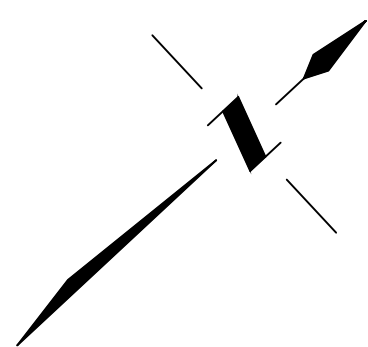


METRIC
DISTANCES SHOWN ON THIS PLAN ARE
IN METRES AND CAN BE CONVERTED
TO FEET BY DIVIDING BY 0.3048



SURVEYOR'S REAL PROPERTY REPORT

PLAN OF SURVEY WITH TOPOGRAPHY OF
LOT 2
REGISTERED PLAN 1111
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 200
5 0 5 10 metres

TARASICK McMILLAN KUBICKI LIMITED
ONTARIO LAND SURVEYORS

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REPORT SUMMARY

PROPERTY DESCRIPTION: 64 COX DRIVE, BEING LOT 2, REGISTERED
PLAN 1111, TOWN OF OAKVILLE, REGIONAL MUNICIPALITY OF HALTON,
PIN 24782-0110

THERE ARE NO REGISTERED EASEMENTS ON TITLE.

COMMENTS: NOTE LOCATION OF FENCES.

ELEVATION NOTE

ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM-1928
(1978 ADJUSTMENT), AND WERE DERIVED FROM TOWN OF OAKVILLE
BENCHMARK No. 16, HAVING A PUBLISHED ELEVATION OF 79.980 metres.

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHWESTERLY
LIMIT OF LOT 2 AS SHOWN ON REGISTERED PLAN 1111, HAVING A BEARING
OF N38°44'00"E.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
IB	DENOTES	IRON BAR
SIB	DENOTES	STANDARD IRON BAR
WW	DENOTES	WINDOW WELL
MH	DENOTES	MANHOLE
FHT	DENOTES	FIRE HYDRANT TOP
BB	DENOTES	BELL BOX
WV	DENOTES	WATER VALVE
P1	DENOTES	REGISTERED PLAN 1111
P2	DENOTES	SEWELL & SEWELL O.L.S., AUGUST 22, 1962
P3	DENOTES	SEWELL & SEWELL O.L.S., JUNE 8, 1962

0.20Ø DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER

0.20Ø DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER

TREE CANOPIES ARE DRAWN TO SCALE.

PREPARED FOR:

THIS REPORT WAS PREPARED FOR BRETT FARREN AND THE UNDERSIGNED
ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE
REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON DECEMBER 22, 2021

