

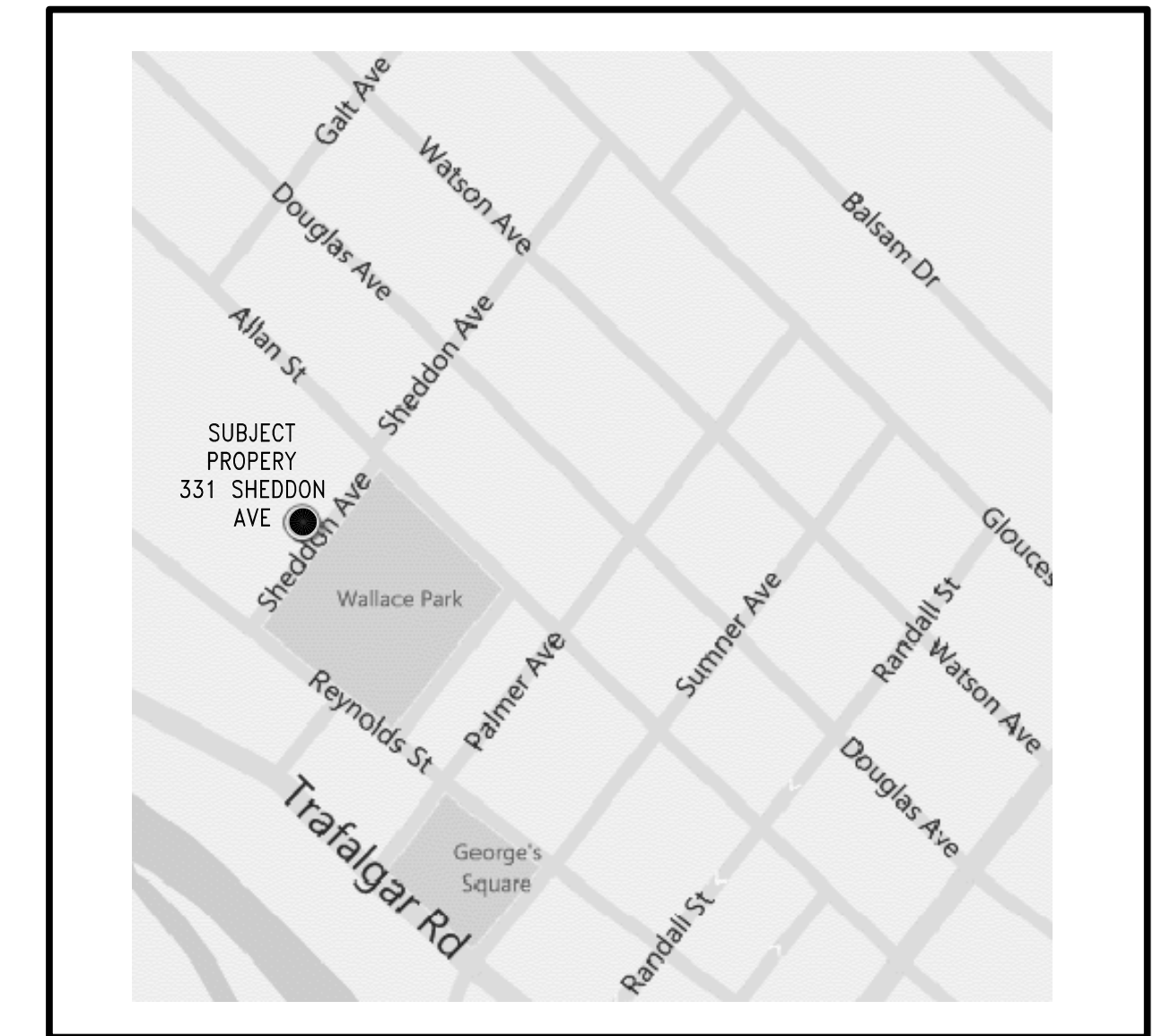
Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

**SITE ACCREDITATION:**

PLAN OF SURVEY OF PART OF PARK LOT H REGISTERED PLAN 1 TOWN OF OAKVILLE REGIONAL MUNICIPALITY OF HALTON  
INFORMATION TAKEN FROM A SURVEY PREPARED BY: CUNNINGHAM MCCONNELL LIMITED ONTARIO LAND SURVEYORS JANUARY, 2011  
METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**SITE LEGEND:**

