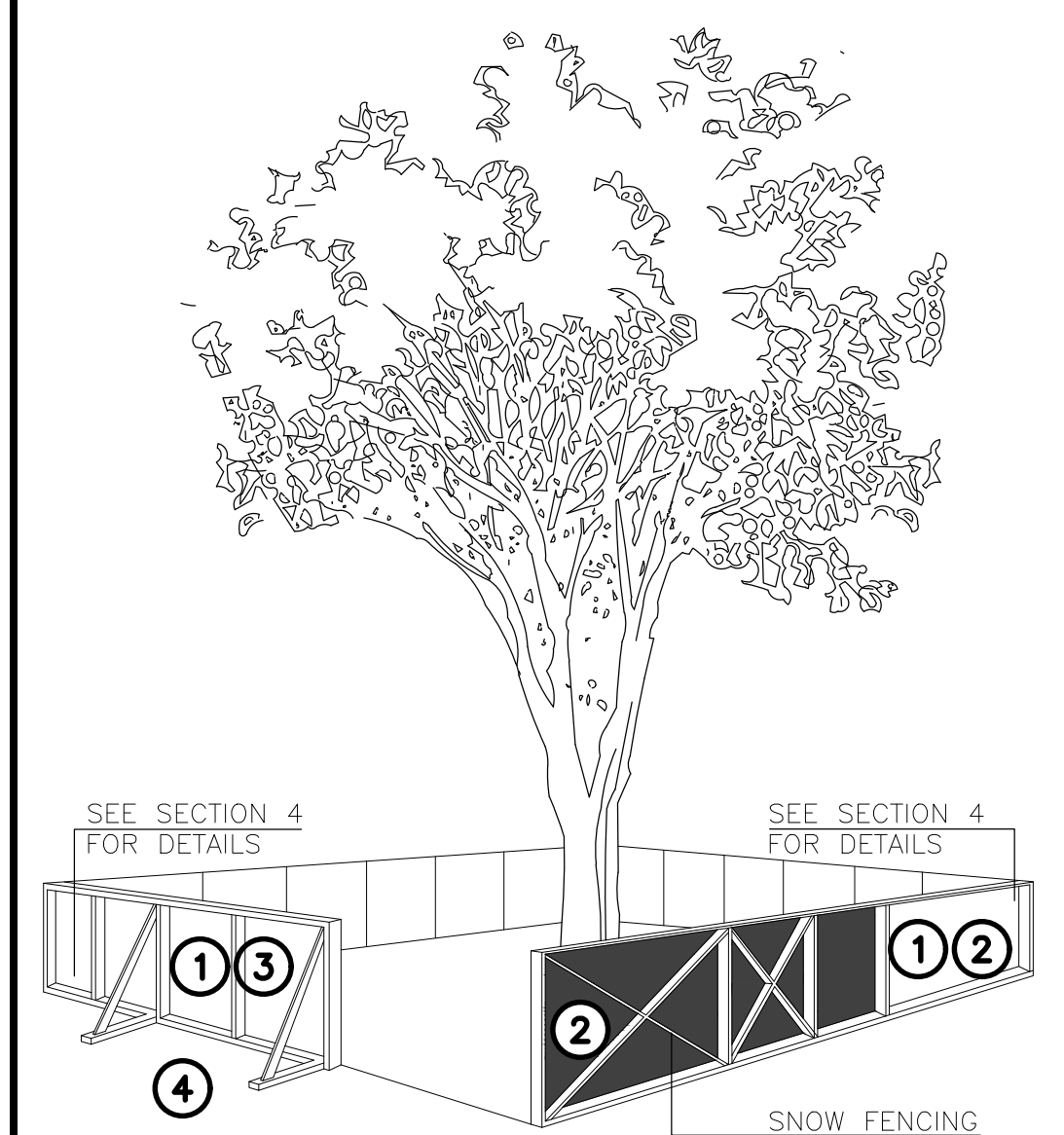


TREE PROTECTION



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 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.