JANUARY 4, 2022

DATE

BORYS KUBICKI
ONTARIO LAND SURVEYOR

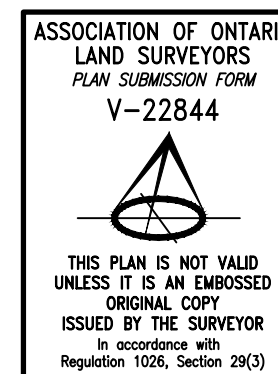
TARASICK McMILLAN KUBICKI LIMITED

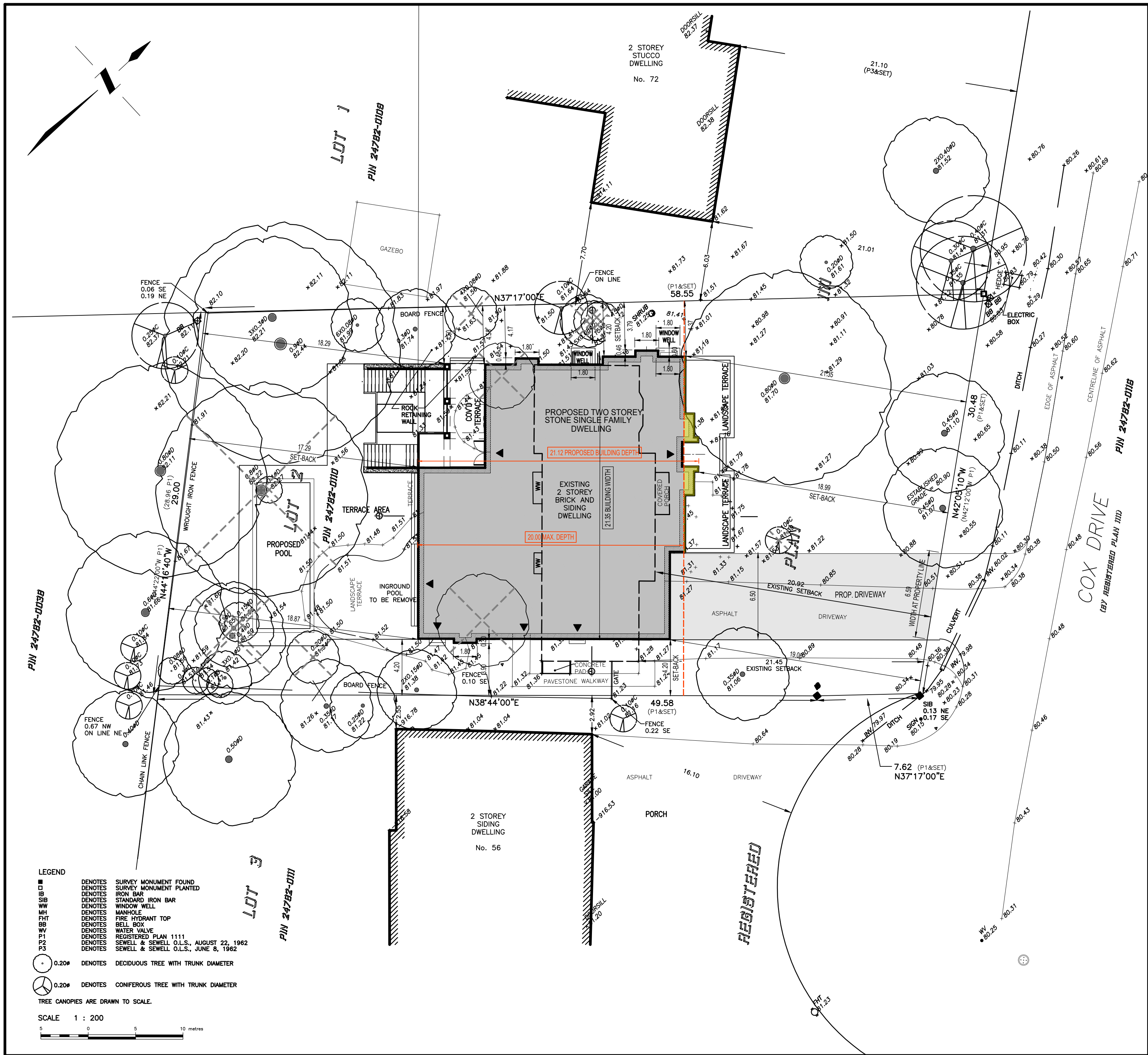
ONTARIO LAND SURVEYORS

4181 SLADEVIEW CRESCENT, UNIT 42, MISSISSAUGA, ONTARIO L5L 5R2
TEL: (905) 569-8849 FAX: (905) 569-3160
E-MAIL: office@tmksurveyors.com

