Committee of Adjustment
Town of Oakville

AGENDA

Date: April 29, 2026
Time: 7:00 pm
Location: Virtual Meeting

Live streaming video is available here or the Town's YouTube channel at youtube.com/user/townofoakvilleTV.

Making submissions to the Committee of Adjustment
To participate in the electronic hearing or to submit written correspondence regarding an application on the agenda, please email the Secretary-Treasurer at coarequests@oakville.ca, or call 905-845-6601 ext. 1829, by noon the day before the hearing date.

		Pages
1.	Reading of Preamble	
2.	Regrets	
3.	Declarations of Pecuniary Interest	
4.	Requests for Deferrals or Withdrawals of Applications	
5.	Consent Application(s)	
5.1	B26/06 - 275 Third Line	3 - 39
5.2	A/051/2026 - 275 Third Line	40 - 76
5.3	A/052/2026 - 275 Third Line	77 - 113
6.	Minor Variance Application(s)	
6.1	A/006/2026 - 273 Cairncroft Road (Deferred from January 21, 2026)	114 - 121
6.2	A/029/2026 - 1086 Montrose Abbey Drive (Deferred from March 04, 2026)	122 - 128
6.3	A/047/2026 - 266 Jennings Crescent (Deferred from April 01, 2026)	129 - 141

6.4 A/060/2026 - 312 Dalewood Drive 142 - 151

6.5 A/062/2026 - 463 Candler Road 152 - 195

6.6 A/063/2026 - 257 Woodale Avenue 196 - 210

6.7 A/064/2026 - 235 Vilma Drive 211 - 217

6.8 A/065/2026 - 384 Wadsworth Street 218 - 229

7. Confirmation of Minutes

8. Adjournment

Notice of Public Hearing
Committee of Adjustment Application

File # B26-06; A/051/2026; and A/052/2026

Electronic hearing:
By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday, April 29, 2026 at 7 p.m.

Why am I receiving this notice?
You are receiving this notice because the applicant noted below has submitted an application for Consent along with minor variance applications to the Town of Oakville. As stipulated by the *Planning Act*, notice must be provided to property owners within 60 metres (200 ft.) of the area to which the application applies. Further details of this application, including drawings, can be viewed online at Agendas & Meetings (oakville.ca).

Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
C. Spurrell B. Spurrell	Nicholas Dell Harper Dell & Associates Inc. 1370 Hurontario Street Mississauga ON, L5G 3H4	275 Third Line PLAN 1015 LOT 10

Zoning of property: RL2-0, Residential

Purpose of application: B26/06
An application has been made for Consent for the creation of a New Lot. The application is asking to convey a portion of land (Part 1 on the Severance Sketch) approximately 923.50 m² in area with an approximate frontage of 18.29m on Third Line to be severed from 275 Third Line for the purpose of creating a new lot.

The retained parcel (Part 2 on the Severance Sketch) is approximately 943.10 m² in area, with an approximate frontage of 18.29m on Third Line. The property has an existing dwelling and garage which will be removed. Two new proposed detached dwellings will be built – one on the retained lot and one on the severed lot.

The purpose of this application is to sever the property into two separate lots to construct two new detached dwellings – one on the retained parcel and one on the severed parcel.

This application is being considered with related **Minor Variance A/051/2026 (Retained)** and **Minor Variance A/052/2026 (Severed). Variance notices are below.**

The said parcels being more particularly described on the attached Severance Sketch below.

Variance Request: A/051/2026 (Retained lot)
Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit the proposed consent application B26/06 for the retained parcel proposing the following variance to Zoning By-law 2014-014:

1. To permit a lot frontage of 18.29 meters, whereas the minimum lot frontage is 22.5 meters.

Variance Request: A/052/2026 (Severed lot)
Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit the proposed consent application B26/06 for the severed parcel proposing the following variance to Zoning By-law 2014-014:

1. To permit a lot frontage of 18.29 meters, whereas the minimum lot frontage is 22.5 meters.

How do I participate if I have comments or concerns?

Submit written correspondence
Although there are no third-party appeal rights, you are entitled to notice and may make written submissions before the application is considered by the Committee of Adjustment. You can send your written comments regarding the application by email (preferred) or regular mail to the Secretary-Treasurer noted below. Include your name, address and application number or address of the property in which you are providing comments. To allow all Committee of Adjustment members the opportunity to review and consider your comments, please provide your written submissions to be received **no later than noon the day before the hearing date**.

Please be advised that any written correspondence submitted to the Town of Oakville regarding this application will be made public pursuant to the *Planning Act* and *Municipal Freedom of Information and Protection Act*.

Participate in the electronic hearing by videoconference.
Pre-register as a delegation by contacting the Secretary-Treasurer noted below by email or telephone **no later than noon the day before the hearing date**. You are encouraged to pre-register as a delegation as soon as possible in order to facilitate an orderly registration process. Pre-registered delegates will be provided with access codes and instructions to enter the electronic hearing.

Watch the hearing:
If you do not wish to participate, but would like to follow along, the hearing will be publicly live-streamed on the Town of Oakville's Live Stream webpage at oakville.ca. The live-stream will begin just before 7 p.m.

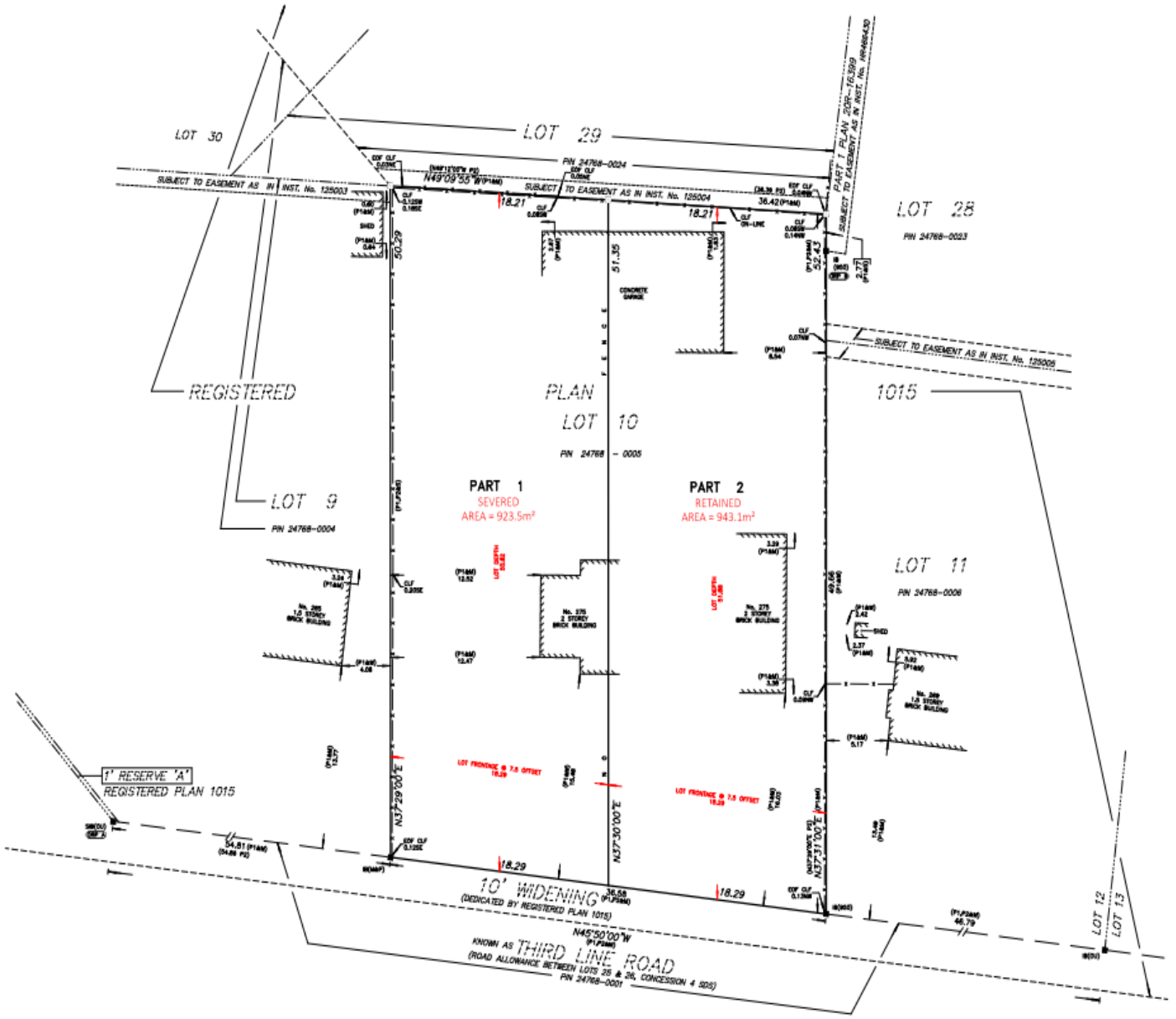
More information:
Town departments and agency comments regarding this application will be available online at Agendas & Meetings (oakville.ca) by noon on the Friday before the hearing date.

Notice of decision:
If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer noted below. The written request must be

received **before noon the day before the hearing date**. This will entitle you to be notified of any future Ontario Land Tribunal proceedings.

Contact information:
Jen Ulcar
Secretary-Treasurer, Committee of Adjustment
1225 Trafalgar Road
Oakville, ON L6H 0H3
Phone: 905-845-6601 ext. 1829
Email: coarequests@oakville.ca

Date mailed
April 13, 2026



SCHEDULE			
PART	ALL OF LOT	PLAN	ALL OF PIN
1	10	REGISTERED PLAN 1015	24768–0005
2			

PLAN OF SURVEY OF

LOT 10
REGISTERED PLAN 1015

IN THE

TOWN OF OAKVILLE

REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 200

0 5 10 20 metres

THE INTENDED PLOT SIZE OF THIS PLAN IS 690mm IN WIDTH BY 470mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200

MacKAY, MacKAY & PETERS LIMITED - ONTARIO LAND SURVEYORS - 2026

METRIC DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORP's): UTM ZONE 17, NAD83 (CSRS) (2010.0) COORDINATES ARE TO AN URBAN ACCURACY PER SECTION 14(2) OF O.REG. 216/10		
ORP	NORTHING	EASTING
A	4807210.41	604774.31
B	4807185.93	604870.06
CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN		

BEARING REFERENCE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0)

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9997268

COLOUR NOTE

INFORMATION SHOWN IN RED IS FOR ILLUSTRATION PURPOSES ONLY AND WILL BE REMOVED FROM THIS PLAN PRIOR TO DEPOSIT AT THE LAND REGISTRY OFFICE

LEGEND

■ DENOTES A SURVEY MONUMENT FOUND
□ DENOTES A SURVEY MONUMENT PLANTED
SIB DENOTES STANDARD IRON BAR
IB DENOTES IRON BAR
P1 DENOTES PLAN BY MMP LIMITED DATED JANUARY 7, 2021 (20–180)
P2 DENOTES REGISTERED PLAN 1015
PIN DENOTES PROPERTY IDENTIFICATION NUMBER
(OU) DENOTES ORIGIN UNKNOWN
CLF DENOTES CHAIN LINK FENCE
EOF DENOTES END OF FENCE

A ROTATION OF 00°56'00" HAS BEEN APPLIED TO BEARINGS ON P1 & P2

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE DAY OF , 2026.

DATE
DATE

ROY C. MAYO
ONTARIO LAND SURVEYOR
FOR MACKAY, MACKAY & PETERS LIMITED

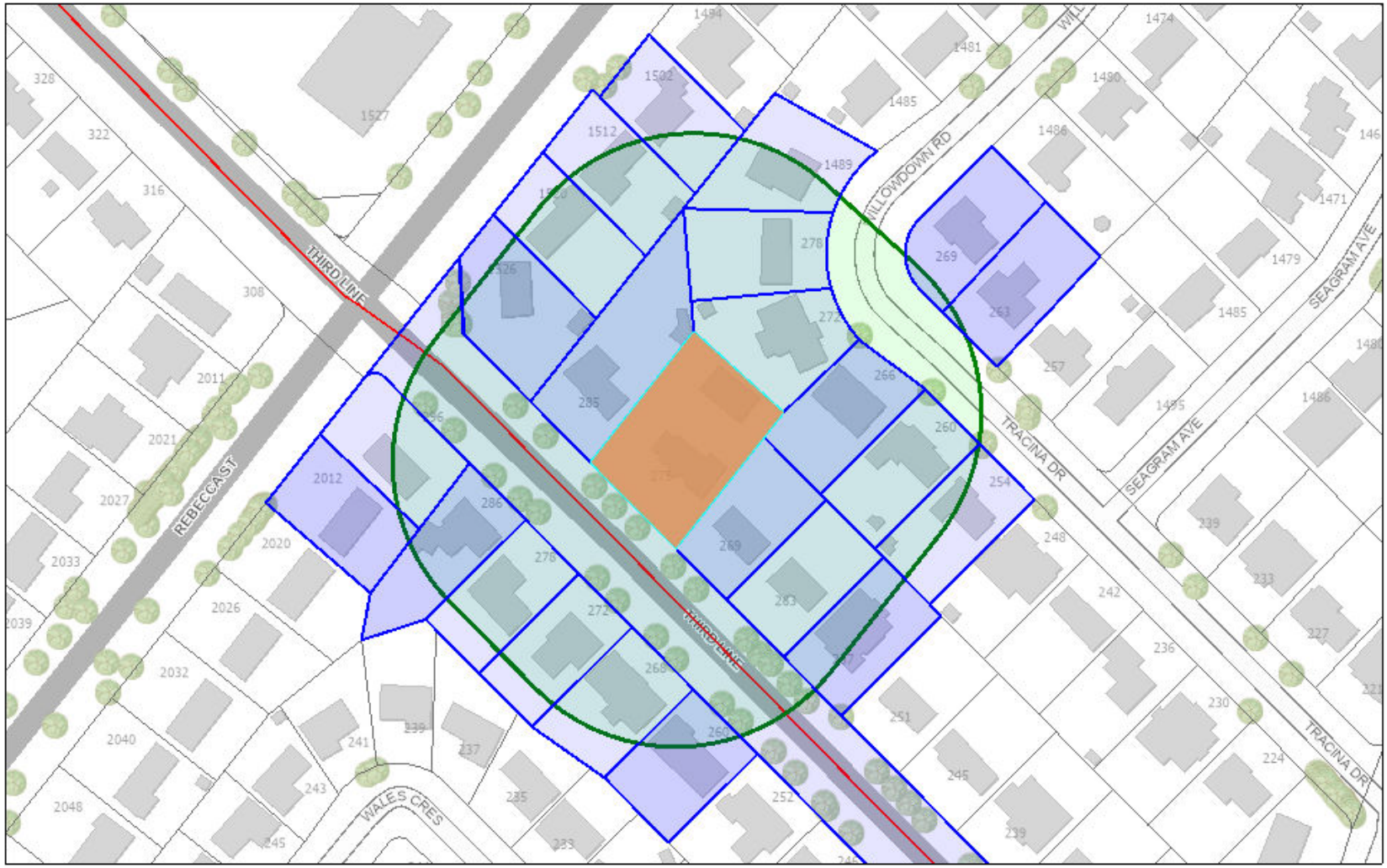
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER

MMP
MacKay, MacKay & Peters Limited
ONTARIO LAND SURVEYORS
SINCE 1900

CONTACT US:
hello@mmplimited.ca
mmplimited.ca
Phone: (905) 638-1375
Fax: (905) 333 9544

DRAWN BY:	G.S.
PARTY CHIEF:	C.M.
CHECKED BY:	
PROJECT No.:	20–180–R

B26/06, A/051/2026 & A/052/2026 - 275 Third Line



4/9/2026, 3:06:25 PM

Applicant Name Address

Wards

Ownership

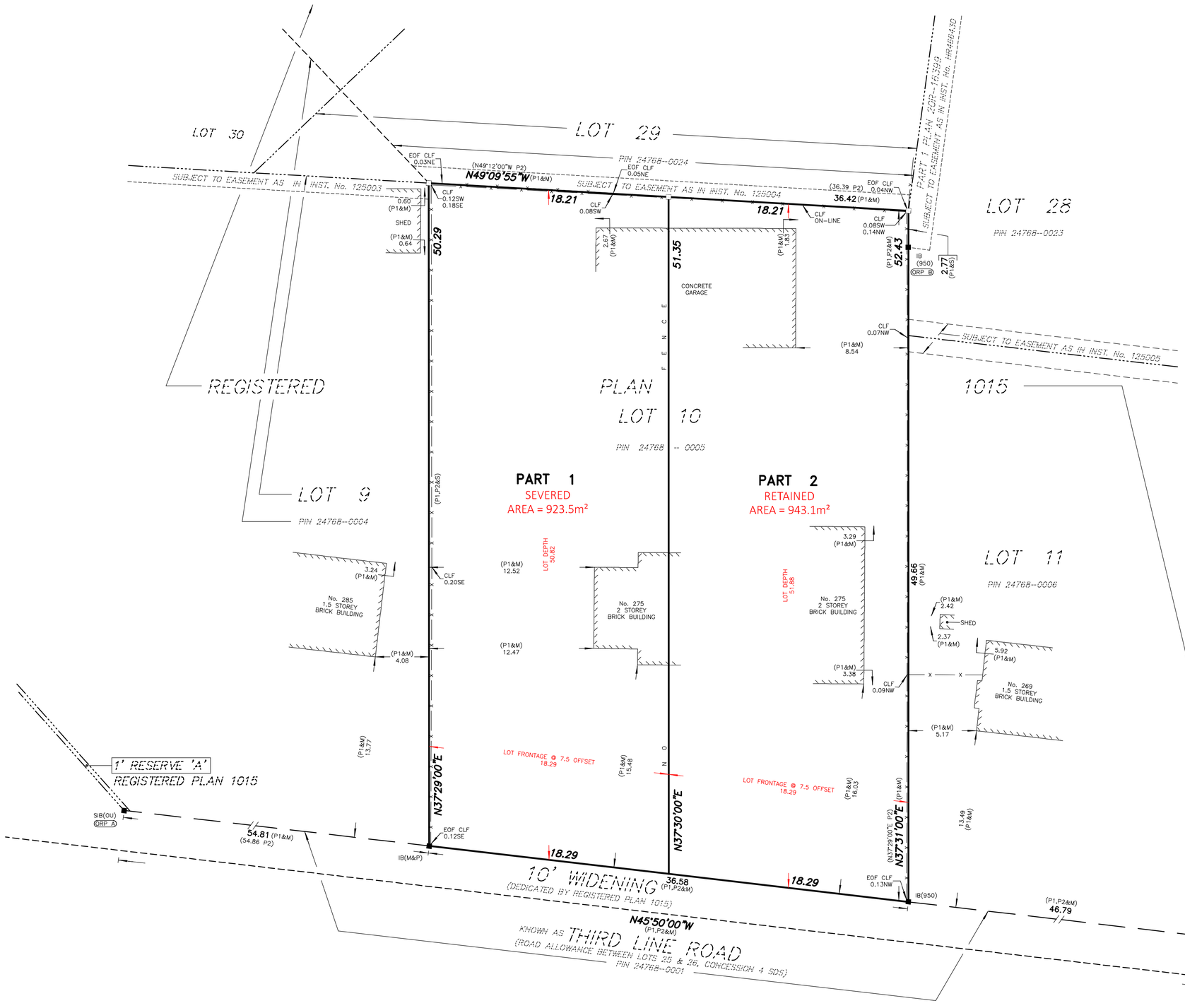
1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

Town of Oakville

2021 Town of Oakville



MMP LIMITED SINCE 1906 ONTARIO LAND SURVEYORS

SCHEDULE			
PART	ALL OF LOT	PLAN	ALL OF PIN
1	10	REGISTERED PLAN 1015	24768–0005
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PLAN OF SURVEY OF

LOT 10
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IN THE
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0 5 10 20 metres

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MacKAY, MacKAY & PETERS LIMITED - ONTARIO LAND SURVEYORS - 2026

METRIC *DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048*

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DATE
DATE

ROY C. MAYO
ONTARIO LAND SURVEYOR
FOR MACKAY, MACKAY & PETERS LIMITED

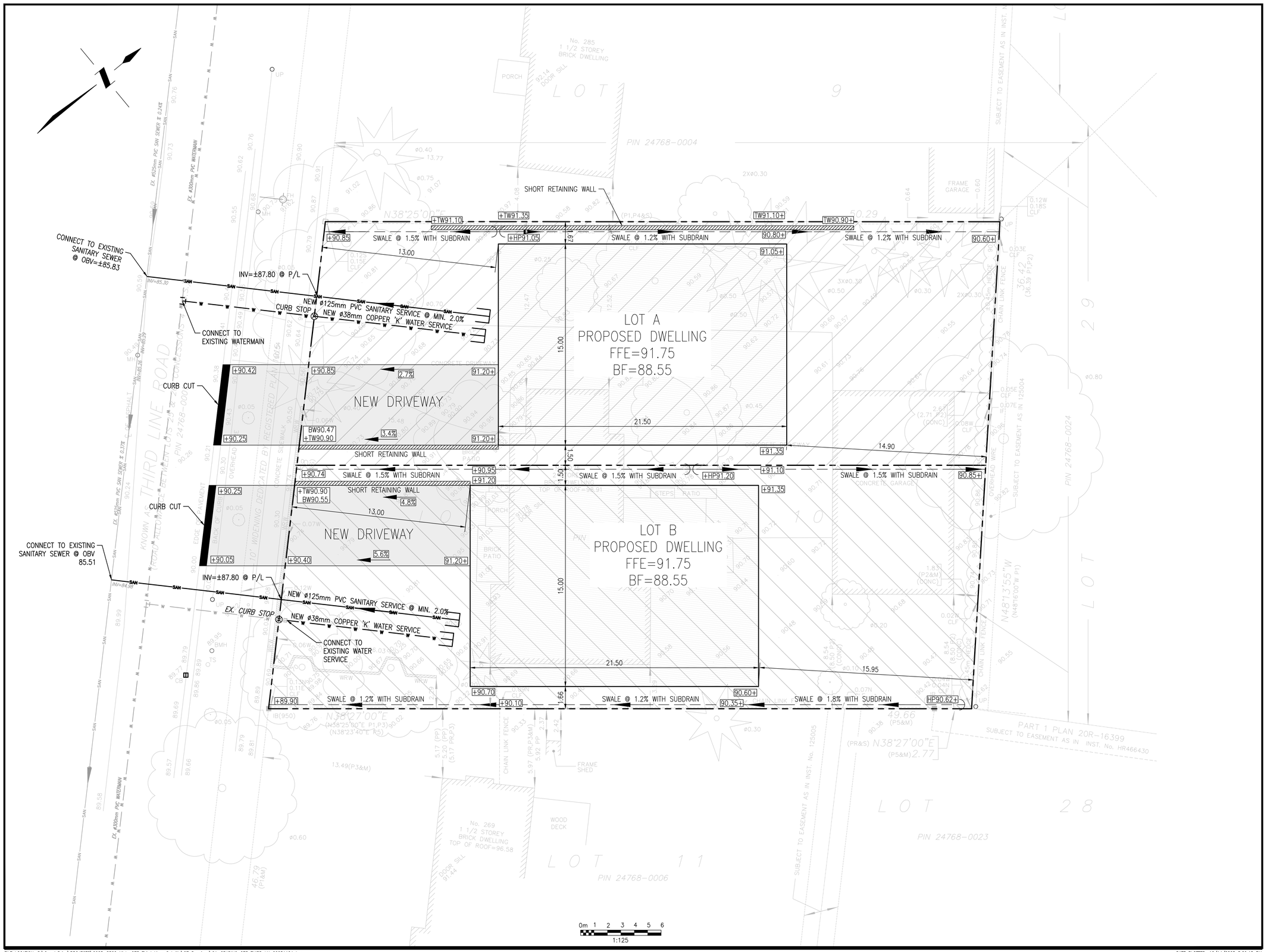
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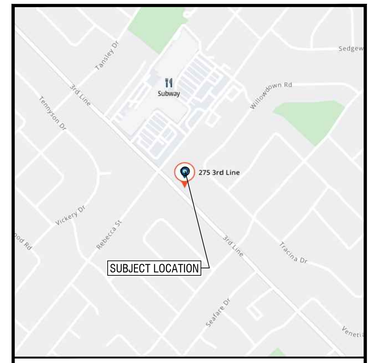
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MMP
MacKay, MacKay & Peters Limited
ONTARIO LAND SURVEYORS
SINCE 1906

CONTACT US:
halton@mmplimited.ca
mmplimited.ca
Phone: (905) 639-1375
Fax: (905) 333 9544

DRAWN BY:	G.S.
PARTY CHIEF:	C.M.
CHECKED BY:	
PROJECT No.:	**20–180–R**





KEYPLAN

REV.	DATE	DESCRIPTION	BY
6			
5			
4			
3			
2			
1			
0	2025/12/08	FOR BUILDING PERMIT	FS

MUNICIPALITY: OAKVILLE

ENGINEER'S STAMP

LICENSED PROFESSIONAL ENGINEER — F. SHI — 100085602 — 2025/12/08 — PROVINCE OF ONTARIO

CIVIL ENGINEER:

LUBAN

7373 LIONSHEAD AVENUE, NIAGARA FALLS, ONTARIO, L2G7S4
TEL. 226-688-7928, EMAIL: FENG.SHI@LUBAN.CA

CLIENT:

ARCHITECT:

GRADING PLAN FOR LOT SEVERANCE

275 THIRD LINE, OAKVILLE, ON L6L 4A2

DESIGNED BY:	MG	SCALE:	CONTRACT No.
CHECKED BY:	FS	HORIZONTAL: 1:125	SHEET No 1 OF 1
DRAWN BY:	MG	VERTICAL:	C1 DRAWING No.
DATE:	2025/12/08		

FILE LOCATION: D:\GoogleDrive\PROJECTS\2025-S522 Nick, 275 Third Line, Oakville\07 Drawings\C1-GRADING_275 THIRD LN_20251124.dwg

DATE PLOTTED: 12/14/2025 5:29:18 PM

General Notes:

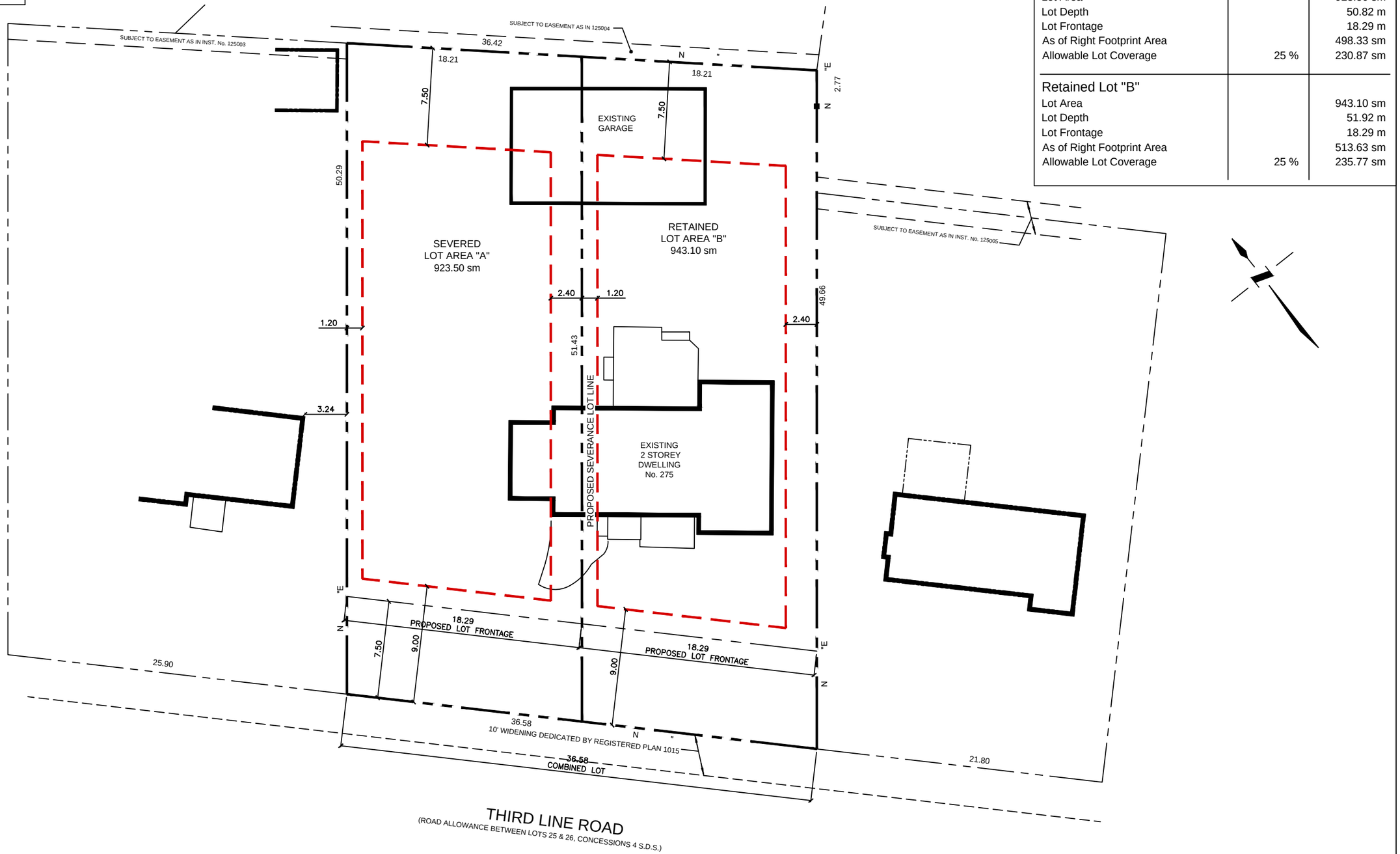
1. Do Not Scale Drawings

2. These Plans Are For Preliminary Design Purposes Only

3. Site Plan Based Off of Survey
By: MacKay, MacKay & Peters Limited Land Surveyors
Dates: January 7, 2021

Site Statistics

Lot Area		1865.55 sm
Zoning		RL2-0
Severed Lot "A"		
Lot Area		923.50 sm
Lot Depth		50.82 m
Lot Frontage		18.29 m
As of Right Footprint Area		498.33 sm
Allowable Lot Coverage	25 %	230.87 sm
Retained Lot "B"		
Lot Area		943.10 sm
Lot Depth		51.92 m
Lot Frontage		18.29 m
As of Right Footprint Area		513.63 sm
Allowable Lot Coverage	25 %	235.77 sm



Preliminary Site Plan

275 Third Line, Oakville, ON
Proposed Severance Plan

Harper Dell & Associates Inc.
Planning, Traffic, Parking and Land Development Consulting
1370 Hurontario St.
Mississauga, ON, L5G 3G4

Date: February 24, 2026
Scale: 1:300

SP1

General Notes:

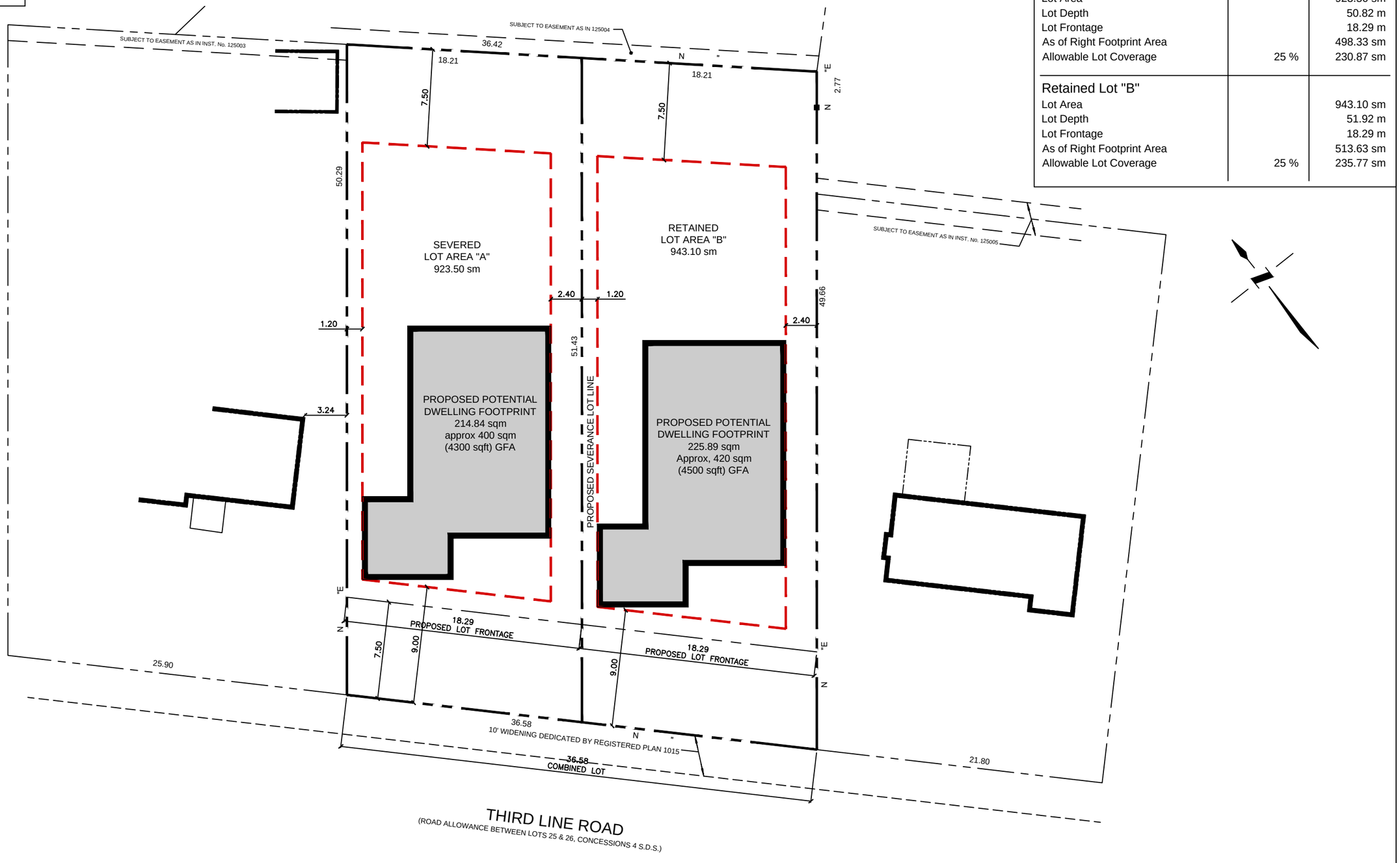
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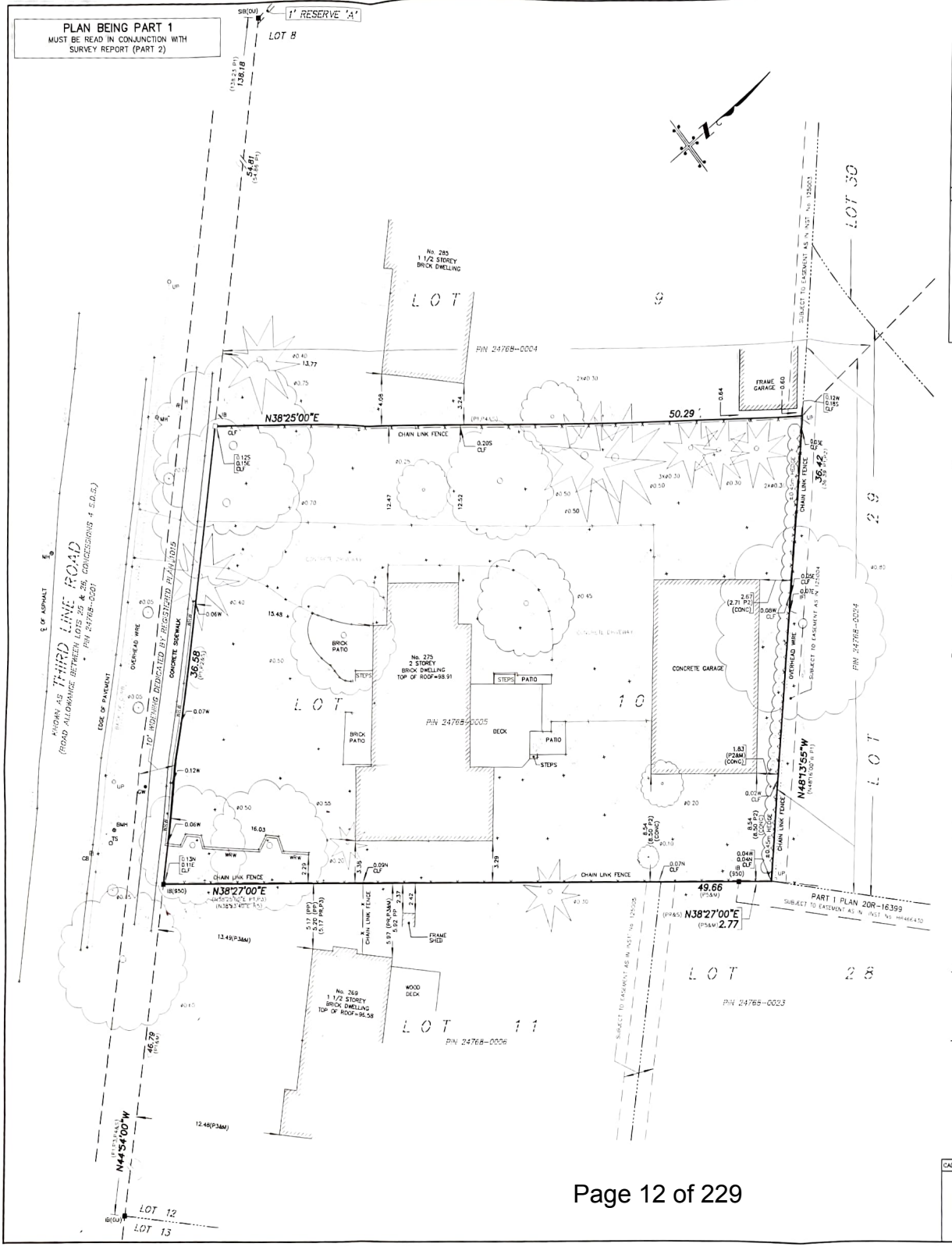
Preliminary Site Plan

275 Third Line, Oakville, ON
Proposed Development Plan

Harper Dell & Associates Inc.
Planning, Traffic, Parking and Land Development Consulting
1370 Hurontario St.
Mississauga, ON, L5G 3G4

Date: February 24, 2026
Scale: 1:300

SP2



SURVEYOR'S REAL PROPERTY REPORT
PLAN OF SURVEY SHOWING TOPOGRAPHY OF

LOT 10
REGISTERED PLAN 1015

IN THE

TOWN OF OAKVILLE

REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 200

0 5 10 20 metres

MacKAY, MacKAY & PETERS LIMITED – ONTARIO LAND SURVEYORS

© 2020

KNOWN AS MUNICIPAL No. 275 THIRD LINE ROAD

REPORT SUMMARY (PART 2)

(to be read in conjunction with Part 1)

LAND REGISTRY OFFICE TITLE INFORMATION ON SUBJECT PROPERTY INCLUDING BOUNDARIES, EASEMENTS AND RIGHT OF WAYS – DATE AUGUST 12, 2020

REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:

NONE

ADDITIONAL REMARKS:

REFER TO PART 1 OF SURVEY FOR THE LOCATION OF BUILDINGS, STRUCTURES, FENCES AND UTILITIES

Note

MacKAY, MacKAY & PETERS LIMITED grants COLIN ASONYE SPURRELL ["The Client(s)"], their solicitor and other related parties permission to use "Original Copies" of the Surveyor's Real Property Report in transactions involving "The Client(s)"

"METRIC" DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2146301

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR
In accordance with Regulation 1026, Section 29(3)

Legend

- ■ DENOTES A SURVEY MONUMENT FOUND
- □ DENOTES A SURVEY MONUMENT SET
- IB DENOTES IRON BAR
- P1 DENOTES REGISTERED PLAN 1015
- P2 DENOTES PLAN BY FRED G. CUNNINGHAM DATED SEPTEMBER 7, 1978
- P3 DENOTES PLAN BY FRED G. CUNNINGHAM DATED JULY 1, 1986
- P4 DENOTES PLAN BY McCONNELL JACKSON DATED JUNE 29, 1967
- P5 DENOTES PLAN 20R-16399
- PR DENOTES PRODUCTION
- PP DENOTES PERPENDICULAR
- PIN DENOTES PROPERTY IDENTIFICATION NUMBER
- (OU) DENOTES ORIGIN UNKNOWN
- CB DENOTES CATCH BASIN
- BMH DENOTES BELL MANHOLE
- MH DENOTES MANHOLE
- UP DENOTES UTILITY POLE
- GW DENOTES GUY WIRE
- FH DENOTES FIRE HYDRANT
- CLF DENOTES CHAIN LINK FENCE
- IF DENOTES IRON FENCE
- TS DENOTES TRAFFIC SIGN
- WRW DENOTES WOOD RETAINING WALL
- CONC DENOTES CONCRETE
- ℄ DENOTES ROUND
- DENOTES CENTRE LINE
- DENOTES DECIDUOUS TREE SCALED TO CANOPY, TRUNK SIZE SHOWN IN METRES
- DENOTES CONIFEROUS TREE SCALED TO CANOPY, TRUNK SIZE SHOWN IN METRES

BUILDING TIES ARE TO BRICK UNLESS OTHERWISE NOTED

Benchmark Note

TOWN OF OAKVILLE BENCHMARK No. 36
ELEVATION = 90.408 METRES CGVD 1928:1978 ADJUSTMENT

CONCRETE MONUMENT AT SOUTHEAST CORNER OF REBECCA STREET AND THIRD LINE, THE MONUMENT IS ON THE EAST SIDE OF THIRD LINE 0.5 METRES EAST OF THE BACK OF CURB

Bearing Reference

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTH EAST LIMIT OF THE 10' WIDENING AS SHOWN ON REGISTERED PLAN 1015 HAVING A BEARING OF N44°54'00"W

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 7th DAY OF JANUARY, 2021.