1 TREE PROTECTION
SCALE: NTS

DESIGNER	APPLICANT	OWNER				
HDS DWELL INC 20 GILMOUR ROAD PUNLINCH, ON, N0B 2J0 ATTENTION: JASON HUEHNER PH: 226-979-4483	HDS DWELL INC 20 GILMOUR ROAD PUNLINCH, ON, N0B 2J0 ATTENTION: CHRYSHA GIBSON PH: 805-239-1212	FEROZ KHAN 485 REBECCA STREET OAKVILLE, ON L4K 1K6				
SITE STATISTICS						
ADDRESS: 485 REBECCA STREET, OAKVILLE, ON L4K 1K6						
LEGAL DESCRIPTION: PART OF LOT 1, REG'D PLAN 622						
ZONING: RL2-0						
DESCRIPTION						
	REQUIRED METRIC	IMPERIAL	EXISTING - DEMO METRIC	IMPERIAL	PROPOSED METRIC	IMPERIAL
LOT AREA:	636.000	8,395	1,061.360	11,317	1,051.360	11,317
LOT FRONTAGE:	27.41	90	27.41	90	27.41	90
2 AS PER DEFINITION (7.5m back from property line)	22.5	74	27.44	90	27.44	90
LOT COVERAGE						
DWELLING			266,549	2,783		
COVERED ENTRY PORCH			4,924	53		
COVERED REAR PORCH			23,795	261		
TOTAL			295,268	3,097		
COVERAGE (%)	28.0%		27.28%			
GROSS FLOOR AREA:						
GROUND FLOOR			209,681	2,287		
SECOND FLOOR			209,125	2,281		
TOTAL			418,807	4,568		
RESIDENTIAL FLOOR AREA RATIO						
TOTAL (G.F.A. (%)	37.0%		418,807	4503		
ON LOT (%)			39.33%			
DWELLING DEPTH						
DWELLING DEPTH	0	0	16,850	55		
BASEMENT						
FINISHED AREA			186,228	2,011		
UNFINISHED AREA			16,363	177		
TOTAL BASEMENT			202,591	2,188		
PARKING GARAGE:						
FLOOR AREA (INC. STORAGE)	48	484.4	43,293	466		
DRIVEWAY WIDTH			16,000	33.2		
YARDS:						
MINIMUM FRONT YARD						
FRONT YARD	16.37	27.5	10,377	347.5		
REAR YARD	7.4	24.4	11,169	384.4		
SIDE YARD WEST	1.2	3.9	2,201	72.3		
SIDE YARD EAST	2.4	7.9	2,401	79.3		
MAXIMUM HEIGHT 2 STOREY:						
MAXIMUM HEIGHT TO ROOF	9.50	29.53	9,000	29.5		
GARAGE WALL PROJECTION:						
			0.00			

2 SITE STATISTICS
SCALE: NTS

SURVEYOR'S REAL PROPERTY REPORT OF PART 1: PLAN OF LOT 1 REGISTERED PLAN 622 TOWN OF OAKVILLE (REGIONAL MUNICIPALITY OF HALTON)

PART 2: REPORT
* THIS REPORT WAS PREPARED FOR FEROZ KHAN, AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.

BOUNDARIES
* LOT 1, REGISTERED PLAN 622

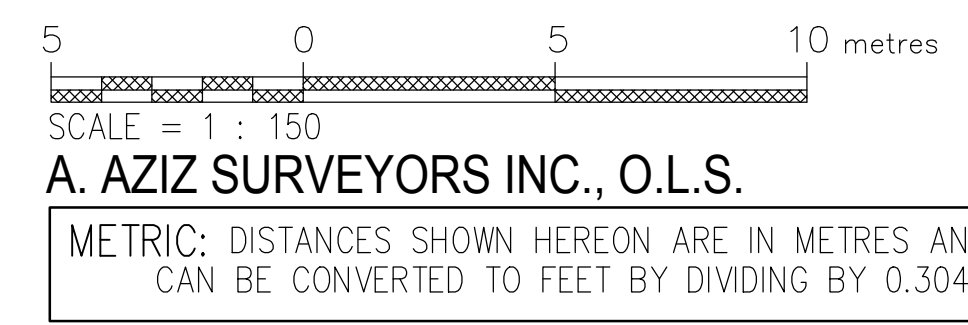
TITLE SEARCH INDICATES
* NO EASEMENTS OR RIGHT OF WAYS REGISTERED ON TITLE.