DRAWN BY: M.M

FILE No. 9302-SRPR-T

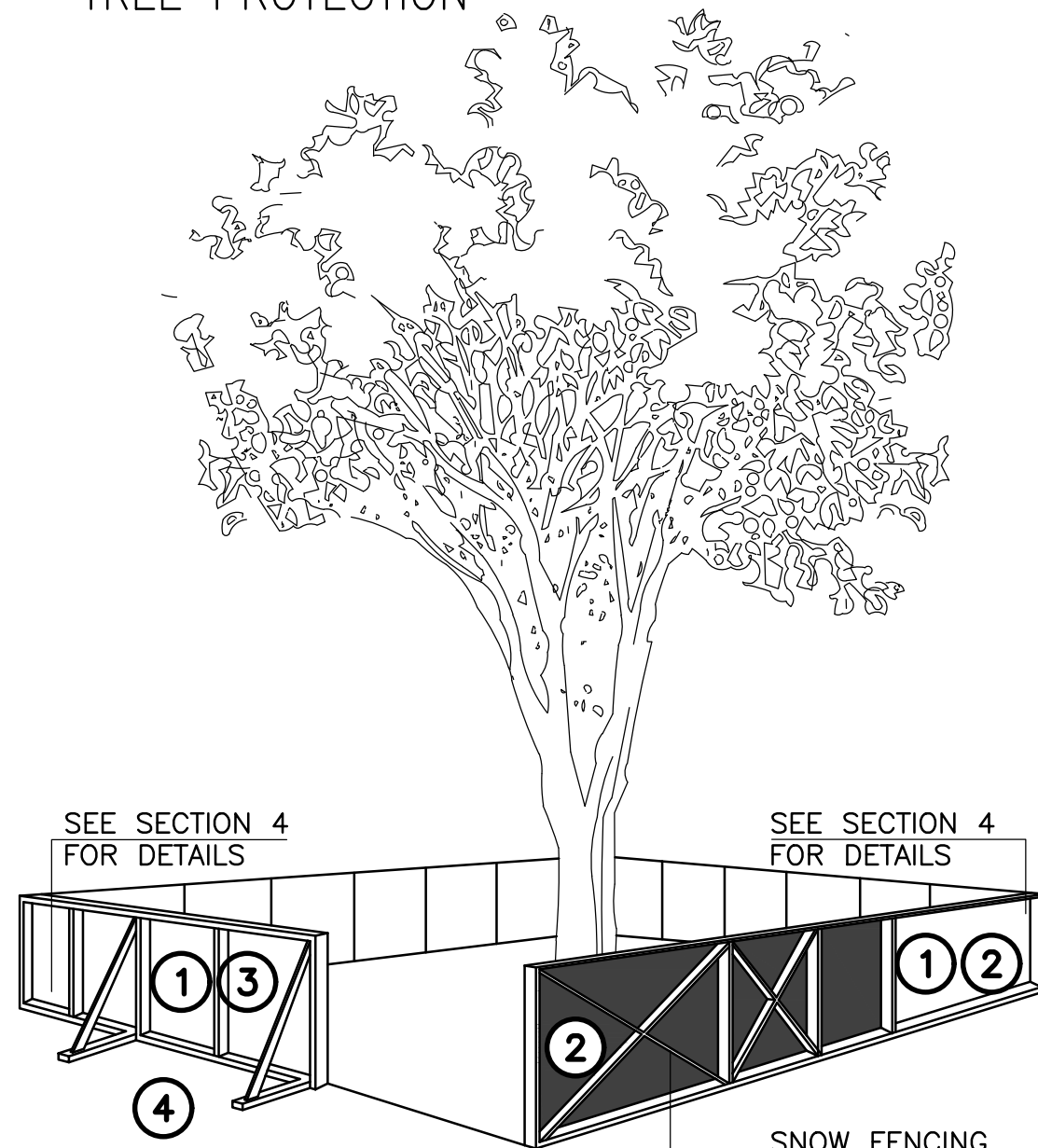




1 SITE PLAN
A1/2 SCALE: 1:200

5 RESERVED
A1/2 SCALE: NTS

TREE PROTECTION



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."