JANUARY 7, 2021
DATE

ROY C. MAYO
ONTARIO LAND SURVEYOR
FOR MACKAY, MACKAY & PETERS LIMITED

CAD FILE: E:\(20) Halton\Registered Plans\RP1015\LOT 10\20-180\20-180.dwg

MMP
MacKay, MacKay & Peters Limited
LAND SURVEYORS & MAPPERS
SINCE 1906
3380 South Service Road
Unit 101
Burlington, ON
L7N 3J5
(905) 639-1375
halton@mmplimited.com
mmplimited.com

DRAWN BY: S.S.
PARTY CHIEF: F.K.
CHECKED BY: RM
PROJECT NO: 20-180

SUMMIT
PROFESSIONAL CONSULTING ARBORISTS

Prepared for:
Harper Dell & Associates
505 York Boulevard
Hamilton, ON
905-574-1504

Project Address:
275 Third Line, Mississauga ,Ontario

Data Collection and Report Prepared by:
Alex Sharp Certified Arborist ON-2026
15 December 2025

Table of Contents

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Canopy Cover Plan	13

Arborist Report 275 Third Line, Oakville ,Ontario

Summit SKS Limited have been retained by the property owner to prepare this Arborist Report and Tree Protection Plan for 275 Third Line, Oakville, Ontario. The owner is proposing a lot severance. The tree assessment was completed on the 12th day of December 2025. All field and appraisal work was conducted by qualified consultants in accordance with Public Tree Protection By-law (0020-2022) and the Private Tree Protection By-law (0021-2022).

The purpose of this report is to inventory and assess trees 10cm in diameter, measured at breast height and larger on the subject property, in the town road allowance adjacent to the property and any trees within 6m of the property line. There are zero (0) existing trees that are recommended for removal as a result of this proposed construction and/or their current condition.

Municipally Owned Trees

Tree number M1 is a 9cm dbh Maple Norway that is growing on the municipally owned boulevard. This tree is in fair condition and requires a tree protection zone of 1.8m.

Tree number M2 is a 9cm dbh Lilac Ivory Silk that is growing on the municipally owned boulevard. This tree is in fair condition and requires a tree protection zone of 1.8m.

Tree number M3 is a 9cm dbh Lilac Ivory Silk that is growing near the municipally owned boulevard. This tree is in fair condition and requires a tree protection zone of 1.8m.





Tree Number	Tree Species	Diameter of Appraised Tree (cm)	Area Of Appraised Tree (cm)	Diameter of Replacement Tree (cm)	Area of the Replacement Tree (cm)	Cost of Replacement Tree	Basic Price	Species Rating	Basic Value	Location Rating	Conditions Rating	Appraised Value
M1	Maple Norway	9	63.585	6	28.26	1250	44.23213	68.00%	2312.5	70.00%	75.00%	1214.0625
M2	Lilac Ivory Silk	9	63.585	6	28.26	950	33.61642	77.00%	1864.375	80.00%	75.00%	1118.625
M3	Lilac Ivory Silk	9	63.585	6	28.26	950	33.61642	77.00%	1864.375	80.00%	75.00%	1118.625

Neighbouring Trees

Tree number N1 is a 40cm dbh Pine Austrian that is growing near the south side of the front yard on 285 Third Line. This tree is in poor condition and requires a tree protection zone of 3m.

Tree number N2 is a 40cm dbh Mulberry White that is growing near the south property line in the backyard of 285 Third Line. This tree is in fair condition and requires a tree protection zone of 3m.

Tree number N3 is a 65cm dbh Maple Norway that is growing near the west property line in the backyard of 272 Tracina Drive. This tree is in fair condition and requires a tree protection zone of 4.2m.

Tree number N4 is a 30cm dbh Cedar White that is growing near the north property line in the backyard of 269 Third Line. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number N5 is a 30cm dbh Spruce Norway that is growing near the north property line in the backyard of 269 Third Line. This tree is in fair condition and requires a tree protection zone of 2.4m.

Privately Owned Trees

Tree number P1 is a 70cm dbh Maple Norway that is growing near the north side of the front yard on the subject property. This tree is in fair condition and requires a tree protection zone of 4.2m.

Tree number P2 is a 84cm dbh Maple Norway that is growing near the north side of the front yard on the subject property. This tree is in fair condition and requires a tree protection zone of 5.4m.

Tree number P3 is a 30cm dbh Magnolia that is growing near the north side of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P4 is a 64cm dbh Horsechestnut that is growing near the north side of the backyard on the subject property. This tree is in fair condition and requires a tree protection zone of 4.2m.

Tree number P5 is a 54cm dbh Cedar White that is growing near the north side of the backyard on the subject property. This tree is in fair condition and requires a tree protection zone of 3.6m.

Tree number P6 is a 45cm dbh Cedar White that is growing near the north side of the backyard on the subject property. This tree is in fair condition and requires a tree protection zone of 3m.

Tree number P7 is a 29cm dbh Cedar White that is growing near the north east corner of the property line of the subject property. This tree is in poor condition and requires a tree protection zone of 2.4m.

Tree number P8 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P9 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P10 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P11 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P12 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P13 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P14 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P15 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P16 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P17 is a 20cm dbh Cedar White that is growing on the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P18 is a 20cm dbh Cedar White that is growing on the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P19 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P20 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P21 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P22 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P23 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P24 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P25 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 3m.

Tree number P26 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P27 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P28 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P29 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P30 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P31 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P32 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P33 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P34 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P35 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P36 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P37 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P38 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P39 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P40 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P41 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P42 is a 53cm dbh Maple Norway that is growing near the south side of the front yard on the subject property. This tree is in poor condition and requires a tree protection zone of 3.6m.

Tree number P43 is a 50cm dbh Maple Norway that is growing near the south side of the front yard on the subject property. This tree is in poor condition and requires a tree protection zone of 3m.

All protective tree hoarding shall be installed prior to commencement of any construction activities as per Town of Oakville Specifications

Arborist Report 275 Third Line, Oakville ,Ontario

Tree #	Common Name	Latin Name	DBH (cm)	Height (m)	Crown Reserve (m)	Crown Height (m)	Canopy Cover Area (m)	Health	Structure	TPZ (m)	Site Plan Results
M1	Maple Norway	Acer platanoides	9	4	1	1	1	fair	fair	1.8m	preserve
M2	Lilac Ivory Silk	Syringa reticulata 'Ivory Silk'	9	4	2	2	4	fair	fair	1.8m	preserve
M3	Lilac Ivory Silk	Syringa reticulata 'Ivory Silk'	9	4	2	2	4	fair	fair	1.8m	preserve
N1	Pine Austrian	Pinus nigra	40	12	6	10	36	poor	fair	3m	preserve
N2	Mulberry White	Morus alba	40	12	7	9	49	fair	poor	3m	preserve
N3	Maple Norway	Acer platanoides	65	12	10	10	100	fair	fair	4.2m	preserve
N4	Cedar White	Thuja occidentalis	30	8	4	8	16	fair	fair	2.4m	preserve
N5	Spruce Norway	Picea abies	30	8	4	8	16	fair	fair	2.4m	preserve
P1	Maple Norway	Acer platanoides	70	16	10	10	100	fair	fair	4.2m	preserve
P2	Maple Norway	Acer platanoides	84	18	10	10	100	fair	fair	5.4m	preserve
P3	Magnolia	Magnolia spp.	30	6	4	3	16	fair	fair	2.4m	preserve
P4	Horsechestnut	Aesculus hippocastanum	64	12	6	10	36	fair	fair	4.2m	preserve
P5	Cedar White	Thuja occidentalis	54	10	4	8	16	fair	poor	3.6m	preserve
P6	Cedar White	Thuja occidentalis	45	12	4	10	16	fair	fair	3m	preserve
P7	Cedar White	Thuja occidentalis	29	5	3	2	9	poor	poor	2.4m	preserve
P8	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
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P41	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
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P43	Maple Norway	Acer platanoides	50	10	6	8	36	poor	poor	3m	preserve

Tree ownership is indicated by the tree naming system, tree names beginning with the letter M are municipally owned, tree names beginning with the letter N are on neighbouring properties within 6m of the property line and tree names beginning with the letter P are privately owned and on the subject property.

Limitations of Assessment

It is the policy of Summit SKS Limited to attach the following clause in regards to limitations. This is to ensure that the client is fully aware of what is technically and professionally realistic in the preservation and assessment of trees in the urban environment.

The assessment of the trees in this report has been done in conjunction with and according to accepted arboriculture methods and techniques. These include an examination of the above ground parts of the tree for structural defects, scars, cracks, the overall condition of the visible root structures, the severity and direction of lean (if any), the general condition of the trees and the surrounding environment, external indications of decay such as fungal fruiting bodies, evidence of attack by insects, symptoms of infestation and pathogens, discoloured foliage, and the proximity of potential targets should a tree fail. Except where specifically noted, the trees not cored, probed or climbed and there was no detailed inspection of the root crowns involving excavations, or samples taken to be scientifically tested.

Notwithstanding the recommendations and conclusions presented in this report, it must be acknowledged that trees are living organisms. They are not immune to changes in site conditions, dramatic weather events or seasonal variations in climate. Therefore it should always be recognized that trees are ever evolving and their health and vigour constantly vary over time. While all reasonable efforts have been made to ensure that the subject trees are healthy, no guarantees are offered or implied that these trees or part(s) of any trees will remain intact.

It is professionally and practically impossible to predict with absolute certainty the behaviour of any tree or its component parts under all circumstances and variables. Most trees have the potential for failure under adverse weather conditions and the risk can only be completely eliminated if the tree is removed. inherently, a standing tree will always pose some level of risk. Although every effort has been made to ensure that this assessment is reasonably accurate, trees should be re-assessed periodically. The assessment presented in this report is valid at the time of inspection.

The report is the property of Summit SKS Limited and/or its agents and may not be used until payment is made in full unless written permission is granted to do so. Summit SKS Limited reserves the right to withdraw this report and its recommendations, if any requirements are not met. All details and graphics are copyright of Summit SKS Limited.

On Behalf of Summit SKS Limited

Alex Sharp

Alex Sharp,
Certified Arborist ON-2026

The International Society of Arboriculture

Hereby Announces That

Alex Mackenzie Sharp

Has Earned the Credential

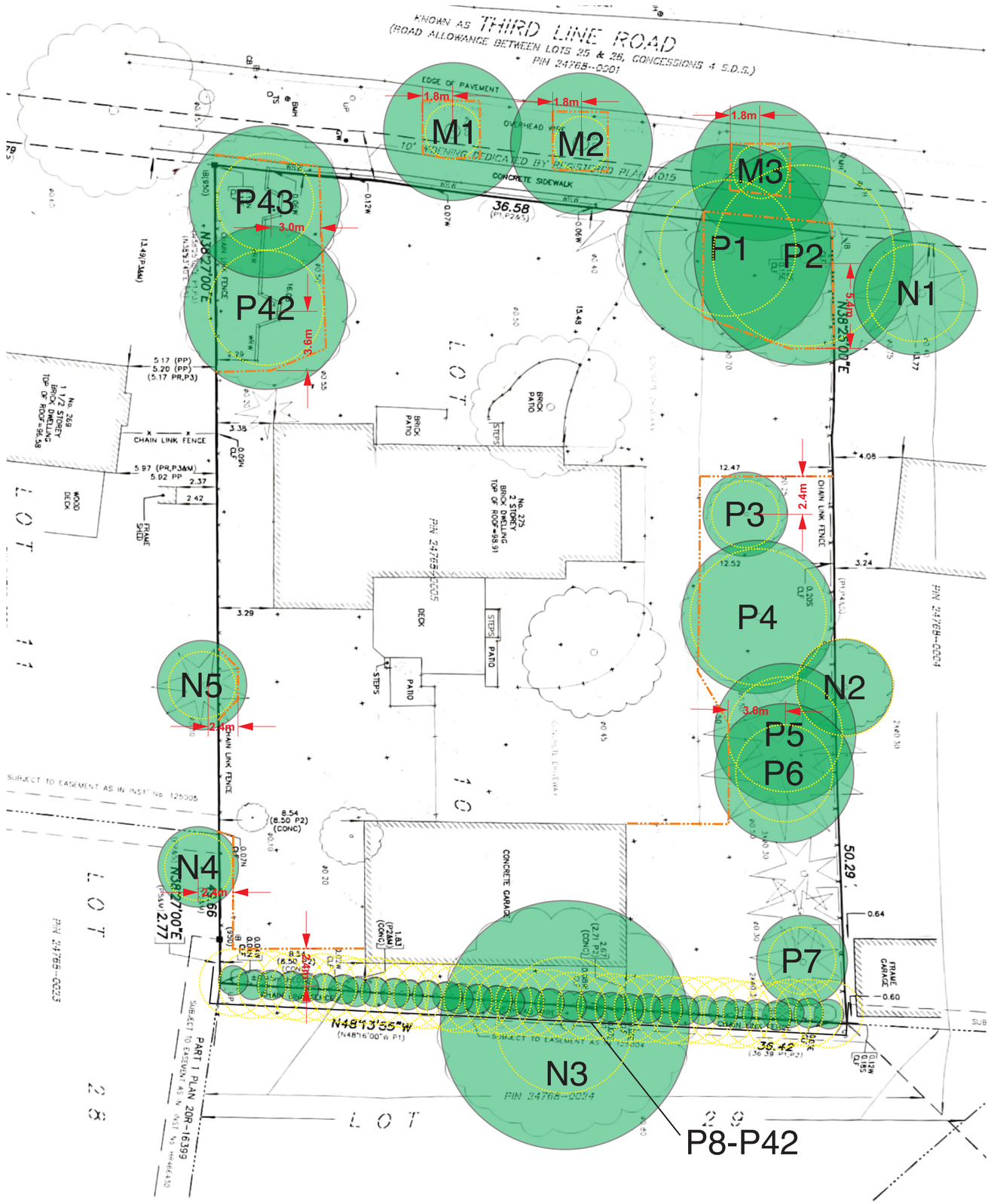
ISA Certified Arborist ®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Caitlyn Pollihan
CEO & Executive Director

9 January 2016	30 June 2025	ON-2026A
Issue Date	Expiration Date	Certification Number

ANAB
ANSI National Accreditation Board
ACCREDITED
ISO/IEC 17024
PERSONNEL CERTIFICATION BODY
#0847
ISA Certified Arborist



SCALE 1 : 200

0 5 10 20 metres

north

LEGEND

- property line
- 2 — existing tree number (refer to chart)
- existing vegetation to remain
- existing vegetation to be removed
- tree protection
- Recommended Tree Protection Zone

REVISIONS/ SUBMISSIONS

#	DATE	DESCRIPTION
1	15/Dec/2025	1st Submission
2		
3		
4		
5		

CERTIFICATIONS

TRAQ 1589

ON-0542AT

CLIENT
Harper Dell & Associates

MUNICIPALITY
Town of Oakville

PROJECT
Private Residence

275 Third Line

MUNICIPAL FILE NUMBER
#- n/a

SHEET
Tree Protection Plan

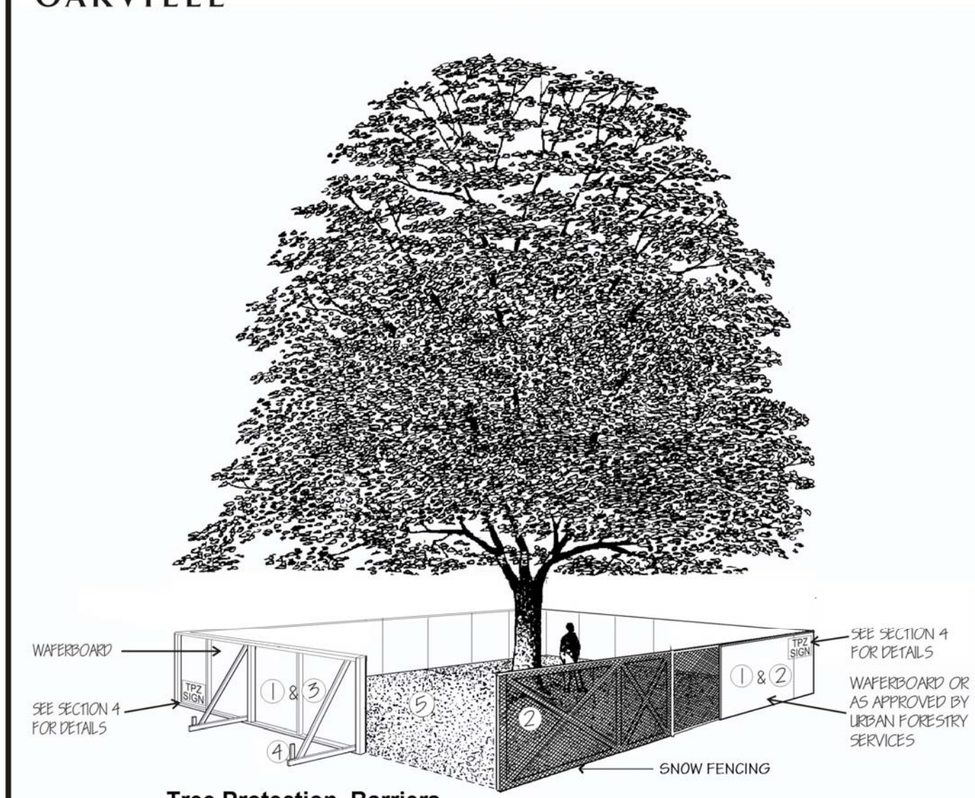
SUMMIT
PROFESSIONAL CONSULTING ARBORISTS

5-871 Equestrian Court
Oakville, ON L6L 6L7
t. 289.830.8900
www.summitsks.ca

Tree #	Common Name	Latin Name	DBH (cm)	Height (m)	Crown Reserve (m)	Crown Height (m)	Canopy Cover Area (m)	Health	Structure	TPZ (m)	Site Plan Results
M1	Maple Norway	Acer platanoides	9	4	1	1	1	fair	fair	1.8m	preserve
M2	Lilac Ivory Silk	Syringa reticulata 'Ivory Silk'	9	4	2	2	4	fair	fair	1.8m	preserve
M3	Lilac Ivory Silk	Syringa reticulata 'Ivory Silk'	9	4	2	2	4	fair	fair	1.8m	preserve
N1	Pine Austrian	Pinus nigra	40	12	6	10	36	poor	fair	3m	preserve
N2	Mulberry White	Morus alba	40	12	7	9	49	fair	poor	3m	preserve
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OAKVILLE

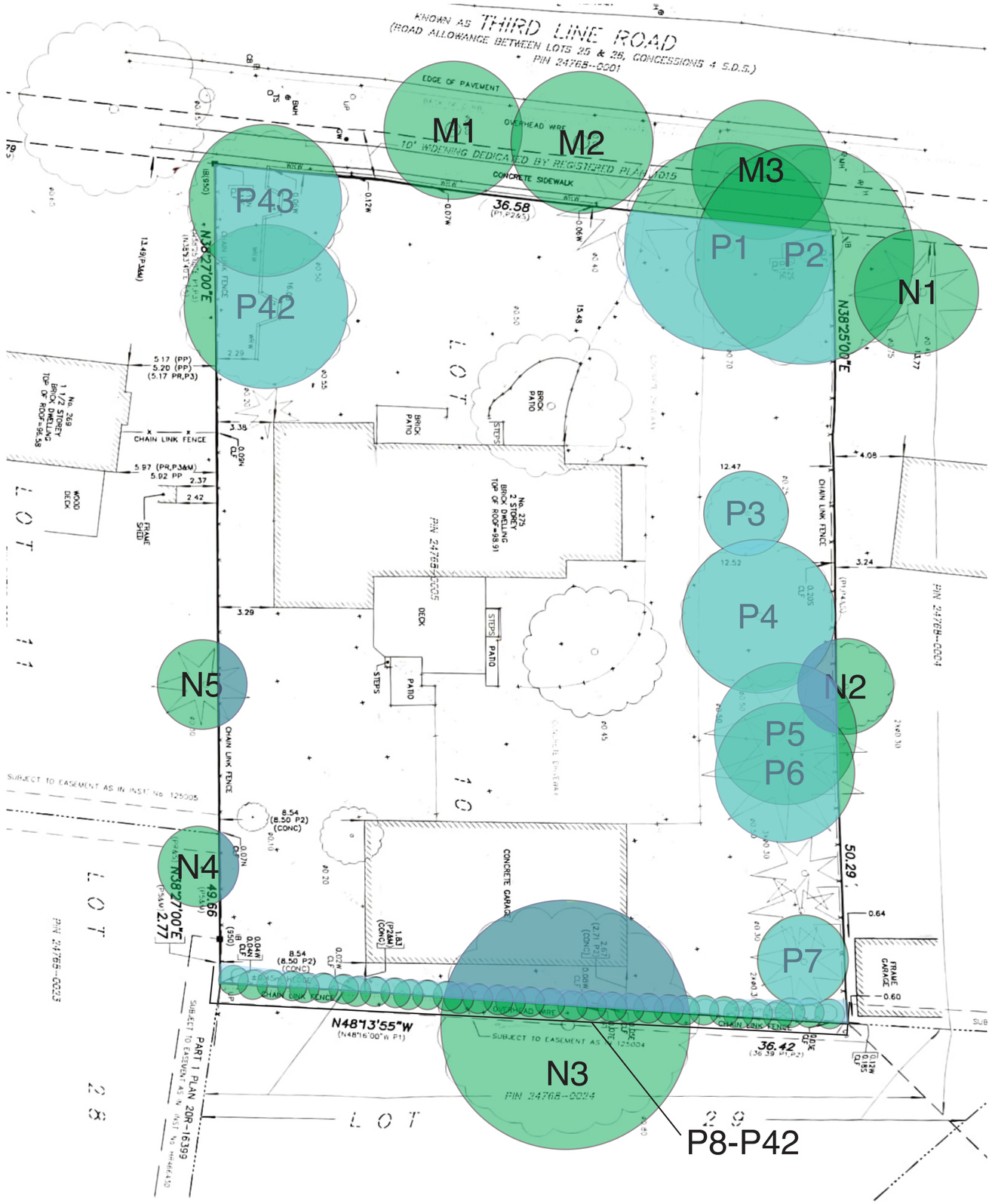
SCHEDULE 1
TREE PROTECTION BARRIER



Tree Protection Barriers

PLYWOOD

1. Tree protection barriers must be 1.2m (4ft) high, waferboard hoarding or an equivalent approved by Urban Forestry Services.
2. Tree protection barriers for trees situated on the Town road allowance where visibility must be maintained can be 1.2m (4ft.) high and consist of plastic web snow fencing on a wood frame made of 2"x 4"s .
3. 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.
4. All supports and bracing should be outside the Tree Protection Zone. All such supports should minimize damaging roots outside the Tree Protection Barrier.
5. No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the Tree Protection Zone.



SCALE 1 : 200

0 5 10 20 metres

north

Canopy Calculation Chart - 275 Third Line, Oakville, Ontario

File Number	
File Name	275 Third Line, Oakville, Ontario
Canopy Cover Target	20%

Tree Number	Species	Stature (S,M,L)	Soil Volume per Tree (m³)	Canopy Area (m²)	Canopy Area Subtotal (m²)
	Proposed Canopy on Site				
				Subtotal of Proposed Canopy	
	Existing Canopy on Site				
P1	Norway Maple	L	75	60	
P2	Norway Maple	L	75	60	
P3	Magnolia	M	48	16	
P4	Horsechestnut	L	108	36	
P5	White Cedar	S	48	16	
P6	White Cedar	S	48	16	
P7	White Cedar	S	27	16	
P8-P42	White Cedar	S	180	60	
P43	Norway Maple	L	70	65	
P44	Norway Maple	L	70	60	
			Subtotal of Existing Canopy on Site		405
			Multiplied by Bonus Factor of 1.5		607.50
	Existing Canopy Overhanging Site				
N2	White Mulberry	L	44	15	
N3	Norway Maple	L	150	50	
N4	White Cedar	S	14	5	
N5	Norway Spruce	L	14	5	
			Subtotal of Existing Overhanging Canopy		75
			Total Number of Trees		Total Canopy Area (m²)
			48		682.5
	Canopy Summary				
	Total Site Area				1841
	Site Canopy Cover				27%
	Canopy Cover Target by Land Use				20%
	Parking Area Summary				
	Total Parking Spaces Proposed				0
	Total # of Trees in or Within 5m of Parking Area				0

LEGEND

- property line
- 2 — existing tree number (refer to chart)
- existing canopy on site
- existing canopy overhanging site

REVISIONS/ SUBMISSIONS

#	DATE	DESCRIPTION
1	15/Dec/2025	1st Submission
2		
3		
4		
5		

CERTIFICATIONS

ISA QUALIFICATIONS TREE RISK ASSESSMENT — TRAQ 1589

CERTIFIED ARBORIST ISA — ON-0542AT

CLIENT
Harper Dell & Associates

MUNICIPALITY
Town of Oakville

PROJECT
Private Residence

275 Third Line

MUNICIPAL FILE NUMBER
#- n/a

SHEET
Canopy Cover Plan

SUMMIT
PROFESSIONAL CONSULTING ARBORISTS

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Oakville, ON L6L 6L7
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SUMMIT
PROFESSIONAL CONSULTING ARBORISTS

Prepared for:
Harper Dell & Associates
505 York Boulevard
Hamilton, ON
905-574-1504

Project Address:
275 Third Line, Mississauga ,Ontario

Data Collection and Report Prepared by:
Alex Sharp Certified Arborist ON-2026
15 December 2025

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Arborist Report 275 Third Line, Oakville ,Ontario

Summit SKS Limited have been retained by the property owner to prepare this Arborist Report and Tree Protection Plan for 275 Third Line, Oakville, Ontario. The owner is proposing a lot severance. The tree assessment was completed on the 12th day of December 2025. All field and appraisal work was conducted by qualified consultants in accordance with Public Tree Protection By-law (0020-2022) and the Private Tree Protection By-law (0021-2022).

The purpose of this report is to inventory and assess trees 10cm in diameter, measured at breast height and larger on the subject property, in the town road allowance adjacent to the property and any trees within 6m of the property line. There are zero (0) existing trees that are recommended for removal as a result of this proposed construction and/or their current condition.

Municipally Owned Trees

Tree number M1 is a 9cm dbh Maple Norway that is growing on the municipally owned boulevard. This tree is in fair condition and requires a tree protection zone of 1.8m.

Tree number M2 is a 9cm dbh Lilac Ivory Silk that is growing on the municipally owned boulevard. This tree is in fair condition and requires a tree protection zone of 1.8m.

Tree number M3 is a 9cm dbh Lilac Ivory Silk that is growing near the municipally owned boulevard. This tree is in fair condition and requires a tree protection zone of 1.8m.





Tree Number	Tree Species	Diameter of Appraised Tree (cm)	Area Of Appraised Tree (cm)	Diameter of Replacement Tree (cm)	Area of the Replacement Tree (cm)	Cost of Replacement Tree	Basic Price	Species Rating	Basic Value	Location Rating	Conditions Rating	Appraised Value
M1	Maple Norway	9	63.585	6	28.26	1250	44.23213	68.00%	2312.5	70.00%	75.00%	1214.0625
M2	Lilac Ivory Silk	9	63.585	6	28.26	950	33.61642	77.00%	1864.375	80.00%	75.00%	1118.625
M3	Lilac Ivory Silk	9	63.585	6	28.26	950	33.61642	77.00%	1864.375	80.00%	75.00%	1118.625

Neighbouring Trees

Tree number N1 is a 40cm dbh Pine Austrian that is growing near the south side of the front yard on 285 Third Line. This tree is in poor condition and requires a tree protection zone of 3m.

Tree number N2 is a 40cm dbh Mulberry White that is growing near the south property line in the backyard of 285 Third Line. This tree is in fair condition and requires a tree protection zone of 3m.

Tree number N3 is a 65cm dbh Maple Norway that is growing near the west property line in the backyard of 272 Tracina Drive. This tree is in fair condition and requires a tree protection zone of 4.2m.

Tree number N4 is a 30cm dbh Cedar White that is growing near the north property line in the backyard of 269 Third Line. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number N5 is a 30cm dbh Spruce Norway that is growing near the north property line in the backyard of 269 Third Line. This tree is in fair condition and requires a tree protection zone of 2.4m.

Privately Owned Trees

Tree number P1 is a 70cm dbh Maple Norway that is growing near the north side of the front yard on the subject property. This tree is in fair condition and requires a tree protection zone of 4.2m.

Tree number P2 is a 84cm dbh Maple Norway that is growing near the north side of the front yard on the subject property. This tree is in fair condition and requires a tree protection zone of 5.4m.

Tree number P3 is a 30cm dbh Magnolia that is growing near the north side of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P4 is a 64cm dbh Horsechestnut that is growing near the north side of the backyard on the subject property. This tree is in fair condition and requires a tree protection zone of 4.2m.

Tree number P5 is a 54cm dbh Cedar White that is growing near the north side of the backyard on the subject property. This tree is in fair condition and requires a tree protection zone of 3.6m.

Tree number P6 is a 45cm dbh Cedar White that is growing near the north side of the backyard on the subject property. This tree is in fair condition and requires a tree protection zone of 3m.

Tree number P7 is a 29cm dbh Cedar White that is growing near the north east corner of the property line of the subject property. This tree is in poor condition and requires a tree protection zone of 2.4m.

Tree number P8 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P9 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P10 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P11 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P12 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P13 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P14 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P15 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P16 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P17 is a 20cm dbh Cedar White that is growing on the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P18 is a 20cm dbh Cedar White that is growing on the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P19 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P20 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P21 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P22 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P23 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P24 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P25 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 3m.

Tree number P26 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P27 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P28 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P29 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P30 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P31 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P32 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P33 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P34 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P35 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P36 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P37 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P38 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P39 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P40 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P41 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P42 is a 53cm dbh Maple Norway that is growing near the south side of the front yard on the subject property. This tree is in poor condition and requires a tree protection zone of 3.6m.

Tree number P43 is a 50cm dbh Maple Norway that is growing near the south side of the front yard on the subject property. This tree is in poor condition and requires a tree protection zone of 3m.

All protective tree hoarding shall be installed prior to commencement of any construction activities as per Town of Oakville Specifications

Tree #	Common Name	Latin Name	DBH (cm)	Height (m)	Crown Reserve (m)	Crown Height (m)	Canopy Cover Area (m)	Health	Structure	TPZ (m)	Site Plan Results
M1	Maple Norway	Acer platanoides	9	4	1	1	1	fair	fair	1.8m	preserve
M2	Lilac Ivory Silk	Syringa reticulata 'Ivory Silk'	9	4	2	2	4	fair	fair	1.8m	preserve
M3	Lilac Ivory Silk	Syringa reticulata 'Ivory Silk'	9	4	2	2	4	fair	fair	1.8m	preserve
N1	Pine Austrian	Pinus nigra	40	12	6	10	36	poor	fair	3m	preserve
N2	Mulberry White	Morus alba	40	12	7	9	49	fair	poor	3m	preserve
N3	Maple Norway	Acer platanoides	65	12	10	10	100	fair	fair	4.2m	preserve
N4	Cedar White	Thuja occidentalis	30	8	4	8	16	fair	fair	2.4m	preserve
N5	Spruce Norway	Picea abies	30	8	4	8	16	fair	fair	2.4m	preserve
P1	Maple Norway	Acer platanoides	70	16	10	10	100	fair	fair	4.2m	preserve
P2	Maple Norway	Acer platanoides	84	18	10	10	100	fair	fair	5.4m	preserve
P3	Magnolia	Magnolia spp.	30	6	4	3	16	fair	fair	2.4m	preserve
P4	Horsechestnut	Aesculus hippocastanum	64	12	6	10	36	fair	fair	4.2m	preserve
P5	Cedar White	Thuja occidentalis	54	10	4	8	16	fair	poor	3.6m	preserve
P6	Cedar White	Thuja occidentalis	45	12	4	10	16	fair	fair	3m	preserve
P7	Cedar White	Thuja occidentalis	29	5	3	2	9	poor	poor	2.4m	preserve
P8	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P9	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P10	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P11	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P12	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P13	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P14	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P15	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P16	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P17	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve

P18	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P19	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P20	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P21	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P22	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P23	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P24	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P25	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	3m	preserve
P26	Cedar White	Thuja occidentalis	20	4	4	3	16	fair	poor	2.4m	preserve
P27	Cedar White	Thuja occidentalis	20	4	4	3	16	fair	poor	2.4m	preserve
P28	Cedar White	Thuja occidentalis	20	4	4	3	16	fair	poor	2.4m	preserve
P29	Cedar White	Thuja occidentalis	20	4	4	3	16	fair	poor	2.4m	preserve
P30	Cedar White	Thuja occidentalis	20	4	4	3	16	fair	poor	2.4m	preserve
P31	Cedar White	Thuja occidentalis	20	4	4	3	16	fair	poor	2.4m	preserve
P32	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P33	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P34	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P35	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P36	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P37	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P38	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P39	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P40	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P41	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P42	Maple Norway	Acer platanoides	53	12	10	9	100	poor	poor	3.6m	preserve
P43	Maple Norway	Acer platanoides	50	10	6	8	36	poor	poor	3m	preserve

Tree ownership is indicated by the tree naming system, tree names beginning with the letter M are municipally owned, tree names beginning with the letter N are on neighbouring properties within 6m of the property line and tree names beginning with the letter P are privately owned and on the subject property.

Limitations of Assessment

It is the policy of Summit SKS Limited to attach the following clause in regards to limitations. This is to ensure that the client is fully aware of what is technically and professionally realistic in the preservation and assessment of trees in the urban environment.

The assessment of the trees in this report has been done in conjunction with and according to accepted arboriculture methods and techniques. These include an examination of the above ground parts of the tree for structural defects, scars, cracks, the overall condition of the visible root structures, the severity and direction of lean (if any), the general condition of the trees and the surrounding environment, external indications of decay such as fungal fruiting bodies, evidence of attack by insects, symptoms of infestation and pathogens, discoloured foliage, and the proximity of potential targets should a tree fail. Except where specifically noted, the trees not cored, probed or climbed and there was no detailed inspection of the root crowns involving excavations, or samples taken to be scientifically tested.

Notwithstanding the recommendations and conclusions presented in this report, it must be acknowledged that trees are living organisms. They are not immune to changes in site conditions, dramatic weather events or seasonal variations in climate. Therefore it should always be recognized that trees are ever evolving and their health and vigour constantly vary over time. While all reasonable efforts have been made to ensure that the subject trees are healthy, no guarantees are offered or implied that these trees or part(s) of any trees will remain intact.

It is professionally and practically impossible to predict with absolute certainty the behaviour of any tree or its component parts under all circumstances and variables. Most trees have the potential for failure under adverse weather conditions and the risk can only be completely eliminated if the tree is removed. inherently, a standing tree will always pose some level of risk. Although every effort has been made to ensure that this assessment is reasonably accurate, trees should be re-assessed periodically. The assessment presented in this report is valid at the time of inspection.

The report is the property of Summit SKS Limited and/or its agents and may not be used until payment is made in full unless written permission is granted to do so. Summit SKS Limited reserves the right to withdraw this report and its recommendations, if any requirements are not met. All details and graphics are copyright of Summit SKS Limited.