ZONING
* NO INVESTIGATION WITH RESPECT TO MUNICIPAL ZONING BY LAW HAS BEEN MADE FOR THE SUBJECT PROPERTY (PROPERTIES).

FENCES
* PLEASE NOTE THE POSITION OF THE FENCES IN RELATION TO THE SOUTHERLY, NORTHERLY, EASTERLY & WESTERLY BOUNDARIES; THEY ARE LOCATED OVER THE SUBJECT BOUNDARIES TO THE EXTENT SHOWN ON THE PLAN.

BEARING NOTE
* BEARING ARE ASTROMOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF REBECCA STREET HAVING A BEARING OF N41°27'00"E AS SHOWN ON REGISTERED PLAN 622

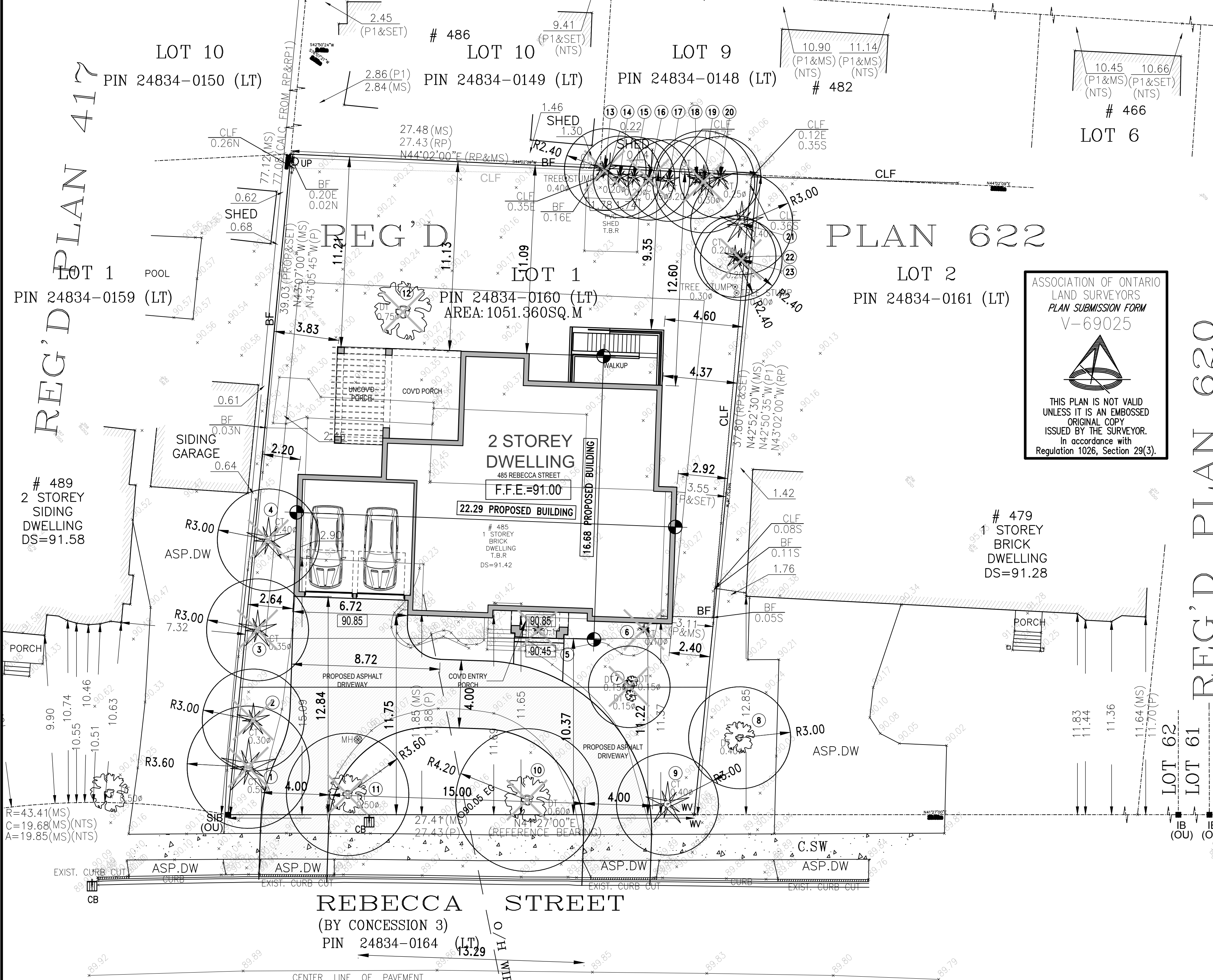
GEODETTIC:
* ELEVATIONS SHOWN GEODETTIC DRIVEN FROM CITY OF OAKVILLE BENCH MARK # 20, ELEVATION 90.334m