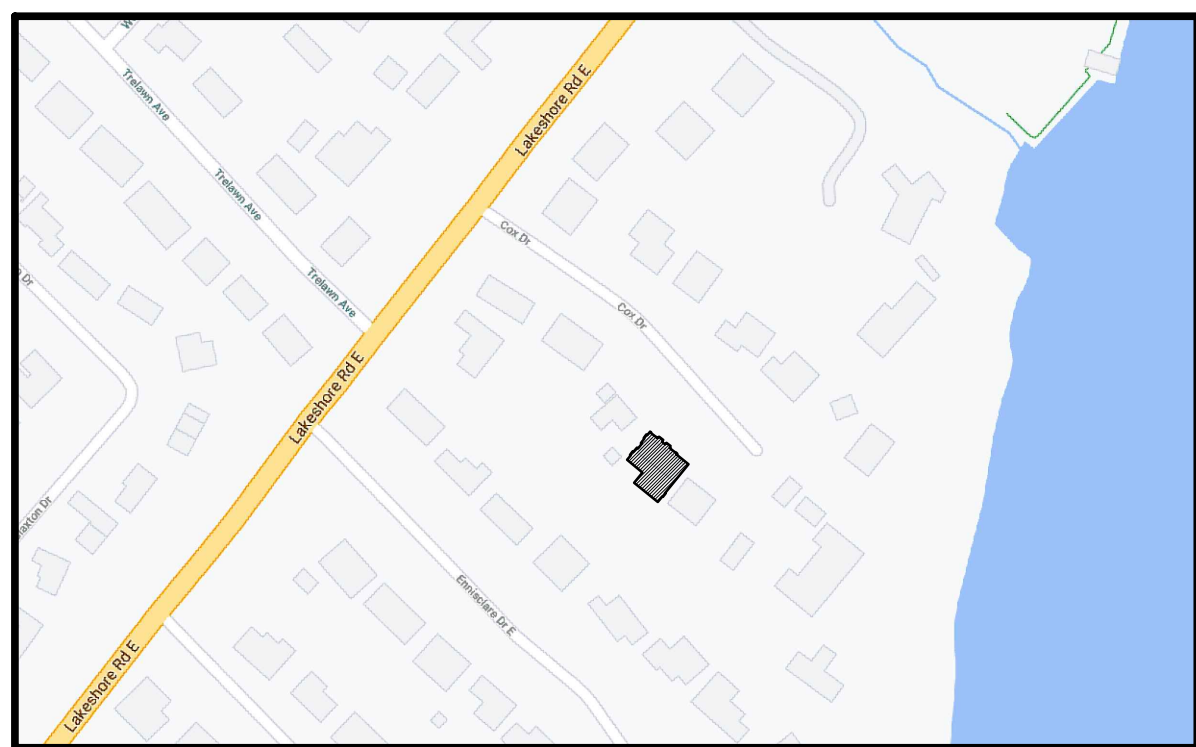
TOWN OF OAKVILLE PARKS AND RECREATION DEPARTMENT

NAME: TREE PROTECTION BARRIERS

DATE:

FILE NO.:

2 OAKVILLE SITE REQUIREMENTS
A1/2 SCALE: NTS



3 KEY PLAN
A1/2 SCALE: NTS

OWNER: BRETT FARRON 64 COX DRIVE OAKVILLE, ON L6J 4P9			
ARCHITECT HICKS DESIGN STUDIO 295 ROBINSON ST, SUITE 200 OAKVILLE, ONTARIO L6J 1G7 ATTENTION: WILLIAM R. HICKS PH: 905-339-1212 EX. 222			
APPLICANT: HICKS DESIGN STUDIO ATTENTION: CYNTHIA GIBSON PH: 905-339-1212 EX. 233			
SITE STATISTICS			
ADDRESS:		64 COX DRIVE OAKVILLE, ONTARIO L6J 4P9	
LEGAL DESCRIPTION:		PART OF LOT 2 REG'D PLAN 1111	
ZONING:		RL1-0	
LOT AREA:			
	%	METRIC	IMPERIAL
		1,704.57	18,347.82
LOT FRONTAGE:			
1. AT STREET		30.48	100.00
2. AS PER DEFINITION (7.5m back from property line)		30.48	100.00
GROSS FLOOR AREA:			
PROPOSED			
GROUND FLOOR		261.88	2,818.90
SECOND FLOOR		239.86	2,581.86
TOTAL		501.74	5,400.76
TOTAL BASEMENT			
FINISHED AREA		340.49	3,665.02
UNFINISHED AREA		0.00	0.00
FLOOR AREA TO LOT AREA RATIO: (VARIANCE REQ'D)			
PERMITTED		29.0%	494.33
PROPOSED		29.4%	501.74
GARAGE AREA:			
ALLOWABLE		56.00	603.00
PROPOSED		51.10	550.04
LOT COVERAGE:			
PERMITTED		25.0%	426.14
PROPOSED DWELLING		18.0%	317.79
PROPOSED COVERED AND UNCOVERED PORCHES		4.0%	67.61
PROPOSED TOTAL		22.6%	385.41
DWELLING HEIGHT (VARIANCE REQ'D)			
MAXIMUM HEIGHT TO RIDGE:			
PERMITTED		9.00	29'-6 1/4"
PROPOSED MAIN ROOF (TOP OF FLAT ROOF, INCL. 2% SLOPE)		9.00	29'-6 1/4"
PROPOSED CENTRE ROOF (TOP OF FLAT ROOF, INCL. 2% SLOPE)		9.28	30'-5 3/8"
MAXIMUM DWELLING DEPTH (VARIANCE REQ'D)			
PERMITTED		20.00	65'-7 3/8"
PROPOSED DWELLING DEPTH		21.12	69'-3 1/2"
PERMITTED SIDE YARD SET-BACK			
PROPOSED SIDE YARD SET-BACK (SOUTH EAST)		4.20	13'-9"
PERMITTED SIDE YARD SET-BACK		4.20	13'-9"
PROPOSED SIDE YARD SET-BACK (NORTH WEST)		4.20	13'-9"
PERMITTED FRONT YARD SET-BACK		21.92	71'-11 3/4"
PROPOSED FRONT YARD SET-BACK		18.99	62'-3 5/8"
PERMITTED REAR YARD SET-BACK		10.50	34'-5 3/8"
PROPOSED REAR YARD SET-BACK		17.29	56'-8 3/4"