On Behalf of Summit SKS Limited

Alex Sharp

Alex Sharp,
Certified Arborist ON-2026

The International Society of Arboriculture

Hereby Announces That

Alex Mackenzie Sharp

Has Earned the Credential

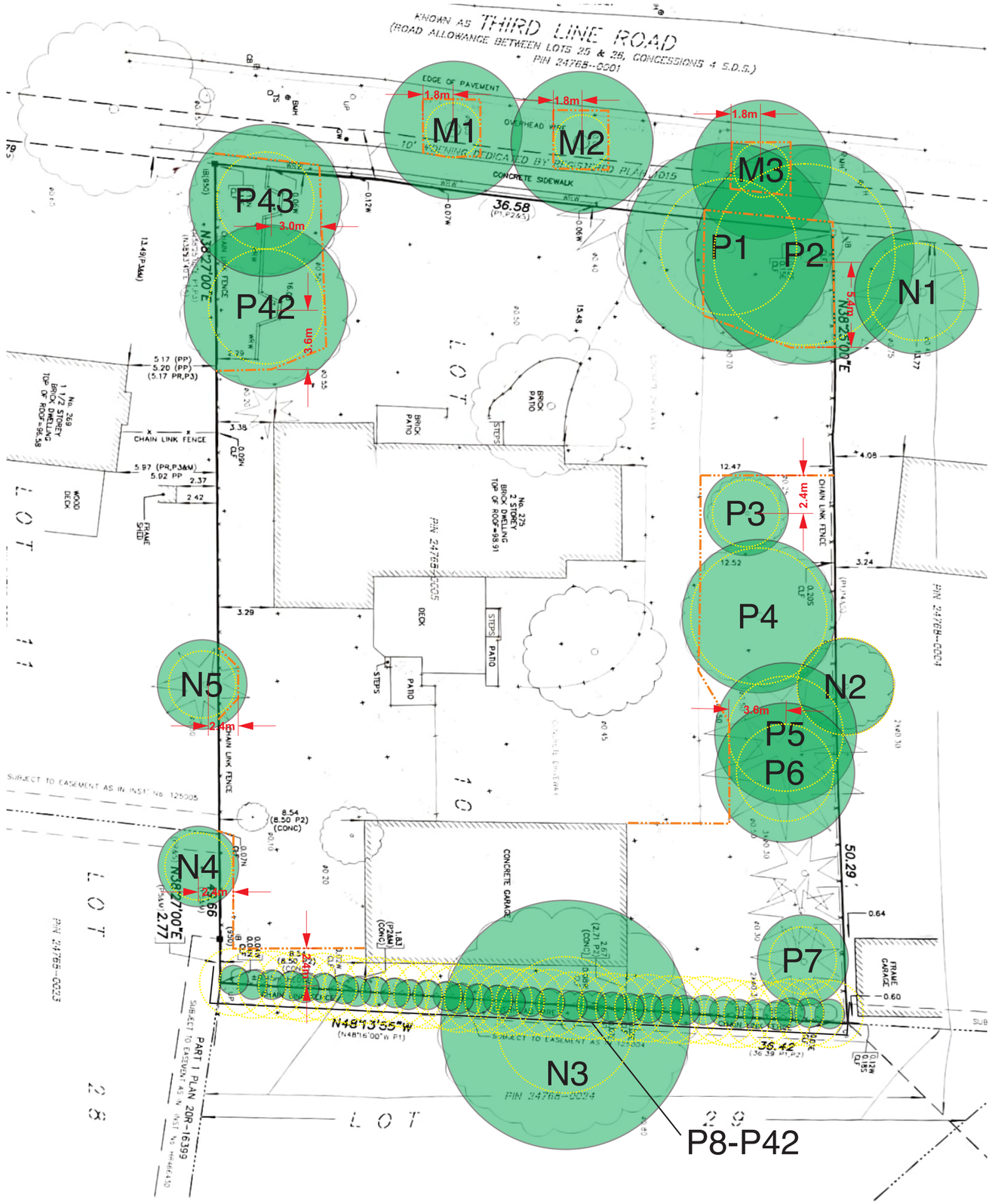
ISA Certified Arborist ®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Caitlyn Pollihan
CEO & Executive Director

9 January 2016	30 June 2025	ON-2026A
Issue Date	Expiration Date	Certification Number

ANAB
ANSI National Accreditation Board
ACCREDITED
ISO/IEC 17024
PERSONNEL CERTIFICATION BODY
#0847
ISA Certified Arborist



SCALE 1 : 200

0 5 10 20 metres

north

LEGEND

- property line
- 2 — existing tree number (refer to chart)
- existing vegetation to remain
- existing vegetation to be removed
- tree protection
- Recommended Tree Protection Zone

REVISIONS/ SUBMISSIONS

#	DATE	DESCRIPTION
1	15/Dec/2025	1st Submission
2		
3		
4		
5		

CERTIFICATIONS

TRAQ 1589

ON-0542AT

CLIENT
Harper Dell & Associates

MUNICIPALITY
Town of Oakville

PROJECT
Private Residence

275 Third Line

MUNICIPAL FILE NUMBER
#- n/a

SHEET
Tree Protection Plan

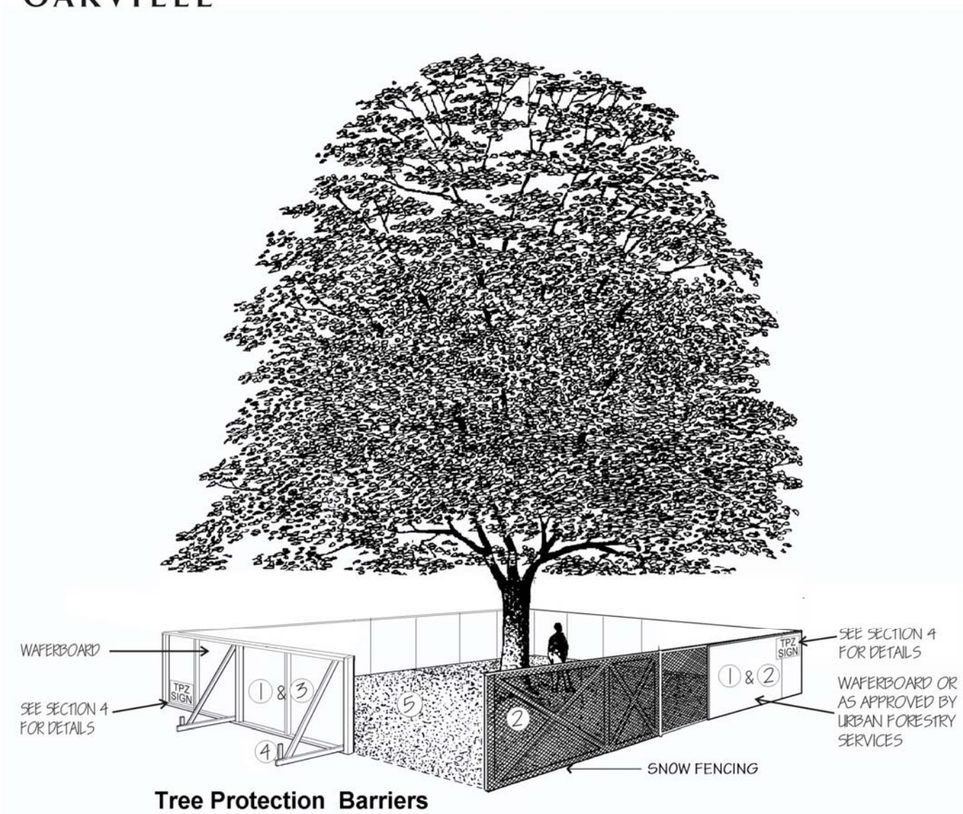
SUMMIT
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Tree #	Common Name	Latin Name	DBH (cm)	Height (m)	Crown Reserve (m)	Crown Height (m)	Canopy Cover Area (m)	Health	Structure	TPZ (m)	Site Plan Results
M1	Maple Norway	Acer platanoides	9	4	1	1	1	fair	fair	1.8m	preserve
M2	Lilac Ivory Silk	Syringa reticulata 'Ivory Silk'	9	4	2	2	4	fair	fair	1.8m	preserve
M3	Lilac Ivory Silk	Syringa reticulata 'Ivory Silk'	9	4	2	2	4	fair	fair	1.8m	preserve
N1	Pine Austrian	Pinus nigra	40	12	6	10	36	poor	fair	3m	preserve
N2	Mulberry White	Morus alba	40	12	7	9	49	fair	poor	3m	preserve
N3	Maple Norway	Acer platanoides	65	12	10	10	100	fair	fair	4.2m	preserve
N4	Cedar White	Thuja occidentalis	30	8	4	8	16	fair	fair	2.4m	preserve
N5	Spruce Norway	Picea abies	30	8	4	8	16	fair	fair	2.4m	preserve
P1	Maple Norway	Acer platanoides	70	16	10	10	100	fair	fair	4.2m	preserve
P2	Maple Norway	Acer platanoides	84	18	10	10	100	fair	fair	5.4m	preserve
P3	Magnolia	Magnolia spp.	30	6	4	3	16	fair	fair	2.4m	preserve
P4	Horsechestnut	Aesculus hippocastanum	64	12	6	10	36	fair	fair	4.2m	preserve
P5	Cedar White	Thuja occidentalis	54	10	4	8	16	fair	poor	3.6m	preserve
P6	Cedar White	Thuja occidentalis	45	12	4	10	16	fair	fair	3m	preserve
P7	Cedar White	Thuja occidentalis	29	5	3	2	9	poor	poor	2.4m	preserve
P8	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P9	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P10	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P11	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P12	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P13	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P14	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P15	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
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P24	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P25	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	3m	preserve
P26	Cedar White	Thuja occidentalis	20	4	4	3	16	fair	poor	2.4m	preserve
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P29	Cedar White	Thuja occidentalis	20	4	4	3	16	fair	poor	2.4m	preserve
P30	Cedar White	Thuja occidentalis	20	4	4	3	16	fair	poor	2.4m	preserve
P31	Cedar White	Thuja occidentalis	20	4	4	3	16	fair	poor	2.4m	preserve
P32	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P33	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P34	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P35	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P36	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P37	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P38	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P39	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P40	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P41	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P42	Maple Norway	Acer platanoides	53	12	10	9	100	poor	poor	3.6m	preserve
P43	Maple Norway	Acer platanoides	50	10	6	8	36	poor	poor	3m	preserve

OAKVILLE

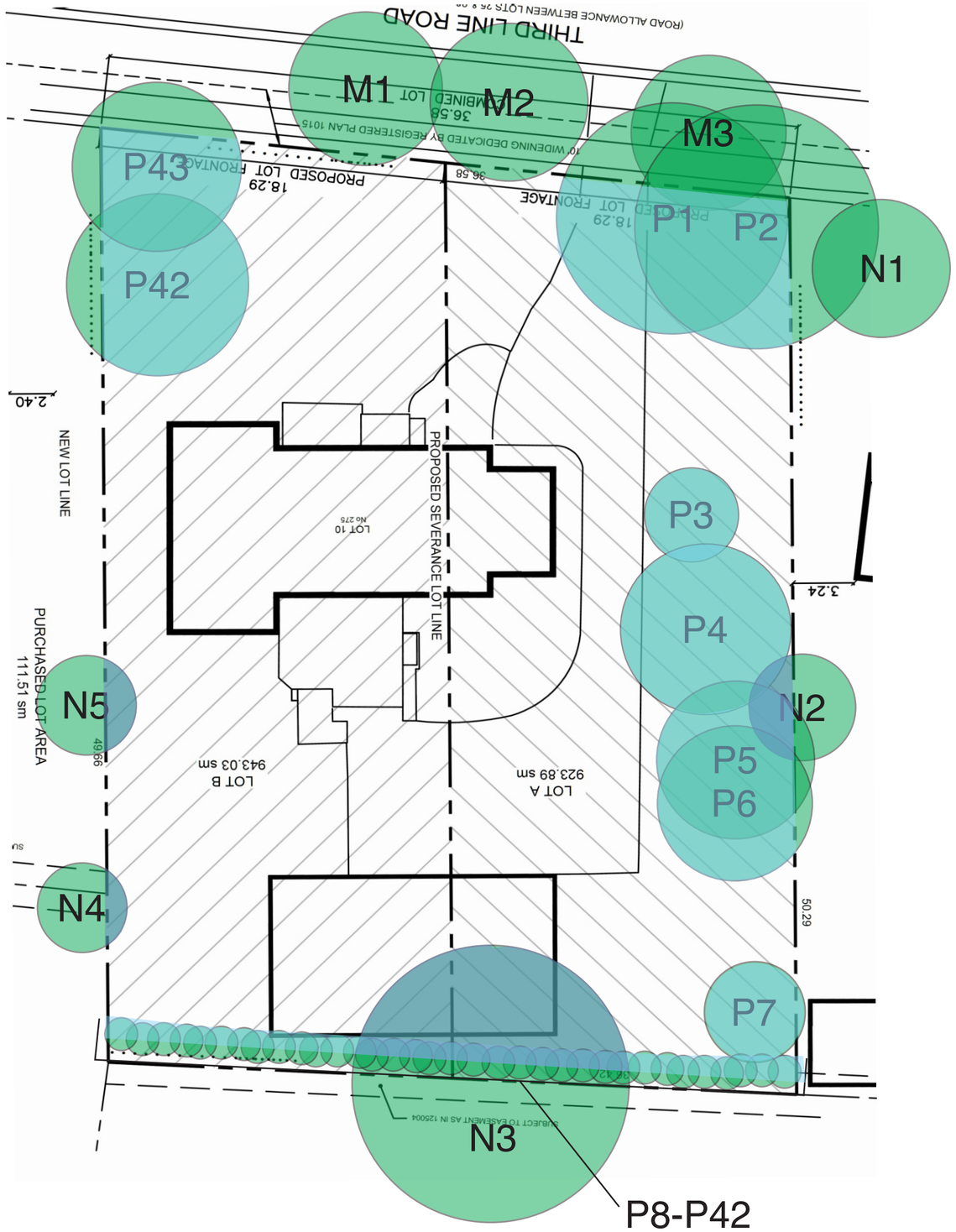
SCHEDULE 1
TREE PROTECTION BARRIER



Tree Protection Barriers

PLYWOOD

1. Tree protection barriers must be 1.2m (4ft) high, waferboard hoarding or an equivalent approved by Urban Forestry Services.
2. Tree protection barriers for trees situated on the Town road allowance where visibility must be maintained can be 1.2m (4ft.) high and consist of plastic web snow fencing on a wood frame made of 2"x 4"s .
3. 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.
4. All supports and bracing should be outside the Tree Protection Zone. All such supports should minimize damaging roots outside the Tree Protection Barrier.
5. No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the Tree Protection Zone.



SCALE 1 : 200

0 5 10 20 metres

north

Canopy Calculation Chart - 275 Third Line, Oakville, Ontario

File Number					
File Name	Lot A - 275 Third Line, Oakville, Ontario				
Canopy Cover Target	20%				
Tree Number	**Species**	**Stature (S,M,L)**	**Soil Volume per Tree (m³)**	**Canopy Area (m²)**	**Canopy Area Subtotal (m²)**
	Proposed Canopy on Site				
			Subtotal of Proposed Canopy		
	Existing Canopy on Site				
P1	Norway Maple	L	75	60	
P2	Norway Maple	L	75	60	
P3	Magnolia	M	48	16	
P4	Horsechestnut	L	108	36	
P5	White Cedar	S	48	16	
P6	White Cedar	S	48	16	
P7	White Cedar	S	27	16	
P8-P16	White Cedar	S	90	30	
			Subtotal of Existing Canopy on Site		250
			Multiplied by Bonus Factor of 1.5		375
	Existing Canopy Overhanging Site				
N2	White Mulberry	L	44	15	
N3	Norway Maple	L	75	25	
			Subtotal of Existing Overhanging Canopy		40
			Total Number of Trees		Total Canopy Area (m²)
			26		415
	Canopy Summary				
	Total Site Area				920.50
	Site Canopy Cover				45%
	Canopy Cover Target by Land Use				20%
	Parking Area Summary				
	Total Parking Spaces Proposed				0
	Total # of Trees in or Within 5m of Parking Area				0

Canopy Calculation Chart - 275 Third Line, Oakville, Ontario

File Number					
File Name	275 Third Line, Oakville, Ontario	Lot B			
Canopy Cover Target	20%				
Tree Number	**Species**	**Stature (S,M,L)**	**Soil Volume per Tree (m³)**	**Canopy Area (m²)**	**Canopy Area Subtotal (m²)**
	Proposed Canopy on Site				
			Subtotal of Proposed Canopy		
	Existing Canopy on Site				
P17-P25	White Cedar	S	90	30	
P43	Norway Maple	L	70	65	
P44	Norway Maple	L	70	60	
			Subtotal of Existing Canopy on Site		155
			Multiplied by Bonus Factor of 1.5		232.50
	Existing Canopy Overhanging Site				
N3	Norway Maple	L	75	25	
N4	White Cedar	S	14	5	
N5	Norway Spruce	L	14	5	
			Subtotal of Existing Overhanging Canopy		35
			Total Number of Trees		Total Canopy Area (m²)
			14		267.50
	Canopy Summary				
	Total Site Area				920.50
	Site Canopy Cover				29%
	Canopy Cover Target by Land Use				20%
	Parking Area Summary				
	Total Parking Spaces Proposed				0
	Total # of Trees in or Within 5m of Parking Area				0

LEGEND

- property line
- 2 — existing tree number (refer to chart)
- existing canopy on site
- existing canopy overhanging site

REVISIONS/ SUBMISSIONS

#	DATE	DESCRIPTION
1	15/Dec/2025	1st Submission
2		
3		
4		
5		

CERTIFICATIONS

TRAQ 1589 ON-0542AT

CLIENT
Harper Dell & Associates

MUNICIPALITY
Town of Oakville

PROJECT
Private Residence
275 Third Line

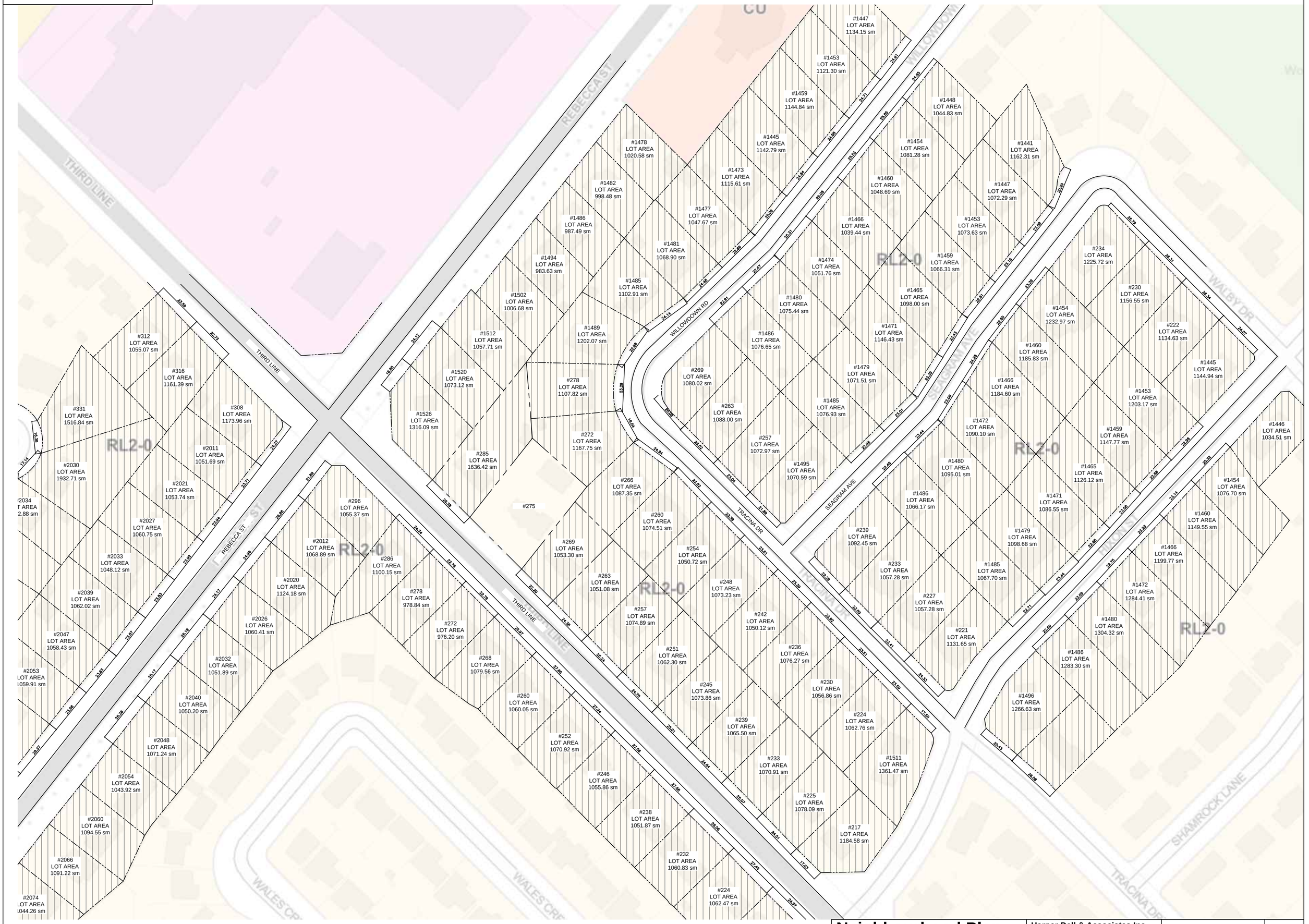
MUNICIPAL FILE NUMBER
#- n/a

SHEET
Canopy Cover Plan

SUMMIT
PROFESSIONAL CONSULTING ARBORISTS
5-871 Equestrian Court
Oakville, ON L6L 6L7
t. 289.830.8900
www.summitsks.ca

General Notes:

1. Do Not Scale Drawings
2. These Plans Are For Preliminary Design Purposes Only



Neighbourhood Plan

Lot Area Plan

Harper Dell & Associates Inc.
Planning, Traffic, Parking and Land Development Consulting
1370 Hurontario St.
Mississauga, ON, L5G 3G4

Date: January 13, 2026
Scale: 1:1000

SP

Notice of Public Hearing
Committee of Adjustment Application

File # B26-06; A/051/2026; and A/052/2026

Electronic hearing:
By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday, April 29, 2026 at 7 p.m.

Why am I receiving this notice?
You are receiving this notice because the applicant noted below has submitted an application for Consent along with minor variance applications to the Town of Oakville. As stipulated by the *Planning Act*, notice must be provided to property owners within 60 metres (200 ft.) of the area to which the application applies. Further details of this application, including drawings, can be viewed online at Agendas & Meetings (oakville.ca).

Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
C. Spurrell B. Spurrell	Nicholas Dell Harper Dell & Associates Inc. 1370 Hurontario Street Mississauga ON, L5G 3H4	275 Third Line PLAN 1015 LOT 10

Zoning of property: RL2-0, Residential

Purpose of application: B26/06
An application has been made for Consent for the creation of a New Lot. The application is asking to convey a portion of land (Part 1 on the Severance Sketch) approximately 923.50 m² in area with an approximate frontage of 18.29m on Third Line to be severed from 275 Third Line for the purpose of creating a new lot.

The retained parcel (Part 2 on the Severance Sketch) is approximately 943.10 m² in area, with an approximate frontage of 18.29m on Third Line. The property has an existing dwelling and garage which will be removed. Two new proposed detached dwellings will be built – one on the retained lot and one on the severed lot.

The purpose of this application is to sever the property into two separate lots to construct two new detached dwellings – one on the retained parcel and one on the severed parcel.

This application is being considered with related **Minor Variance A/051/2026 (Retained)** and **Minor Variance A/052/2026 (Severed). Variance notices are below.**

The said parcels being more particularly described on the attached Severance Sketch below.

Variance Request: A/051/2026 (Retained lot)
Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit the proposed consent application B26/06 for the retained parcel proposing the following variance to Zoning By-law 2014-014:

1. To permit a lot frontage of 18.29 meters, whereas the minimum lot frontage is 22.5 meters.

Variance Request: A/052/2026 (Severed lot)
Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit the proposed consent application B26/06 for the severed parcel proposing the following variance to Zoning By-law 2014-014:

1. To permit a lot frontage of 18.29 meters, whereas the minimum lot frontage is 22.5 meters.

How do I participate if I have comments or concerns?

Submit written correspondence
Although there are no third-party appeal rights, you are entitled to notice and may make written submissions before the application is considered by the Committee of Adjustment. You can send your written comments regarding the application by email (preferred) or regular mail to the Secretary-Treasurer noted below. Include your name, address and application number or address of the property in which you are providing comments. To allow all Committee of Adjustment members the opportunity to review and consider your comments, please provide your written submissions to be received **no later than noon the day before the hearing date**.

Please be advised that any written correspondence submitted to the Town of Oakville regarding this application will be made public pursuant to the *Planning Act* and *Municipal Freedom of Information and Protection Act*.

Participate in the electronic hearing by videoconference.
Pre-register as a delegation by contacting the Secretary-Treasurer noted below by email or telephone **no later than noon the day before the hearing date**. You are encouraged to pre-register as a delegation as soon as possible in order to facilitate an orderly registration process. Pre-registered delegates will be provided with access codes and instructions to enter the electronic hearing.

Watch the hearing:
If you do not wish to participate, but would like to follow along, the hearing will be publicly live-streamed on the Town of Oakville's Live Stream webpage at oakville.ca. The live-stream will begin just before 7 p.m.

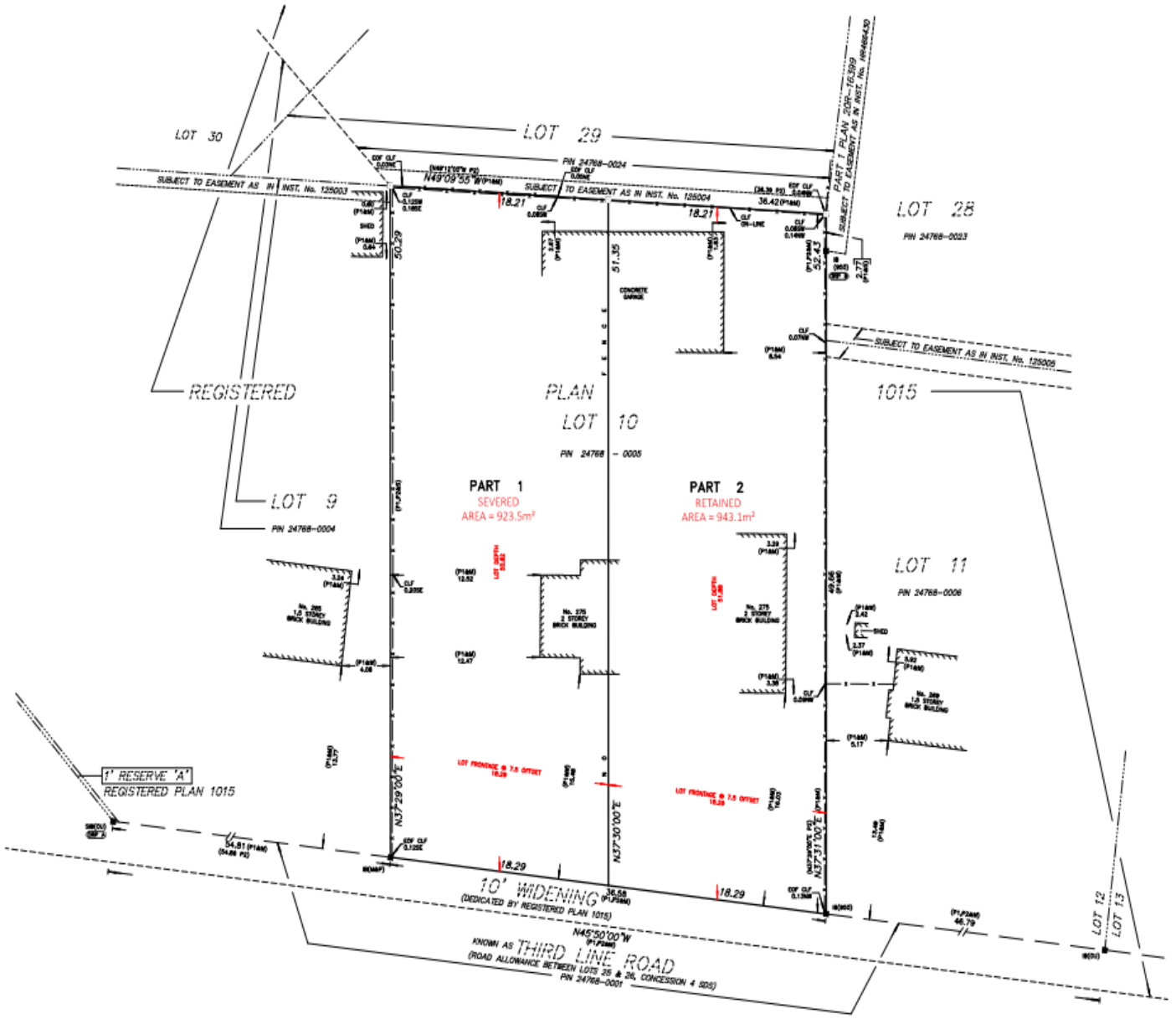
More information:
Town departments and agency comments regarding this application will be available online at Agendas & Meetings (oakville.ca) by noon on the Friday before the hearing date.

Notice of decision:
If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer noted below. The written request must be

received **before noon the day before the hearing date**. This will entitle you to be notified of any future Ontario Land Tribunal proceedings.

Contact information:
Jen Ulcar
Secretary-Treasurer, Committee of Adjustment
1225 Trafalgar Road
Oakville, ON L6H 0H3
Phone: 905-845-6601 ext. 1829
Email: coarequests@oakville.ca

Date mailed
April 13, 2026



SCHEDULE			
PART	ALL OF LOT	PLAN	ALL OF PIN
1	10	REGISTERED PLAN 1015	24768–0005
2			

PLAN OF SURVEY OF
LOT 10
REGISTERED PLAN 1015
IN THE
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 200

0 5 10 20 metres

THE INTENDED PLOT SIZE OF THIS PLAN IS 690mm IN WIDTH BY 470mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200

MacKAY, MacKAY & PETERS LIMITED - ONTARIO LAND SURVEYORS - 2026

METRIC DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORP's): UTM ZONE 17, NAD83 (CSRS) (2010.0) COORDINATES ARE TO AN URBAN ACCURACY PER SECTION 14(2) OF O.REG. 216/10		
ORP	NORTHING	EASTING
A	4807210.41	604774.31
B	4807185.93	604870.06
CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN		

BEARING REFERENCE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0)

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9997268

COLOUR NOTE

INFORMATION SHOWN IN RED IS FOR ILLUSTRATION PURPOSES ONLY AND WILL BE REMOVED FROM THIS PLAN PRIOR TO DEPOSIT AT THE LAND REGISTRY OFFICE

LEGEND

■ DENOTES A SURVEY MONUMENT FOUND
□ DENOTES A SURVEY MONUMENT PLANTED
SIB DENOTES STANDARD IRON BAR
IB DENOTES IRON BAR
P1 DENOTES PLAN BY MMP LIMITED DATED JANUARY 7, 2021 (20–180)
P2 DENOTES REGISTERED PLAN 1015
PIN DENOTES PROPERTY IDENTIFICATION NUMBER
(OU) DENOTES ORIGIN UNKNOWN
CLF DENOTES CHAIN LINK FENCE
EOF DENOTES END OF FENCE

A ROTATION OF 00°56'00" HAS BEEN APPLIED TO BEARINGS ON P1 & P2

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE DAY OF , 2026.

DATE
DATE

ROY C. MAYO
ONTARIO LAND SURVEYOR
FOR MACKAY, MACKAY & PETERS LIMITED

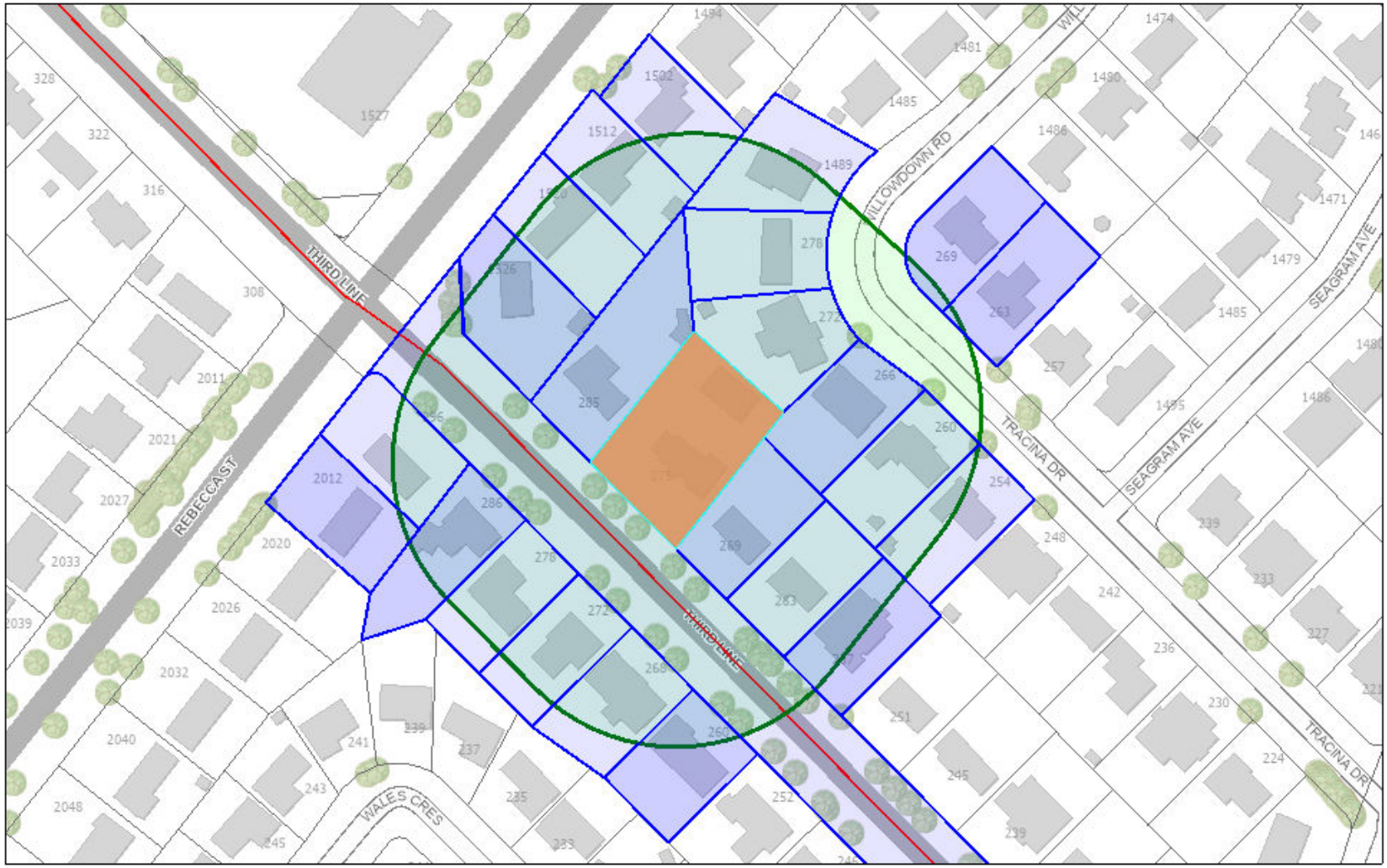
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER

MMP
MacKay, MacKay & Peters Limited
ONTARIO LAND SURVEYORS
SINCE 1900

CONTACT US:
hello@mmplimited.ca
mmplimited.ca
Phone: (905) 638-1375
Fax: (905) 333 9544

DRAWN BY:	G.S.
PARTY CHIEF:	C.M.
CHECKED BY:	
PROJECT No.:	20–180–R

B26/06, A/051/2026 & A/052/2026 - 275 Third Line



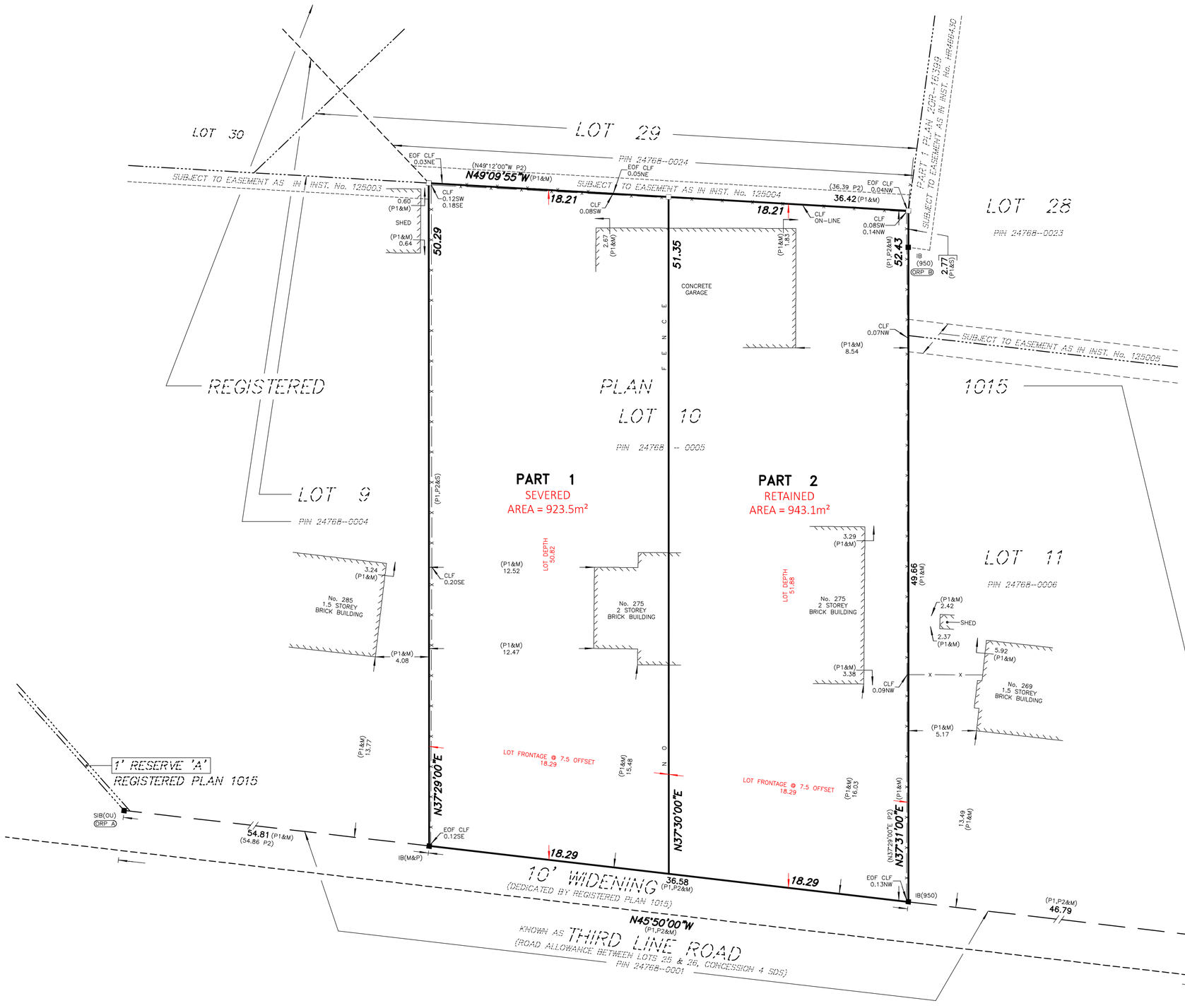
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Applicant Name Address

Wards

Ownership

Town of Oakville
2021 Town of Oakville



SCHEDULE			
PART	ALL OF LOT	PLAN	ALL OF PIN
1	10	REGISTERED PLAN 1015	24768–0005
2			

PLAN OF SURVEY OF

LOT 10
REGISTERED PLAN 1015
IN THE
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 200

0 5 10 20 metres

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MacKAY, MacKAY & PETERS LIMITED - ONTARIO LAND SURVEYORS - 2026

METRIC *DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048*

INTEGRATION DATA		
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2. THE SURVEY WAS COMPLETED ON THE DAY OF , 2026.