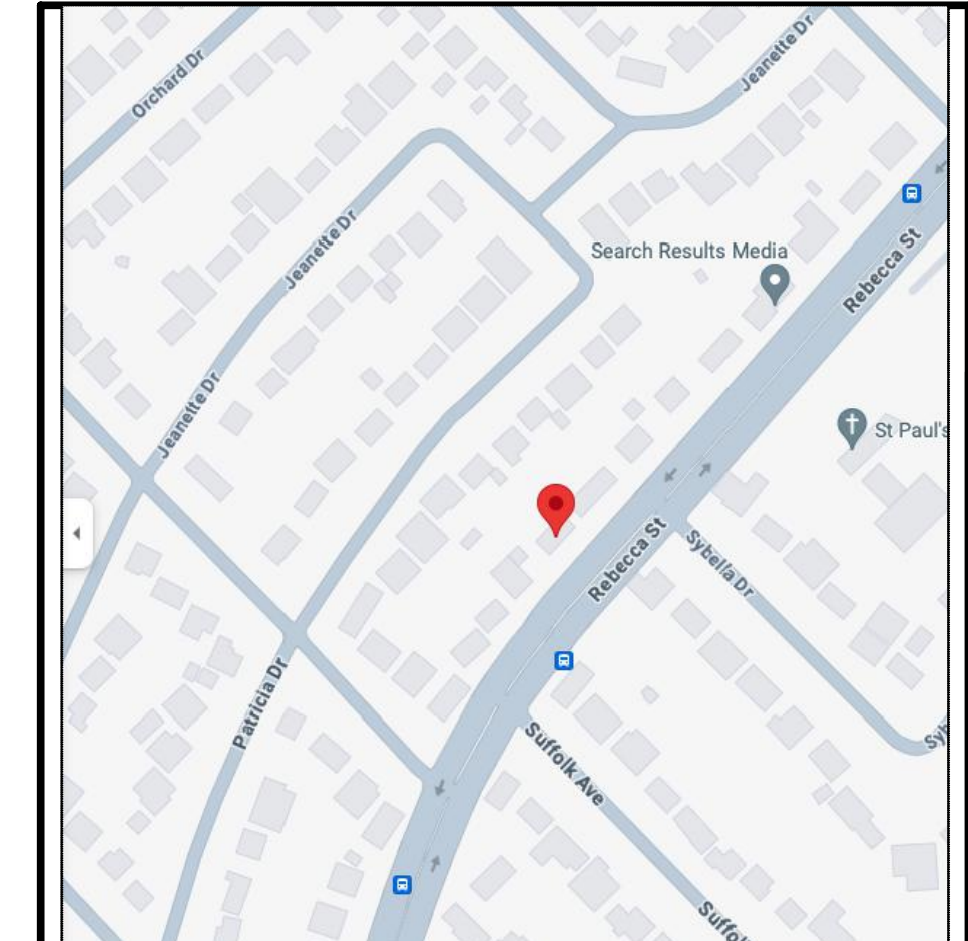
A. AZIZ SURVEYORS INC., O.L.S.
METRIC: DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