4 SITE STATISTICS
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 ACCREDITATION:

TOPOGRAPHIC SURVEY OF
PART OF LOT 2
REGISTERED PLAN 1111
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

BEARING NOTE
BEARINGS ARE ASTROMONIC AND ARE REFERRED TO THE SOUTHWESTERLY LIMIT OF LOT 2 AS SHOWN ON REGISTERED PLAN 1111, HAVING A BEARING OF N38°44'00"E.

ELEVATION NOTE
ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM-1928 (1978 ADJUSTMENT) AND WERE DERIVED FROM TOWN OF OAKVILLE BENCHMARK No.16, HAVING A PUBLISHED ELEVATION OF 79.980 metres.

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
8337	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 TREE TO REMAIN
⊗	EXISTING TREE TO BE REMOVED
1	TREE NUMBER PER ARBOURIST REPORT
—	TREE HOARDING AS PER ARBOURIST REPORT

8250 TW. ELEVATION AT TOP OF RETAINING WALL
8244 RM. ELEVATION AT BOTTOM OF RETAINING WALL

REGION APPROVAL
REGION DESIGN OF WATER AND/OR WASTEWATER SERVICES APPROVED SUBJECT TO DETAIL CONSTRUCTION CONFORMING TO HALTON REGION STANDARDS AND SPECIFICATIONS AND 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 Design Criteria, Standard Drawings & Specifications manual may be obtained thru Capital Planning & Data Technologies Department 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	22.07.07	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:

COX DRIVE HOME

ADDRESS: 64 COX DRIVE
CITY: OAKVILLE, ON.

DRAWING TITLE:

SITE PLAN

DRAWN: RP	
DATE: 22.05.17	SCALE: 1:200
JOB NUMBER:	SHEET NUMBER:
21-316	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.



1 | 22.07.07 | ISSUED FOR C OF A

REF. DATE DESCRIPTION

REVISIONS / ISSUANCE:



HICKS DESIGN STUDIO
205 ROBINSON STREET, SUITE 200 OAKVILLE ON CAN L6A 1G7
WWW.HICKSDSIGNSTUDIO.CO 1.800.390.1512

CLIENT:
COX DRIVE RESIDENCE

ADDRESS: 64 COX DRIVE
CITY: OAKVILLE, ON

DRAWING TITLE:
SOUTH ELEVATION

DRAWN: RP

DATE: 22.06.01 SCALE: 1/4"=1'-0"

JOB NUMBER: SHEET NUMBER:

21-316

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.