- PROPERTY LINE
- EXISTING GRADE
- FINISHED FLOOR ELEVATION
- F.F.E. FINISHED FLOOR ELEVATION
- F.B.E. FINISHED BASEMENT ELEVATION
- F.D.E. FINISHED DECK ELEVATION
- MAIN ENTRANCE
- SECONDARY ENTRANCE
- PROPOSED ADDITION AREA
- TREE HOARDING
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED



**KEY PLAN**  
SCALE: DNS

**OWNER:**  
145448 Ontario Inc.  
333 SHEDDON AVENUE  
OAKVILLE, ONTARIO  
L6J 1X8

**THE HICKS PARTNERSHIP INC.**  
286 ROBINSON STREET, SUITE 200  
OAKVILLE, ONTARIO L6J 1G7  
ATTENTION: WILLIAM R. HICKS  
PH: 905-339-1212 EXT. 222  
FX: 905-339-1214

**APPLICANT:**  
THE HICKS PARTNERSHIP INC.  
ATTENTION: BILL HICKS  
PH: 905-339-1212 EXT. 222  
FX: 905-339-1214

**SITE STATISTICS**

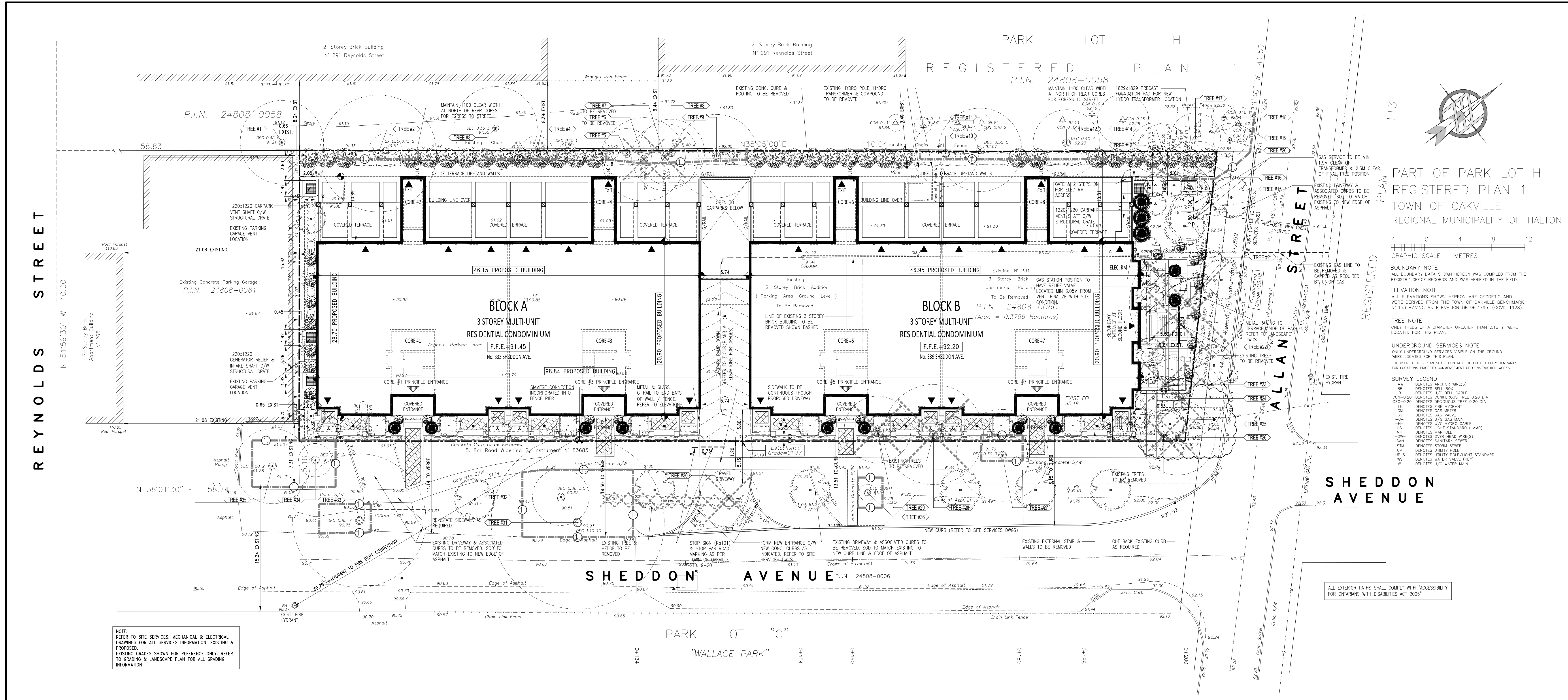
ADDRESS: 333 & 339 SHEDDON AVENUE  
OAKVILLE, ONTARIO  
L6J 1X8

LEGAL DESCRIPTION: PARK LOT H, RECD PLAN 1  
EXIST. ZONING BY-LAW 1984-63  
NEW ZONING BY-LAW 2014-014

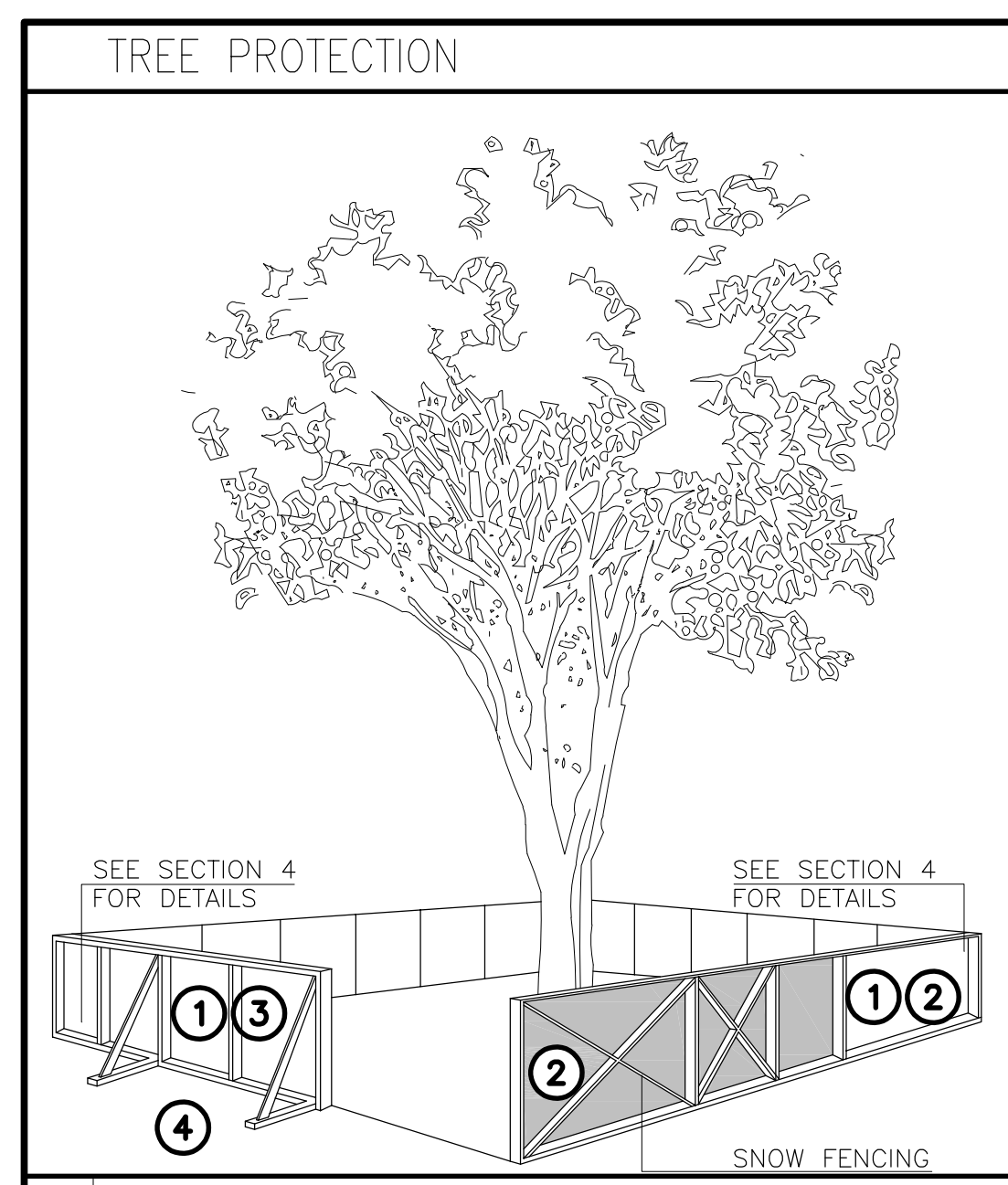
ZONING:	1984-63		2014-014	