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 REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 30th DAY OF APRIL, 2024.

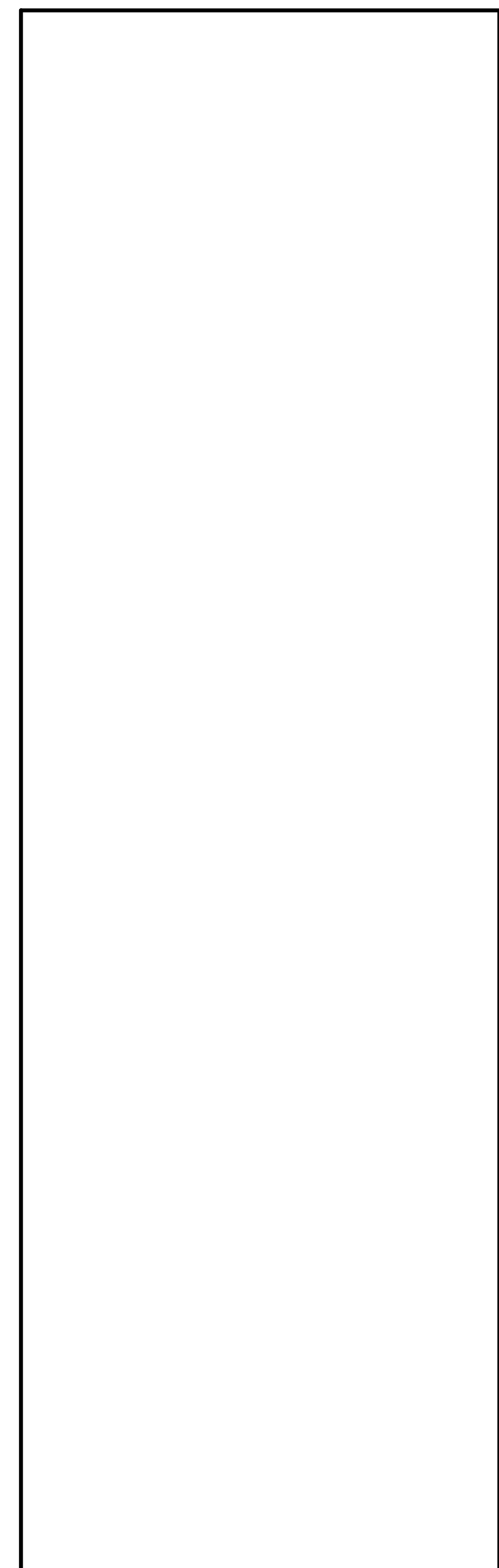
DATE: MAY 3, 2024
A. ABDELSHAHID
ONTARIO LAND SURVEYOR



3 SITE PLAN - 485 REBECCA STREET
SCALE: 1 : 200



4 KEYPLAN
SCALE: NTS



5 RESERVED
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 800X800 CONC. PAVEMENT
—	PROPOSED DIMENSIONS TO NEW STRUCTURES
—	EXISTING DIMENSIONS TO EXISTING STRUCTURES
—	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 REPORT)
✕	EXISTING TREE TO BE REMOVED
○	EXISTING TREE TO BE REMAIN.

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

SIGNED: _____ DATED: _____
INFRASTRUCTURE PLANNING & POLICY

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 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.