1 | 22.07.07 | ISSUED FOR C OF A

REF | DATE | DESCRIPTION:

REVISIONS / ISSUANCE:



HICKS DESIGN STUDIO
205 ROBINSON STREET, SUITE 200 OAKVILLE, ON CAN L6J 1G7
WWW.HICKSDSIGNSTUDIO.CO | T 905.390.1572

CLIENT:

COX DRIVE RESIDENCE

ADDRESS: 64 COX DRIVE
CITY: OAKVILLE, ON

DRAWING TITLE:

NORTH ELEVATION

DRAWN: RP

DATE: 22.06.01

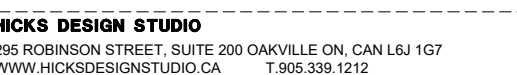
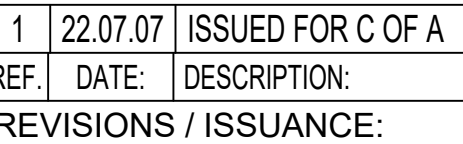
JOB NUMBER:

21-316

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

SHEET NUMBER:

A4.3



ADDRESS: 64 COX DRIVE
CITY: OAKVILLE, ON

DRAWING TITLE:
EAST ELEVATION

DRAWN: RP	
DATE: 22.06.01	SCALE: 1/4"=1'-0"
JOB NUMBER: 21-316	SHEET NUMBER: A4.4

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 | 22.07.07 | ISSUED FOR C OF A

REF. DATE DESCRIPTION

REVISIONS / ISSUANCE:



HICKS DESIGN STUDIO
205 ROBINSON STREET, SUITE 200 OAKVILLE, ON CAN L6A 1G7
WWW.HICKSDSIGNSTUDIO.CO 1.800.390.1512

CLIENT:

COX DRIVE RESIDENCE

ADDRESS: 64 COX DRIVE
CITY: OAKVILLE, ON

DRAWING TITLE:

WEST ELEVATION

DRAWN: RP

DATE: 22.06.01

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

JOB NUMBER:

SHEET NUMBER:

21-316

A4.2

July 13, 2022

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

Dear Committee:

We are the Architects working with the new owners of the property known as 64 Cox Drive.

The proposal is to remove a house on the existing lot and construct a new home. Cox Drive is a dead-end street that has seen the transition to new homes and at the end of the street is the old Cox estate, a multiple unit building that is three storeys in height. This proposal for a new dwelling requires some minor variances and they are listed below with their rationale. It should be noted that we have worked with the Committee Planner for a workable solution to the requested variances.

Zoning Bylaw 2014-14- RL1-0 Zoning

Residential Floor/Lot area

In the RL1-0 zone this property is subject to a 29% allowable floor/lot area. Our proposal is for 29.4%, a difference of 7.41m².

The 2nd floor area has been increased even though its not required by the Owner as the Housekeeping Bylaw 2021-068 dictates that garage area must be counted in Residential floor area given the conditions for this dwelling. The .4% increase is minor whereas if the garage was required to be included in RFA would far exceed the permitted RFA for this property.

Dwelling Depth

The permitted dwelling depth is 20.0m. The proposal is for a dwelling dept of 21.12m

The required depth relates to a one storey porch at the rear of the house that extends across the site. It is an open structure, and the back of the porch is somewhat in line with the adjacent neighbours homes so it does not cause a blank wall condition for them.

Front Yard Setback

In the RL1-0 zone the minimum front yard setback is the yard legally existing less 1.0m. The existing house due to the cul-de-sac condition has an existing setback of 20.92 and thus we must have a minimum setback of 19.92m.

We have worked with the Committee Planner to bring the house forward to align with the house to the north side, where as the house to the south is setback artificially by the cul de sac.

The proposed setback of 18.99m and although not compliant we believe it aligns well and is appropriate for the proper development of the site and the provision of private open space in the rear yard.

Dwelling Height

The maximum permitted height in this zone is 9.0m. This proposal is for a height of 9.28m. We have worked with the Committee Planner to agree on an acceptable height for both the Town and the Owner. The additional height occurs mostly in the centre portion of the house. Also, a factor in the height is the fact that the house due to grading has to site approx. 0.5m above grade on the site. The house steps down on the south side with a lower roof to break up the mass. There are substantial, mature trees in front that in fact block the view of the house from the street. We felt that the increase in height meets the intent of the infill guidelines and is appropriate to the character of the neighbourhood.

We believe our proposal meet the 4 tests of the Planning Act, is in line with the Official Plan, 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