

- 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."

**TOWN OF OAKVILLE
PARKS AND RECREATION
DEPARTMENT**

NAME: TREE PROTECTION BARRIERS

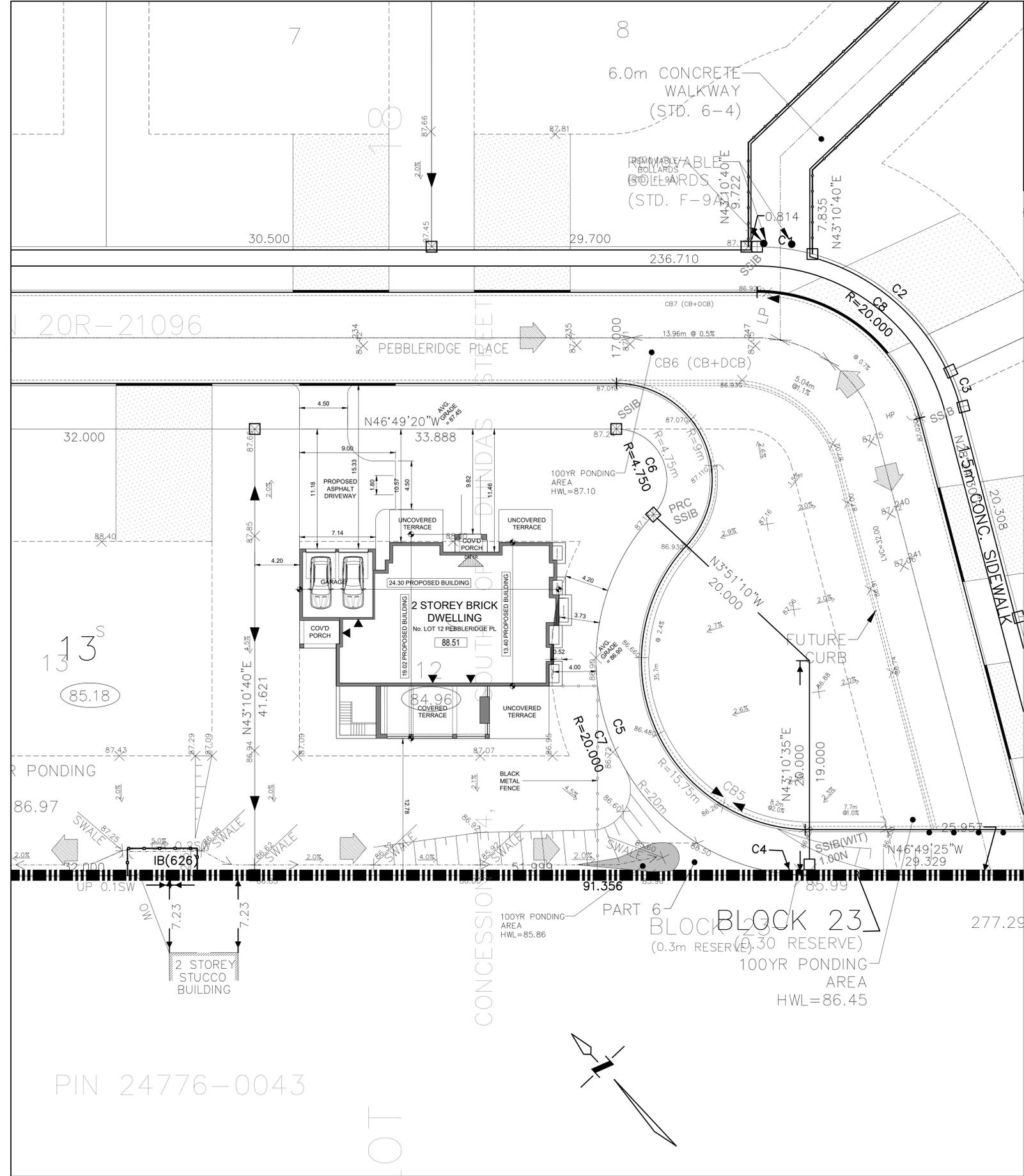
DATE:

