

TREE PROTECTION BARRIERS

- TREE PROTECTION BARRIERS MUST BE 1.2m (4'-0") HIGH, WAFFERBOARD 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."

TOWN OF OAKVILLE PARKS AND RECREATION DEPARTMENT

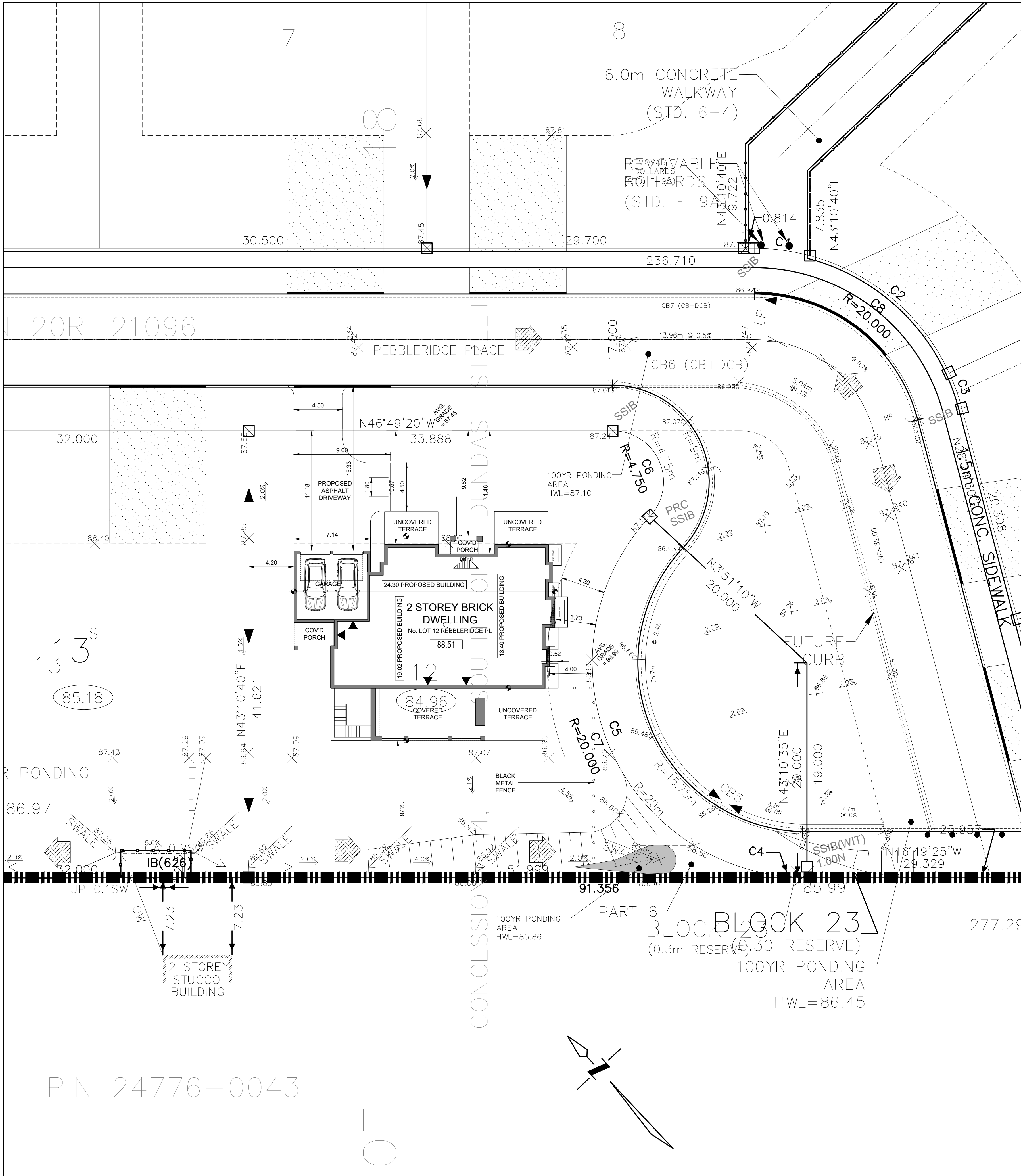
NAME: TREE PROTECTION BARRIERS

DATE:

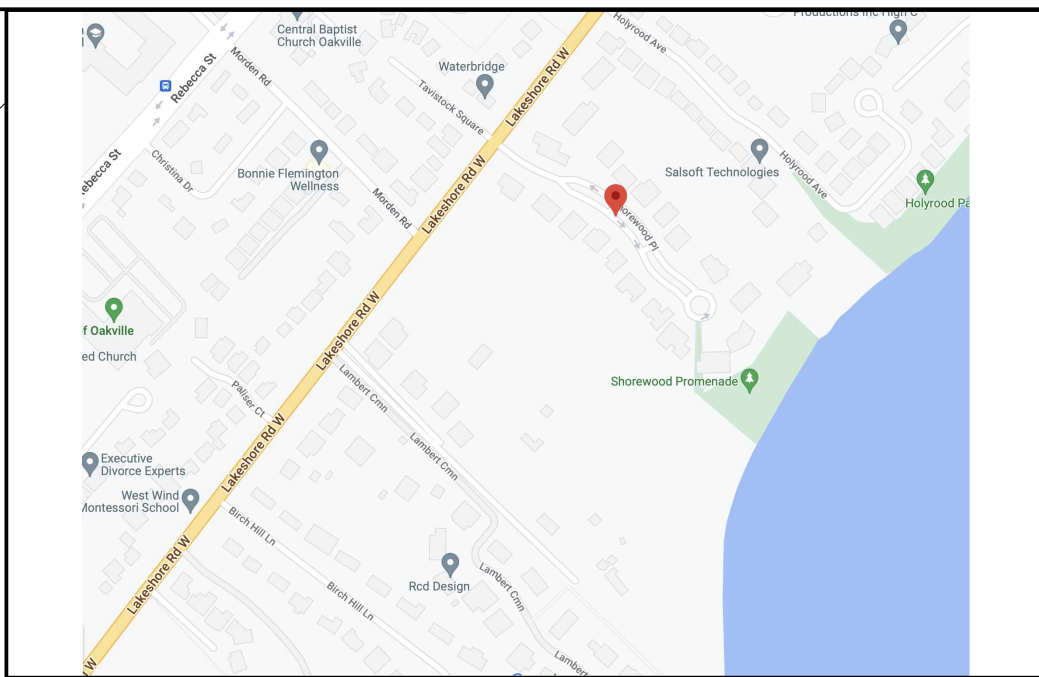
FILE NO.:

ARCHITECT	APPLICANT	OWNER
HICKS DESIGN STUDIO 295 ROBINSON STREET OAKVILLE, ON L6J 1G7 ATTENTION: WILLIAM HICKS PH: 905 339-1212	HICKS DESIGN STUDIO 295 ROBINSON STREET OAKVILLE, ON L6J 1G7 ATTENTION: CYNTHIA GIBSON PH: 905 339-1212	MAJESTIC EDGE ESTATES INC. MATTHEW CASTELLI 1088 WINNIPEG ROAD WOODBRIIDGE L4L 6C2
SITE STATISTICS		
ADDRESS: LOT 12 PEBBLERIDGE PL OAKVILLE, ON L6J 2M2		
LEGAL DESCRIPTION: PLAN OF SUBDIVISION		
ZONING: RLT-9 BY LAW 2014-014		
DESCRIPTION	REQUIRED METRIC	IMPERIAL
LOT AREA:		
LOT AREA:	1,393.500	15,000
LOT FRONTAGE:		
1. AT STREET		33.900 111
2. AS PER DEFINITION (7.5m back from property line)	30.5	100
LOT COVERAGE:		
OVERALL COVERED ENTRY PORCH		285.461 3,073
COVERED SIDE PORCH		4.924 53
REAR COVERED TERRACE		9.383 101
TOTAL	0.000	351.545 3,784
COVERAGE (%)	25%	23.63%
GROSS FLOOR AREA:		
GROUND FLOOR		238.763 2,581
SECOND FLOOR		191.287 2,099
TOTAL		431.070 4,640
RESIDENTIAL FLOOR AREA RATIO (G.F.A. (%))	431.355 4,643	431.070 4,640
ON LOT (%)	29.9%	28.98%
DWELLING DEPTH	20	66
BASEMENT		
FINISHED AREA		305.094 3,284
UNFINISHED AREA		0.000 0
TOTAL BASEMENT		305.094 3,284
PARKING GARAGE:		
FLOOR AREA (INC. STORAGE)	56	602.8
DRIVEWAY WIDTH	9	29.5
YARDS:		
MINIMUM FRONT YARD		
FRONT YARD	10.50	37.0
REAR YARD	10.5	34.4
SIDE YARD EAST	4.2	13.8
SIDE YARD WEST	4.2	13.8
MAXIMUM HEIGHT:		
MAXIMUM HEIGHT TO RIDGE	9.00	29.53
GARAGE WALL PROJECTION	(5)	4.92