DATE
DATE

ROY C. MAYO
ONTARIO LAND SURVEYOR
FOR MACKAY, MACKAY & PETERS LIMITED

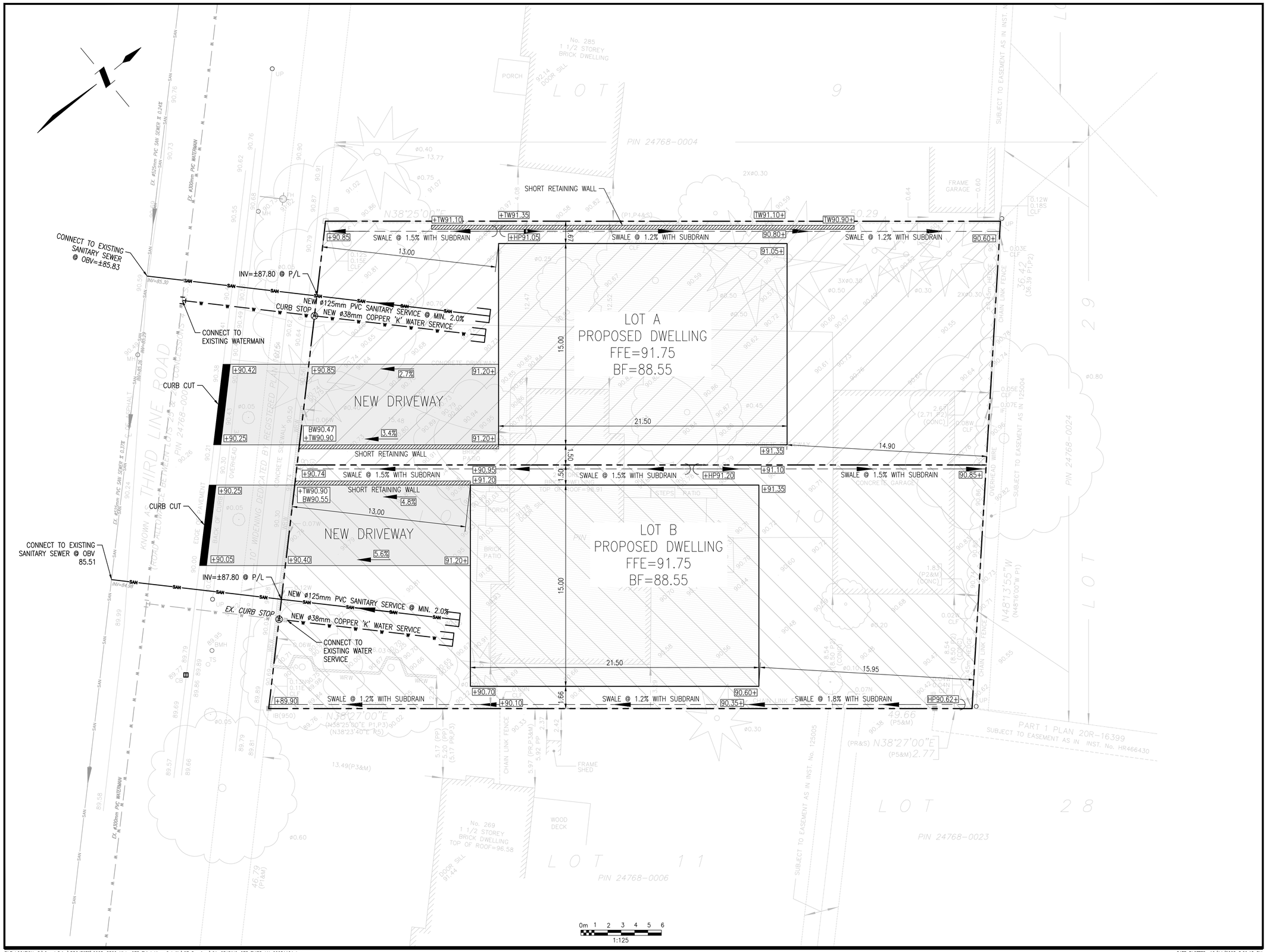
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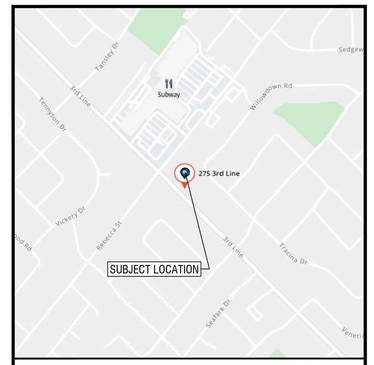
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MMP
MacKay, MacKay & Peters Limited
ONTARIO LAND SURVEYORS
SINCE 1906

CONTACT US:
halton@mmplimited.ca
mmplimited.ca
Phone: (905) 639-1375
Fax: (905) 333 9544

DRAWN BY:	G.S.
PARTY CHIEF:	C.M.
CHECKED BY:	
PROJECT No.:	**20–180–R**





KEYPLAN

REV.	DATE	DESCRIPTION	BY
6			
5			
4			
3			
2			
1			
0	2025/12/08	FOR BUILDING PERMIT	FS

MUNICIPALITY: OAKVILLE

ENGINEER'S STAMP

LICENSED PROFESSIONAL ENGINEER
F. SHI
100065602
2025/12/14
PROVINCE OF ONTARIO

CIVIL ENGINEER:

LUBAN
7373 LIONSHEAD AVENUE, NIAGARA FALLS, ONTARIO, L2G7S4
TEL. 226-688-7928, EMAIL: FENG.SHI@LUBAN.CA

CLIENT:

ARCHITECT:

GRADING PLAN FOR LOT SEVERANCE

275 THIRD LINE, OAKVILLE, ON L6L 4A2

DESIGNED BY:	MG	SCALE:	CONTRACT No.
CHECKED BY:	FS	HORIZONTAL: 1:125	SHEET No 1 OF 1
DRAWN BY:	MG	VERTICAL:	C1 DRAWING No.
DATE:	2025/12/08		

FILE LOCATION: D:\GoogleDrive\PROJECTS\2025-S522 Nick, 275 Third Line, Oakville\07 Drawings\C1-GRADING_275 THIRD LN_20251124.dwg

DATE PLOTTED: 12/14/2025 5:29:18 PM

General Notes:

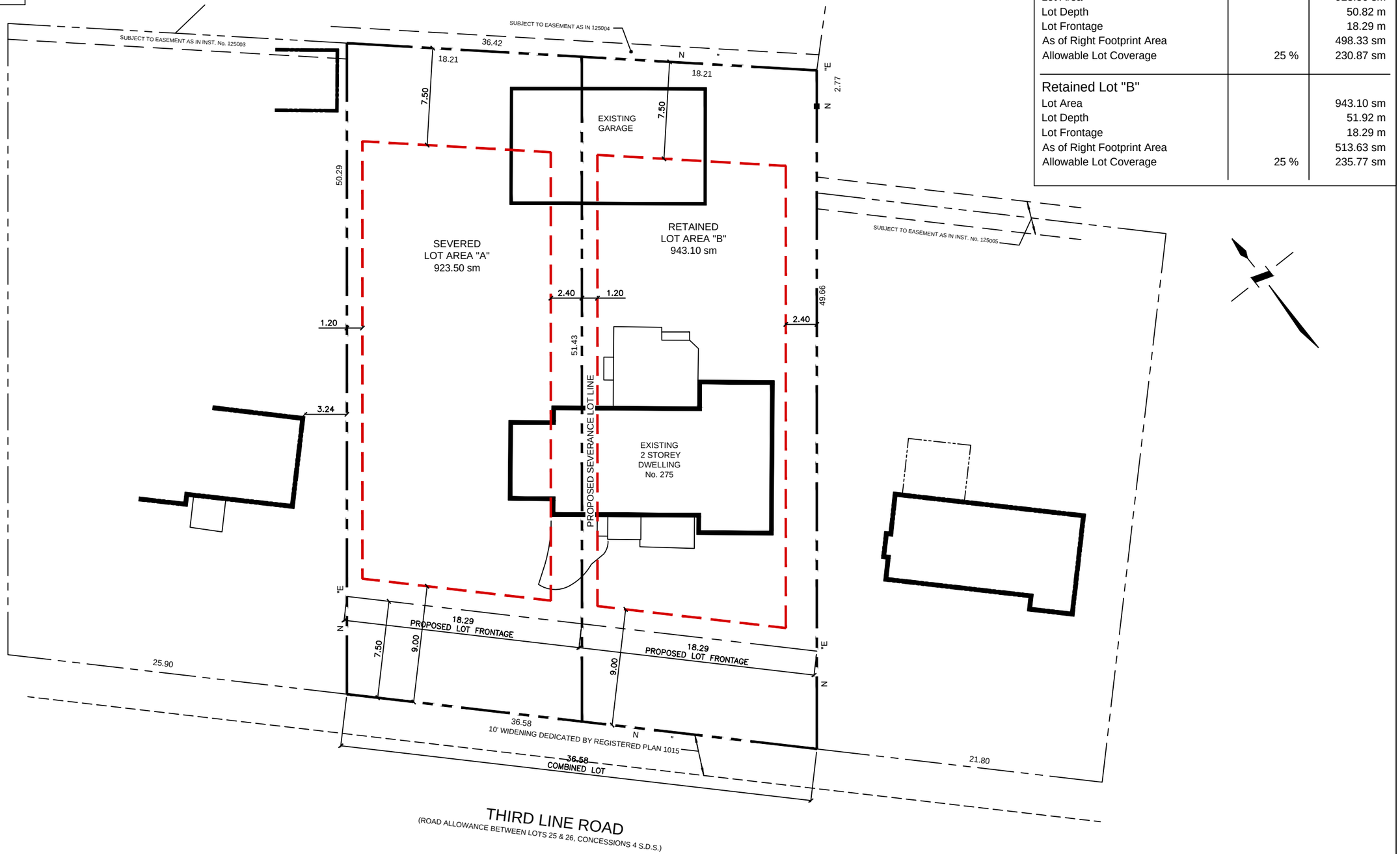
1. Do Not Scale Drawings

2. These Plans Are For Preliminary Design Purposes Only

3. Site Plan Based Off of Survey
By: MacKay, MacKay & Peters Limited Land Surveyors
Dates: January 7, 2021

Site Statistics

Lot Area		1865.55 sm
Zoning		RL2-0
Severed Lot "A"		
Lot Area		923.50 sm
Lot Depth		50.82 m
Lot Frontage		18.29 m
As of Right Footprint Area		498.33 sm
Allowable Lot Coverage	25 %	230.87 sm
Retained Lot "B"		
Lot Area		943.10 sm
Lot Depth		51.92 m
Lot Frontage		18.29 m
As of Right Footprint Area		513.63 sm
Allowable Lot Coverage	25 %	235.77 sm



Preliminary Site Plan

275 Third Line, Oakville, ON
Proposed Severance Plan

Harper Dell & Associates Inc.
Planning, Traffic, Parking and Land Development Consulting
1370 Hurontario St.
Mississauga, ON, L5G 3G4

Date: February 24, 2026
Scale: 1:300

SP1

General Notes:

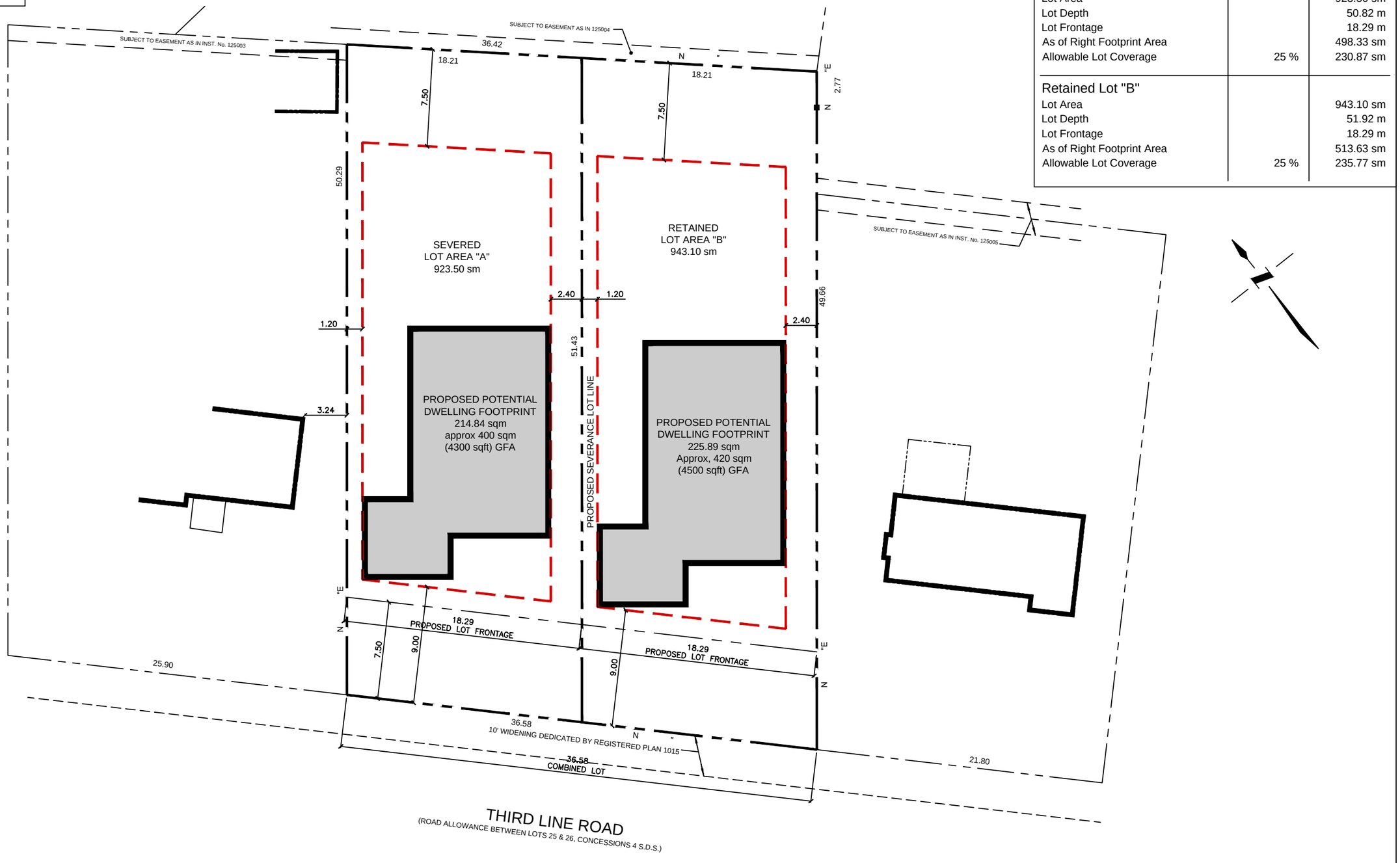
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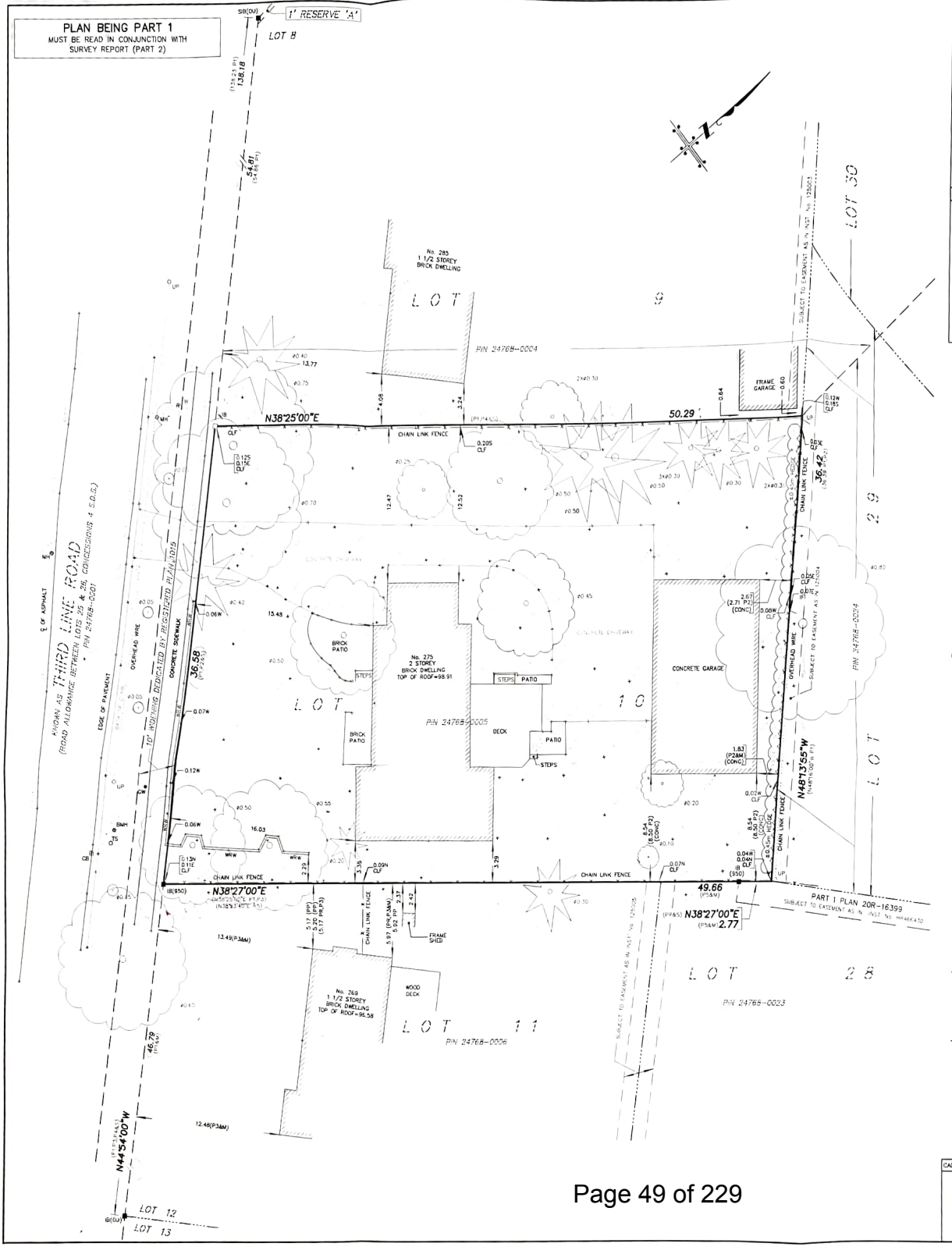
Preliminary Site Plan

275 Third Line, Oakville, ON
Proposed Development Plan

Harper Dell & Associates Inc.
Planning, Traffic, Parking and Land Development Consulting
1370 Hurontario St.
Mississauga, ON, L5G 3G4

Date: February 24, 2026
Scale: 1:300

SP2



SURVEYOR'S REAL PROPERTY REPORT
PLAN OF SURVEY SHOWING TOPOGRAPHY OF

LOT 10
REGISTERED PLAN 1015

IN THE

TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 200

0 5 10 20 metres

MacKAY, MacKAY & PETERS LIMITED – ONTARIO LAND SURVEYORS
© 2020

KNOWN AS MUNICIPAL No. 275 THIRD LINE ROAD

REPORT SUMMARY (PART 2)
(to be read in conjunction with Part 1)

LAND REGISTRY OFFICE TITLE INFORMATION ON SUBJECT PROPERTY INCLUDING BOUNDARIES, EASEMENTS AND RIGHT OF WAYS – DATE AUGUST 12, 2020

REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:
NONE

ADDITIONAL REMARKS:
REFER TO PART 1 OF SURVEY FOR THE LOCATION OF BUILDINGS, STRUCTURES, FENCES AND UTILITIES

Note

MacKAY, MacKAY & PETERS LIMITED grants COLIN ABONNIE SPURRELL ["The Client(s)"], their solicitor and other related parties permission to use "Original Copies" of the Surveyor's Real Property Report in transactions involving "The Client(s)"

"METRIC" DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2146301

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR
In accordance with Regulation 1026, Section 29(3)

Legend

■	DENOTES A SURVEY MONUMENT FOUND
□	DENOTES A SURVEY MONUMENT SET
IB	DENOTES IRON BAR
P1	DENOTES REGISTERED PLAN 1015
P2	DENOTES PLAN BY FRED G. CUNNINGHAM DATED SEPTEMBER 7, 1978
P3	DENOTES PLAN BY FRED G. CUNNINGHAM DATED JULY 1, 1986
P4	DENOTES PLAN BY McCONNELL JACKSON DATED JUNE 29, 1967
P5	DENOTES PLAN 20R-16399
PR	DENOTES PRODUCTION
PP	DENOTES PERPENDICULAR
PIN	DENOTES PROPERTY IDENTIFICATION NUMBER
(OU)	DENOTES ORIGIN UNKNOWN
CB	DENOTES CATCH BASIN
BMH	DENOTES BELL MANHOLE
MH	DENOTES MANHOLE
UP	DENOTES UTILITY POLE
GW	DENOTES GUY WIRE
FH	DENOTES FIRE HYDRANT
CLF	DENOTES CHAIN LINK FENCE
IF	DENOTES IRON FENCE
TS	DENOTES TRAFFIC SIGN
WRW	DENOTES WOOD RETAINING WALL
CONC	DENOTES CONCRETE
℄	DENOTES ROUND
℄	DENOTES CENTRE LINE
	DENOTES DECIDUOUS TREE SCALED TO CANOPY, TRUNK SIZE SHOWN IN METRES
	DENOTES CONIFEROUS TREE SCALED TO CANOPY, TRUNK SIZE SHOWN IN METRES

BUILDING TIES ARE TO BRICK UNLESS OTHERWISE NOTED

Benchmark Note

TOWN OF OAKVILLE BENCHMARK No. 36
ELEVATION = 90.408 METRES CGVD 1928:1978 ADJUSTMENT

CONCRETE MONUMENT AT SOUTHEAST CORNER OF REBECCA STREET AND THIRD LINE, THE MONUMENT IS ON THE EAST SIDE OF THIRD LINE 0.5 METRES EAST OF THE BACK OF CURB

Bearing Reference

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTH EAST LIMIT OF THE 10' WIDENING AS SHOWN ON REGISTERED PLAN 1015 HAVING A BEARING OF N44°54'00"W

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 7th DAY OF JANUARY, 2021.

JANUARY 7, 2021
DATE

ROY C. MAYO
ONTARIO LAND SURVEYOR
FOR MACKAY, MACKAY & PETERS LIMITED

CAD FILE: E:\(20) Halton\Registered Plans\RP1015\LOT 10\20-180\20-180.dwg

MMP
MacKay, MacKay & Peters Limited
LAND SURVEYORS & MAPPERS
SINCE 1906
3380 South Service Road
Unit 101
Burlington, ON
L7N 3J5
(905) 639-1375
halton@mmplimited.com
mmplimited.com

DRAWN BY: S.S.
PARTY CHIEF: F.K.
CHECKED BY: RM
PROJECT NO: 20-180

SUMMIT
PROFESSIONAL CONSULTING ARBORISTS

Prepared for:
Harper Dell & Associates
505 York Boulevard
Hamilton, ON
905-574-1504

Project Address:
275 Third Line, Mississauga ,Ontario

Data Collection and Report Prepared by:
Alex Sharp Certified Arborist ON-2026
15 December 2025

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Arborist Report 275 Third Line, Oakville ,Ontario

Summit SKS Limited have been retained by the property owner to prepare this Arborist Report and Tree Protection Plan for 275 Third Line, Oakville, Ontario. The owner is proposing a lot severance. The tree assessment was completed on the 12th day of December 2025. All field and appraisal work was conducted by qualified consultants in accordance with Public Tree Protection By-law (0020-2022) and the Private Tree Protection By-law (0021-2022).

The purpose of this report is to inventory and assess trees 10cm in diameter, measured at breast height and larger on the subject property, in the town road allowance adjacent to the property and any trees within 6m of the property line. There are zero (0) existing trees that are recommended for removal as a result of this proposed construction and/or their current condition.

Municipally Owned Trees

Tree number M1 is a 9cm dbh Maple Norway that is growing on the municipally owned boulevard. This tree is in fair condition and requires a tree protection zone of 1.8m.

Tree number M2 is a 9cm dbh Lilac Ivory Silk that is growing on the municipally owned boulevard. This tree is in fair condition and requires a tree protection zone of 1.8m.

Tree number M3 is a 9cm dbh Lilac Ivory Silk that is growing near the municipally owned boulevard. This tree is in fair condition and requires a tree protection zone of 1.8m.





Tree Number	Tree Species	Diameter of Appraised Tree (cm)	Area Of Appraised Tree (cm)	Diameter of Replacement Tree (cm)	Area of the Replacement Tree (cm)	Cost of Replacement Tree	Basic Price	Species Rating	Basic Value	Location Rating	Conditions Rating	Appraised Value
M1	Maple Norway	9	63.585	6	28.26	1250	44.23213	68.00%	2312.5	70.00%	75.00%	1214.0625
M2	Lilac Ivory Silk	9	63.585	6	28.26	950	33.61642	77.00%	1864.375	80.00%	75.00%	1118.625
M3	Lilac Ivory Silk	9	63.585	6	28.26	950	33.61642	77.00%	1864.375	80.00%	75.00%	1118.625

Neighbouring Trees

Tree number N1 is a 40cm dbh Pine Austrian that is growing near the south side of the front yard on 285 Third Line. This tree is in poor condition and requires a tree protection zone of 3m.

Tree number N2 is a 40cm dbh Mulberry White that is growing near the south property line in the backyard of 285 Third Line. This tree is in fair condition and requires a tree protection zone of 3m.

Tree number N3 is a 65cm dbh Maple Norway that is growing near the west property line in the backyard of 272 Tracina Drive. This tree is in fair condition and requires a tree protection zone of 4.2m.

Tree number N4 is a 30cm dbh Cedar White that is growing near the north property line in the backyard of 269 Third Line. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number N5 is a 30cm dbh Spruce Norway that is growing near the north property line in the backyard of 269 Third Line. This tree is in fair condition and requires a tree protection zone of 2.4m.

Privately Owned Trees

Tree number P1 is a 70cm dbh Maple Norway that is growing near the north side of the front yard on the subject property. This tree is in fair condition and requires a tree protection zone of 4.2m.

Tree number P2 is a 84cm dbh Maple Norway that is growing near the north side of the front yard on the subject property. This tree is in fair condition and requires a tree protection zone of 5.4m.

Tree number P3 is a 30cm dbh Magnolia that is growing near the north side of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P4 is a 64cm dbh Horsechestnut that is growing near the north side of the backyard on the subject property. This tree is in fair condition and requires a tree protection zone of 4.2m.

Tree number P5 is a 54cm dbh Cedar White that is growing near the north side of the backyard on the subject property. This tree is in fair condition and requires a tree protection zone of 3.6m.

Tree number P6 is a 45cm dbh Cedar White that is growing near the north side of the backyard on the subject property. This tree is in fair condition and requires a tree protection zone of 3m.

Tree number P7 is a 29cm dbh Cedar White that is growing near the north east corner of the property line of the subject property. This tree is in poor condition and requires a tree protection zone of 2.4m.

Tree number P8 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P9 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P10 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P11 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P12 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P13 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P14 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P15 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P16 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P17 is a 20cm dbh Cedar White that is growing on the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P18 is a 20cm dbh Cedar White that is growing on the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P19 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P20 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P21 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P22 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P23 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P24 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P25 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 3m.

Tree number P26 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P27 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P28 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P29 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P30 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P31 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P32 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P33 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P34 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P35 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P36 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P37 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P38 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P39 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P40 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P41 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P42 is a 53cm dbh Maple Norway that is growing near the south side of the front yard on the subject property. This tree is in poor condition and requires a tree protection zone of 3.6m.

Tree number P43 is a 50cm dbh Maple Norway that is growing near the south side of the front yard on the subject property. This tree is in poor condition and requires a tree protection zone of 3m.

All protective tree hoarding shall be installed prior to commencement of any construction activities as per Town of Oakville Specifications

Tree #	Common Name	Latin Name	DBH (cm)	Height (m)	Crown Reserve (m)	Crown Height (m)	Canopy Cover Area (m)	Health	Structure	TPZ (m)	Site Plan Results
M1	Maple Norway	Acer platanoides	9	4	1	1	1	fair	fair	1.8m	preserve
M2	Lilac Ivory Silk	Syringa reticulata 'Ivory Silk'	9	4	2	2	4	fair	fair	1.8m	preserve
M3	Lilac Ivory Silk	Syringa reticulata 'Ivory Silk'	9	4	2	2	4	fair	fair	1.8m	preserve
N1	Pine Austrian	Pinus nigra	40	12	6	10	36	poor	fair	3m	preserve
N2	Mulberry White	Morus alba	40	12	7	9	49	fair	poor	3m	preserve
N3	Maple Norway	Acer platanoides	65	12	10	10	100	fair	fair	4.2m	preserve
N4	Cedar White	Thuja occidentalis	30	8	4	8	16	fair	fair	2.4m	preserve
N5	Spruce Norway	Picea abies	30	8	4	8	16	fair	fair	2.4m	preserve
P1	Maple Norway	Acer platanoides	70	16	10	10	100	fair	fair	4.2m	preserve
P2	Maple Norway	Acer platanoides	84	18	10	10	100	fair	fair	5.4m	preserve
P3	Magnolia	Magnolia spp.	30	6	4	3	16	fair	fair	2.4m	preserve
P4	Horsechestnut	Aesculus hippocastanum	64	12	6	10	36	fair	fair	4.2m	preserve
P5	Cedar White	Thuja occidentalis	54	10	4	8	16	fair	poor	3.6m	preserve
P6	Cedar White	Thuja occidentalis	45	12	4	10	16	fair	fair	3m	preserve
P7	Cedar White	Thuja occidentalis	29	5	3	2	9	poor	poor	2.4m	preserve
P8	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P9	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P10	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P11	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P12	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P13	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P14	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P15	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P16	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P17	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve

P18	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P19	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P20	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P21	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P22	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P23	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P24	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P25	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	3m	preserve
P26	Cedar White	Thuja occidentalis	20	4	4	3	16	fair	poor	2.4m	preserve
P27	Cedar White	Thuja occidentalis	20	4	4	3	16	fair	poor	2.4m	preserve
P28	Cedar White	Thuja occidentalis	20	4	4	3	16	fair	poor	2.4m	preserve
P29	Cedar White	Thuja occidentalis	20	4	4	3	16	fair	poor	2.4m	preserve
P30	Cedar White	Thuja occidentalis	20	4	4	3	16	fair	poor	2.4m	preserve
P31	Cedar White	Thuja occidentalis	20	4	4	3	16	fair	poor	2.4m	preserve
P32	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P33	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P34	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P35	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P36	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P37	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P38	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P39	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P40	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P41	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P42	Maple Norway	Acer platanoides	53	12	10	9	100	poor	poor	3.6m	preserve
P43	Maple Norway	Acer platanoides	50	10	6	8	36	poor	poor	3m	preserve

Tree ownership is indicated by the tree naming system, tree names beginning with the letter M are municipally owned, tree names beginning with the letter N are on neighbouring properties within 6m of the property line and tree names beginning with the letter P are privately owned and on the subject property.

Limitations of Assessment

It is the policy of Summit SKS Limited to attach the following clause in regards to limitations. This is to ensure that the client is fully aware of what is technically and professionally realistic in the preservation and assessment of trees in the urban environment.

The assessment of the trees in this report has been done in conjunction with and according to accepted arboriculture methods and techniques. These include an examination of the above ground parts of the tree for structural defects, scars, cracks, the overall condition of the visible root structures, the severity and direction of lean (if any), the general condition of the trees and the surrounding environment, external indications of decay such as fungal fruiting bodies, evidence of attack by insects, symptoms of infestation and pathogens, discoloured foliage, and the proximity of potential targets should a tree fail. Except where specifically noted, the trees not cored, probed or climbed and there was no detailed inspection of the root crowns involving excavations, or samples taken to be scientifically tested.

Notwithstanding the recommendations and conclusions presented in this report, it must be acknowledged that trees are living organisms. They are not immune to changes in site conditions, dramatic weather events or seasonal variations in climate. Therefore it should always be recognized that trees are ever evolving and their health and vigour constantly vary over time. While all reasonable efforts have been made to ensure that the subject trees are healthy, no guarantees are offered or implied that these trees or part(s) of any trees will remain intact.

It is professionally and practically impossible to predict with absolute certainty the behaviour of any tree or its component parts under all circumstances and variables. Most trees have the potential for failure under adverse weather conditions and the risk can only be completely eliminated if the tree is removed. inherently, a standing tree will always pose some level of risk. Although every effort has been made to ensure that this assessment is reasonably accurate, trees should be re-assessed periodically. The assessment presented in this report is valid at the time of inspection.

The report is the property of Summit SKS Limited and/or its agents and may not be used until payment is made in full unless written permission is granted to do so. Summit SKS Limited reserves the right to withdraw this report and its recommendations, if any requirements are not met. All details and graphics are copyright of Summit SKS Limited.

On Behalf of Summit SKS Limited

Alex Sharp

Alex Sharp,
Certified Arborist ON-2026

The International Society of Arboriculture

Hereby Announces That

Alex Mackenzie Sharp

Has Earned the Credential

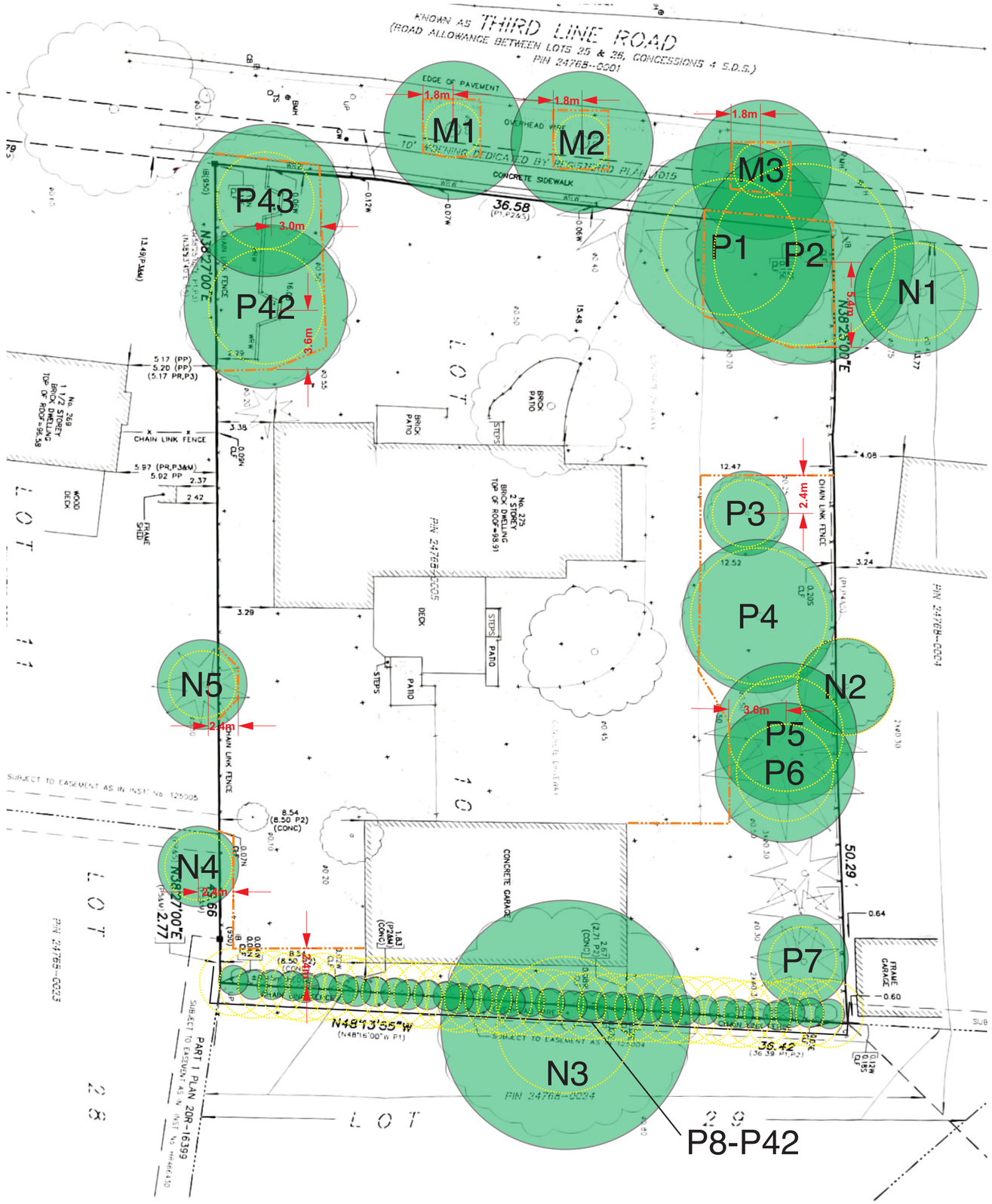
ISA Certified Arborist ®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Caitlyn Pollihan
CEO & Executive Director

9 January 2016	30 June 2025	ON-2026A
Issue Date	Expiration Date	Certification Number

ANAB
ANSI National Accreditation Board
ACCREDITED
ISO/IEC 17024
PERSONNEL CERTIFICATION BODY
#0847
ISA Certified Arborist



SCALE 1 : 200

0 5 10 20 metres

north

LEGEND

- property line
- 2 — existing tree number (refer to chart)
- existing vegetation to remain
- existing vegetation to be removed
- tree protection
- Recommended Tree Protection Zone

REVISIONS/ SUBMISSIONS

#	DATE	DESCRIPTION
1	15/Dec/2025	1st Submission
2		
3		
4		
5		

CERTIFICATIONS

TRAQ 1589

ON-0542AT

CLIENT
Harper Dell & Associates

MUNICIPALITY
Town of Oakville

PROJECT
Private Residence

275 Third Line

MUNICIPAL FILE NUMBER
#- n/a

SHEET
Tree Protection Plan

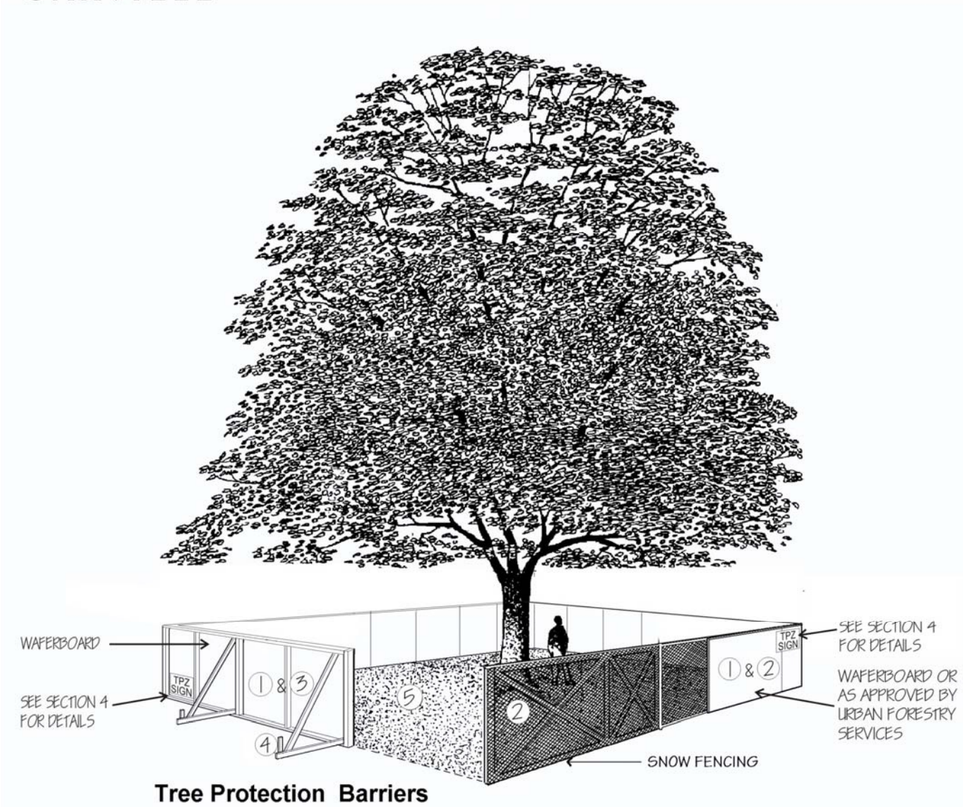
SUMMIT
PROFESSIONAL CONSULTING ARBORISTS

5-871 Equestrian Court
Oakville, ON L6L 6L7
t. 289.830.8900
www.summitsks.ca

Tree #	Common Name	Latin Name	DBH (cm)	Height (m)	Crown Reserve (m)	Crown Height (m)	Canopy Cover Area (m)	Health	Structure	TPZ (m)	Site Plan Results
M1	Maple Norway	Acer platanoides	9	4	1	1	1	fair	fair	1.8m	preserve
M2	Lilac Ivory Silk	Syringa reticulata 'Ivory Silk'	9	4	2	2	4	fair	fair	1.8m	preserve
M3	Lilac Ivory Silk	Syringa reticulata 'Ivory Silk'	9	4	2	2	4	fair	fair	1.8m	preserve
N1	Pine Austrian	Pinus nigra	40	12	6	10	36	poor	fair	3m	preserve
N2	Mulberry White	Morus alba	40	12	7	9	49	fair	poor	3m	preserve
N3	Maple Norway	Acer platanoides	65	12	10	10	100	fair	fair	4.2m	preserve
N4	Cedar White	Thuja occidentalis	30	8	4	8	16	fair	fair	2.4m	preserve
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P1	Maple Norway	Acer platanoides	70	16	10	10	100	fair	fair	4.2m	preserve
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P4	Horsechestnut	Aesculus hippocastanum	64	12	6	10	36	fair	fair	4.2m	preserve
P5	Cedar White	Thuja occidentalis	54	10	4	8	16	fair	poor	3.6m	preserve
P6	Cedar White	Thuja occidentalis	45	12	4	10	16	fair	fair	3m	preserve
P7	Cedar White	Thuja occidentalis	29	5	3	2	9	poor	poor	2.4m	preserve
P8	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P9	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P10	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
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P12	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
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P20	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P21	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P22	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P23	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
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P25	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	3m	preserve
P26	Cedar White	Thuja occidentalis	20	4	4	3	16	fair	poor	2.4m	preserve
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P41	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P42	Maple Norway	Acer platanoides	53	12	10	9	100	poor	poor	3.6m	preserve
P43	Maple Norway	Acer platanoides	50	10	6	8	36	poor	poor	3m	preserve

OAKVILLE

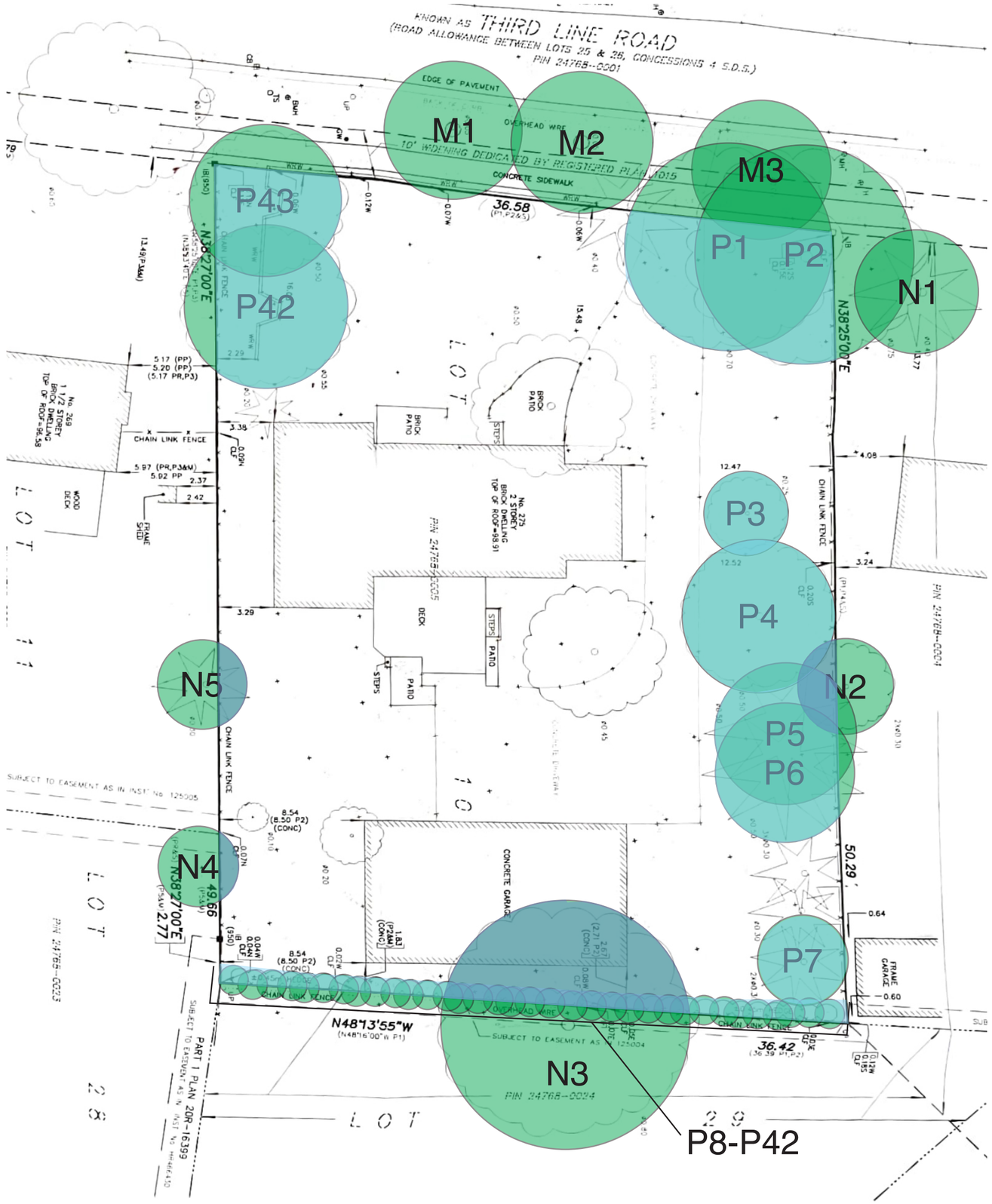
SCHEDULE 1
TREE PROTECTION BARRIER



Tree Protection Barriers

PLYWOOD

1. Tree protection barriers must be 1.2m (4ft) high, waferboard hoarding or an equivalent approved by Urban Forestry Services.
2. Tree protection barriers for trees situated on the Town road allowance where visibility must be maintained can be 1.2m (4ft.) high and consist of plastic web snow fencing on a wood frame made of 2"x 4"s .
3. 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.
4. All supports and bracing should be outside the Tree Protection Zone. All such supports should minimize damaging roots outside the Tree Protection Barrier.
5. No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the Tree Protection Zone.