1 | 06.11.24 | ISSUED FOR C OF A
REF. DATE: | DESCRIPTION:
REVISIONS / ISSUANCE:

HDS DWELL INC.
20 GILMOUR ROAD, PUNLINCH ON, CAN N0B 2J0
WWW.HKCDSIGNSTUDIO.CA T: (226)979-4483

CLIENT:
THE KHAN RESIDENCE

ADDRESS: 485 REBECCA STREET
CITY: OAKVILLE

DRAWING TITLE:
SITE PLAN

DRAWN: J.W.H	DATE: 6.4.2024	SCALE: 1:200
JOB NUMBER: 24-072	SHEET NUMBER: A1.2	

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CITY OF MISSISSAUGA STAMP:



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



CLIENT:
**THE KHAN
 RESIDENCE**

ADDRESS: 485 REBECCA STREET
 CITY: OAKVILLE

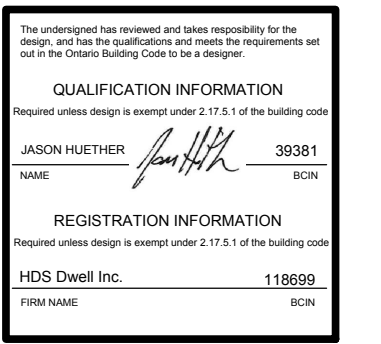
DRAWING TITLE:
**EAST
 ELEVATION**

DRAWN: J.W.H	
DATE:	SCALE: 1/4"=1'-0"
JOB NUMBER:	SHEET NUMBER:
24-063	A4.4

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CITY OF MISSISSAUGA STAMP:



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REF.	DATE:	DESCRIPTION:

REVISIONS / ISSUANCE:

HDS DWELL INC.
HDS DWELL INC.
 20 GILMOUR ROAD, PUSLINCH ON, CAN N0B 2J0
 WWW.HICKSDSIGNSTUDIO.CA T.226.979.4483

CLIENT:
THE KHAN RESIDENCE

ADDRESS: 485 REBECCA STREET
 CITY: OAKVILLE

DRAWING TITLE:
NORTH ELEVATION

DRAWN: J.W.H	SCALE: 1/4"=1'-0"
DATE: DATE	SHEET NUMBER:
JOB NUMBER: 24-063	A4.2

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CITY OF MISSISSAUGA STAMP:

<small>The undersigned has examined and deems responsible for the design and shall be qualified and hold the requirements set out in the Ontario Building Code to be a designer.</small>	
QUALIFICATION INFORMATION <small>Required unless design is exempt under 2.17.1.1 of the building code.</small>	
<small>NAME</small> JASON LAETHIER	<small>PROFESSION</small> ARCHITECT
REGISTRATION INFORMATION <small>Required unless design is exempt under 2.17.1.1 of the building code.</small>	
<small>FIRM NAME</small> HDS DWELL INC.	<small>REGISTRATION NUMBER</small> 118899

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


HDS DWELL INC.
HDS DWELL INC.
 20 GILMOUR ROAD, PUSLINCH ON, CAN N0B 2J0
 WWW.HICKSDSIGNSTUDIO.CA T. (226) 979-4483

CLIENT:
THE KHAN RESIDENCE

ADDRESS: 485 REBECCA STREET
 CITY: OAKVILLE

DRAWING TITLE:
SOUTH ELEVATION

DRAWN: J.W.H	
DATE:	SCALE: 1/4"=1'-0"
JOB NUMBER:	SHEET NUMBER:
24-063	A4.1

6/21/2024 - I:\USERS\JASON\JTH\LIBRARY\CLOUDSTORAGE\ONE DRIVE\HDS\DWELL\SHARED DOCUMENTS\BUSINESS DWELLINGS\DWELL PROJECTS\24\07 - FERROZ RESIDENCE - 485 REBECCA (OAK) DRAWINGS\FERROZ DESIGN DRAWINGS 060724.DWG