2 SITE STATISTICS A1.1 SCALE: NTS



3 SITE PLAN A1.1 SCALE: 1:200



4 KEY PLAN A1.1 SCALE: NTS

PLAN OF SUBDIVISION OF
PART OF LOT 18
CONCESSION 4, SOUTH OF DUNDAS STREET
(GEOGRAPHIC TOWNSHIP OF TRAFALGAR)
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

IT IS THE BUILDER'S COMPLETE RESPONSIBILITY TO ENSURE THAT ALL PLANS SUBMITTED FOR APPROVAL FULLY COMPLY WITH THE ARCHITECTURAL GUIDELINES AND ALL APPLICABLE REGULATIONS AND REQUIREMENTS INCLUDING ZONING PROVISIONS AND ANY PROVISIONS IN THE SUBDIVISION AGREEMENT. THE CONTROL ARCHITECT IS NOT RESPONSIBLE IN ANY WAY FOR EXAMINING OR APPROVING SITE (LOT) PLANS OR WORKING DRAWINGS WITH RESPECT TO ANY ZONING OR BUILDING CODE OR PERMIT MATTER OR THAT ANY HOUSE CAN BE PROPERLY BUILT OR LOCATED ON ITS LOT. THIS IS TO CERTIFY THAT THESE PLANS COMPLY WITH THE APPLICABLE ARCHITECTURAL DESIGN GUIDELINES APPROVED BY THE TOWN OF OAKVILLE.

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
—	PROPOSED DIMENSIONS TO NEW STRUCTURES
—	EXISTING DIMENSIONS TO EXISTING STRUCTURES
—	NEW LANDSCAPE WINDOW WELL
—	MAIN ENTRANCE
—	SECONDARY ENTRANCE
—	TREE HOARDING
—	TYPE 1= TREE HOARDING WAFFER BOARD
—	TYPE 2= TREE HOARDING ORANGE SNOW FENCE
—	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 DECIDUOUS TREE TO REMAIN.
—	EXISTING CONIFEROUS TREE TO REMAIN.

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS 1 AND 2, BY REAL-TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD83 (ORIGINAL). COORDINATES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9997226.

POINT ID	NORTHING	EASTING
CRP 1	4809717.777	806674.088
CRP 2	4804860.174	806927.308

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

NOTES

- CRP 1 DENOTES SHORT STANDARD IRON BAR PLANTED
- CRP 2 DENOTES FOUND MONUMENT
- CRP 3 DENOTES STANDARD IRON BAR
- CRP 4 DENOTES SHORT STANDARD IRON BAR
- CRP 5 DENOTES IRON BAR
- CRP 6 DENOTES REGISTERED PLAN 20M-729
- CRP 7 DENOTES MEASURED
- CRP 8 DENOTES MEASURED REVERSE CURVE
- CRP 9 DENOTES WITNESS
- CRP 10 DENOTES H.D. SELLER, D.L.S.
- CRP 11 DENOTES K.H. MACDONELL, D.L.S.
- CRP 12 DENOTES SCHNEIDER, D.L.S.
- CRP 13 DENOTES SCHNEIDER, D.L.S.
- CRP 14 DENOTES SCHNEIDER, D.L.S.
- CRP 15 DENOTES SCHNEIDER, D.L.S.
- CRP 16 DENOTES SCHNEIDER, D.L.S.
- CRP 17 DENOTES SCHNEIDER, D.L.S.
- CRP 18 DENOTES SCHNEIDER, D.L.S.
- CRP 19 DENOTES SCHNEIDER, D.L.S.
- CRP 20 DENOTES SCHNEIDER, D.L.S.
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- CRP 98 DENOTES SCHNEIDER, D.L.S.
- CRP 99 DENOTES SCHNEIDER, D.L.S.
- CRP 100 DENOTES SCHNEIDER, D.L.S.

