (TREE PROTECTION ZONE PER ARBOURIST

EXISTING TREE TO BE REMOVED

EXISTING TREE TO BE REMAIN

TOPOGRAPHIC SKETCH OF REGISTERED PLAN 232

2 | 08.05.22 | REISSUED FOR C OF A 1 | 04.12.22 | ISSUED FOR C OF A REF. DATE: DESCRIPTION: REVISIONS / ISSUANCE:



20 GILMOUR ROAD, PUSLINCH ON, CAN N0B 2J0 WWW.HICKSDESIGNSTUDIO.CA T.(226)979-4493

CLIENT:

THE CHADHA RESIDENCE

ADDRESS: 1188 CAREY ROAD OAKVILLE

DRAWING TITLE:

DRAWN: J.W.H DATE: 8.10.2021 SCALE: 1:200 JOB NUMBER: SHEET NUMBER: A1.2 20-010

3 SITE PLAN A1.2 SCALE: 1:200 TOWN OF OAKVILLE REGIONAL MUNICIPALITY OF HALTON REGION OF HALTON CERTIFICATE REGIONAL APPROVAL

SIGNED: DATED: INFRASTRUCTURE PLANNING & POLICY The applicant should be aware that the approval of the water system on private property is the responsiblity of the Local Municipality. Regardless, the applicant must ensure that the Region of Halton's standards and specifications are met. (the Water and Wastewater Linear Design Manual

may be obtained from Data Management Group 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 turned on.

REGION DESIGN OF WATER &/OR WASTEWATER SERVICES

APPROVED SUBJECT TO DETAIL CONSTRUCTION CONFORMING TO HALTON REGION STANDARDS &

SPECIFICATIONS & LOCATION APPROVAL FROM AREA

MUNICIPALITY.

5 DEVELOPMENT NOTES
A1.2 SCALE: NTS



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PRELIMINARY, NOT FOR CONSTRUCTION

2 08.05.22 REISSUED FOR C OF A
1 04.12.22 ISSUED/REVISED
REF. DATE: DESCRIPTION:
REVISIONS / ISSUANCE:



HICKS DESIGN STUDIO

295 ROBINSON STREET, SUITE 200 OAKVILLE ON, CAN L6J 1G7
WWW.HICKSDESIGNSTUDIO.CA T.905.339.1212

CLIEN

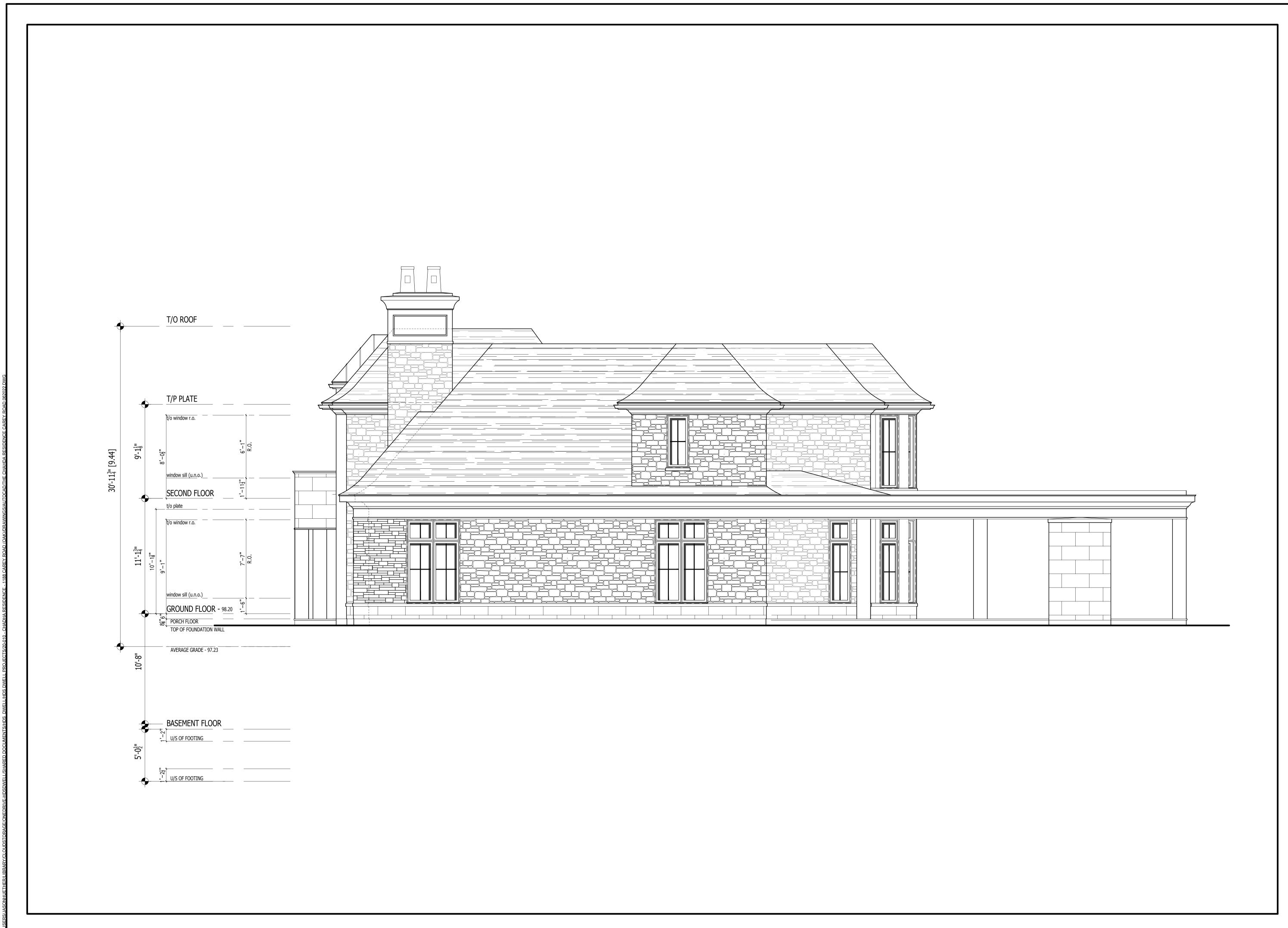
THE CHADHA RESIDENCE

ADDRESS: 1188 CAREY ROAD CITY: OAKVILLE, ON

DRAWING TITLE:

DRAWN: T.K.

DATE: 08.06.23 | SCALE: 1/4"=1'-0" | JOB NUMBER: | SHEET NUMBER: | A 4 4



Drawings must <u>NOT</u> 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.

2 08.05.22 REISSUED FOR C OF A
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HICKS DESIGN STUDIO

295 ROBINSON STREET, SUITE 200 OAKVILLE ON, CAN L6J 1G7

WWW.HICKSDESIGNSTUDIO.CA T.905.339.1212

CLIENT:

THE CHADHA RESIDENCE

ADDRESS: 1188 CAREY ROAD CITY: OAKVILLE, ON

DRAWING TITLE:

EAST ELEVATION

DRAWN: T.K.

DATE: 08.06.23 SCALE: 1/4"=1'-0"

JOB NUMBER: SHEET NUMBER:

20-010 A4.3



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.

2 08.05.22 REISSUED FOR C OF A 1 04.12.22 ISSUED/REVISED REF. DATE: DESCRIPTION:



HICKS DESIGN STUDIO

1 295 ROBINSON STREET, SUITE 200 OAKVILLE ON, CAN L6J 1G7

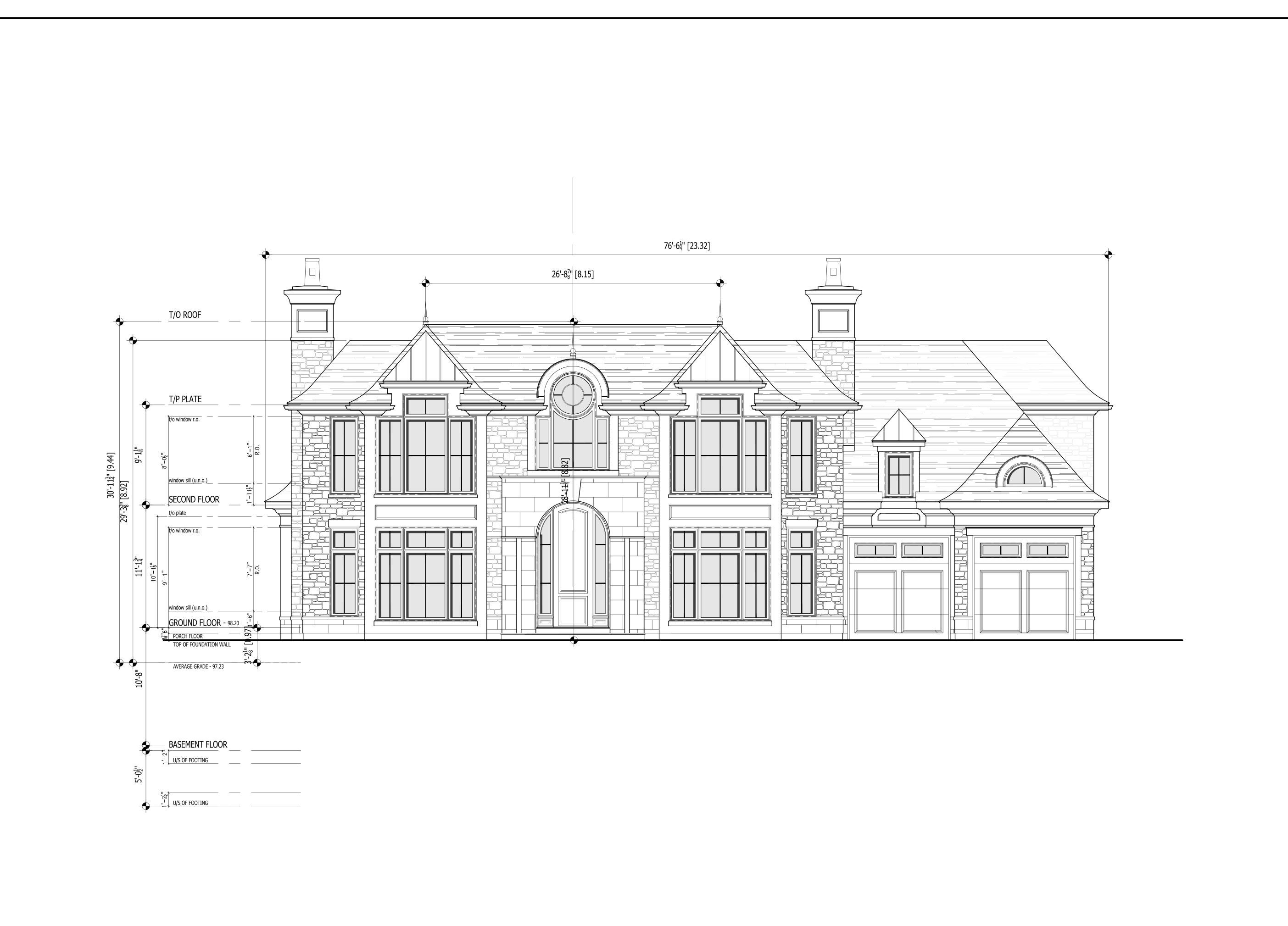
1 WWW.HICKSDESIGNSTUDIO.CA T.905.339.1212

ADDRESS: 1188 CAREY ROAD CITY: OAKVILLE, ON

DRAWING TITLE: NORTH ELEVATION

DRAWN: T.K.

DATE: 08.06.23 SCALE: 1/4"=1'-0" JOB NUMBER: SHEET NUMBER: 20-010



Drawings must <u>NOT</u> 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.