	METRIC	IMPERIAL	METRIC	IMPERIAL
LOT AREA:	3,765.660	40,427	3,765.960	40,427
LOT FRONTAGE:	106.22	348	106.22	348
2. AS PER DEFINITION (7.5m back from property line)	107.01	351	107.01	351
<b>GROSS FLOOR AREA:</b>				
PROPOSED	1,866.09	20,086	1,990.70	21,428
GROUND FLOOR	1,866.29	20,089	1,990.55	21,426
SECOND FLOOR	1,577.12	16,976	1,685.18	18,139
THIRD FLOOR	5,309.50	57,151	5,666.43	60,993
TOTAL BASEMENT	2,659.78	28,630	2,659.78	28,629.63
<b>NO. OF UNITS:</b>	19 Units		19 Units	
<b>APARTMENT DWELLING AREA TOTAL:</b>				
PERMITTED (19 UNITS x 93M <sup>2</sup> )	1,767.00	18,920	N/A	
PROPOSED	4551.07	48,469	N/A	
<b>UNITS PER HECTARE OF LOT AREA:</b>	149 per ha		N/A	
PROPOSED	50.59 per ha		N/A	
<b>LOT COVERAGE:</b>				
PERMITTED	59	2,216.64	23,861	59
PROPOSED BUILDING	52.51	1,971.99	21,226	52.51
PROP. COVERED TERRACE/PORCHES	11.23	421.72	4,539	11.23
PROPOSED TOTAL	63.74	2,393.71	28,766	63.74
<b>LANDSCAPING AREA:</b>				
REQUIRED	30	1,126.70	12,128	10