SCALE 1 : 200

0 5 10 20 metres

north

LEGEND

property line

2 existing tree number (refer to chart)

existing canopy on site

existing canopy overhanging site

Canopy Calculation Chart - 275 Third Line, Oakville, Ontario

File Number	
File Name	275 Third Line, Oakville, Ontario
Canopy Cover Target	20%

Tree Number	Species	Stature (S,M,L)	Soil Volume per Tree (m³)	Canopy Area (m²)	Canopy Area Subtotal (m²)
	Proposed Canopy on Site				
				Subtotal of Proposed Canopy	
	Existing Canopy on Site				
P1	Norway Maple	L		75	60
P2	Norway Maple	L		75	60
P3	Magnolia	M		48	16
P4	Horsechestnut	L		108	36
P5	White Cedar	S		48	16
P6	White Cedar	S		48	16
P7	White Cedar	S		27	16
P8-P42	White Cedar	S		180	60
P43	Norway Maple	L		70	65
P44	Norway Maple	L		70	60
				Subtotal of Existing Canopy on Site	405
				Multiplied by Bonus Factor of 1.5	607.50
	Existing Canopy Overhanging Site				
N2	White Mulberry	L		44	15
N3	Norway Maple	L		150	50
N4	White Cedar	S		14	5
N5	Norway Spruce	L		14	5
				Subtotal of Existing Overhanging Canopy	75
				Total Number of Trees	Total Canopy Area (m²)
				48	682.5
	Canopy Summary				
	Total Site Area				1841
	Site Canopy Cover				27%
	Canopy Cover Target by Land Use				20%
	Parking Area Summary				
	Total Parking Spaces Proposed				0
	Total # of Trees in or Within 5m of Parking Area				0

REVISIONS/ SUBMISSIONS

#	DATE	DESCRIPTION
1	15/Dec/2025	1st Submission
2		
3		
4		
5		

CERTIFICATIONS

ISA QUALIFICATIONS TREE RISK ASSESSMENT — TRAQ 1589

CERTIFIED ARBORIST ISA — ON-0542AT

CLIENT
Harper Dell & Associates

MUNICIPALITY
Town of Oakville

PROJECT
Private Residence
275 Third Line

MUNICIPAL FILE NUMBER
#- n/a

SHEET
Canopy Cover Plan

SUMMIT
PROFESSIONAL CONSULTING ARBORISTS
5-871 Equestrian Court
Oakville, ON L6L 6L7
t. 289.830.8900
www.summitsks.ca

SUMMIT
PROFESSIONAL CONSULTING ARBORISTS

Prepared for:
Harper Dell & Associates
505 York Boulevard
Hamilton, ON
905-574-1504

Project Address:
275 Third Line, Mississauga ,Ontario

Data Collection and Report Prepared by:
Alex Sharp Certified Arborist ON-2026
15 December 2025

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Canopy Cover Plan	13

Arborist Report 275 Third Line, Oakville ,Ontario

Summit SKS Limited have been retained by the property owner to prepare this Arborist Report and Tree Protection Plan for 275 Third Line, Oakville, Ontario. The owner is proposing a lot severance. The tree assessment was completed on the 12th day of December 2025. All field and appraisal work was conducted by qualified consultants in accordance with Public Tree Protection By-law (0020-2022) and the Private Tree Protection By-law (0021-2022).

The purpose of this report is to inventory and assess trees 10cm in diameter, measured at breast height and larger on the subject property, in the town road allowance adjacent to the property and any trees within 6m of the property line. There are zero (0) existing trees that are recommended for removal as a result of this proposed construction and/or their current condition.

Municipally Owned Trees

Tree number M1 is a 9cm dbh Maple Norway that is growing on the municipally owned boulevard. This tree is in fair condition and requires a tree protection zone of 1.8m.

Tree number M2 is a 9cm dbh Lilac Ivory Silk that is growing on the municipally owned boulevard. This tree is in fair condition and requires a tree protection zone of 1.8m.

Tree number M3 is a 9cm dbh Lilac Ivory Silk that is growing near the municipally owned boulevard. This tree is in fair condition and requires a tree protection zone of 1.8m.





Tree Number	Tree Species	Diameter of Appraised Tree (cm)	Area Of Appraised Tree (cm)	Diameter of Replacement Tree (cm)	Area of the Replacement Tree (cm)	Cost of Replacement Tree	Basic Price	Species Rating	Basic Value	Location Rating	Conditions Rating	Appraised Value
M1	Maple Norway	9	63.585	6	28.26	1250	44.23213	68.00%	2312.5	70.00%	75.00%	1214.0625
M2	Lilac Ivory Silk	9	63.585	6	28.26	950	33.61642	77.00%	1864.375	80.00%	75.00%	1118.625
M3	Lilac Ivory Silk	9	63.585	6	28.26	950	33.61642	77.00%	1864.375	80.00%	75.00%	1118.625

Neighbouring Trees

Tree number N1 is a 40cm dbh Pine Austrian that is growing near the south side of the front yard on 285 Third Line. This tree is in poor condition and requires a tree protection zone of 3m.

Tree number N2 is a 40cm dbh Mulberry White that is growing near the south property line in the backyard of 285 Third Line. This tree is in fair condition and requires a tree protection zone of 3m.

Tree number N3 is a 65cm dbh Maple Norway that is growing near the west property line in the backyard of 272 Tracina Drive. This tree is in fair condition and requires a tree protection zone of 4.2m.

Tree number N4 is a 30cm dbh Cedar White that is growing near the north property line in the backyard of 269 Third Line. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number N5 is a 30cm dbh Spruce Norway that is growing near the north property line in the backyard of 269 Third Line. This tree is in fair condition and requires a tree protection zone of 2.4m.

Privately Owned Trees

Tree number P1 is a 70cm dbh Maple Norway that is growing near the north side of the front yard on the subject property. This tree is in fair condition and requires a tree protection zone of 4.2m.

Tree number P2 is a 84cm dbh Maple Norway that is growing near the north side of the front yard on the subject property. This tree is in fair condition and requires a tree protection zone of 5.4m.

Tree number P3 is a 30cm dbh Magnolia that is growing near the north side of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P4 is a 64cm dbh Horsechestnut that is growing near the north side of the backyard on the subject property. This tree is in fair condition and requires a tree protection zone of 4.2m.

Tree number P5 is a 54cm dbh Cedar White that is growing near the north side of the backyard on the subject property. This tree is in fair condition and requires a tree protection zone of 3.6m.

Tree number P6 is a 45cm dbh Cedar White that is growing near the north side of the backyard on the subject property. This tree is in fair condition and requires a tree protection zone of 3m.

Tree number P7 is a 29cm dbh Cedar White that is growing near the north east corner of the property line of the subject property. This tree is in poor condition and requires a tree protection zone of 2.4m.

Tree number P8 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P9 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P10 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P11 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P12 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P13 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

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Tree number P15 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P16 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P17 is a 20cm dbh Cedar White that is growing on the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P18 is a 20cm dbh Cedar White that is growing on the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P19 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P20 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P21 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P22 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P23 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P24 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P25 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 3m.

Tree number P26 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P27 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P28 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

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Tree number P30 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P31 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P32 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P33 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

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Tree number P38 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P39 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P40 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P41 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P42 is a 53cm dbh Maple Norway that is growing near the south side of the front yard on the subject property. This tree is in poor condition and requires a tree protection zone of 3.6m.

Tree number P43 is a 50cm dbh Maple Norway that is growing near the south side of the front yard on the subject property. This tree is in poor condition and requires a tree protection zone of 3m.

All protective tree hoarding shall be installed prior to commencement of any construction activities as per Town of Oakville Specifications

Tree #	Common Name	Latin Name	DBH (cm)	Height (m)	Crown Reserve (m)	Crown Height (m)	Canopy Cover Area (m)	Health	Structure	TPZ (m)	Site Plan Results
M1	Maple Norway	Acer platanoides	9	4	1	1	1	fair	fair	1.8m	preserve
M2	Lilac Ivory Silk	Syringa reticulata 'Ivory Silk'	9	4	2	2	4	fair	fair	1.8m	preserve
M3	Lilac Ivory Silk	Syringa reticulata 'Ivory Silk'	9	4	2	2	4	fair	fair	1.8m	preserve
N1	Pine Austrian	Pinus nigra	40	12	6	10	36	poor	fair	3m	preserve
N2	Mulberry White	Morus alba	40	12	7	9	49	fair	poor	3m	preserve
N3	Maple Norway	Acer platanoides	65	12	10	10	100	fair	fair	4.2m	preserve
N4	Cedar White	Thuja occidentalis	30	8	4	8	16	fair	fair	2.4m	preserve
N5	Spruce Norway	Picea abies	30	8	4	8	16	fair	fair	2.4m	preserve
P1	Maple Norway	Acer platanoides	70	16	10	10	100	fair	fair	4.2m	preserve
P2	Maple Norway	Acer platanoides	84	18	10	10	100	fair	fair	5.4m	preserve
P3	Magnolia	Magnolia spp.	30	6	4	3	16	fair	fair	2.4m	preserve
P4	Horsechestnut	Aesculus hippocastanum	64	12	6	10	36	fair	fair	4.2m	preserve
P5	Cedar White	Thuja occidentalis	54	10	4	8	16	fair	poor	3.6m	preserve
P6	Cedar White	Thuja occidentalis	45	12	4	10	16	fair	fair	3m	preserve
P7	Cedar White	Thuja occidentalis	29	5	3	2	9	poor	poor	2.4m	preserve
P8	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P9	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P10	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P11	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
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P41	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P42	Maple Norway	Acer platanoides	53	12	10	9	100	poor	poor	3.6m	preserve
P43	Maple Norway	Acer platanoides	50	10	6	8	36	poor	poor	3m	preserve

Tree ownership is indicated by the tree naming system, tree names beginning with the letter M are municipally owned, tree names beginning with the letter N are on neighbouring properties within 6m of the property line and tree names beginning with the letter P are privately owned and on the subject property.

Limitations of Assessment

It is the policy of Summit SKS Limited to attach the following clause in regards to limitations. This is to ensure that the client is fully aware of what is technically and professionally realistic in the preservation and assessment of trees in the urban environment.

The assessment of the trees in this report has been done in conjunction with and according to accepted arboriculture methods and techniques. These include an examination of the above ground parts of the tree for structural defects, scars, cracks, the overall condition of the visible root structures, the severity and direction of lean (if any), the general condition of the trees and the surrounding environment, external indications of decay such as fungal fruiting bodies, evidence of attack by insects, symptoms of infestation and pathogens, discoloured foliage, and the proximity of potential targets should a tree fail. Except where specifically noted, the trees not cored, probed or climbed and there was no detailed inspection of the root crowns involving excavations, or samples taken to be scientifically tested.

Notwithstanding the recommendations and conclusions presented in this report, it must be acknowledged that trees are living organisms. They are not immune to changes in site conditions, dramatic weather events or seasonal variations in climate. Therefore it should always be recognized that trees are ever evolving and their health and vigour constantly vary over time. While all reasonable efforts have been made to ensure that the subject trees are healthy, no guarantees are offered or implied that these trees or part(s) of any trees will remain intact.

It is professionally and practically impossible to predict with absolute certainty the behaviour of any tree or its component parts under all circumstances and variables. Most trees have the potential for failure under adverse weather conditions and the risk can only be completely eliminated if the tree is removed. inherently, a standing tree will always pose some level of risk. Although every effort has been made to ensure that this assessment is reasonably accurate, trees should be re-assessed periodically. The assessment presented in this report is valid at the time of inspection.

The report is the property of Summit SKS Limited and/or its agents and may not be used until payment is made in full unless written permission is granted to do so. Summit SKS Limited reserves the right to withdraw this report and its recommendations, if any requirements are not met. All details and graphics are copyright of Summit SKS Limited.

On Behalf of Summit SKS Limited

Alex Sharp

Alex Sharp,
Certified Arborist ON-2026

The International Society of Arboriculture

Hereby Announces That

Alex Mackenzie Sharp

Has Earned the Credential

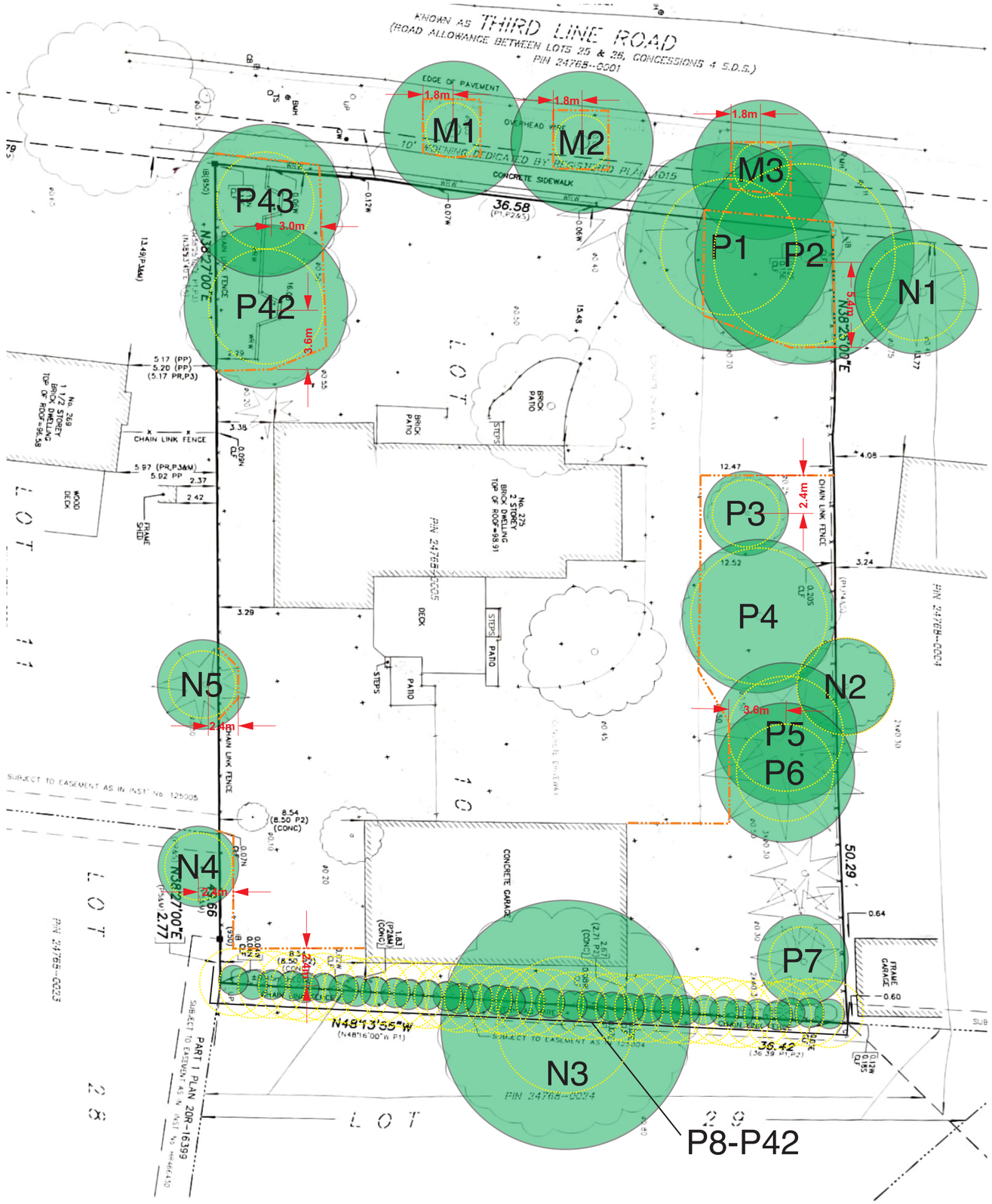
ISA Certified Arborist ®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Caitlyn Pollihan
CEO & Executive Director

9 January 2016	30 June 2025	ON-2026A
Issue Date	Expiration Date	Certification Number

ANAB
ANSI National Accreditation Board
ACCREDITED
ISO/IEC 17024
PERSONNEL CERTIFICATION BODY
#0847
ISA Certified Arborist



SCALE 1 : 200

0 5 10 20 metres

north

LEGEND

- property line
- 2 — existing tree number (refer to chart)
- existing vegetation to remain
- existing vegetation to be removed
- tree protection
- Recommended Tree Protection Zone

REVISIONS/ SUBMISSIONS

#	DATE	DESCRIPTION
1	15/Dec/2025	1st Submission
2		
3		
4		
5		

CERTIFICATIONS

TRAQ 1589

ON-0542AT

CLIENT
Harper Dell & Associates

MUNICIPALITY
Town of Oakville

PROJECT
Private Residence

275 Third Line

MUNICIPAL FILE NUMBER
#- n/a

SHEET
Tree Protection Plan

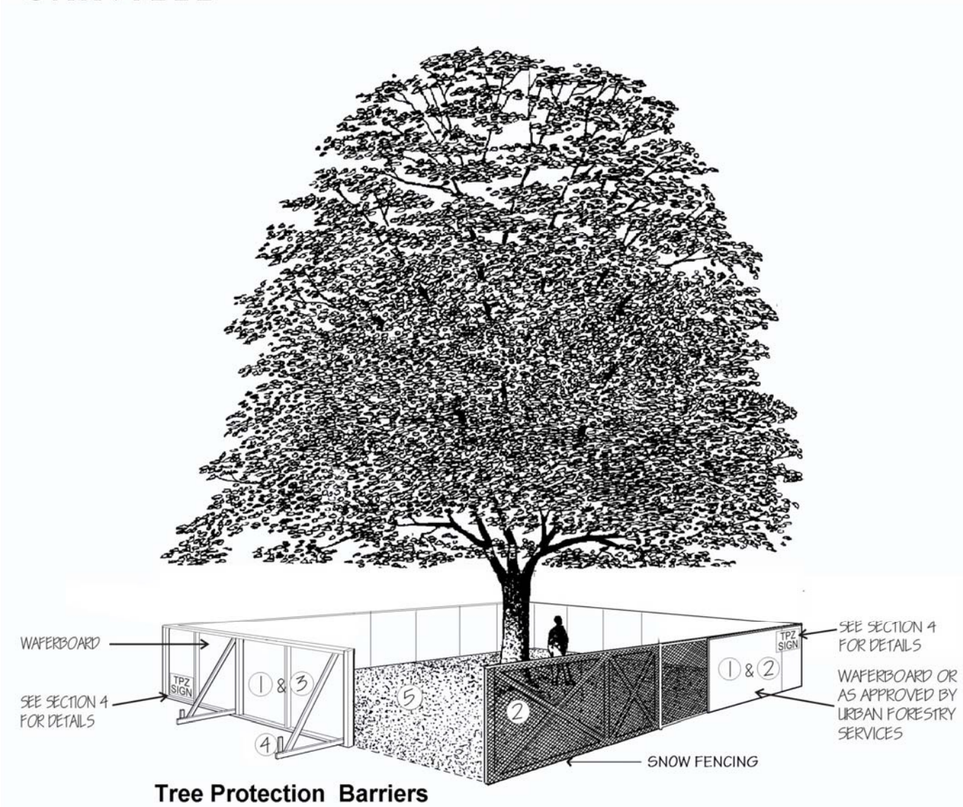
SUMMIT
PROFESSIONAL CONSULTING ARBORISTS

5-871 Equestrian Court
Oakville, ON L6L 6L7
t. 289.830.8900
www.summitsks.ca

Tree #	Common Name	Latin Name	DBH (cm)	Height (m)	Crown Reserve (m)	Crown Height (m)	Canopy Cover Area (m)	Health	Structure	TPZ (m)	Site Plan Results
M1	Maple Norway	Acer platanoides	9	4	1	1	1	fair	fair	1.8m	preserve
M2	Lilac Ivory Silk	Syringa reticulata 'Ivory Silk'	9	4	2	2	4	fair	fair	1.8m	preserve
M3	Lilac Ivory Silk	Syringa reticulata 'Ivory Silk'	9	4	2	2	4	fair	fair	1.8m	preserve
N1	Pine Austrian	Pinus nigra	40	12	6	10	36	poor	fair	3m	preserve
N2	Mulberry White	Morus alba	40	12	7	9	49	fair	poor	3m	preserve
N3	Maple Norway	Acer platanoides	65	12	10	10	100	fair	fair	4.2m	preserve
N4	Cedar White	Thuja occidentalis	30	8	4	8	16	fair	fair	2.4m	preserve
N5	Spruce Norway	Picea abies	30	8	4	8	16	fair	fair	2.4m	preserve
P1	Maple Norway	Acer platanoides	70	16	10	10	100	fair	fair	4.2m	preserve
P2	Maple Norway	Acer platanoides	84	18	10	10	100	fair	fair	5.4m	preserve
P3	Magnolia	Magnolia spp.	30	6	4	3	16	fair	fair	2.4m	preserve
P4	Horsechestnut	Aesculus hippocastanum	64	12	6	10	36	fair	fair	4.2m	preserve
P5	Cedar White	Thuja occidentalis	54	10	4	8	16	fair	poor	3.6m	preserve
P6	Cedar White	Thuja occidentalis	45	12	4	10	16	fair	fair	3m	preserve
P7	Cedar White	Thuja occidentalis	29	5	3	2	9	poor	poor	2.4m	preserve
P8	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P9	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P10	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P11	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P12	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P13	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P14	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P15	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P16	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P17	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P18	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P19	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P20	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P21	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P22	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P23	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P24	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P25	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	3m	preserve
P26	Cedar White	Thuja occidentalis	20	4	4	3	16	fair	poor	2.4m	preserve
P27	Cedar White	Thuja occidentalis	20	4	4	3	16	fair	poor	2.4m	preserve
P28	Cedar White	Thuja occidentalis	20	4	4	3	16	fair	poor	2.4m	preserve
P29	Cedar White	Thuja occidentalis	20	4	4	3	16	fair	poor	2.4m	preserve
P30	Cedar White	Thuja occidentalis	20	4	4	3	16	fair	poor	2.4m	preserve
P31	Cedar White	Thuja occidentalis	20	4	4	3	16	fair	poor	2.4m	preserve
P32	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P33	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P34	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P35	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P36	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P37	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P38	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P39	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P40	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P41	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P42	Maple Norway	Acer platanoides	53	12	10	9	100	poor	poor	3.6m	preserve
P43	Maple Norway	Acer platanoides	50	10	6	8	36	poor	poor	3m	preserve

OAKVILLE

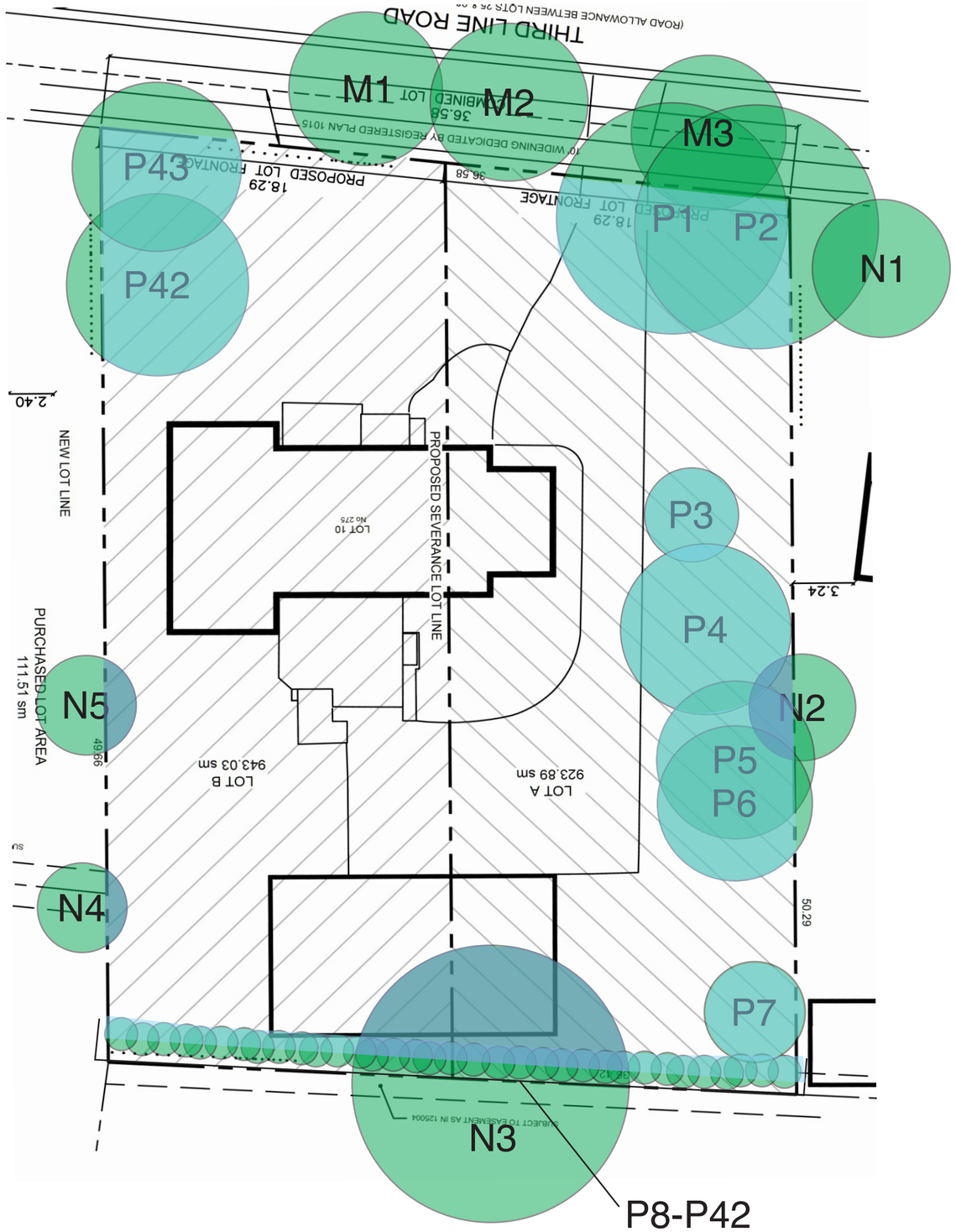
SCHEDULE 1
TREE PROTECTION BARRIER



Tree Protection Barriers

PLYWOOD

1. Tree protection barriers must be 1.2m (4ft) high, waferboard hoarding or an equivalent approved by Urban Forestry Services.
2. Tree protection barriers for trees situated on the Town road allowance where visibility must be maintained can be 1.2m (4ft.) high and consist of plastic web snow fencing on a wood frame made of 2"x 4"s .
3. 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.
4. All supports and bracing should be outside the Tree Protection Zone. All such supports should minimize damaging roots outside the Tree Protection Barrier.
5. No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the Tree Protection Zone.



SCALE 1 : 200

0 5 10 20 metres

Canopy Calculation Chart - 275 Third Line, Oakville, Ontario

File Number					
File Name	Lot A - 275 Third Line, Oakville, Ontario				
Canopy Cover Target	20%				
Tree Number	**Species**	**Stature (S,M,L)**	**Soil Volume per Tree (m^3)**	**Canopy Area (m^2)**	**Canopy Area Subtotal (m^2)**
	Proposed Canopy on Site				
			Subtotal of Proposed Canopy		
	Existing Canopy on Site				
P1	Norway Maple	L	75	60	
P2	Norway Maple	L	75	60	
P3	Magnolia	M	48	16	
P4	Horsechestnut	L	108	36	
P5	White Cedar	S	48	16	
P6	White Cedar	S	48	16	
P7	White Cedar	S	27	16	
P8-P16	White Cedar	S	90	30	
			Subtotal of Existing Canopy on Site		250
			Multiplied by Bonus Factor of 1.5		375
	Existing Canopy Overhanging Site				
N2	White Mulberry	L	44	15	
N3	Norway Maple	L	75	25	
			Subtotal of Existing Overhanging Canopy		40
			Total Number of Trees		Total Canopy Area (m^2)
			26		415
	Canopy Summary				
	Total Site Area				920.50
	Site Canopy Cover				45%
	Canopy Cover Target by Land Use				20%
	Parking Area Summary				
	Total Parking Spaces Proposed				0
	Total # of Trees in or Within 5m of Parking Area				0

Canopy Calculation Chart - 275 Third Line, Oakville, Ontario

File Number					
File Name	275 Third Line, Oakville, Ontario	Lot B			
Canopy Cover Target	20%				
Tree Number	**Species**	**Stature (S,M,L)**	**Soil Volume per Tree (m^3)**	**Canopy Area (m^2)**	**Canopy Area Subtotal (m^2)**
	Proposed Canopy on Site				
			Subtotal of Proposed Canopy		
	Existing Canopy on Site				
P17-P25	White Cedar	S	90	30	
P43	Norway Maple	L	70	65	
P44	Norway Maple	L	70	60	
			Subtotal of Existing Canopy on Site		155
			Multiplied by Bonus Factor of 1.5		232.50
	Existing Canopy Overhanging Site				
N3	Norway Maple	L	75	25	
N4	White Cedar	S	14	5	
N5	Norway Spruce	L	14	5	
			Subtotal of Existing Overhanging Canopy		35
			Total Number of Trees		Total Canopy Area (m^2)
			14		267.50
	Canopy Summary				
	Total Site Area				920.50
	Site Canopy Cover				29%
	Canopy Cover Target by Land Use				20%
	Parking Area Summary				
	Total Parking Spaces Proposed				0
	Total # of Trees in or Within 5m of Parking Area				0

north

LEGEND

- property line
- 2 — existing tree number (refer to chart)
- existing canopy on site
- existing canopy overhanging site

REVISIONS/ SUBMISSIONS

#	DATE	DESCRIPTION
1	15/Dec/2025	1st Submission
2		
3		
4		
5		

CERTIFICATIONS

ISA QUALIFICATIONS TREE RISK ASSESSMENT — TRAQ 1589

CERTIFIED ARBORIST ISA — ON-0542AT

CLIENT
Harper Dell & Associates

MUNICIPALITY
Town of Oakville

PROJECT
Private Residence
275 Third Line

MUNICIPAL FILE NUMBER
#- n/a

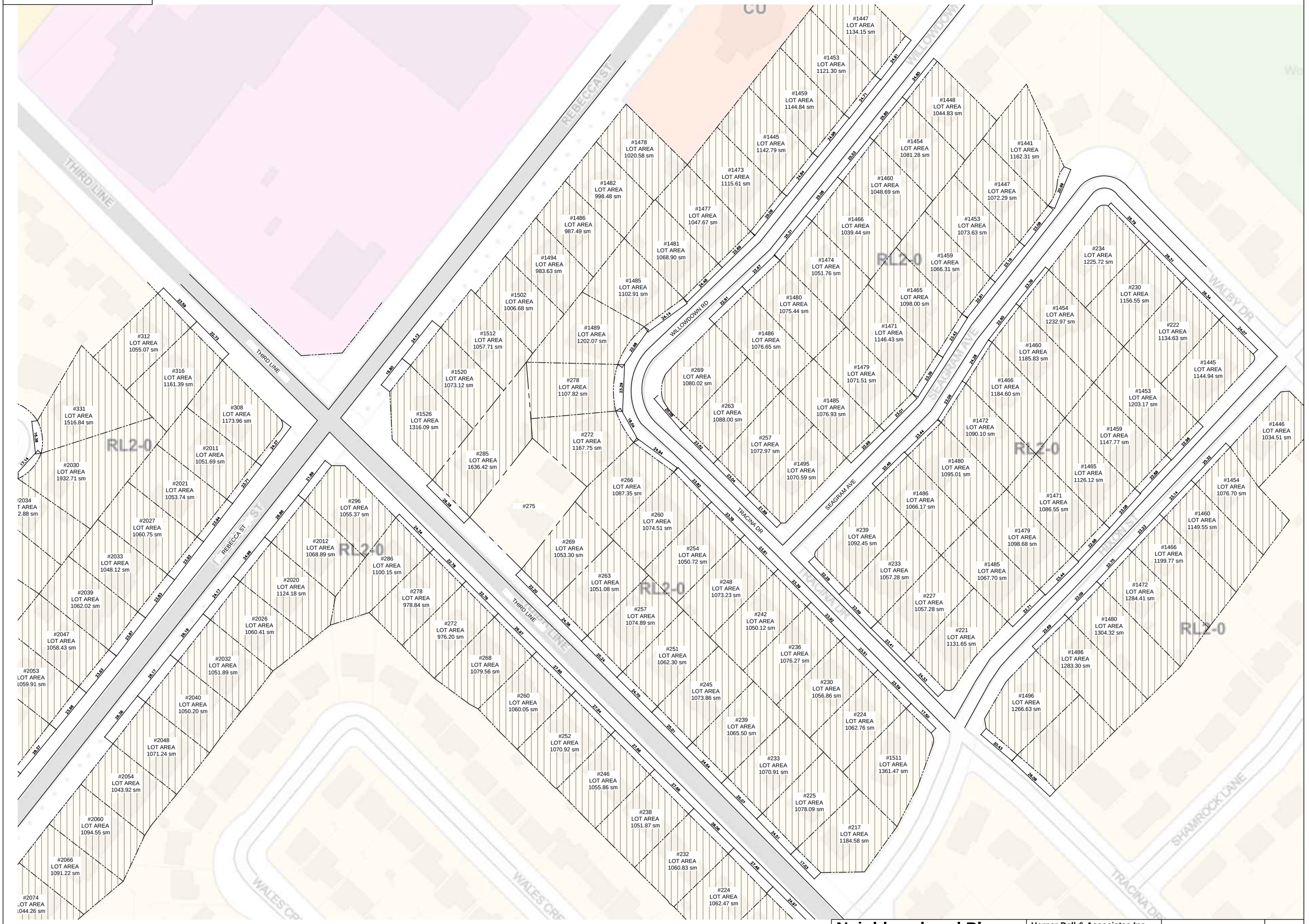
SHEET
Canopy Cover Plan

SUMMIT
PROFESSIONAL CONSULTING ARBORISTS

5-871 Equestrian Court
Oakville, ON L6L 6L7
t. 289.830.8900
www.summitsks.ca

General Notes:

1. Do Not Scale Drawings
2. These Plans Are For Preliminary Design Purposes Only



Neighbourhood Plan
Lot Area Plan

Harper Dell & Associates Inc.
Planning, Traffic, Parking and Land Development Consulting
1370 Hurontario St.
Mississauga, ON, L5G 3G4

Date: January 13, 2026
Scale: 1:1000

SP

Notice of Public Hearing
Committee of Adjustment Application

File # B26-06; A/051/2026; and A/052/2026

Electronic hearing:
By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday, April 29, 2026 at 7 p.m.