CITY OF MISSISSAUGA STAMP:

<small>The undersigned has examined and shall be responsible for the design and shall be qualified and hold the requirements set out in the Ontario Building Code for a designer.</small>	
QUALIFICATION INFORMATION <small>Required unless design is exempt under 2.17.1.1 of the building code.</small>	
<small>NAME</small> JASON HAEFNER	<small>REGISTRATION NUMBER</small> 20581
REGISTRATION INFORMATION <small>Required unless design is exempt under 2.17.1.1 of the building code.</small>	
<small>FIRM NAME</small> HDS DWELL INC.	<small>REGISTRATION NUMBER</small> 118899

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1	06.11.24	ISSUED FOR C OF A
REF.	DATE:	DESCRIPTION:

REVISIONS / ISSUANCE:

HDS DWELL INC.

HDS DWELL INC.
20 GILMOUR ROAD, PUSLINCH ON, CAN N0B 2J0
WWW.HICKSDSIGNSTUDIO.CA T: (226) 979-4483

CLIENT:
THE KHAN RESIDENCE

ADDRESS: 485 REBECCA STREET
 CITY: OAKVILLE

DRAWING TITLE:
WEST ELEVATION

DRAWN: J.W.H	
DATE:	SCALE: 1/4"=1'-0"
JOB NUMBER:	SHEET NUMBER:
24-063	A4.3



HDS DWELL
INC.

VARIANCE RATIONALE FOR 485 REBECCA STREET, OAKVILLE, ON

We are the Designers assisting the Owner of the property known as 485 Rebecca Street with their new 2 storey dwelling and we are requesting 2 Minor variances connected to the property. The variances requested are listed below along with a brief rationale.

VARIANCES REQUIRED - RL2-0 ZONING

RESIDENTIAL FLOOR AREA - Permitted 37% or 389sqm, Proposed 39.83% or 418.81sqm

LOT COVERAGE - Permitted 25% or 262.84sqm, Proposed 27.28% or 286.79sqm

REASONS FOR VARIANCE:

RESIDENTIAL FLOOR AREA - Permitted 37% or 389sqm, Proposed 39.83% or 418.81sqm

The variance for RFA relates in most part to the additional space above the garage roof. Much of this additional floor area is contained within the roof space itself and for the most part acts as a dormer into a single storey roof line. The roof slopes down towards the western neighbour and conceals the additional GFA. The home complies with all setbacks and height thus sits very nicely on the lot. The additional RFA is well concealed within the home and does not contribute to additional variances or massing.

LOT COVERAGE - Permitted 25% or 262.84sqm, Proposed 27.28% or 286.79sqm

The additional lot coverage has to do in most part to the single storey flat roof rear covered porch. This adds approximately 13.38 sqm or the additional 28 being sought. This is a single storey open flat roof porch which does not contribute to the additional RFA request. There is also a slightly enlarged garage to allow for additional storage which contributes to the additional coverage. As noted however the garage does comply with area requirements. The home complies with all setbacks and height thus sits very nicely on the lot.

Why this application meets the four tests.

Are the variances Minor In Nature?

The variances as requested are minor in nature, there is no cumulative affect to the requested variances and they do not pose impacts on the neighbouring homes.

Is the proposal desirable and appropriate?

The new home is in keeping with the scale, size and character for the neighbourhood. This house will sit gently on this lakefront property and takes advantage of the odd shaped lot in order to conceal major portions of the home

**Is it in keeping with the general Intent of the Zoning Bylaw?
Is it in keeping with the general Intent of the Official Plan?**

The requested variances are minor in nature and will not pose impacts to surrounding homes. They do not create an overbuild for the site and the home sits comfortably on this lakefront lot.

Thank you very much. If you have any questions at all please feel free to reach out via phone or email below.

Yours truly,

**Jason Huether
HDS Dwell Inc.
226 979-4493
jhuether@hdsdwell.ca**