2 08.05.22 REISSUED FOR C OF A
1 04.12.22 ISSUED/REVISED
REF. DATE: DESCRIPTION:
REVISIONS / ISSUANCE:



HICKS DESIGN STUDIO

295 ROBINSON STREET, SUITE 200 OAKVILLE ON, CAN L6J 1G7

WWW.HICKSDESIGNSTUDIO.CA T.905.339.1212

CLIENT:

CLIENT:

the Chadha Residence

ADDRESS: 1188 CAREY ROAD CITY: OAKVILLE, ON

DRAWING TITLE:
SOUTH ELEVATION

DRAWN: T.K.

DATE: 08.06.23 SCALE: 1/4"=1'-0"

JOB NUMBER: SHEET NUMBER:

20-010 A 4.1



August 5, 2022

Committee of Adjustment Town of Oakville 1225 Trafalgar Road Oakville, ON L6H 0H3

RE: Minor Variance Application, 1188 Carey Road

To Whom It May Concern:

We are the Designers working on behalf of the new Property Owner at 1188 Carey Road, Oakville. This property is zoned RL1-0. We have designed a new 2 storey single family dwelling that requires some minor variances. After a deferral at a previous hearing and lengthy discussions with planning, below are the proposed variances and rationale.

Zoning Bylaw 2014-014 RL1-0

Residential Floor Area: Permitted: 29% - Proposed: 30.66%

We are seeking a minor variance for Residential floor area whereby the permitted is 29% and we are proposing 30.66%. The intent of regulating floor area is to ensure that the dwelling is not larger in mass or scale as compared to the surrounding Neighbourhood. This dwelling meets the coverage requirements, and provides ample setbacks to neighbouring dwellings. Much of the additional square footage can be attributed to the need to include approx. 15sqm of floor area above the garage in order meet the min 25% floor area requirement. This floor area was not necessarily required to make the plans work for the clients need but allows us to seek a variance that is much smaller. The dwelling has been stepped at both floor levels and includes multiple single storey elements in order to reduce the impact of additional GAF. It does not present any negative impacts the the neighbours nor result in the dwelling appearing larger than other homes in the Neighbourhood. The proposed dwelling is consistent with the mass and scale of other new homes in the Neighbourhood given the size and nature of this lot.

Maximum Height: Permitted: 9.0m - Proposed: 9.44m

The Height variance is related specifically to the centre mass entry element. The remaining stepped portions of roof comply with the current bylaw with there heights at 8.92m. There is a 1.0m grade differential from finished floor to avg. grade which creates much additional height. The height of the home measured from grade at the entry is 8.82m which complies with bylaw requirements. The portion of roof above the 9.0m allowable is 8.15m wide or less than 1/3 the building width.

Maximum area of a Garage: Permitted: 45sqm - Proposed: 62.62sqm

This variance relates to the tandem depth garage being proposed. The garage presents as a typical 2 car setup from the street, there is additional depth included internally within the home for the additional parking space. There are no impacts to the neighbours and does not contribute to additional coverage for the home.



Maximum Dwelling Depth: Permitted: 20m - Proposed: 26.28m

This variance relates to the measurement of the home from front porch column to the back of an uncovered arbour column int eh rear. It is not representative of the actual dwelling as the dwelling itself is 17.27m which complies. These entry and porch features are single storey elements which do not create additional massing or overlook to the neighbouring properties.

Front Yard Setback: Permitted: 19.06m - Proposed: 9.42m

The existing home on this lot current sits much father back on the property than any of the neighbouring dwellings in the area. The neighbour to the west is setback 9.71m to the dwelling and the east neighbour is approx 12m. We are proposing 9.42m to a single storey covered porch column, the dwelling itself is 10.5m which complies to zoning bylaw requirements for new RI1-0 lots. The proposed siting will bring the homes into a better street front position in the neighbourhood and create the proper balance with the neighbouring dwellings.

In closing, we believe these variances meet the intent and purpose of the Official Plan and Bylaw. The design of the dwelling complies with the infill design guidelines and results in desirable and appropriate development in the Neighbourhood, and the variances are minor in nature.

Thank you for your consideration.

Sincerely,

JASON HUETHER
Director
HDS Dwell Inc
20 Gilmour Road
Puslinch, ON
NOB 2J0
jhuether@hdsdwell.ca