Why am I receiving this notice?
You are receiving this notice because the applicant noted below has submitted an application for Consent along with minor variance applications to the Town of Oakville. As stipulated by the *Planning Act*, notice must be provided to property owners within 60 metres (200 ft.) of the area to which the application applies. Further details of this application, including drawings, can be viewed online at Agendas & Meetings (oakville.ca).

Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
C. Spurrell B. Spurrell	Nicholas Dell Harper Dell & Associates Inc. 1370 Hurontario Street Mississauga ON, L5G 3H4	275 Third Line PLAN 1015 LOT 10

Zoning of property: RL2-0, Residential

Purpose of application: B26/06
An application has been made for Consent for the creation of a New Lot. The application is asking to convey a portion of land (Part 1 on the Severance Sketch) approximately 923.50 m² in area with an approximate frontage of 18.29m on Third Line to be severed from 275 Third Line for the purpose of creating a new lot.

The retained parcel (Part 2 on the Severance Sketch) is approximately 943.10 m² in area, with an approximate frontage of 18.29m on Third Line. The property has an existing dwelling and garage which will be removed. Two new proposed detached dwellings will be built – one on the retained lot and one on the severed lot.

The purpose of this application is to sever the property into two separate lots to construct two new detached dwellings – one on the retained parcel and one on the severed parcel.

This application is being considered with related **Minor Variance A/051/2026 (Retained)** and **Minor Variance A/052/2026 (Severed). Variance notices are below.**

The said parcels being more particularly described on the attached Severance Sketch below.

Variance Request: A/051/2026 (Retained lot)
Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit the proposed consent application B26/06 for the retained parcel proposing the following variance to Zoning By-law 2014-014:

1. To permit a lot frontage of 18.29 meters, whereas the minimum lot frontage is 22.5 meters.

Variance Request: A/052/2026 (Severed lot)
Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit the proposed consent application B26/06 for the severed parcel proposing the following variance to Zoning By-law 2014-014:

1. To permit a lot frontage of 18.29 meters, whereas the minimum lot frontage is 22.5 meters.

How do I participate if I have comments or concerns?

Submit written correspondence
Although there are no third-party appeal rights, you are entitled to notice and may make written submissions before the application is considered by the Committee of Adjustment. You can send your written comments regarding the application by email (preferred) or regular mail to the Secretary-Treasurer noted below. Include your name, address and application number or address of the property in which you are providing comments. To allow all Committee of Adjustment members the opportunity to review and consider your comments, please provide your written submissions to be received **no later than noon the day before the hearing date**.

Please be advised that any written correspondence submitted to the Town of Oakville regarding this application will be made public pursuant to the *Planning Act* and *Municipal Freedom of Information and Protection Act*.

Participate in the electronic hearing by videoconference.
Pre-register as a delegation by contacting the Secretary-Treasurer noted below by email or telephone **no later than noon the day before the hearing date**. You are encouraged to pre-register as a delegation as soon as possible in order to facilitate an orderly registration process. Pre-registered delegates will be provided with access codes and instructions to enter the electronic hearing.

Watch the hearing:
If you do not wish to participate, but would like to follow along, the hearing will be publicly live-streamed on the Town of Oakville's Live Stream webpage at oakville.ca. The live-stream will begin just before 7 p.m.

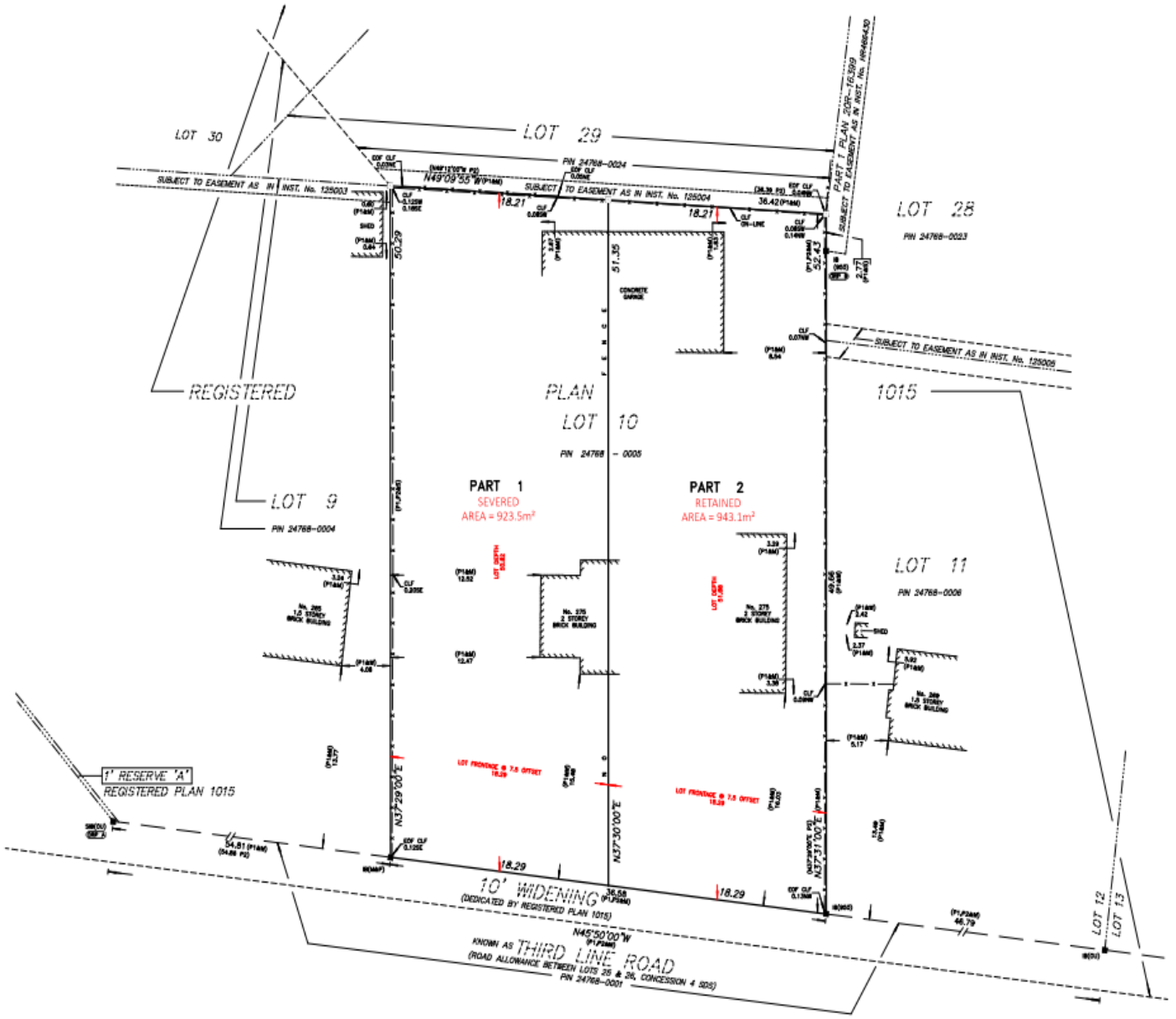
More information:
Town departments and agency comments regarding this application will be available online at Agendas & Meetings (oakville.ca) by noon on the Friday before the hearing date.

Notice of decision:
If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer noted below. The written request must be

received **before noon the day before the hearing date**. This will entitle you to be notified of any future Ontario Land Tribunal proceedings.

Contact information:
Jen Ulcar
Secretary-Treasurer, Committee of Adjustment
1225 Trafalgar Road
Oakville, ON L6H 0H3
Phone: 905-845-6601 ext. 1829
Email: coarequests@oakville.ca

Date mailed
April 13, 2026



SCHEDULE			
PART	ALL OF LOT	PLAN	ALL OF PIN
1	10	REGISTERED PLAN 1015	24768–0005
2			

PLAN OF SURVEY OF
LOT 10
REGISTERED PLAN 1015
IN THE
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 200

0 5 10 20 metres

THE INTENDED PLOT SIZE OF THIS PLAN IS 690mm IN WIDTH BY 470mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200

MacKAY, MacKAY & PETERS LIMITED - ONTARIO LAND SURVEYORS - 2026

METRIC DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORP's): UTM ZONE 17, NAD83 (CSRS) (2010.0) COORDINATES ARE TO AN URBAN ACCURACY PER SECTION 14(2) OF O.REG. 216/10		
ORP	NORTHING	EASTING
A	4807210.41	604774.31
B	4807185.93	604870.06
CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN		

BEARING REFERENCE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0)

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9997268

COLOUR NOTE

INFORMATION SHOWN IN RED IS FOR ILLUSTRATION PURPOSES ONLY AND WILL BE REMOVED FROM THIS PLAN PRIOR TO DEPOSIT AT THE LAND REGISTRY OFFICE

LEGEND

■ DENOTES A SURVEY MONUMENT FOUND
□ DENOTES A SURVEY MONUMENT PLANTED
SIB DENOTES STANDARD IRON BAR
IB DENOTES IRON BAR
P1 DENOTES PLAN BY MMP LIMITED DATED JANUARY 7, 2021 (20–180)
P2 DENOTES REGISTERED PLAN 1015
PIN DENOTES PROPERTY IDENTIFICATION NUMBER
(OU) DENOTES ORIGIN UNKNOWN
CLF DENOTES CHAIN LINK FENCE
EOF DENOTES END OF FENCE

A ROTATION OF 00°56'00" HAS BEEN APPLIED TO BEARINGS ON P1 & P2

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE DAY OF , 2026.

DATE
DATE

ROY C. MAYO
ONTARIO LAND SURVEYOR
FOR MACKAY, MACKAY & PETERS LIMITED

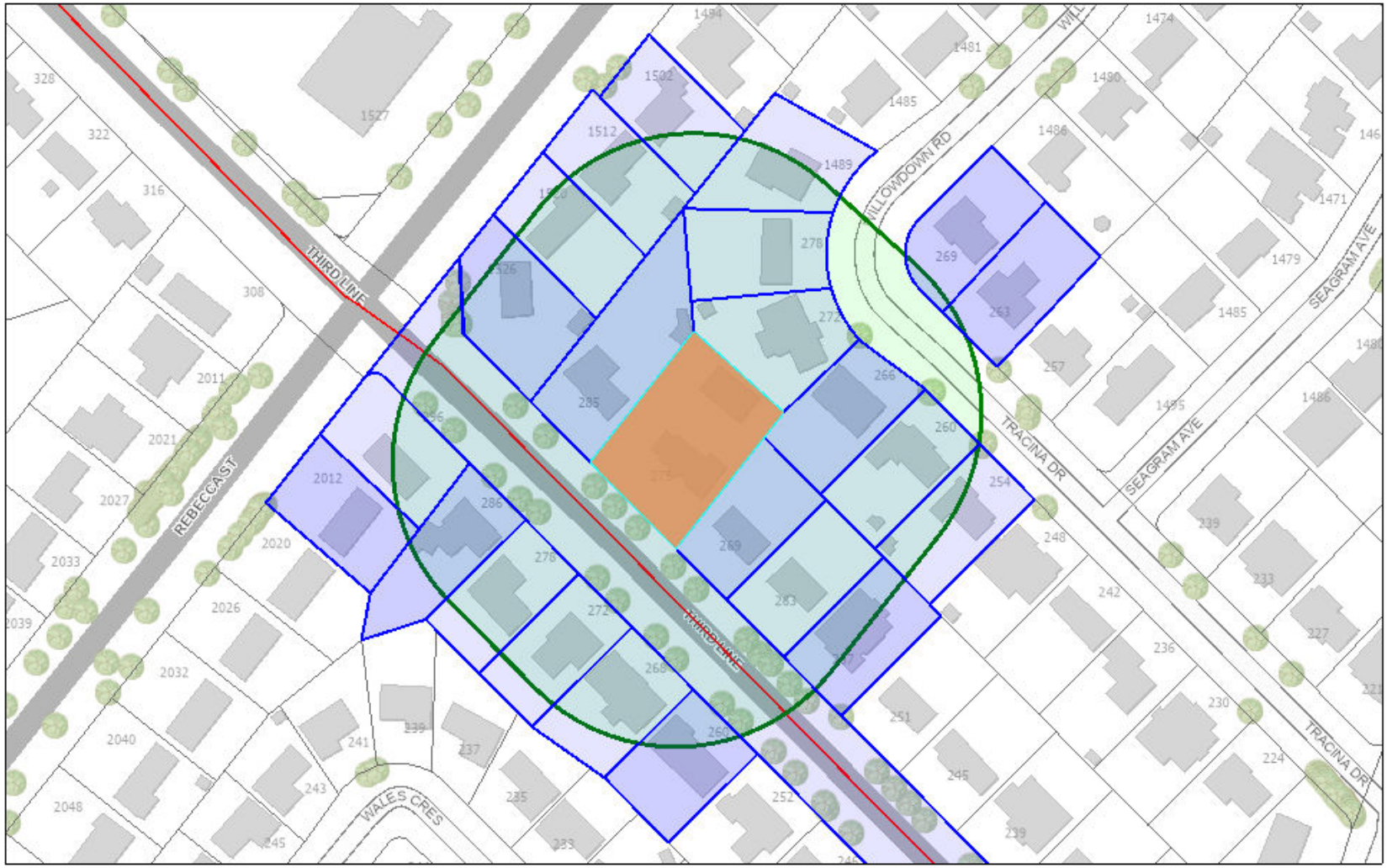
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER

MMP
MacKay, MacKay & Peters Limited
ONTARIO LAND SURVEYORS
SINCE 1900

CONTACT US:
hello@mmplimited.ca
mmplimited.ca
Phone: (905) 638-1313
Fax: (905) 333 9544

DRAWN BY:	G.S.
PARTY CHIEF:	C.M.
CHECKED BY:	
PROJECT No.:	20–180–R

B26/06, A/051/2026 & A/052/2026 - 275 Third Line



4/9/2026, 3:06:25 PM

Applicant Name Address

Wards

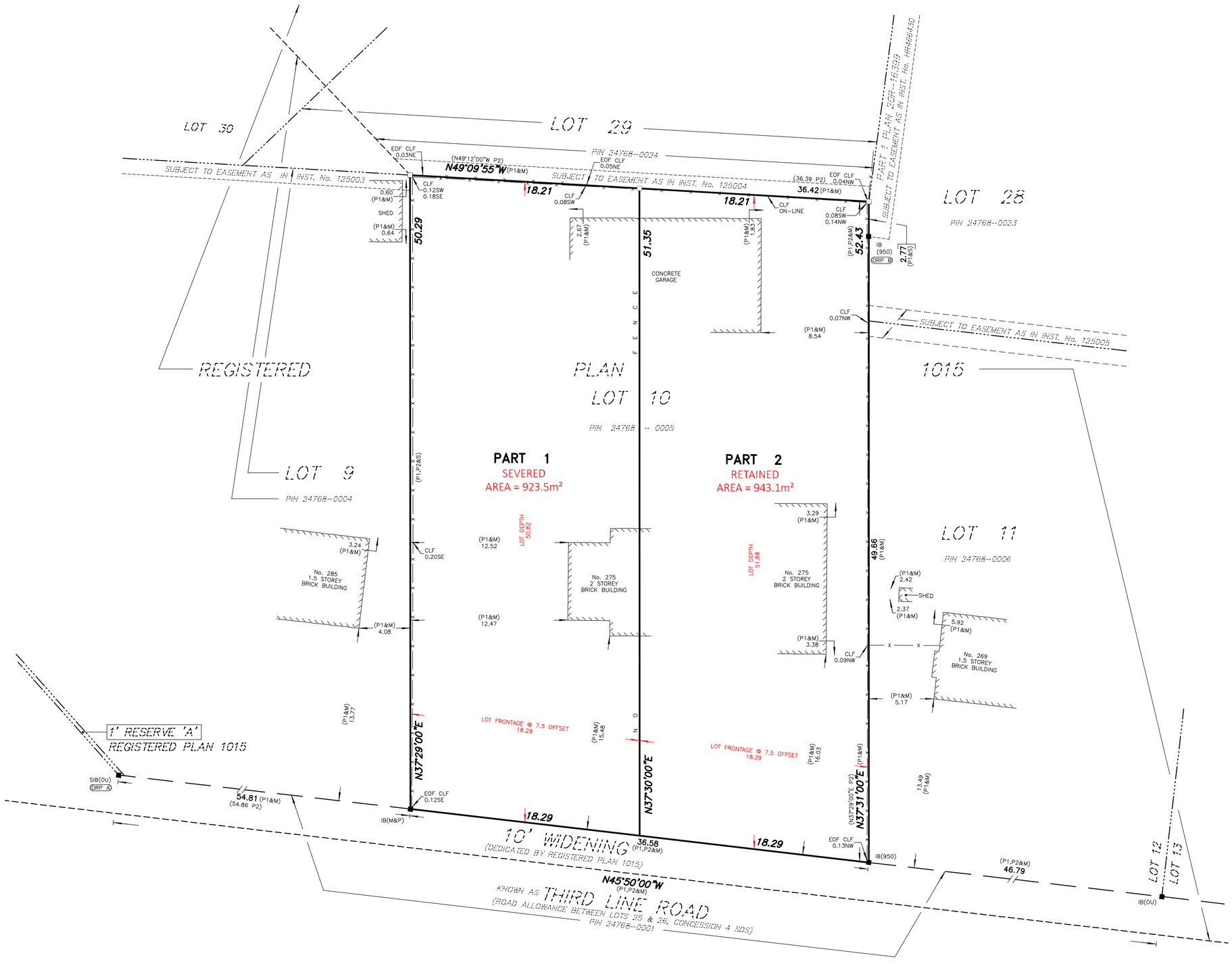
Ownership

1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

Town of Oakville
2021 Town of Oakville



SCHEDULE			
PART	ALL OF LOT	PLAN	ALL OF PIN
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MacKAY, MacKAY & PETERS LIMITED - ONTARIO LAND SURVEYORS - 2026

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INTEGRATION DATA		
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DATE
DATE

ROY C. MAYO
ONTARIO LAND SURVEYOR
FOR MACKAY, MACKAY & PETERS LIMITED

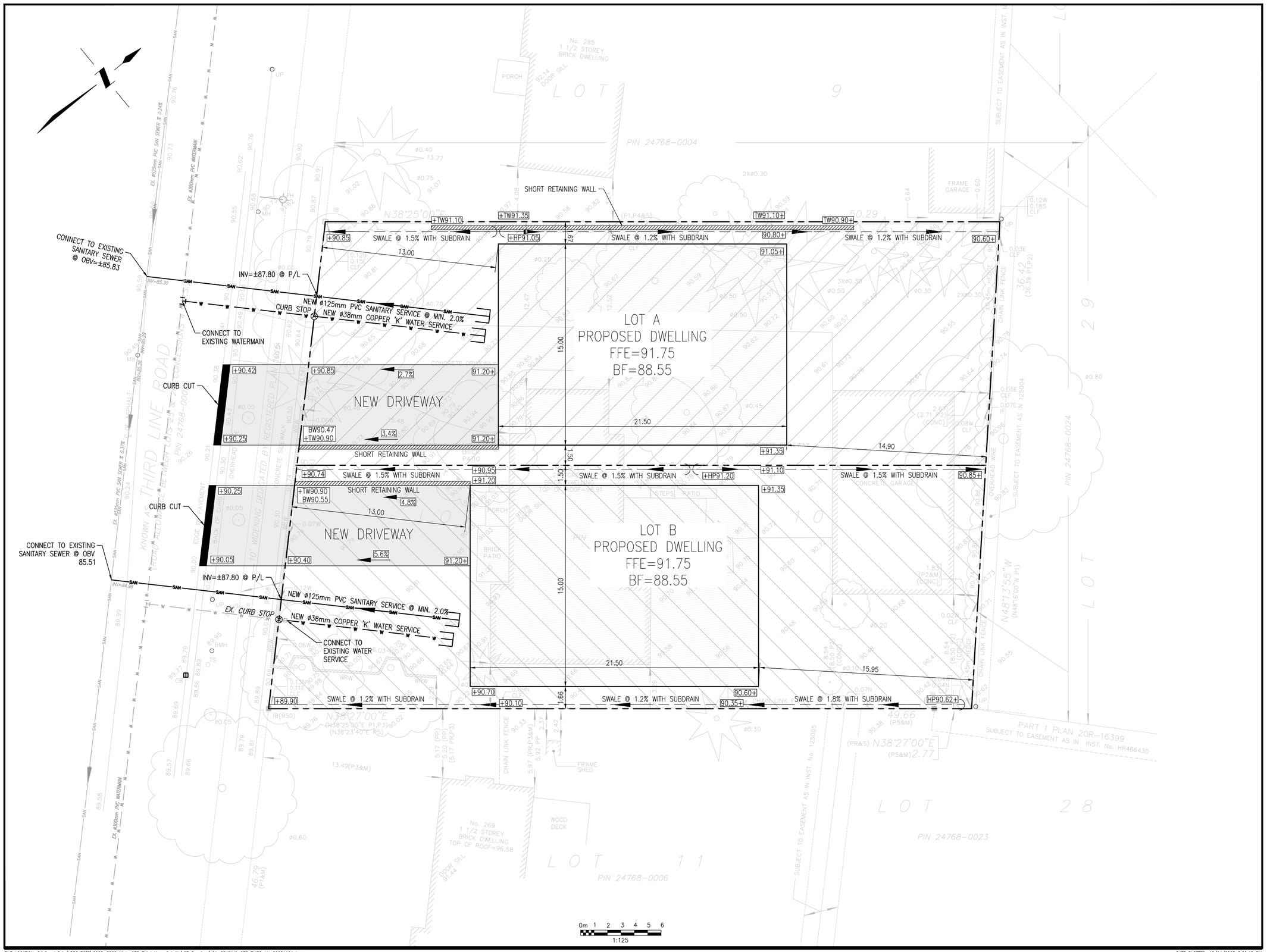
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER

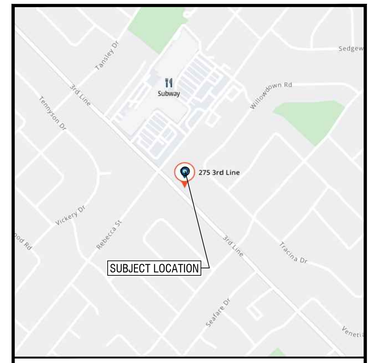
E:\(20) Halton\Registered Plans\RP1015\LOT 10\20-180\R\20-180-R.dwg

MMP
MacKay, MacKay & Peters Limited
ONTARIO LAND SURVEYORS
SINCE 1906

CONTACT US:
halton@mmplimited.ca
mmplimited.ca
Phone: (905) 639-1375
Fax: (905) 333 9544

DRAWN BY:	G.S.
PARTY CHIEF:	C.M.
CHECKED BY:	
PROJECT No.:	**20–180–R**





KEYPLAN

REV.	DATE	DESCRIPTION	BY
6			
5			
4			
3			
2			
1			
0	2025/12/08	FOR BUILDING PERMIT	FS

MUNICIPALITY: OAKVILLE

ENGINEER'S STAMP

LICENSED PROFESSIONAL ENGINEER
F. SHI
100065602
2025/12/08
PROVINCE OF ONTARIO

CIVIL ENGINEER:

LUBAN

7373 LIONSHEAD AVENUE, NIAGARA FALLS, ONTARIO, L2G7S4
TEL. 226-688-7928, EMAIL: FENG.SHI@LUBAN.CA

CLIENT:

ARCHITECT:

GRADING PLAN FOR LOT SEVERANCE

275 THIRD LINE, OAKVILLE, ON L6L 4A2

DESIGNED BY:	MG	SCALE:	CONTRACT No.
CHECKED BY:	FS	HORIZONTAL: 1:125	SHEET No 1 OF 1
DRAWN BY:	MG	VERTICAL:	C1 DRAWING No.
DATE:	2025/12/08		

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DATE PLOTTED: 12/14/2025 5:29:18 PM

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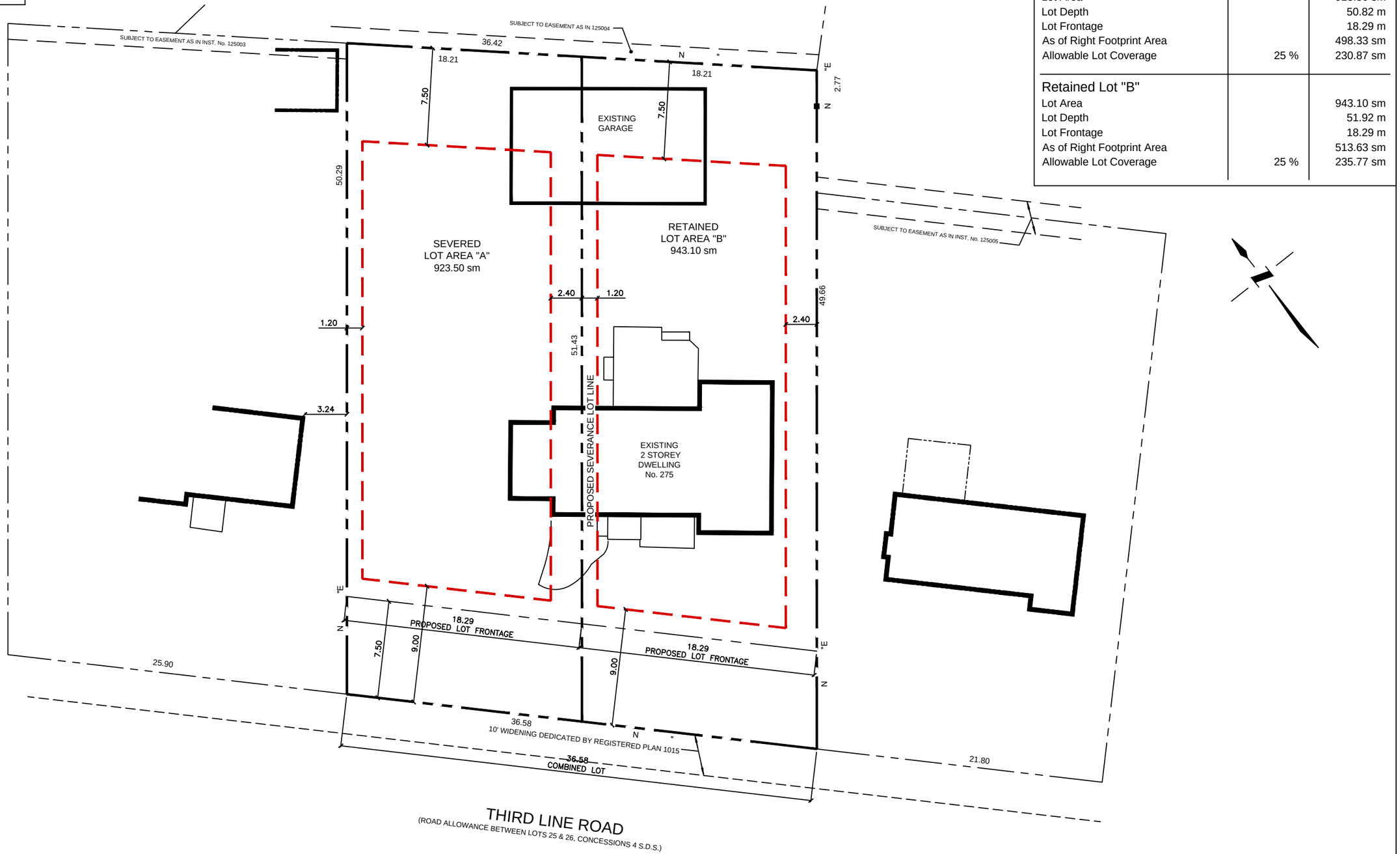
1. Do Not Scale Drawings

2. These Plans Are For Preliminary Design Purposes Only

3. Site Plan Based Off of Survey
By: MacKay, MacKay & Peters Limited Land Surveyors
Dates: January 7, 2021

Site Statistics

Lot Area		1865.55 sm
Zoning		RL2-0
Severed Lot "A"		
Lot Area		923.50 sm
Lot Depth		50.82 m
Lot Frontage		18.29 m
As of Right Footprint Area		498.33 sm
Allowable Lot Coverage	25 %	230.87 sm
Retained Lot "B"		
Lot Area		943.10 sm
Lot Depth		51.92 m
Lot Frontage		18.29 m
As of Right Footprint Area		513.63 sm
Allowable Lot Coverage	25 %	235.77 sm



Preliminary Site Plan

275 Third Line, Oakville, ON
Proposed Severance Plan

Harper Dell & Associates Inc.
Planning, Traffic, Parking and Land Development Consulting
1370 Hurontario St.
Mississauga, ON, L5G 3G4

Date: February 24, 2026
Scale: 1:300

SP1

General Notes:

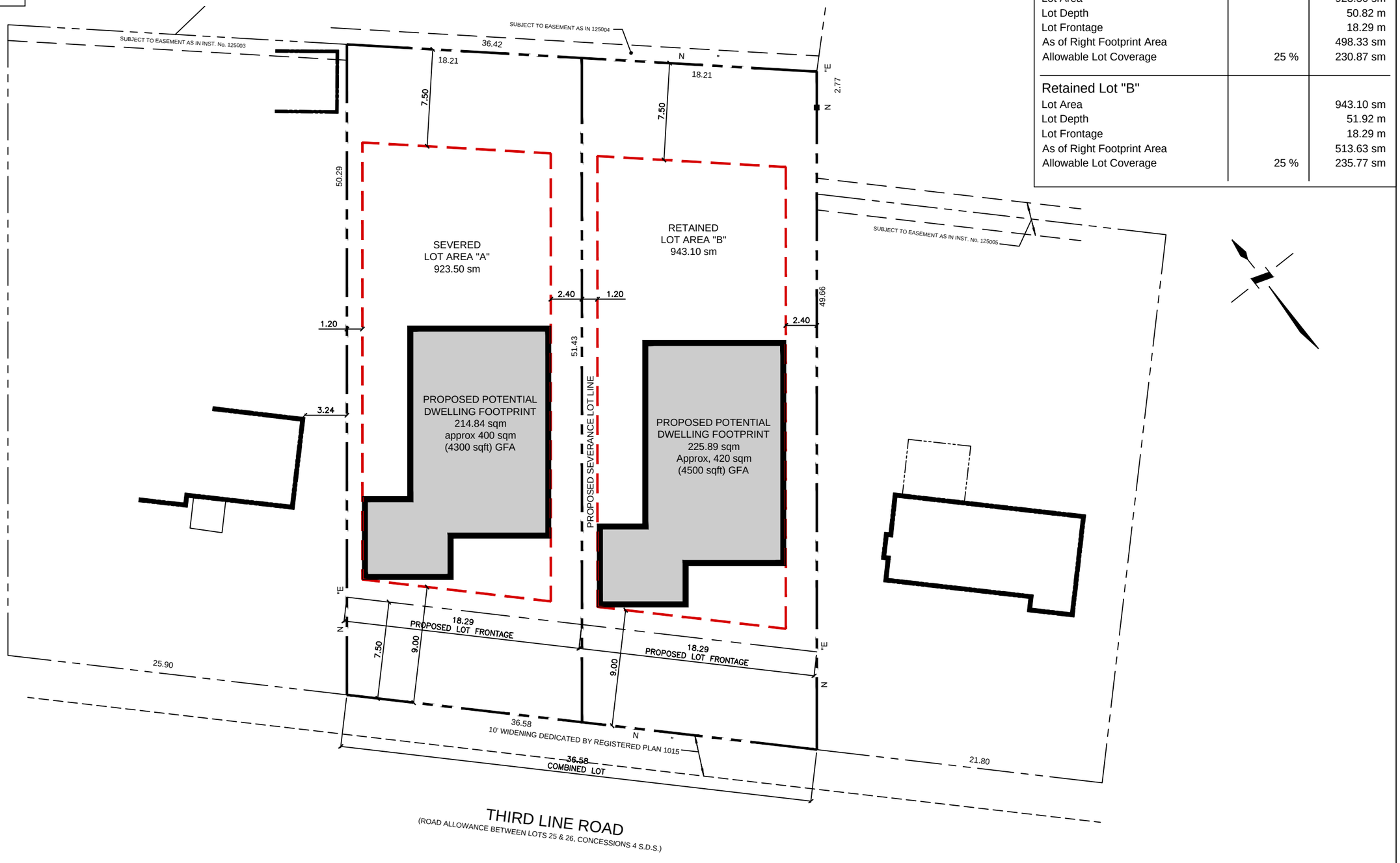
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Lot Frontage		18.29 m
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Allowable Lot Coverage	25 %	235.77 sm



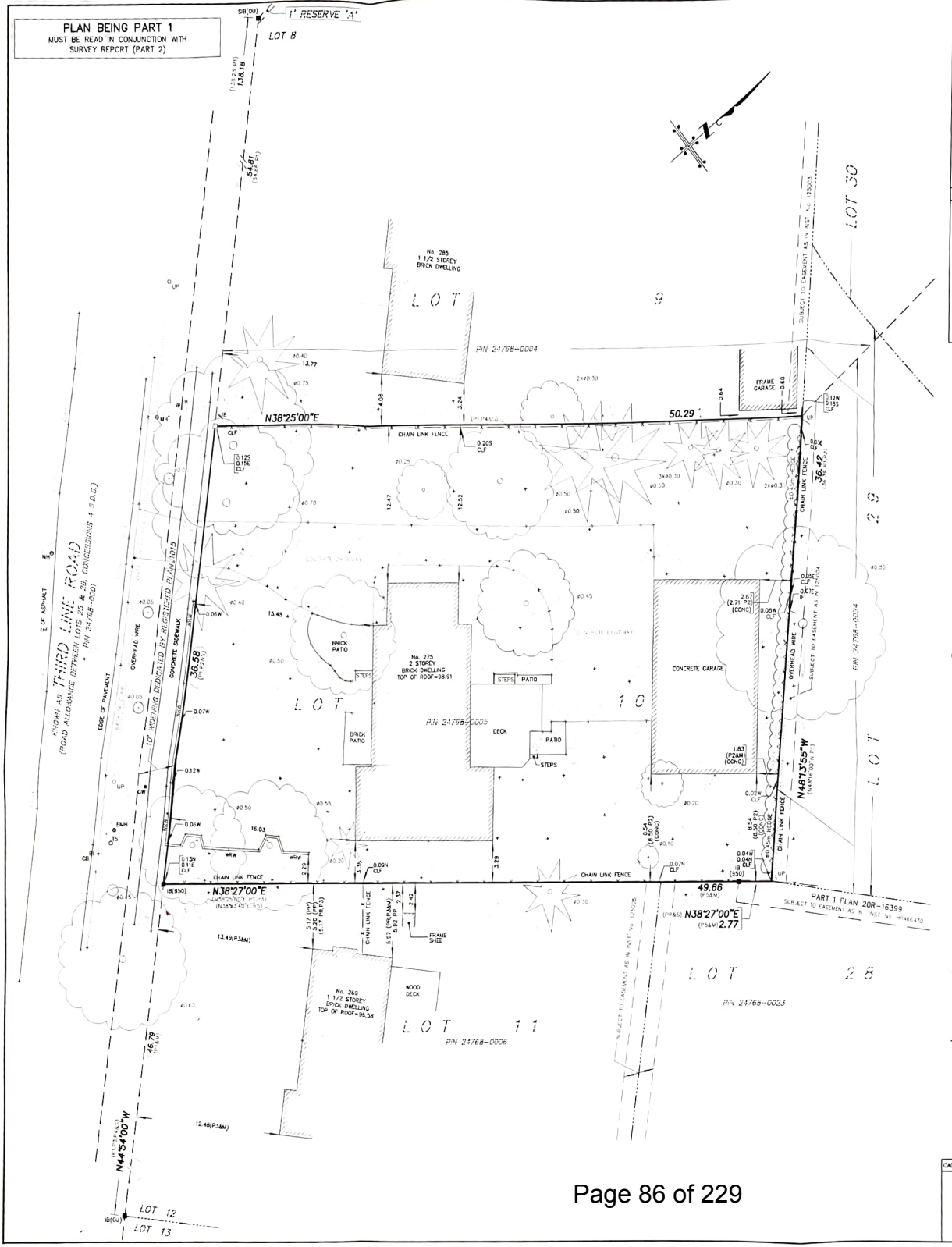
Preliminary Site Plan

275 Third Line, Oakville, ON
Proposed Development Plan

Harper Dell & Associates Inc.
Planning, Traffic, Parking and Land Development Consulting
1370 Hurontario St.
Mississauga, ON, L5G 3G4

Date: February 24, 2026
Scale: 1:300

SP2



SURVEYOR'S REAL PROPERTY REPORT
PLAN OF SURVEY SHOWING TOPOGRAPHY OF

LOT 10
REGISTERED PLAN 1015

IN THE

TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 200

0 5 10 20 metres

MacKAY, MacKAY & PETERS LIMITED – ONTARIO LAND SURVEYORS
© 2020

KNOWN AS MUNICIPAL No. 275 THIRD LINE ROAD

REPORT SUMMARY (PART 2)
(to be read in conjunction with Part 1)

LAND REGISTRY OFFICE TITLE INFORMATION ON SUBJECT PROPERTY INCLUDING BOUNDARIES, EASEMENTS AND RIGHT OF WAYS – DATE AUGUST 12, 2020

REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:
NONE

ADDITIONAL REMARKS:
REFER TO PART 1 OF SURVEY FOR THE LOCATION OF BUILDINGS, STRUCTURES, FENCES AND UTILITIES

Note

MacKAY, MacKAY & PETERS LIMITED grants COLIN ABONNE SPURRELL ["The Client(s)"], their solicitor and other related parties permission to use "Original Copies" of the Surveyor's Real Property Report in transactions involving "The Client(s)"

"METRIC" DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2146301

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR
In accordance with Regulation 1026, Section 29(3)

Legend

■	DENOTES A SURVEY MONUMENT FOUND
□	DENOTES A SURVEY MONUMENT SET
IB	DENOTES IRON BAR
P1	DENOTES REGISTERED PLAN 1015
P2	DENOTES PLAN BY FRED G. CUNNINGHAM DATED SEPTEMBER 7, 1978
P3	DENOTES PLAN BY FRED G. CUNNINGHAM DATED JULY 1, 1986
P4	DENOTES PLAN BY McCONNELL JACKSON DATED JUNE 29, 1967
P5	DENOTES PLAN 20R-16399
PR	DENOTES PRODUCTION
PP	DENOTES PERPENDICULAR
PIN	DENOTES PROPERTY IDENTIFICATION NUMBER
(OU)	DENOTES ORIGIN UNKNOWN
CB	DENOTES CATCH BASIN
BMH	DENOTES BELL MANHOLE
MH	DENOTES MANHOLE
UP	DENOTES UTILITY POLE
GW	DENOTES GUY WIRE
FH	DENOTES FIRE HYDRANT
CLF	DENOTES CHAIN LINK FENCE
IF	DENOTES IRON FENCE
TS	DENOTES TRAFFIC SIGN
WRW	DENOTES WOOD RETAINING WALL
CONC	DENOTES CONCRETE
℄	DENOTES ROUND
℄	DENOTES CENTRE LINE
◯	DENOTES DECIDUOUS TREE SCALED TO CANOPY, TRUNK SIZE SHOWN IN METRES
✲	DENOTES CONIFEROUS TREE SCALED TO CANOPY, TRUNK SIZE SHOWN IN METRES

BUILDING TIES ARE TO BRICK UNLESS OTHERWISE NOTED

Benchmark Note

TOWN OF OAKVILLE BENCHMARK No. 36
ELEVATION = 90.408 METRES CGVD 1928:1978 ADJUSTMENT

CONCRETE MONUMENT AT SOUTHEAST CORNER OF REBECCA STREET AND THIRD LINE, THE MONUMENT IS ON THE EAST SIDE OF THIRD LINE 0.5 METRES EAST OF THE BACK OF CURB

Bearing Reference

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTH EAST LIMIT OF THE 10' WIDENING AS SHOWN ON REGISTERED PLAN 1015 HAVING A BEARING OF N44°54'00"W

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 7th DAY OF JANUARY, 2021.