NOTE: LAKE ONTARIO IS NOT REGULATED BY AN ARTIFICIAL CONTROL STRUCTURE. THE WATERSIDE LIMIT OF BLOCK 20 IS THE AMBULATORY LIMIT OF LAKE ONTARIO.

TOTAL AREA OF SUBDIVISION = 3.8672± ha.

4	10.11.22	ISSUED FOR C OF A
3	09.29.22	ISSUED FOR REVIEW
2	09.23.22	ISSUED FOR REVIEW
1	01.21.22	ISSUED FOR C OF A

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:
NEW RESIDENCE

ADDRESS: LOT 12 PEBBLERIDGE PL
CITY: OAKVILLE, ONTARIO

DRAWING TITLE:
**SITE PLAN
SITE STATISTICS**

DRAWN: J.W.H/D.S.
DATE: 20.09.03
JOB NUMBER:

SCALE: 1:200
SHEET NUMBER:
21-326 A1.2

10/11/2022 C:\USERS\JANY SALEEM\HICKS DESIGN STUDIO\HDS - DOCUMENTS\21-326 SPER AZZA RESIDENCE OAK LAKE DEVELOPMENT\DRAWINGS\PAIRI RESIDENCE 080222.DWG



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3	10.11.22	ISSUED FOR C OF A
2	09.29.22	REISSUED FOR REVIEW
1	09.23.22	ISSUED FOR REVIEW
REF.	DATE:	DESCRIPTION:
REVISIONS / ISSUANCE:		



HICKS DESIGN STUDIO
255 ROBINSON STREET, SUITE 200 OAKVILLE ON, CAN L4J 1G7
WWW.HICKSDESIGNSTUDIO.CA T.905.339.1212

CLIENT:
**NEW
RESIDENCE**

ADDRESS: LOT 12 PEBBLERIDGE PL
CITY: OAKVILLE, ON

DRAWING TITLE:
FRONT ELEVATION

DRAWN: T.K./D.S.	SCALE: 1/4" = 1'-0"
DATE: 10.6.2022	JOB NUMBER: 21-326
SHEET NUMBER: A4.1	



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REF.	DATE:	DESCRIPTION:
REVISIONS / ISSUANCE:		



HICKS
DESIGN STUDIO

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255 ROBINSON STREET, SUITE 200 OAKVILLE ON, CAN L4J 1G7
WWW.HICKSDESIGNSTUDIO.CA T.905.339.1212

CLIENT:
**NEW
RESIDENCE**

ADDRESS: LOT 12 PEBBLERIDGE PL
CITY: OAKVILLE, ON
DRAWING TITLE:
REAR ELEVATION

DRAWN: T.K./D.S.	
DATE: 10.6.2022	SCALE: 1/4" = 1'-0"
JOB NUMBER: 21-326	SHEET NUMBER: A4.2

10/11/2022 C:\USERS\JANY SALEEM\HICKS DESIGN STUDIO\HDS - DOCUMENTS\21-326-SFER AZZA RESIDENCE OAK LAKE DEVELOPMENT\DRAWINGS\SPUR RESIDENCE 080222.DWG



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2	09.29.22	REISSUED FOR REVIEW
1	09.23.22	ISSUED FOR REVIEW
REF.	DATE:	DESCRIPTION:
REVISIONS / ISSUANCE:		