FILE NO.:

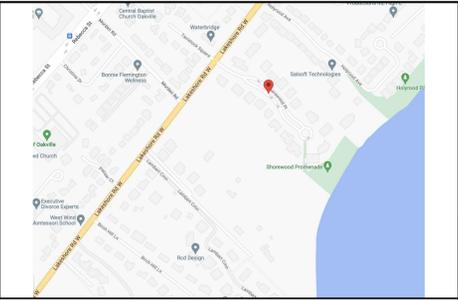
ARCHITECT: HICKS DESIGN STUDIO 295 ROBINSON STREET OAKVILLE, ON L6J 1G7 ATTENTION: WILLIAM HICKS PH: 905 339-1212	APPLICANT: HICKS DESIGN STUDIO 295 ROBINSON STREET OAKVILLE, ON L6J 1G7 ATTENTION: CYNTHIA GIBSON PH: 905 339-1212	OWNER: MAJESTIC EDGE ESTATES INC. MATHEW CASTELLI 1108 WINNERS ROAD WOODBRIIDGE L4L 6C2
---	--	--

SITE STATISTICS	REQUIRED	IMPERIAL	PROPOSED	IMPERIAL
LOT AREA:	1,393.500	15,000	1,487.430	16,011
LOT FRONTAGE:	1.41	15.00	33.960	111
2 AS PER DEFINITION (7.5m back from property line)	36.5	100	37.760	124
LOT COVERAGE:				
DWELLING			285.661	3,073
COVERED ENTRY PORCH			4.924	53
COVERED SIDE PORCH			9.383	101
REAR COVERED TERRACE			51.791	557
TOTAL	0.000		351.545	3,784
COVERAGE (%)	25%		23.63%	
GROSS FLOOR AREA:				
GROUND FLOOR			239.783	2,581
SECOND FLOOR			191.287	2,099
TOTAL			431.070	4,680
RESIDENTIAL FLOOR AREA RATIO (G.F.A. (%))	431.355	4,643	431.070	4,640
	29.5%		28.6%	
DWELLING DEPTH	20	66	19.02	62
BASEMENT				
FINISHED AREA			395.094	4,284
UNFINISHED AREA			0.000	0
TOTAL BASEMENT			395.094	4,284
PARKING GARAGE:				
FLOOR AREA (INC. STORAGE)	56	602.8	39.948	430
DRIVEWAY WIDTH	9	29.5	7.140	23.4
YARDS:				
MINIMUM FRONT YARD				
FRONT YARD	10.50	37.0	9.93	32.3
REAR YARD	10.5	34.3	12.78	41.9
SIDE YARD EAST	4.2	13.9	3.73	12.2
SIDE YARD WEST	4.2	13.9	4.20	13.9
MAXIMUM HEIGHT:				
MAXIMUM HEIGHT TO RIDGE	9.00	29.53	9.890	32.4
GARAGE WALL PROJECTION:	1.5	4.92	0.00	0.0

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

- 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 BEAM THE NETWORK OBSERVATIONS, UTM ZONE 17, NAD83 (ORIGINAL). DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999726.

OBSERVED REFERENCE POINTS (CRIP): UTM ZONE 17, NAD83 (ORIGINAL)	COORDINATES TO UTM: ACCURACY FOR SEC. 14(2) OF O.R.S. 216/10
CRIP 1	CRIP 2
CRIP ID:	CRIP ID:
NORTHING	EASTING
4892711.777	806674.088
4891480.174	806927.358