JANUARY 7, 2021
DATE

ROY C. MAYO
ONTARIO LAND SURVEYOR
FOR MACKAY, MACKAY & PETERS LIMITED

CAD FILE E:\(20) Halton\Registered Plans\RP1015\LOT 10\20-180\20-180.dwg

MMP
MacKay, MacKay & Peters Limited
LAND SURVEYORS & MAPPERS
SINCE 1906
3380 South Service Road
Unit 101
Burlington, ON
L7N 3J5
(905) 639-1375
halton@mmplimited.com
mmplimited.com

DRAWN BY: S.S.
PARTY CHIEF: F.K.
CHECKED BY: RM
PROJECT NO: 20-180

SUMMIT
PROFESSIONAL CONSULTING ARBORISTS

Prepared for:
Harper Dell & Associates
505 York Boulevard
Hamilton, ON
905-574-1504

Project Address:
275 Third Line, Mississauga ,Ontario

Data Collection and Report Prepared by:
Alex Sharp Certified Arborist ON-2026
15 December 2025

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Arborist Report 275 Third Line, Oakville ,Ontario

Summit SKS Limited have been retained by the property owner to prepare this Arborist Report and Tree Protection Plan for 275 Third Line, Oakville, Ontario. The owner is proposing a lot severance. The tree assessment was completed on the 12th day of December 2025. All field and appraisal work was conducted by qualified consultants in accordance with Public Tree Protection By-law (0020-2022) and the Private Tree Protection By-law (0021-2022).

The purpose of this report is to inventory and assess trees 10cm in diameter, measured at breast height and larger on the subject property, in the town road allowance adjacent to the property and any trees within 6m of the property line. There are zero (0) existing trees that are recommended for removal as a result of this proposed construction and/or their current condition.

Municipally Owned Trees

Tree number M1 is a 9cm dbh Maple Norway that is growing on the municipally owned boulevard. This tree is in fair condition and requires a tree protection zone of 1.8m.

Tree number M2 is a 9cm dbh Lilac Ivory Silk that is growing on the municipally owned boulevard. This tree is in fair condition and requires a tree protection zone of 1.8m.

Tree number M3 is a 9cm dbh Lilac Ivory Silk that is growing near the municipally owned boulevard. This tree is in fair condition and requires a tree protection zone of 1.8m.





Tree Number	Tree Species	Diameter of Appraised Tree (cm)	Area Of Appraised Tree (cm)	Diameter of Replacement Tree (cm)	Area of the Replacement Tree (cm)	Cost of Replacement Tree	Basic Price	Species Rating	Basic Value	Location Rating	Conditions Rating	Appraised Value
M1	Maple Norway	9	63.585	6	28.26	1250	44.23213	68.00%	2312.5	70.00%	75.00%	1214.0625
M2	Lilac Ivory Silk	9	63.585	6	28.26	950	33.61642	77.00%	1864.375	80.00%	75.00%	1118.625
M3	Lilac Ivory Silk	9	63.585	6	28.26	950	33.61642	77.00%	1864.375	80.00%	75.00%	1118.625

Neighbouring Trees

Tree number N1 is a 40cm dbh Pine Austrian that is growing near the south side of the front yard on 285 Third Line. This tree is in poor condition and requires a tree protection zone of 3m.

Tree number N2 is a 40cm dbh Mulberry White that is growing near the south property line in the backyard of 285 Third Line. This tree is in fair condition and requires a tree protection zone of 3m.

Tree number N3 is a 65cm dbh Maple Norway that is growing near the west property line in the backyard of 272 Tracina Drive. This tree is in fair condition and requires a tree protection zone of 4.2m.

Tree number N4 is a 30cm dbh Cedar White that is growing near the north property line in the backyard of 269 Third Line. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number N5 is a 30cm dbh Spruce Norway that is growing near the north property line in the backyard of 269 Third Line. This tree is in fair condition and requires a tree protection zone of 2.4m.

Privately Owned Trees

Tree number P1 is a 70cm dbh Maple Norway that is growing near the north side of the front yard on the subject property. This tree is in fair condition and requires a tree protection zone of 4.2m.

Tree number P2 is a 84cm dbh Maple Norway that is growing near the north side of the front yard on the subject property. This tree is in fair condition and requires a tree protection zone of 5.4m.

Tree number P3 is a 30cm dbh Magnolia that is growing near the north side of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P4 is a 64cm dbh Horsechestnut that is growing near the north side of the backyard on the subject property. This tree is in fair condition and requires a tree protection zone of 4.2m.

Tree number P5 is a 54cm dbh Cedar White that is growing near the north side of the backyard on the subject property. This tree is in fair condition and requires a tree protection zone of 3.6m.

Tree number P6 is a 45cm dbh Cedar White that is growing near the north side of the backyard on the subject property. This tree is in fair condition and requires a tree protection zone of 3m.

Tree number P7 is a 29cm dbh Cedar White that is growing near the north east corner of the property line of the subject property. This tree is in poor condition and requires a tree protection zone of 2.4m.

Tree number P8 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P9 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P10 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P11 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P12 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P13 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P14 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P15 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P16 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P17 is a 20cm dbh Cedar White that is growing on the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P18 is a 20cm dbh Cedar White that is growing on the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P19 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P20 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P21 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P22 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P23 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P24 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P25 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 3m.

Tree number P26 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P27 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P28 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P29 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P30 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P31 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P32 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P33 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P34 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P35 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P36 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P37 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P38 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P39 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P40 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P41 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P42 is a 53cm dbh Maple Norway that is growing near the south side of the front yard on the subject property. This tree is in poor condition and requires a tree protection zone of 3.6m.

Tree number P43 is a 50cm dbh Maple Norway that is growing near the south side of the front yard on the subject property. This tree is in poor condition and requires a tree protection zone of 3m.

All protective tree hoarding shall be installed prior to commencement of any construction activities as per Town of Oakville Specifications

Tree #	Common Name	Latin Name	DBH (cm)	Height (m)	Crown Reserve (m)	Crown Height (m)	Canopy Cover Area (m)	Health	Structure	TPZ (m)	Site Plan Results
M1	Maple Norway	Acer platanoides	9	4	1	1	1	fair	fair	1.8m	preserve
M2	Lilac Ivory Silk	Syringa reticulata 'Ivory Silk'	9	4	2	2	4	fair	fair	1.8m	preserve
M3	Lilac Ivory Silk	Syringa reticulata 'Ivory Silk'	9	4	2	2	4	fair	fair	1.8m	preserve
N1	Pine Austrian	Pinus nigra	40	12	6	10	36	poor	fair	3m	preserve
N2	Mulberry White	Morus alba	40	12	7	9	49	fair	poor	3m	preserve
N3	Maple Norway	Acer platanoides	65	12	10	10	100	fair	fair	4.2m	preserve
N4	Cedar White	Thuja occidentalis	30	8	4	8	16	fair	fair	2.4m	preserve
N5	Spruce Norway	Picea abies	30	8	4	8	16	fair	fair	2.4m	preserve
P1	Maple Norway	Acer platanoides	70	16	10	10	100	fair	fair	4.2m	preserve
P2	Maple Norway	Acer platanoides	84	18	10	10	100	fair	fair	5.4m	preserve
P3	Magnolia	Magnolia spp.	30	6	4	3	16	fair	fair	2.4m	preserve
P4	Horsechestnut	Aesculus hippocastanum	64	12	6	10	36	fair	fair	4.2m	preserve
P5	Cedar White	Thuja occidentalis	54	10	4	8	16	fair	poor	3.6m	preserve
P6	Cedar White	Thuja occidentalis	45	12	4	10	16	fair	fair	3m	preserve
P7	Cedar White	Thuja occidentalis	29	5	3	2	9	poor	poor	2.4m	preserve
P8	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P9	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P10	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P11	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P12	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P13	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P14	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P15	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P16	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P17	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve

P18	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P19	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P20	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P21	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P22	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P23	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P24	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P25	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	3m	preserve
P26	Cedar White	Thuja occidentalis	20	4	4	3	16	fair	poor	2.4m	preserve
P27	Cedar White	Thuja occidentalis	20	4	4	3	16	fair	poor	2.4m	preserve
P28	Cedar White	Thuja occidentalis	20	4	4	3	16	fair	poor	2.4m	preserve
P29	Cedar White	Thuja occidentalis	20	4	4	3	16	fair	poor	2.4m	preserve
P30	Cedar White	Thuja occidentalis	20	4	4	3	16	fair	poor	2.4m	preserve
P31	Cedar White	Thuja occidentalis	20	4	4	3	16	fair	poor	2.4m	preserve
P32	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P33	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
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P39	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P40	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P41	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P42	Maple Norway	Acer platanoides	53	12	10	9	100	poor	poor	3.6m	preserve
P43	Maple Norway	Acer platanoides	50	10	6	8	36	poor	poor	3m	preserve

Tree ownership is indicated by the tree naming system, tree names beginning with the letter M are municipally owned, tree names beginning with the letter N are on neighbouring properties within 6m of the property line and tree names beginning with the letter P are privately owned and on the subject property.

Limitations of Assessment

It is the policy of Summit SKS Limited to attach the following clause in regards to limitations. This is to ensure that the client is fully aware of what is technically and professionally realistic in the preservation and assessment of trees in the urban environment.

The assessment of the trees in this report has been done in conjunction with and according to accepted arboriculture methods and techniques. These include an examination of the above ground parts of the tree for structural defects, scars, cracks, the overall condition of the visible root structures, the severity and direction of lean (if any), the general condition of the trees and the surrounding environment, external indications of decay such as fungal fruiting bodies, evidence of attack by insects, symptoms of infestation and pathogens, discoloured foliage, and the proximity of potential targets should a tree fail. Except where specifically noted, the trees not cored, probed or climbed and there was no detailed inspection of the root crowns involving excavations, or samples taken to be scientifically tested.

Notwithstanding the recommendations and conclusions presented in this report, it must be acknowledged that trees are living organisms. They are not immune to changes in site conditions, dramatic weather events or seasonal variations in climate. Therefore it should always be recognized that trees are ever evolving and their health and vigour constantly vary over time. While all reasonable efforts have been made to ensure that the subject trees are healthy, no guarantees are offered or implied that these trees or part(s) of any trees will remain intact.

It is professionally and practically impossible to predict with absolute certainty the behaviour of any tree or its component parts under all circumstances and variables. Most trees have the potential for failure under adverse weather conditions and the risk can only be completely eliminated if the tree is removed. inherently, a standing tree will always pose some level of risk. Although every effort has been made to ensure that this assessment is reasonably accurate, trees should be re-assessed periodically. The assessment presented in this report is valid at the time of inspection.

The report is the property of Summit SKS Limited and/or its agents and may not be used until payment is made in full unless written permission is granted to do so. Summit SKS Limited reserves the right to withdraw this report and its recommendations, if any requirements are not met. All details and graphics are copyright of Summit SKS Limited.

On Behalf of Summit SKS Limited

Alex Sharp

Alex Sharp,
Certified Arborist ON-2026

The International Society of Arboriculture

Hereby Announces That

Alex Mackenzie Sharp

Has Earned the Credential

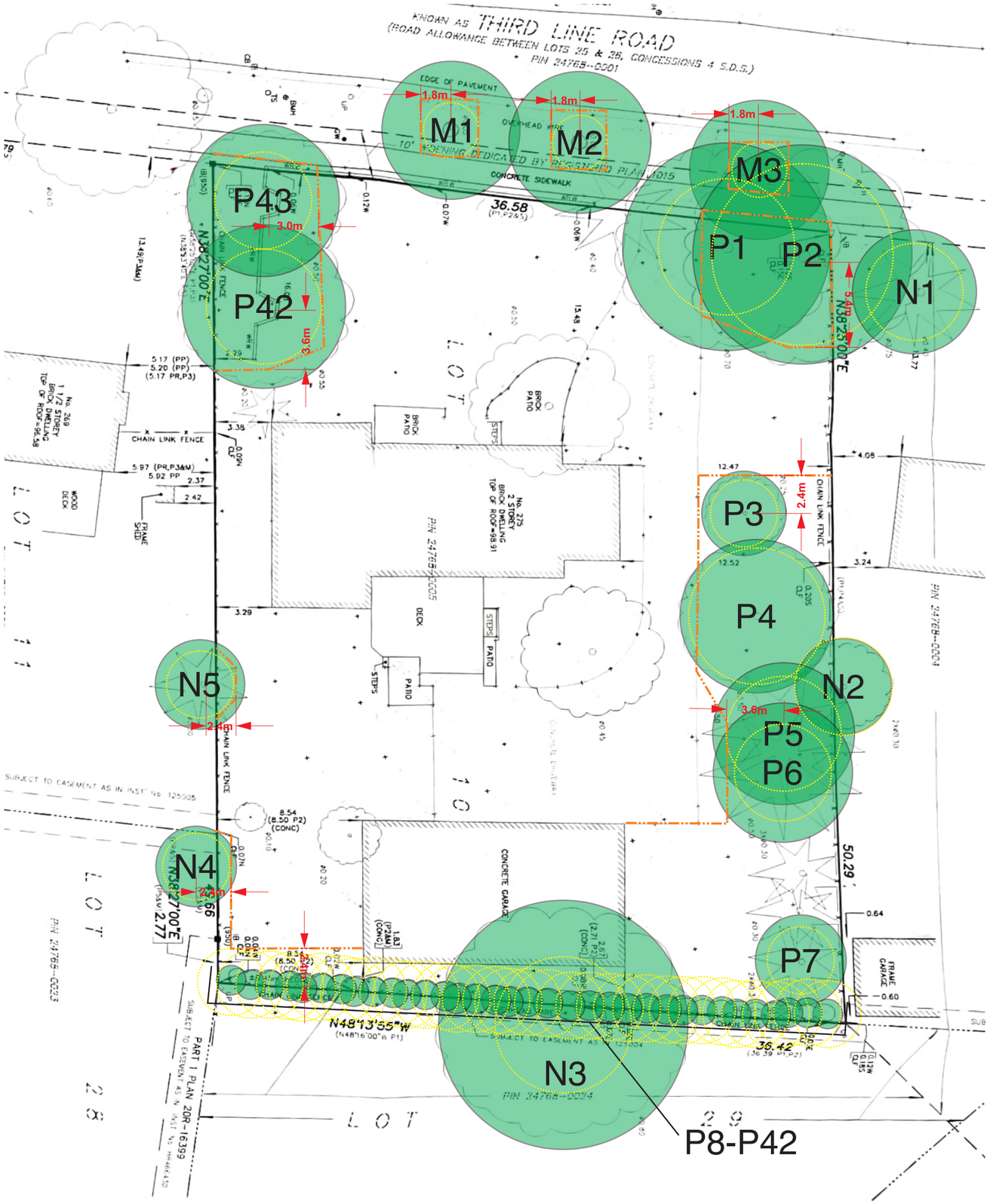
ISA Certified Arborist ®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Caitlyn Pollihan
CEO & Executive Director

9 January 2016	30 June 2025	ON-2026A
Issue Date	Expiration Date	Certification Number

ANAB
ANSI National Accreditation Board
ACCREDITED
ISO/IEC 17024
PERSONNEL CERTIFICATION BODY
#0847
ISA Certified Arborist



SCALE 1 : 200

0 5 10 20 metres

north

LEGEND

- property line
- 2 — existing tree number (refer to chart)
- existing vegetation to remain
- existing vegetation to be removed
- tree protection
- Recommended Tree Protection Zone

REVISIONS/ SUBMISSIONS

#	DATE	DESCRIPTION
1	15/Dec/2025	1st Submission
2		
3		
4		
5		

CERTIFICATIONS

TRAQ 1589

ON-0542AT

CLIENT
Harper Dell & Associates

MUNICIPALITY
Town of Oakville

PROJECT
Private Residence

275 Third Line

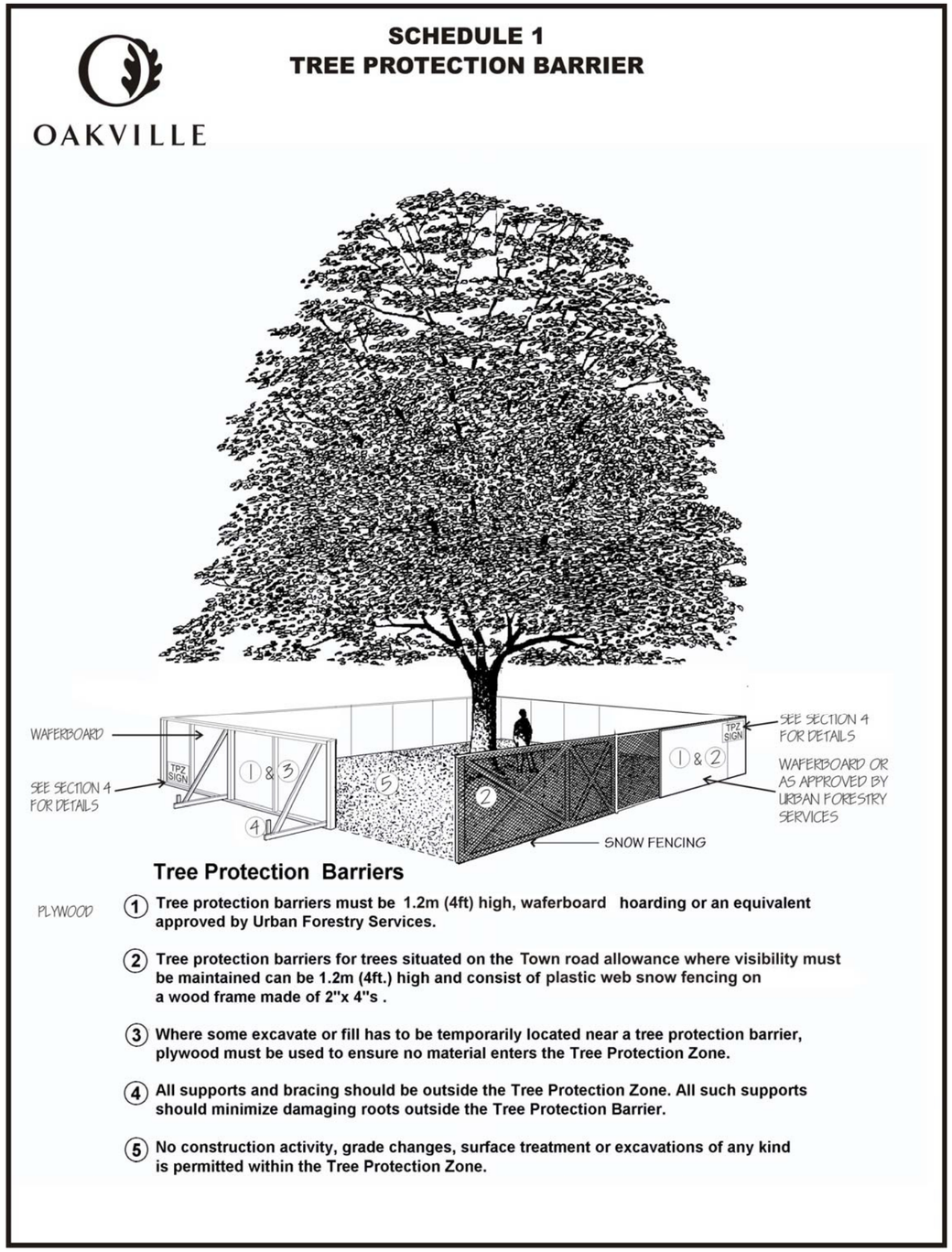
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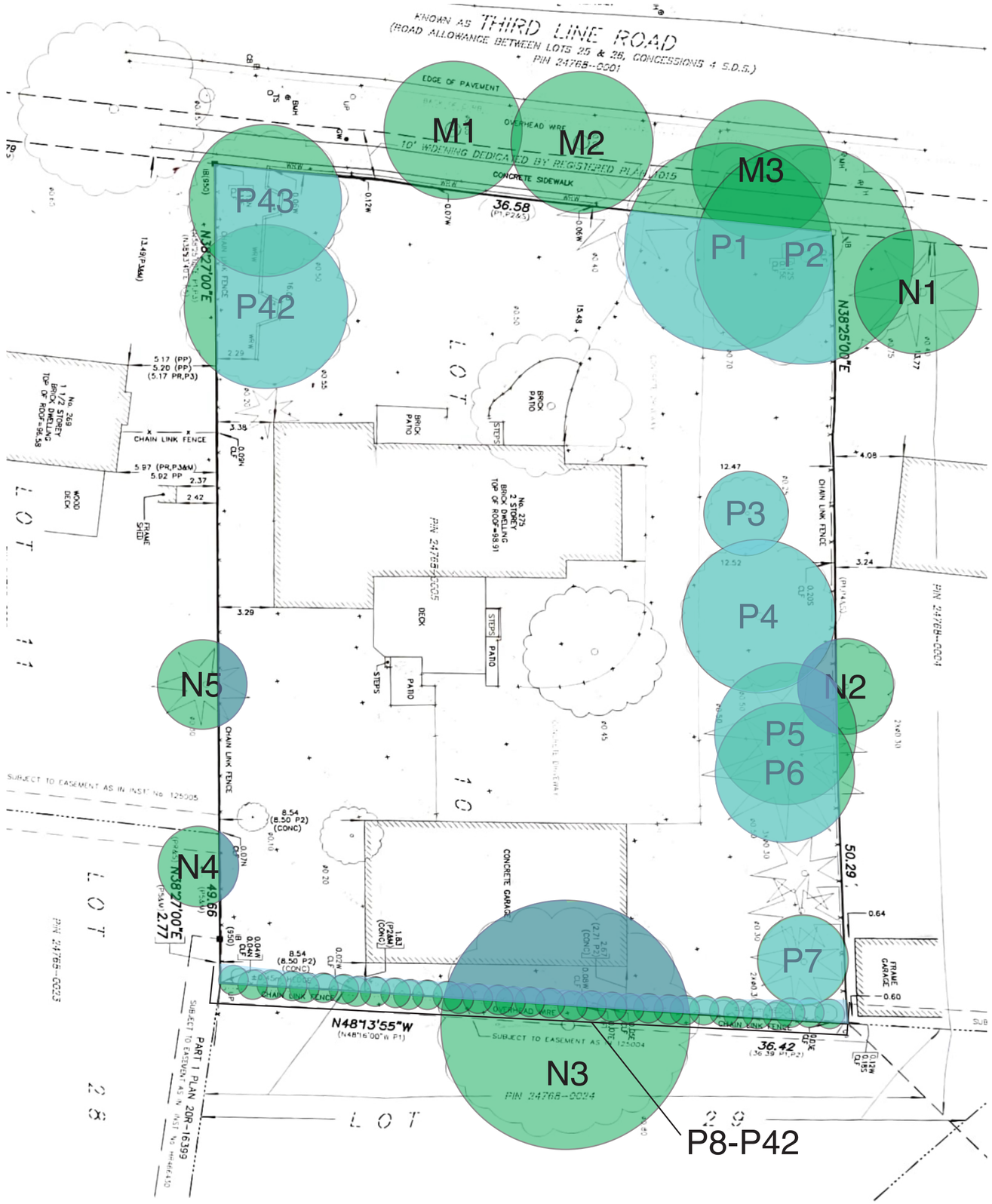
SHEET
Tree Protection Plan

SUMMIT
PROFESSIONAL CONSULTING ARBORISTS

5-871 Equestrian Court
Oakville, ON L6L 6L7
t. 289.830.8900
www.summitsks.ca

Tree #	Common Name	Latin Name	DBH (cm)	Height (m)	Crown Reserve (m)	Crown Height (m)	Canopy Cover Area (m)	Health	Structure	TPZ (m)	Site Plan Results
M1	Maple Norway	Acer platanoides	9	4	1	1	1	fair	fair	1.8m	preserve
M2	Lilac Ivory Silk	Syringa reticulata 'Ivory Silk'	9	4	2	2	4	fair	fair	1.8m	preserve
M3	Lilac Ivory Silk	Syringa reticulata 'Ivory Silk'	9	4	2	2	4	fair	fair	1.8m	preserve
N1	Pine Austrian	Pinus nigra	40	12	6	10	36	poor	fair	3m	preserve
N2	Mulberry White	Morus alba	40	12	7	9	49	fair	poor	3m	preserve
N3	Maple Norway	Acer platanoides	65	12	10	10	100	fair	fair	4.2m	preserve
N4	Cedar White	Thuja occidentalis	30	8	4	8	16	fair	fair	2.4m	preserve
N5	Spruce Norway	Picea abies	30	8	4	8	16	fair	fair	2.4m	preserve
P1	Maple Norway	Acer platanoides	70	16	10	10	100	fair	fair	4.2m	preserve
P2	Maple Norway	Acer platanoides	84	18	10	10	100	fair	fair	5.4m	preserve
P3	Magnolia	Magnolia spp.	30	6	4	3	16	fair	fair	2.4m	preserve
P4	Horsechestnut	Aesculus hippocastanum	64	12	6	10	36	fair	fair	4.2m	preserve
P5	Cedar White	Thuja occidentalis	54	10	4	8	16	fair	poor	3.6m	preserve
P6	Cedar White	Thuja occidentalis	45	12	4	10	16	fair	fair	3m	preserve
P7	Cedar White	Thuja occidentalis	29	5	3	2	9	poor	poor	2.4m	preserve
P8	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P9	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P10	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P11	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P12	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P13	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P14	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P15	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P16	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P17	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P18	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P19	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P20	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P21	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P22	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P23	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P24	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P25	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	3m	preserve
P26	Cedar White	Thuja occidentalis	20	4	4	3	16	fair	poor	2.4m	preserve
P27	Cedar White	Thuja occidentalis	20	4	4	3	16	fair	poor	2.4m	preserve
P28	Cedar White	Thuja occidentalis	20	4	4	3	16	fair	poor	2.4m	preserve
P29	Cedar White	Thuja occidentalis	20	4	4	3	16	fair	poor	2.4m	preserve
P30	Cedar White	Thuja occidentalis	20	4	4	3	16	fair	poor	2.4m	preserve
P31	Cedar White	Thuja occidentalis	20	4	4	3	16	fair	poor	2.4m	preserve
P32	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P33	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P34	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P35	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P36	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P37	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P38	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P39	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P40	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P41	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P42	Maple Norway	Acer platanoides	53	12	10	9	100	poor	poor	3.6m	preserve
P43	Maple Norway	Acer platanoides	50	10	6	8	36	poor	poor	3m	preserve





SCALE 1 : 200

0 5 10 20 metres

north

LEGEND

- property line
- 2 — existing tree number (refer to chart)
- existing canopy on site
- existing canopy overhanging site

Canopy Calculation Chart - 275 Third Line, Oakville, Ontario

File Number						
File Name	275 Third Line, Oakville, Ontario					
Canopy Cover Target	20%					
Tree Number	**Species**		**Stature (S,M,L)**	**Soil Volume per Tree (m³)**	**Canopy Area (m²)**	**Canopy Area Subtotal (m²)**
	Proposed Canopy on Site					
				Subtotal of Proposed Canopy		
	Existing Canopy on Site					
P1	Norway Maple		L	75	60	
P2	Norway Maple		L	75	60	
P3	Magnolia		M	48	16	
P4	Horsechestnut		L	108	36	
P5	White Cedar		S	48	16	
P6	White Cedar		S	48	16	
P7	White Cedar		S	27	16	
P8-P42	White Cedar		S	180	60	
P43	Norway Maple		L	70	65	
P44	Norway Maple		L	70	60	
				Subtotal of Existing Canopy on Site		405
				Multiplied by Bonus Factor of 1.5		607.50
	Existing Canopy Overhanging Site					
N2	White Mulberry		L	44	15	
N3	Norway Maple		L	150	50	
N4	White Cedar		S	14	5	
N5	Norway Spruce		L	14	5	
				Subtotal of Existing Overhanging Canopy		75
				Total Number of Trees		Total Canopy Area (m²)
				48		682.5
	Canopy Summary					
	Total Site Area					1841
	Site Canopy Cover					27%
	Canopy Cover Target by Land Use					20%
	Parking Area Summary					
	Total Parking Spaces Proposed					0
	Total # of Trees in or Within 5m of Parking Area					0

REVISIONS/ SUBMISSIONS

#	DATE	DESCRIPTION
1	15/Dec/2025	1st Submission
2		
3		
4		
5		

CERTIFICATIONS

ISA QUALIFICATIONS TREE RISK ASSESSMENT — TRAQ 1589

CERTIFIED ARBORIST ISA — ON-0542AT

CLIENT
Harper Dell & Associates

MUNICIPALITY
Town of Oakville

PROJECT
Private Residence

275 Third Line

MUNICIPAL FILE NUMBER
#- n/a

SHEET
Canopy Cover Plan

SUMMIT
PROFESSIONAL CONSULTING ARBORISTS

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Oakville, ON L6L 6L7
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www.summitsks.ca

SUMMIT
PROFESSIONAL CONSULTING ARBORISTS

Prepared for:
Harper Dell & Associates
505 York Boulevard
Hamilton, ON
905-574-1504

Project Address:
275 Third Line, Mississauga ,Ontario

Data Collection and Report Prepared by:
Alex Sharp Certified Arborist ON-2026
15 December 2025

Table of Contents

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Arborist Report 275 Third Line, Oakville ,Ontario

Summit SKS Limited have been retained by the property owner to prepare this Arborist Report and Tree Protection Plan for 275 Third Line, Oakville, Ontario. The owner is proposing a lot severance. The tree assessment was completed on the 12th day of December 2025. All field and appraisal work was conducted by qualified consultants in accordance with Public Tree Protection By-law (0020-2022) and the Private Tree Protection By-law (0021-2022).

The purpose of this report is to inventory and assess trees 10cm in diameter, measured at breast height and larger on the subject property, in the town road allowance adjacent to the property and any trees within 6m of the property line. There are zero (0) existing trees that are recommended for removal as a result of this proposed construction and/or their current condition.

Municipally Owned Trees

Tree number M1 is a 9cm dbh Maple Norway that is growing on the municipally owned boulevard. This tree is in fair condition and requires a tree protection zone of 1.8m.

Tree number M2 is a 9cm dbh Lilac Ivory Silk that is growing on the municipally owned boulevard. This tree is in fair condition and requires a tree protection zone of 1.8m.

Tree number M3 is a 9cm dbh Lilac Ivory Silk that is growing near the municipally owned boulevard. This tree is in fair condition and requires a tree protection zone of 1.8m.





Tree Number	Tree Species	Diameter of Appraised Tree (cm)	Area Of Appraised Tree (cm)	Diameter of Replacement Tree (cm)	Area of the Replacement Tree (cm)	Cost of Replacement Tree	Basic Price	Species Rating	Basic Value	Location Rating	Conditions Rating	Appraised Value
M1	Maple Norway	9	63.585	6	28.26	1250	44.23213	68.00%	2312.5	70.00%	75.00%	1214.0625
M2	Lilac Ivory Silk	9	63.585	6	28.26	950	33.61642	77.00%	1864.375	80.00%	75.00%	1118.625
M3	Lilac Ivory Silk	9	63.585	6	28.26	950	33.61642	77.00%	1864.375	80.00%	75.00%	1118.625

Neighbouring Trees

Tree number N1 is a 40cm dbh Pine Austrian that is growing near the south side of the front yard on 285 Third Line. This tree is in poor condition and requires a tree protection zone of 3m.

Tree number N2 is a 40cm dbh Mulberry White that is growing near the south property line in the backyard of 285 Third Line. This tree is in fair condition and requires a tree protection zone of 3m.

Tree number N3 is a 65cm dbh Maple Norway that is growing near the west property line in the backyard of 272 Tracina Drive. This tree is in fair condition and requires a tree protection zone of 4.2m.

Tree number N4 is a 30cm dbh Cedar White that is growing near the north property line in the backyard of 269 Third Line. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number N5 is a 30cm dbh Spruce Norway that is growing near the north property line in the backyard of 269 Third Line. This tree is in fair condition and requires a tree protection zone of 2.4m.

Privately Owned Trees

Tree number P1 is a 70cm dbh Maple Norway that is growing near the north side of the front yard on the subject property. This tree is in fair condition and requires a tree protection zone of 4.2m.

Tree number P2 is a 84cm dbh Maple Norway that is growing near the north side of the front yard on the subject property. This tree is in fair condition and requires a tree protection zone of 5.4m.

Tree number P3 is a 30cm dbh Magnolia that is growing near the north side of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P4 is a 64cm dbh Horsechestnut that is growing near the north side of the backyard on the subject property. This tree is in fair condition and requires a tree protection zone of 4.2m.

Tree number P5 is a 54cm dbh Cedar White that is growing near the north side of the backyard on the subject property. This tree is in fair condition and requires a tree protection zone of 3.6m.

Tree number P6 is a 45cm dbh Cedar White that is growing near the north side of the backyard on the subject property. This tree is in fair condition and requires a tree protection zone of 3m.

Tree number P7 is a 29cm dbh Cedar White that is growing near the north east corner of the property line of the subject property. This tree is in poor condition and requires a tree protection zone of 2.4m.

Tree number P8 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P9 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P10 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P11 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P12 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P13 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P14 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P15 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P16 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P17 is a 20cm dbh Cedar White that is growing on the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P18 is a 20cm dbh Cedar White that is growing on the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P19 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P20 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P21 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P22 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P23 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P24 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P25 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 3m.

Tree number P26 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P27 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P28 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P29 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P30 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P31 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P32 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P33 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P34 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P35 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P36 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P37 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P38 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P39 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P40 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P41 is a 20cm dbh Cedar White that is growing near the east property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P42 is a 53cm dbh Maple Norway that is growing near the south side of the front yard on the subject property. This tree is in poor condition and requires a tree protection zone of 3.6m.

Tree number P43 is a 50cm dbh Maple Norway that is growing near the south side of the front yard on the subject property. This tree is in poor condition and requires a tree protection zone of 3m.

All protective tree hoarding shall be installed prior to commencement of any construction activities as per Town of Oakville Specifications

Tree #	Common Name	Latin Name	DBH (cm)	Height (m)	Crown Reserve (m)	Crown Height (m)	Canopy Cover Area (m)	Health	Structure	TPZ (m)	Site Plan Results
M1	Maple Norway	Acer platanoides	9	4	1	1	1	fair	fair	1.8m	preserve
M2	Lilac Ivory Silk	Syringa reticulata 'Ivory Silk'	9	4	2	2	4	fair	fair	1.8m	preserve
M3	Lilac Ivory Silk	Syringa reticulata 'Ivory Silk'	9	4	2	2	4	fair	fair	1.8m	preserve
N1	Pine Austrian	Pinus nigra	40	12	6	10	36	poor	fair	3m	preserve
N2	Mulberry White	Morus alba	40	12	7	9	49	fair	poor	3m	preserve
N3	Maple Norway	Acer platanoides	65	12	10	10	100	fair	fair	4.2m	preserve
N4	Cedar White	Thuja occidentalis	30	8	4	8	16	fair	fair	2.4m	preserve
N5	Spruce Norway	Picea abies	30	8	4	8	16	fair	fair	2.4m	preserve
P1	Maple Norway	Acer platanoides	70	16	10	10	100	fair	fair	4.2m	preserve
P2	Maple Norway	Acer platanoides	84	18	10	10	100	fair	fair	5.4m	preserve
P3	Magnolia	Magnolia spp.	30	6	4	3	16	fair	fair	2.4m	preserve
P4	Horsechestnut	Aesculus hippocastanum	64	12	6	10	36	fair	fair	4.2m	preserve
P5	Cedar White	Thuja occidentalis	54	10	4	8	16	fair	poor	3.6m	preserve
P6	Cedar White	Thuja occidentalis	45	12	4	10	16	fair	fair	3m	preserve
P7	Cedar White	Thuja occidentalis	29	5	3	2	9	poor	poor	2.4m	preserve
P8	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P9	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
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P33	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P34	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P35	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P36	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P37	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P38	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P39	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P40	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P41	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P42	Maple Norway	Acer platanoides	53	12	10	9	100	poor	poor	3.6m	preserve
P43	Maple Norway	Acer platanoides	50	10	6	8	36	poor	poor	3m	preserve

Tree ownership is indicated by the tree naming system, tree names beginning with the letter M are municipally owned, tree names beginning with the letter N are on neighbouring properties within 6m of the property line and tree names beginning with the letter P are privately owned and on the subject property.

Limitations of Assessment

It is the policy of Summit SKS Limited to attach the following clause in regards to limitations. This is to ensure that the client is fully aware of what is technically and professionally realistic in the preservation and assessment of trees in the urban environment.

The assessment of the trees in this report has been done in conjunction with and according to accepted arboriculture methods and techniques. These include an examination of the above ground parts of the tree for structural defects, scars, cracks, the overall condition of the visible root structures, the severity and direction of lean (if any), the general condition of the trees and the surrounding environment, external indications of decay such as fungal fruiting bodies, evidence of attack by insects, symptoms of infestation and pathogens, discoloured foliage, and the proximity of potential targets should a tree fail. Except where specifically noted, the trees not cored, probed or climbed and there was no detailed inspection of the root crowns involving excavations, or samples taken to be scientifically tested.

Notwithstanding the recommendations and conclusions presented in this report, it must be acknowledged that trees are living organisms. They are not immune to changes in site conditions, dramatic weather events or seasonal variations in climate. Therefore it should always be recognized that trees are ever evolving and their health and vigour constantly vary over time. While all reasonable efforts have been made to ensure that the subject trees are healthy, no guarantees are offered or implied that these trees or part(s) of any trees will remain intact.

It is professionally and practically impossible to predict with absolute certainty the behaviour of any tree or its component parts under all circumstances and variables. Most trees have the potential for failure under adverse weather conditions and the risk can only be completely eliminated if the tree is removed. inherently, a standing tree will always pose some level of risk. Although every effort has been made to ensure that this assessment is reasonably accurate, trees should be re-assessed periodically. The assessment presented in this report is valid at the time of inspection.

The report is the property of Summit SKS Limited and/or its agents and may not be used until payment is made in full unless written permission is granted to do so. Summit SKS Limited reserves the right to withdraw this report and its recommendations, if any requirements are not met. All details and graphics are copyright of Summit SKS Limited.