PROPOSED LANDSCAPED AREA	31.00	1,164.13	12,531	18.5
PROPOSED PAVED AREA	5.27	157.82	2,129	17.8
<b>CAR PARKING:</b>				
REQUIRED TOTAL (SPECIAL PROVISION)	51 Car Parks		51 Car Parks	
PROPOSED TOTAL	**48 Car Parks		**48 Car Parks	
<b>REQUIRED TOTAL - PARENT ZONING</b>	38 Car Parks		29 Car Parks	
<b>REQUIRED VISITOR CAR PARKS</b>	5 Car Parks		5 Car Parks	
PROVIDED VISITOR CAR PARKS	6 Car Parks		6 Car Parks	
<b>BUILDING HEIGHT</b>				
MAX BUILDING HEIGHT	13.5m	44'3 1/2"	13.5m	44'3 1/2"
PROPOSED (BLOCK B)	13.5m	44'3 1/2"	13.5m	44'3 1/2"
<b>SETBACKS:</b>				
MIN FRONT YARD REQUIRED	3.0m		3.0m	
PROPOSED FRONT YARD	3.0m		3.0m	
MIN REAR YARD REQ	3.0m		3.0m	
PROPOSED REAR YARD	3.0m		3.0m	
MIN INTERIOR SIDE YARD	2.0m		2.0m	
PROPOSED SIDE YARD	2.0m		2.0m	
MIN FLANKAGE YARD	5.0m		5.0m	
PROPOSED FLANKAGE YARD	5.38m (to porch)		5.38m (to porch)	
MIN CARPARK VENTILATOR SETBACK	3.5m		3.5m	
MIN NORTH SETBACK PROVIDED	2.53m		2.53m	
MIN EAST SETBACK PROVIDED	7.78m		7.78m	
MIN WEST SETBACK PROVIDED	** 0.45m		** 0.45m	