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

- NOTES**
- 1. DEMOTES SHORT STANDARD IRON BAR PLANTED
 - 2. IRON BAR PLANTED
 - 3. FOUND MONUMENT
 - 4. STANDARD IRON BAR
 - 5. SHORT STANDARD IRON BAR
 - 6. IRON BAR
 - 7. REGISTERED PLAN 20M-729
 - 8. M.C.T.
 - 9. M.C.T. REVERSE CURVE
 - 10. H.I. SWEELL, O.L.S.
 - 11. K.H. MCCONNELL, O.L.S.
 - 12. SCHWARTZ PARTNERS, BENNETT LTD.
 - 13. QUALITY SURVEYING
 - 14. O.L.S.
 - 15. O.L.S.
 - 16. O.L.S.
 - 17. O.L.S.
 - 18. O.L.S.
 - 19. O.L.S.
 - 20. O.L.S.
 - 21. O.L.S.
 - 22. O.L.S.
 - 23. O.L.S.
 - 24. O.L.S.
 - 25. O.L.S.
 - 26. O.L.S.
 - 27. O.L.S.
 - 28. O.L.S.
 - 29. O.L.S.
 - 30. O.L.S.
 - 31. O.L.S.
 - 32. O.L.S.
 - 33. O.L.S.
 - 34. O.L.S.
 - 35. O.L.S.
 - 36. O.L.S.
 - 37. O.L.S.
 - 38. O.L.S.
 - 39. O.L.S.
 - 40. O.L.S.
 - 41. O.L.S.
 - 42. O.L.S.
 - 43. O.L.S.
 - 44. O.L.S.
 - 45. O.L.S.
 - 46. O.L.S.
 - 47. O.L.S.
 - 48. O.L.S.
 - 49. O.L.S.
 - 50. O.L.S.
 - 51. O.L.S.
 - 52. O.L.S.
 - 53. O.L.S.
 - 54. O.L.S.
 - 55. O.L.S.
 - 56. O.L.S.
 - 57. O.L.S.
 - 58. O.L.S.
 - 59. O.L.S.
 - 60. O.L.S.
 - 61. O.L.S.
 - 62. O.L.S.
 - 63. O.L.S.
 - 64. O.L.S.
 - 65. O.L.S.
 - 66. O.L.S.
 - 67. O.L.S.
 - 68. O.L.S.
 - 69. O.L.S.
 - 70. O.L.S.
 - 71. O.L.S.
 - 72. O.L.S.
 - 73. O.L.S.
 - 74. O.L.S.
 - 75. O.L.S.
 - 76. O.L.S.
 - 77. O.L.S.
 - 78. O.L.S.
 - 79. O.L.S.
 - 80. O.L.S.
 - 81. O.L.S.
 - 82. O.L.S.
 - 83. O.L.S.
 - 84. O.L.S.
 - 85. O.L.S.
 - 86. O.L.S.
 - 87. O.L.S.
 - 88. O.L.S.
 - 89. O.L.S.
 - 90. O.L.S.
 - 91. O.L.S.
 - 92. O.L.S.
 - 93. O.L.S.
 - 94. O.L.S.
 - 95. O.L.S.
 - 96. O.L.S.
 - 97. O.L.S.
 - 98. O.L.S.
 - 99. O.L.S.
 - 100. O.L.S.

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

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:

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 (LOTTING) 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.

HICKS DESIGN STUDIO
295 ROBINSON STREET, SUITE 200 OAKVILLE, ON, CAN L6J 1G7
WWW.HICKSDSIGNSTUDIO.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 **SCALE:** 1:200
JOB NUMBER: 21-326 **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.



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.

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
295 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.
DATE: 10.6.2022 SCALE: 1/4" = 1'-0"
JOB NUMBER: 21-326 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.



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 (LOTTING) 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.

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
295 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:
REAR ELEVATION

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



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.



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 (LOTTING) 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.

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
295 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:
LEFT ELEVATION

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



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 (LOTTING) 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.

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

HICKS DESIGN STUDIO

HICKS DESIGN STUDIO
295 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:
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.
295 Robinson Street, Suite 200
Oakville, Ontario, Canada L6J 1G7
T. 905.339.1212 ext. 222
C. 416.953.2926
bhicks@hicksdesignstudio.ca