HICKS DESIGN STUDIO
255 ROBINSON STREET, SUITE 200 OAKVILLE ON, CAN L4J 1G7
WWW.HICKSDSIGNSTUDIO.CA T. 905.339.1212

CLIENT:
**NEW
RESIDENCE**

ADDRESS: LOT 12 PEBBLERIDGE PL
CITY: OAKVILLE, ON

DRAWING TITLE:
LEFT ELEVATION

DRAWN: T.K./D.S.
DATE: 10.6.2022 SCALE: 1/4" = 1'-0"
JOB NUMBER: 21-326 SHEET NUMBER: **A4.3**

10/11/2022 C:\USERS\JANY SALEEM\HICKS DESIGN STUDIO\HDS - DOCUMENTS\21-326-SFER AZZA RESIDENCE OAK LAKE DEVELOPMENT\DRAWINGS\PURE RESIDENCE 080222.DWG



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1	09.23.22	ISSUED FOR REVIEW
REF.	DATE:	DESCRIPTION:
REVISIONS / ISSUANCE:		



HICKS
DESIGN STUDIO

HICKS DESIGN STUDIO
255 ROBINSON STREET, SUITE 200 OAKVILLE ON, CAN L4J 1G7
WWW.HICKSDESIGNSTUDIO.CA T.905.330.1212

CLIENT:
**NEW
RESIDENCE**

ADDRESS: LOT 12 PEBBLERIDGE PL
CITY: OAKVILLE, ON

DRAWING TITLE:
RIGHT ELEVATION

DRAWN: T.K./D.S.		
DATE:	10.6.2022	SCALE: 1/4" = 1'-0"
JOB NUMBER:	21-326	SHEET NUMBER: A4.4

October 11th, 2022

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

Dear Committee:

We are the Architects working with the owners of the property known as Lot 12, Pebble ridge Place. The proposal we offer is to construct a new home on a vacant lot which is part of a new Subdivision by Majestic Edge Estates in Oakville.

While we believe it was the intent of the Town to try and avoid variances on this lot, there are unique circumstances that cause the variances we are requesting.

The lot in question is considered a corner lot as there is a large cul de sac that is added in the event that the adjacent property develops, and I am working with that owner right now and it is the intent to develop that property to the west.

The cul de sac creates two impacts on the site- the curvature takes away from lot width on the flanking lot line and thus there are two small pieces of the house that do not meet the flanking side yard setback requirement.

The height of this lot is deemed to be taken from the centre line of the front yard as well as the flanking yard and in this case to provide for a future connection to a new subdivision this flanking road has been lowered and it thus causes an adverse impact on where average grades is determined for this lot.

Zoning Bylaw 2014-14- RL1-0 Zoning

Dwelling Height, Permitted: 9.0m Proposed: 9.89m

The height is measured from the established grade which is an average of the centre points of each lot line abutting a road to the peak of the roof. The intent of regulating the height of a dwelling is to prevent a mass and scale that appears larger than the dwellings in the surrounding neighbourhood and reduce impacts of shadowing and overlook.

In this case, the house height as measured from grade meets the height requirement and it is only the lower flanking yard that is causing the need for a variance. The garage has been stepped down to reduce the mass and scale of the dwelling as well.

Side Yard Setback, Permitted: 4.20m Proposed: 3.73m

The intent of regulating the side yard setback is to provide adequate spatial separation and reduce impacts of privacy and overlook. In this instance, the side yard setback is measured to the window

wells. There are 5 window wells all with slightly different measurements from 3.73m to 4.20m. They have no impact on the adjacent neighbour and in our view are technical in nature.

Front Yard Setback, Permitted: 10.5m Proposed: 9.82m

In this instance the house meets the required setback at 10.57m. The variance is required due to the measurement calculation which must be taken to the covered porch. The decrease in setback does not have a negative impact on the adjacent properties and is only located at the point where the covered porch is situated, the rest of the house complies with the setback.

We believe our proposal meet the 4 tests of the Planning Act, is in line with the Official Plan & Zoning Bylaw, is desirable development in the neighbourhood and is minor in request. Thank you for your consideration of this application and we look forward to discussing it further with you at the Hearing.

Sincerely,



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

HDS | Hicks Design Studio Inc.
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C. 416.953.2926
bhicks@hicksdesignstudio.ca