\*\* Denotes any required variances

**4 SITE STATISTICS**  
SCALE: DNS

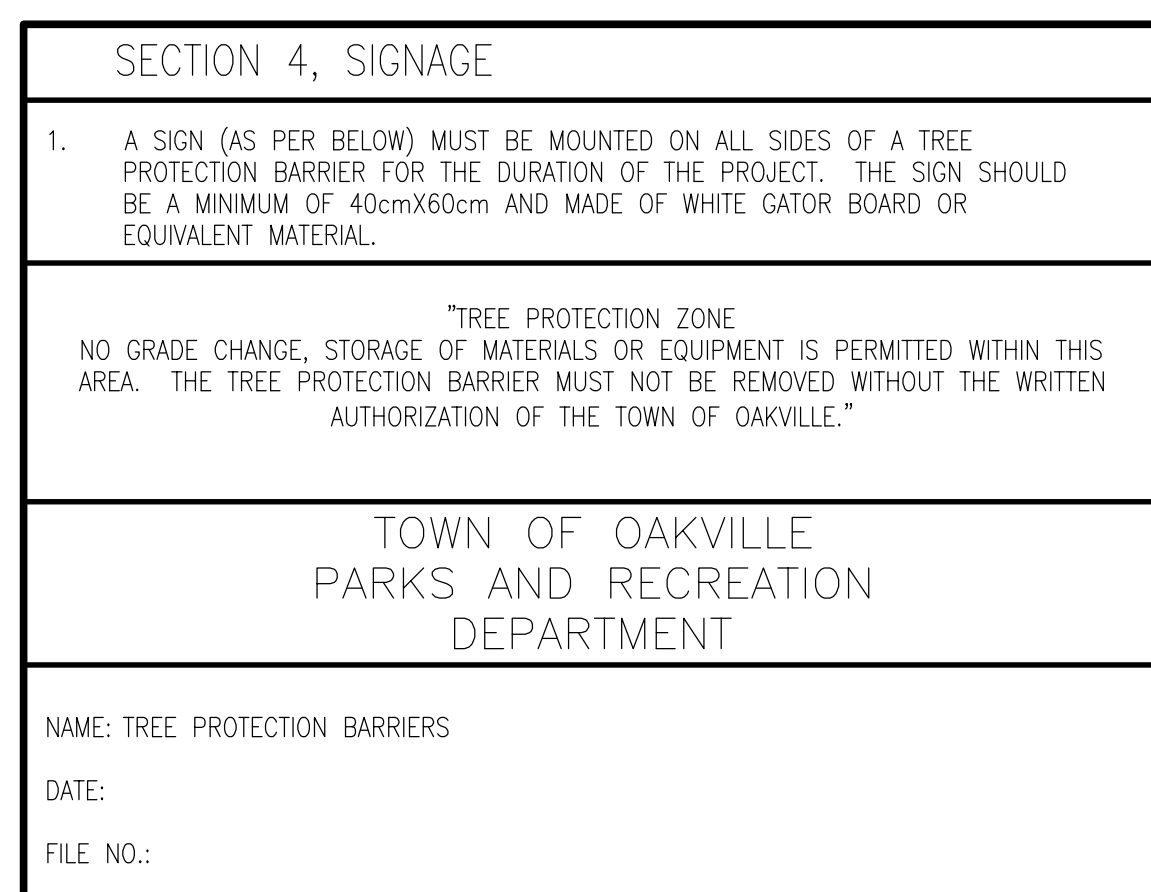


**1 SITE PLAN**  
SCALE: 1:200



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

**5 OAKVILLE SITE REQUIREMENTS**  
SCALE: DNS



**5A OAKVILLE SITE REQUIREMENTS (CONT.)**  
SCALE: DNS

- 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.:

- |    |          |                               |
|----|----------|-------------------------------|
| 12 | 16.06.29 | ISSUED FOR C OF A             |
| 11 | 15.05.02 | SOUTH EAST CNR PATH REV.      |
| 10 | 15.03.30 | GAS SERVICE REVISED           |
| 9  | 15.03.05 | RE-ISSUED FOR SPA             |
| 8  | 14.11.20 | RE-ISSUED FOR SPA             |
| 7  | 14.11.03 | ISSUED FOR C OF A             |
| 6  | 14.04.30 | ISSUED FOR SITE PLAN APPROVAL |
| 5  | 11.11.28 | UNITS REDUCED                 |
| 4  | 11.11.09 | REVISED LAYOUT                |
| 3  | 11.04.14 | ISSUED FOR REZONING APP.      |
| 2  | 11.01.07 | UPDATED SURVEY INFORMATION    |
| 1  | 10.12.06 | FOR ZONING REPORT             |
- REF. DATE / DESCRIPTION:  
REVISONS / ISSUANCE:



**CLIENT:**  
SHEDDON AVENUE  
CONDOMINIUMS  
S.P.#1612.034/01  
ADDRESS: 333 & 339 SHEDDON AVE.  
CITY: OAKVILLE, ON  
DRAWING TITLE:  
**SITE PLAN**

DRAWN: S.C.  
DATE: 02.12.2010 SCALE: 1:200  
JOB NUMBER: SHEET NUMBER:  
**1673-10 A1.2**