On Behalf of Summit SKS Limited

Alex Sharp

Alex Sharp,
Certified Arborist ON-2026

The International Society of Arboriculture

Hereby Announces That

Alex Mackenzie Sharp

Has Earned the Credential

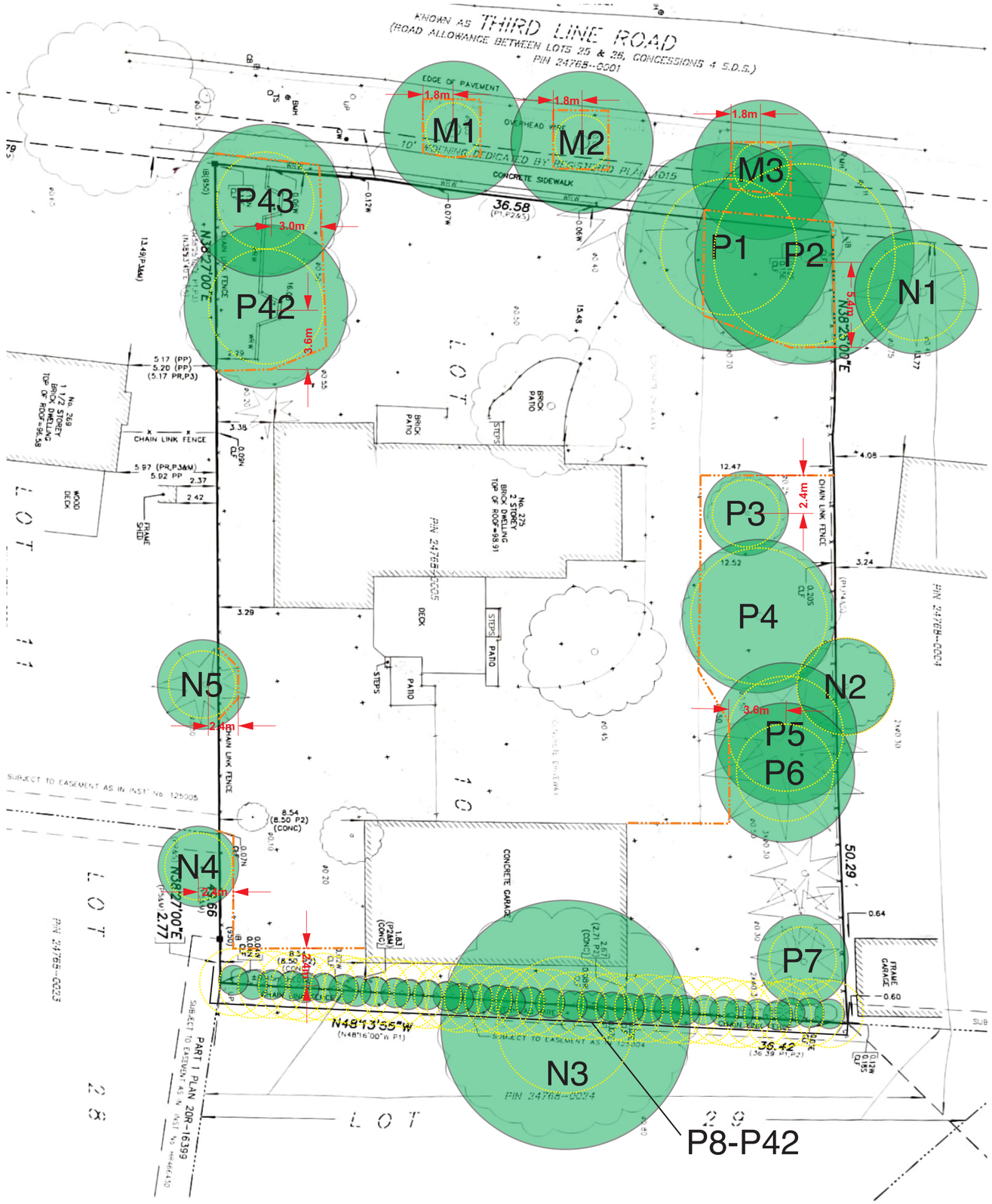
ISA Certified Arborist ®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Caitlyn Pollihan
CEO & Executive Director

9 January 2016	30 June 2025	ON-2026A
Issue Date	Expiration Date	Certification Number

ANAB
ANSI National Accreditation Board
ACCREDITED
ISO/IEC 17024
PERSONNEL CERTIFICATION BODY
#0847
ISA Certified Arborist



SCALE 1 : 200

0 5 10 20 metres

north

LEGEND

- property line
- 2 — existing tree number (refer to chart)
- existing vegetation to remain
- existing vegetation to be removed
- tree protection
- Recommended Tree Protection Zone

REVISIONS/ SUBMISSIONS

#	DATE	DESCRIPTION
1	15/Dec/2025	1st Submission
2		
3		
4		
5		

CERTIFICATIONS

TRAQ 1589

ON-0542AT

CLIENT
Harper Dell & Associates

MUNICIPALITY
Town of Oakville

PROJECT
Private Residence

275 Third Line

MUNICIPAL FILE NUMBER
#- n/a

SHEET
Tree Protection Plan

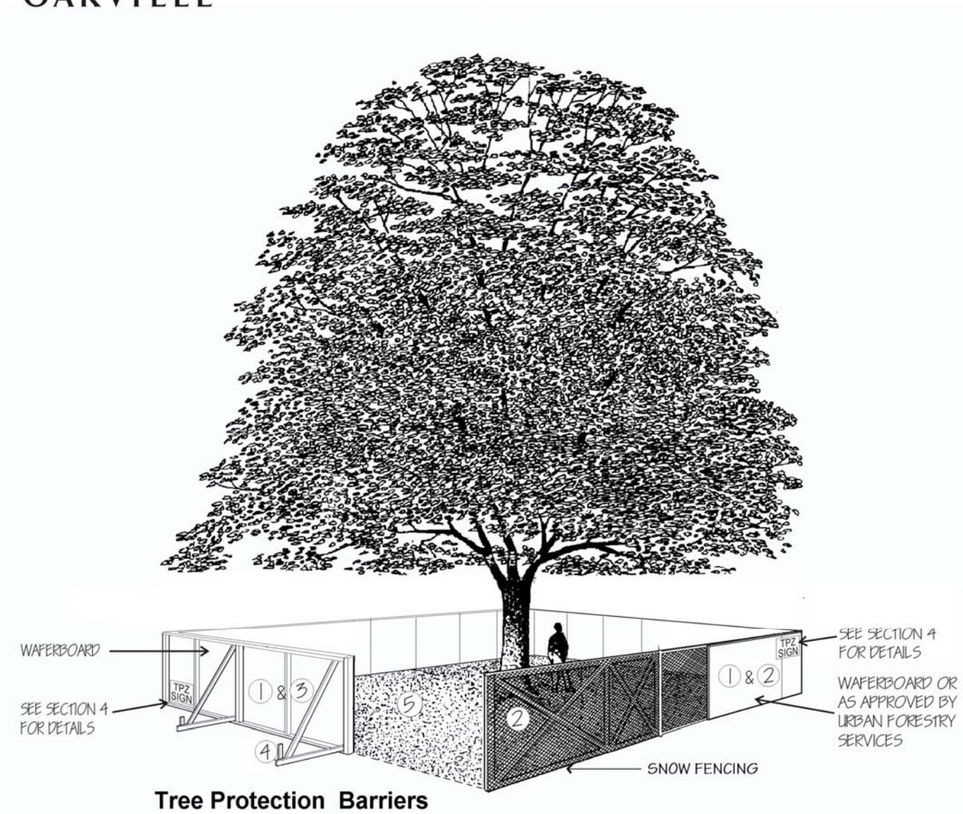
SUMMIT
PROFESSIONAL CONSULTING ARBORISTS

5-871 Equestrian Court
Oakville, ON L6L 6L7
t. 289.830.8900
www.summitsks.ca

Tree #	Common Name	Latin Name	DBH (cm)	Height (m)	Crown Reserve (m)	Crown Height (m)	Canopy Cover Area (m)	Health	Structure	TPZ (m)	Site Plan Results
M1	Maple Norway	Acer platanoides	9	4	1	1	1	fair	fair	1.8m	preserve
M2	Lilac Ivory Silk	Syringa reticulata 'Ivory Silk'	9	4	2	2	4	fair	fair	1.8m	preserve
M3	Lilac Ivory Silk	Syringa reticulata 'Ivory Silk'	9	4	2	2	4	fair	fair	1.8m	preserve
N1	Pine Austrian	Pinus nigra	40	12	6	10	36	poor	fair	3m	preserve
N2	Mulberry White	Morus alba	40	12	7	9	49	fair	poor	3m	preserve
N3	Maple Norway	Acer platanoides	65	12	10	10	100	fair	fair	4.2m	preserve
N4	Cedar White	Thuja occidentalis	30	8	4	8	16	fair	fair	2.4m	preserve
N5	Spruce Norway	Picea abies	30	8	4	8	16	fair	fair	2.4m	preserve
P1	Maple Norway	Acer platanoides	70	16	10	10	100	fair	fair	4.2m	preserve
P2	Maple Norway	Acer platanoides	84	18	10	10	100	fair	fair	5.4m	preserve
P3	Magnolia	Magnolia spp.	30	6	4	3	16	fair	fair	2.4m	preserve
P4	Horsechestnut	Aesculus hippocastanum	64	12	6	10	36	fair	fair	4.2m	preserve
P5	Cedar White	Thuja occidentalis	54	10	4	8	16	fair	poor	3.6m	preserve
P6	Cedar White	Thuja occidentalis	45	12	4	10	16	fair	fair	3m	preserve
P7	Cedar White	Thuja occidentalis	29	5	3	2	9	poor	poor	2.4m	preserve
P8	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P9	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P10	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P11	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P12	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P13	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P14	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P15	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P16	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P17	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P18	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P19	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P20	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P21	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P22	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P23	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P24	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P25	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	3m	preserve
P26	Cedar White	Thuja occidentalis	20	4	4	3	16	fair	poor	2.4m	preserve
P27	Cedar White	Thuja occidentalis	20	4	4	3	16	fair	poor	2.4m	preserve
P28	Cedar White	Thuja occidentalis	20	4	4	3	16	fair	poor	2.4m	preserve
P29	Cedar White	Thuja occidentalis	20	4	4	3	16	fair	poor	2.4m	preserve
P30	Cedar White	Thuja occidentalis	20	4	4	3	16	fair	poor	2.4m	preserve
P31	Cedar White	Thuja occidentalis	20	4	4	3	16	fair	poor	2.4m	preserve
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P41	Cedar White	Thuja occidentalis	20	8	4	3	16	fair	poor	2.4m	preserve
P42	Maple Norway	Acer platanoides	53	12	10	9	100	poor	poor	3.6m	preserve
P43	Maple Norway	Acer platanoides	50	10	6	8	36	poor	poor	3m	preserve

OAKVILLE

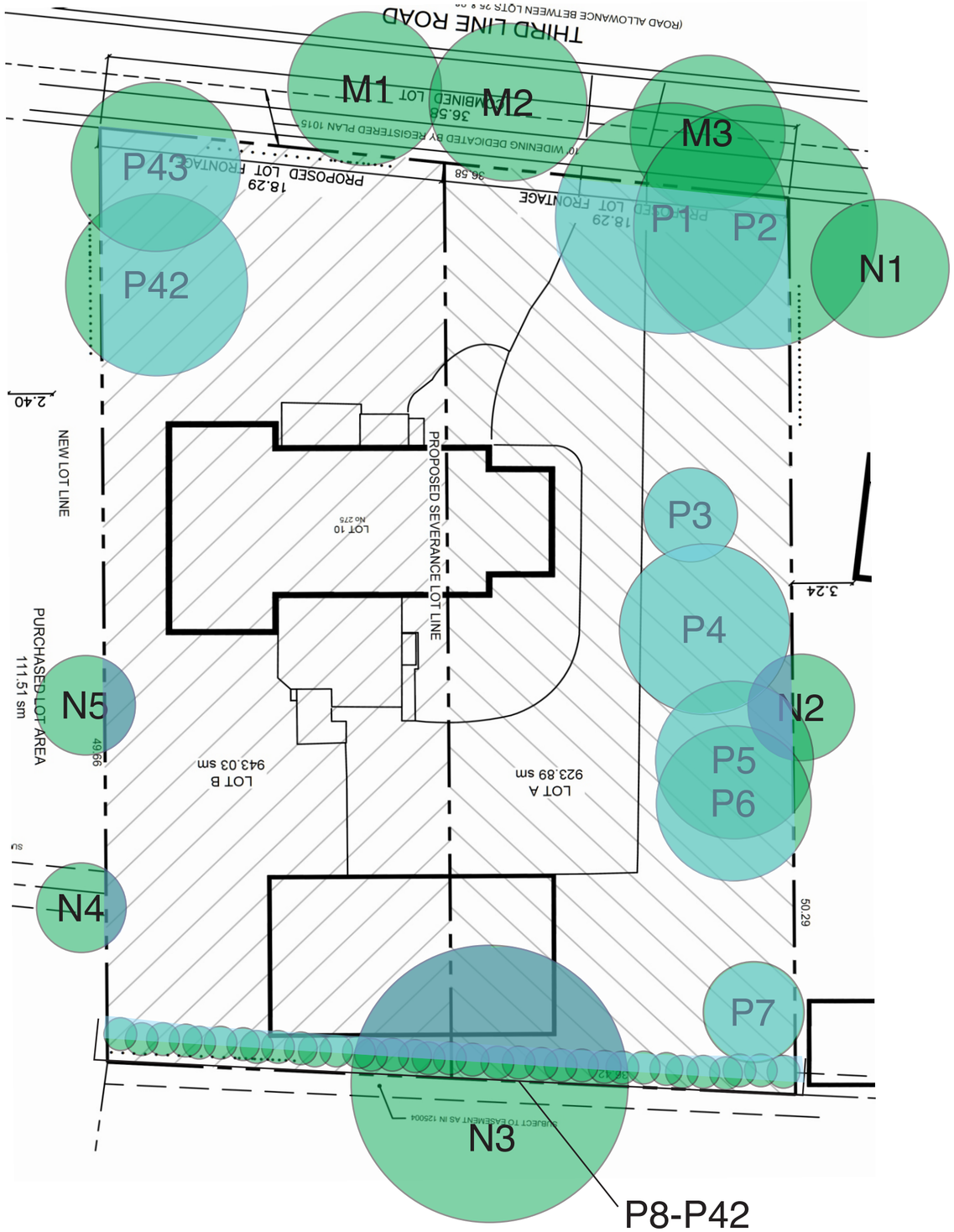
SCHEDULE 1
TREE PROTECTION BARRIER



Tree Protection Barriers

PLYWOOD

1. Tree protection barriers must be 1.2m (4ft) high, waferboard hoarding or an equivalent approved by Urban Forestry Services.
2. Tree protection barriers for trees situated on the Town road allowance where visibility must be maintained can be 1.2m (4ft.) high and consist of plastic web snow fencing on a wood frame made of 2"x 4"s .
3. 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.
4. All supports and bracing should be outside the Tree Protection Zone. All such supports should minimize damaging roots outside the Tree Protection Barrier.
5. No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the Tree Protection Zone.



SCALE 1 : 200

0 5 10 20 metres

north

Canopy Calculation Chart - 275 Third Line, Oakville, Ontario

File Number					
File Name	Lot A - 275 Third Line, Oakville, Ontario				
Canopy Cover Target	20%				
Tree Number	**Species**	**Stature (S,M,L)**	**Soil Volume per Tree (m^3**	**Canopy Area (m^2)**	**Canopy Area Subtotal (m^2)**
	Proposed Canopy on Site				
			Subtotal of Proposed Canopy		
	Existing Canopy on Site				
P1	Norway Maple	L	75	60	
P2	Norway Maple	L	75	60	
P3	Magnolia	M	48	16	
P4	Horsechestnut	L	108	36	
P5	White Cedar	S	48	16	
P6	White Cedar	S	48	16	
P7	White Cedar	S	27	16	
P8-P16	White Cedar	S	90	30	
			Subtotal of Existing Canopy on Site		250
			Multiplied by Bonus Factor of 1.5		375
	Existing Canopy Overhanging Site				
N2	White Mulberry	L	44	15	
N3	Norway Maple	L	75	25	
			Subtotal of Existing Overhanging Canopy		40
			Total Number of Trees		Total Canopy Area (m^2)
			26		415
	Canopy Summary				
	Total Site Area				920.50
	Site Canopy Cover				45%
	Canopy Cover Target by Land Use				20%
	Parking Area Summary				
	Total Parking Spaces Proposed				0
	Total # of Trees in or Within 5m of Parking Area				0

Canopy Calculation Chart - 275 Third Line, Oakville, Ontario

File Number					
File Name	275 Third Line, Oakville, Ontario	Lot B			
Canopy Cover Target	20%				
Tree Number	**Species**	**Stature (S,M,L)**	**Soil Volume per Tree (m^3**	**Canopy Area (m^2)**	**Canopy Area Subtotal (m^2)**
	Proposed Canopy on Site				
			Subtotal of Proposed Canopy		
	Existing Canopy on Site				
P17-P25	White Cedar	S	90	30	
P43	Norway Maple	L	70	65	
P44	Norway Maple	L	70	60	
			Subtotal of Existing Canopy on Site		155
			Multiplied by Bonus Factor of 1.5		232.50
	Existing Canopy Overhanging Site				
N3	Norway Maple	L	75	25	
N4	White Cedar	S	14	5	
N5	Norway Spruce	L	14	5	
			Subtotal of Existing Overhanging Canopy		35
			Total Number of Trees		Total Canopy Area (m^2)
			14		267.50
	Canopy Summary				
	Total Site Area				920.50
	Site Canopy Cover				29%
	Canopy Cover Target by Land Use				20%
	Parking Area Summary				
	Total Parking Spaces Proposed				0
	Total # of Trees in or Within 5m of Parking Area				0

LEGEND

- property line
- 2 — existing tree number (refer to chart)
- existing canopy on site
- existing canopy overhanging site

REVISIONS/ SUBMISSIONS

#	DATE	DESCRIPTION
1	15/Dec/2025	1st Submission
2		
3		
4		
5		

CERTIFICATIONS

TRAQ 1589 ON-0542AT

CLIENT
Harper Dell & Associates

MUNICIPALITY
Town of Oakville

PROJECT
Private Residence
275 Third Line

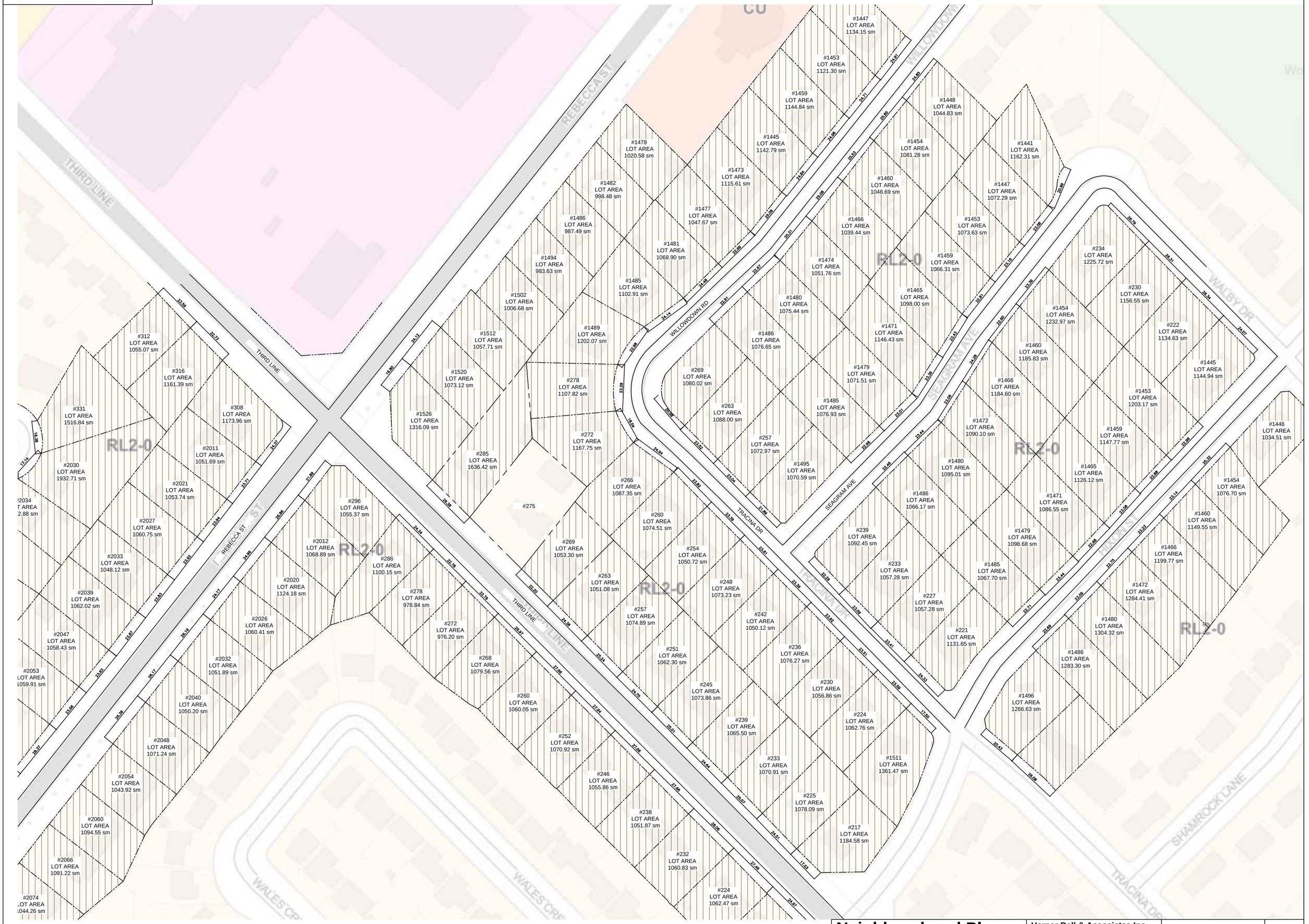
MUNICIPAL FILE NUMBER
#- n/a

SHEET
Canopy Cover Plan

SUMMIT
PROFESSIONAL CONSULTING ARBORISTS
5-871 Equestrian Court
Oakville, ON L6L 6L7
t. 289.830.8900
www.summitsks.ca

General Notes:

1. Do Not Scale Drawings
2. These Plans Are For Preliminary Design Purposes Only



Neighbourhood Plan

Lot Area Plan

Harper Dell & Associates Inc.
Planning, Traffic, Parking and Land Development Consulting
1370 Hurontario St.
Mississauga, ON, L5G 3G4

Date: January 13, 2026
Scale: 1:1000

SP

Notice of Public Hearing
Committee of Adjustment Application

File # A/006/2026 – Deferred from January 21, 2026

Electronic hearing:
By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday April 29, 2026 at 7 p.m.

Why am I receiving this notice?
You are receiving this notice because the applicant noted below has submitted a minor variance application to the Town of Oakville. As stipulated by the *Planning Act*, notice must be provided to property owners within 60 metres (200 ft.) of the area to which the application applies. Further details of this application, including drawings, can be viewed online at Agendas & Meetings (oakville.ca).

Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
D. Huang	Carol Jin Jin Architect #9 - 7291 Victoria Park Avenue Markham ON, L3R 3A4	273 Cairncroft Rd PLAN 1322 LOT 23

Zoning of property: RL1-0, Residential

Variance request:
Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit the construction of a two-storey detached dwelling on the subject property proposing the following variance to Zoning By-law 2014-014:

1. To permit a maximum residential floor area ratio of 31.9%, whereas a maximum residential floor area ratio of 29% permitted.

How do I participate if I have comments or concerns?

Submit written correspondence
Although there are no third-party appeal rights, you are entitled to notice and may make written submissions before the application is considered by the Committee of Adjustment. You can send your written comments regarding the application by email (preferred) or regular mail to the Secretary-Treasurer noted below. Include your name, address and application number or address of the property in which you are providing comments. To allow all Committee of Adjustment members the opportunity to review and consider your comments, please provide your written submissions to be received no later than noon the day before the hearing date.

Please be advised that any written correspondence submitted to the Town of Oakville regarding this application will be made public pursuant to the *Planning Act* and *Municipal Freedom of Information and Protection Act*.

Participate in the electronic hearing by videoconference.
Pre-register as a delegation by contacting the Secretary-Treasurer noted below by email or telephone no later than noon the day before the hearing date. You are encouraged to pre-register as a delegation as soon as possible in order to facilitate an orderly registration process. Pre-registered delegates will be provided with access codes and instructions to enter the electronic hearing.

Watch the hearing:
If you do not wish to participate, but would like to follow along, the hearing will be publicly live-streamed on the Town of Oakville's Live Stream webpage at oakville.ca. The live-stream will begin just before 7 p.m.

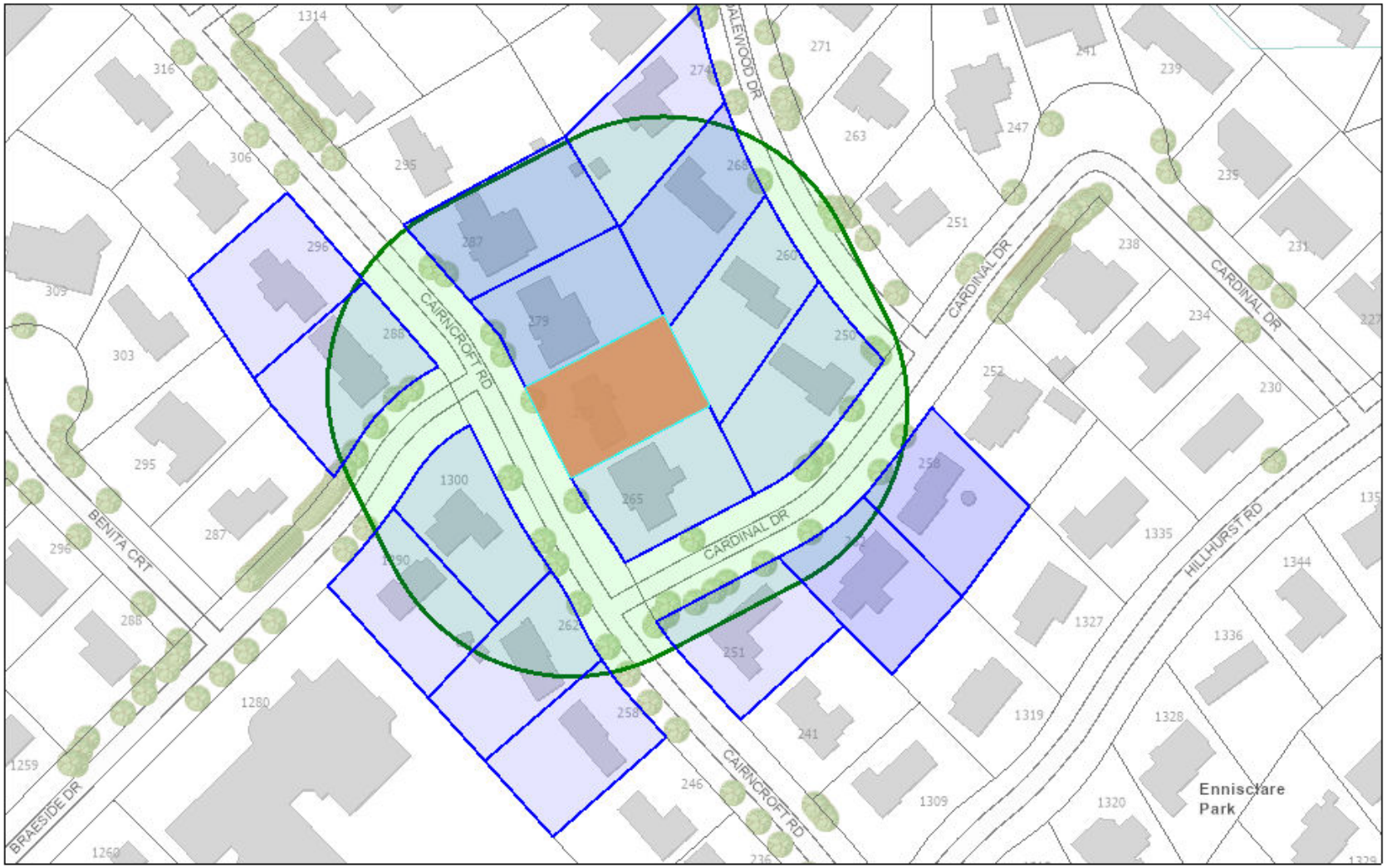
More information:
Town departments and agency comments regarding this application will be available online at Agendas & Meetings (oakville.ca) by noon on the Friday before the hearing date.

Notice of decision:
If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer noted below. The written request must be received before noon the day before the hearing date. This will entitle you to be notified of any future Ontario Land Tribunal proceedings.

Contact information:
Jen Ulcar
Secretary-Treasurer, Committee of Adjustment
1225 Trafalgar Road
Oakville, ON L6H 0H3
Phone: 905-845-6601 ext. 1829
Email: coarequests@oakville.ca

Date mailed:
April 13, 2026

A/006/2026 - 273 Cairncroft Road (Deferred from January 21, 2026)



4/8/2026, 10:26:08 AM

Applicant Name Address

Wards

Ownership

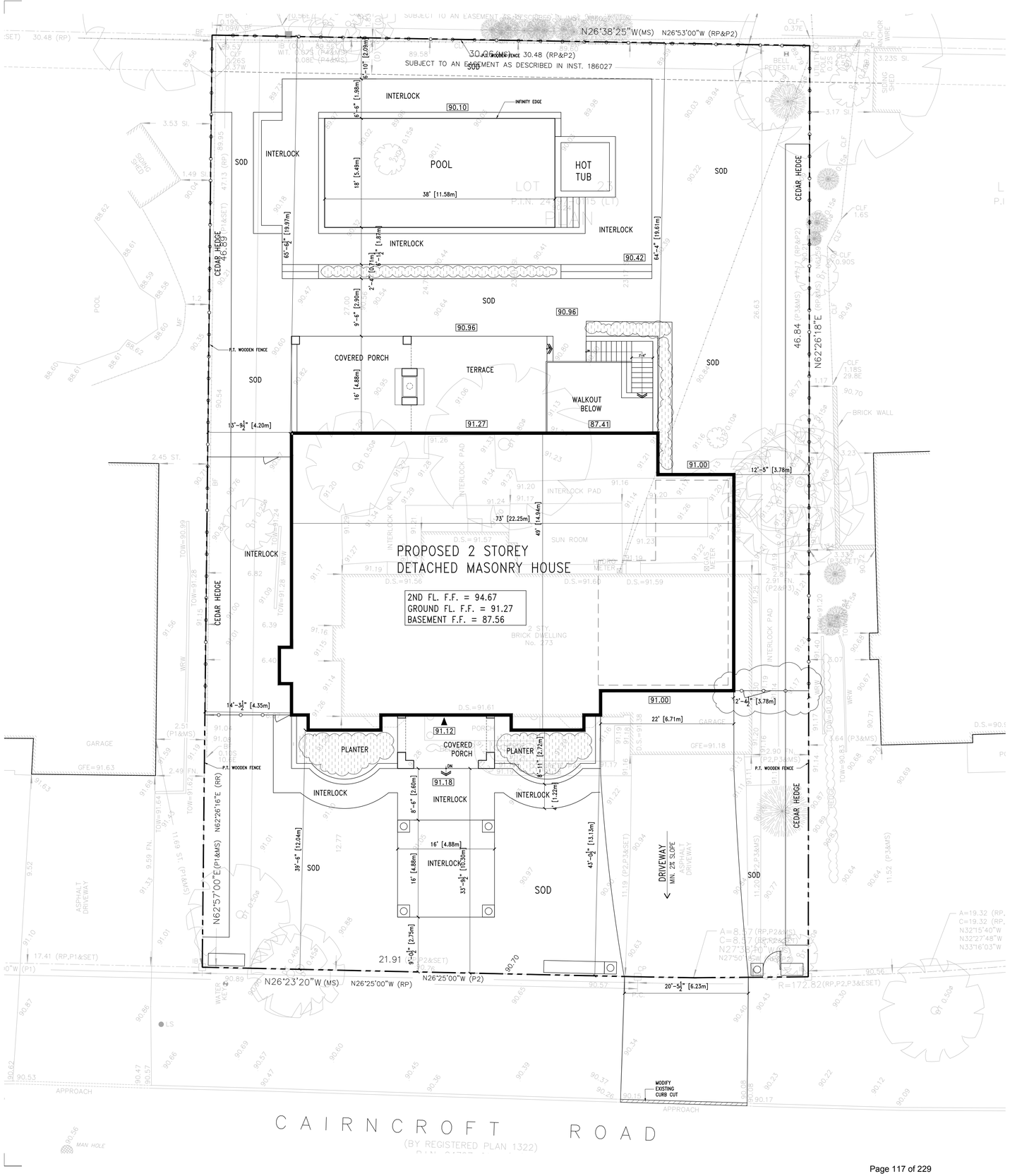
1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

Town of Oakville

2021 Town of Oakville



STATISTICS	FEB 23, 2026

1. ZONING DESIGNATION

273 CAIRNCROFT RD
PART 1 PLAN OF LOT 23
REGISTERED PLAN 1322
TOWN OF OAKVILLE

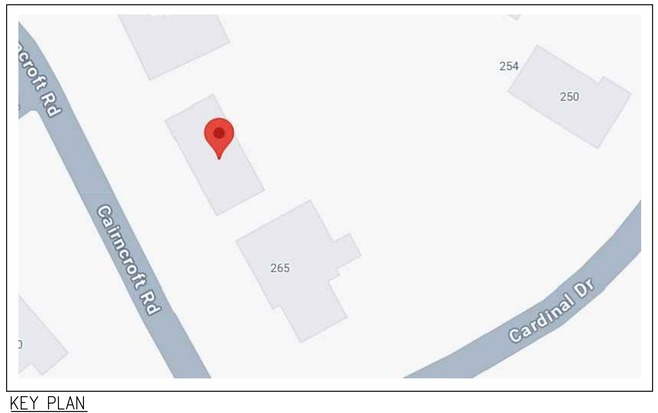
2. SITE AREA	m2	ft2
	1421	15293

3. FLOOR AREA (G.F.A.)	m2	ft2
GROUND FLOOR	244.8	2635
2ND FLOOR	259.1	2789
BASEMENT		N/A
GARAGE	60.3	650
VOID	50.5	544
TOTAL	452.7	4880

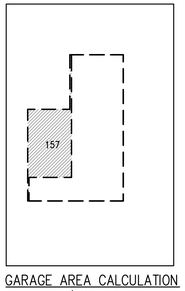
	BY-LAW	PROPOSED
4. MAX. COVERAGE	25%	18.3%
FOOTPRINT (m2)	355.3	260.3
5. MAX. FLOOR AREA RATIO	29%	31.9%
(m2)	412.1	452.7

6. SETBACKS	m	ft	m	ft
FRONT YARD	10.5		12.04	
SIDE YARD (SOUTH)	4.2		3.78	
SIDE YARD (NORTH)	4.2		4.2	
REAR YARD	10.5		19.61	

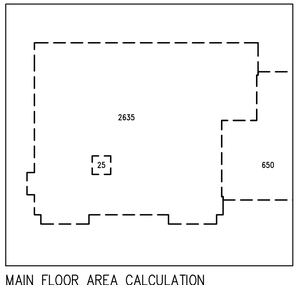
7.MAX. HEIGHT	m	ft	m	ft
	9.0		9.0	



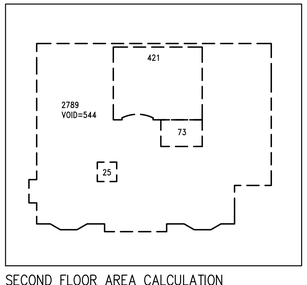
KEY PLAN



GARAGE AREA CALCULATION
Area: 157/589=26.7%



MAIN FLOOR AREA CALCULATION
Area: 2671ft²



SECOND FLOOR AREA CALCULATION
Area: 2311ft²

JIN ARCHITECT INC.
7291 Victoria Park Ave unit 9,
Markham, ON L3R 3A4
t: 416-540-8288
carol@jinarchitect.com
www.jinarchitect.com

ONTARIO ASSOCIATION OF ARCHITECTS
HUI JIN LICENCE 5564

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The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify the Architect of any variations from the supplied information. Construction must conform to all applicable codes and requirements of authorities having jurisdiction.

The Architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with the work.

This drawing is not to be scaled. All architectural symbols indicated are graphic representations only. This drawing is not to be used for construction purposes until countersigned by the Architect.

_____ _____
Date

NO.	DATE	REVISION
5	MAR 9, 026	REISSUED FOR COA
4	FEB 10, 2026	REVISION FOR PLANNING REVIEW
3	DEC 1, 2025	COMMITTEE OF ADJUSTMENT
2	OCT 06, 2025	COMMITTEE OF ADJUSTMENT
1	JUNE 11, 2025	PRE-CONSULTATION
NO.	DATE	ISSUED FOR

PRIVATE RESIDENCE
273 CARINCROFT ROAD
OAKVILLE, ON

BUILDING PERMIT NO.

SHEET TITLE
SITEPLAN & STATISTICS

SCALE	1:100
DRAWN	VJ
CHECKED	CJ
DATE	APRIL 2025
PROJECT NO.	2501
SHEET NO. OF	A101





JIN ARCHITECT INC.
7291 Victoria Park Ave unit 9,
Markham, ON L3R 3A4
t: 416-540-8288
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ONTARIO ASSOCIATION OF ARCHITECTS
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5564

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This drawing is not to be scaled. All architectural symbols indicated are graphic representations only. This drawing is not to be used for construction purposes until countersigned by the Architect.

_____ _____
Date

NO.	DATE	REVISION
5	MAR 9, 026	REISSUED FOR COA
4	FEB 10, 2026	REVISION FOR PLANNING REVIEW
3	DEC 1, 2025	COMMITTEE OF ADJUSTMENT
2	OCT 06, 2025	COMMITTEE OF ADJUSTMENT
1	JUNE 11, 2025	PRE-CONSULTATION
NO.	DATE	ISSUED FOR

PRIVATE RESIDENCE

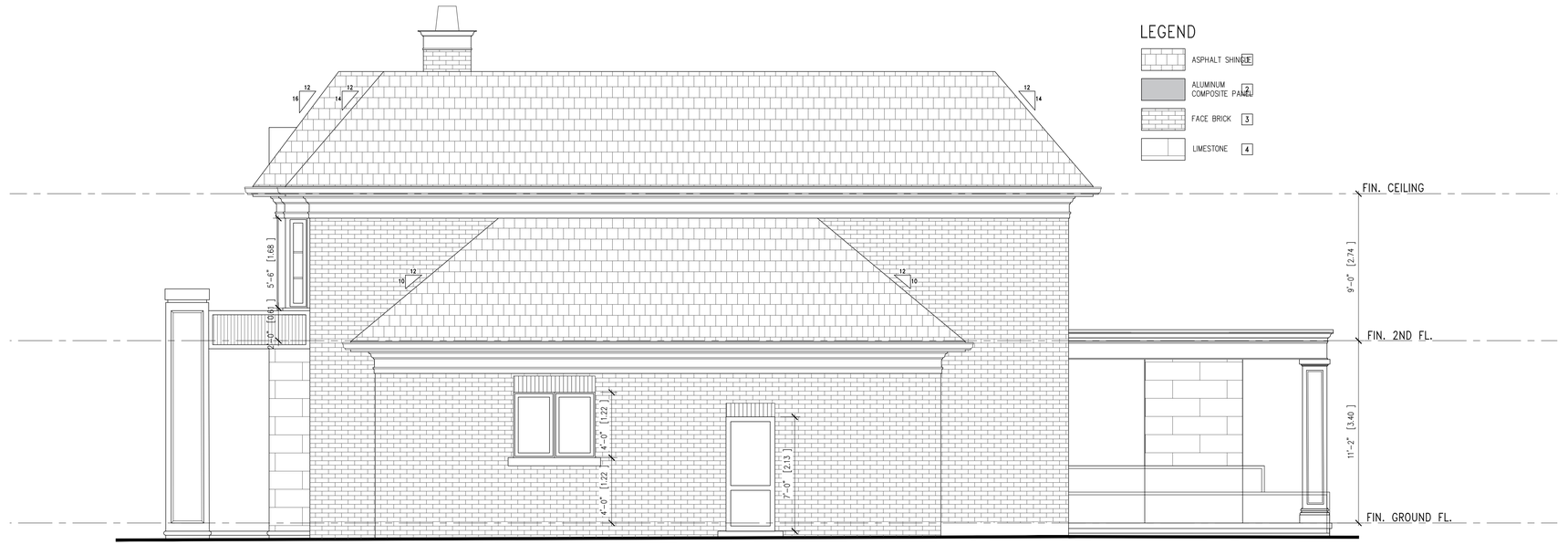
273 CARINCROFT ROAD
OAKVILLE, ON

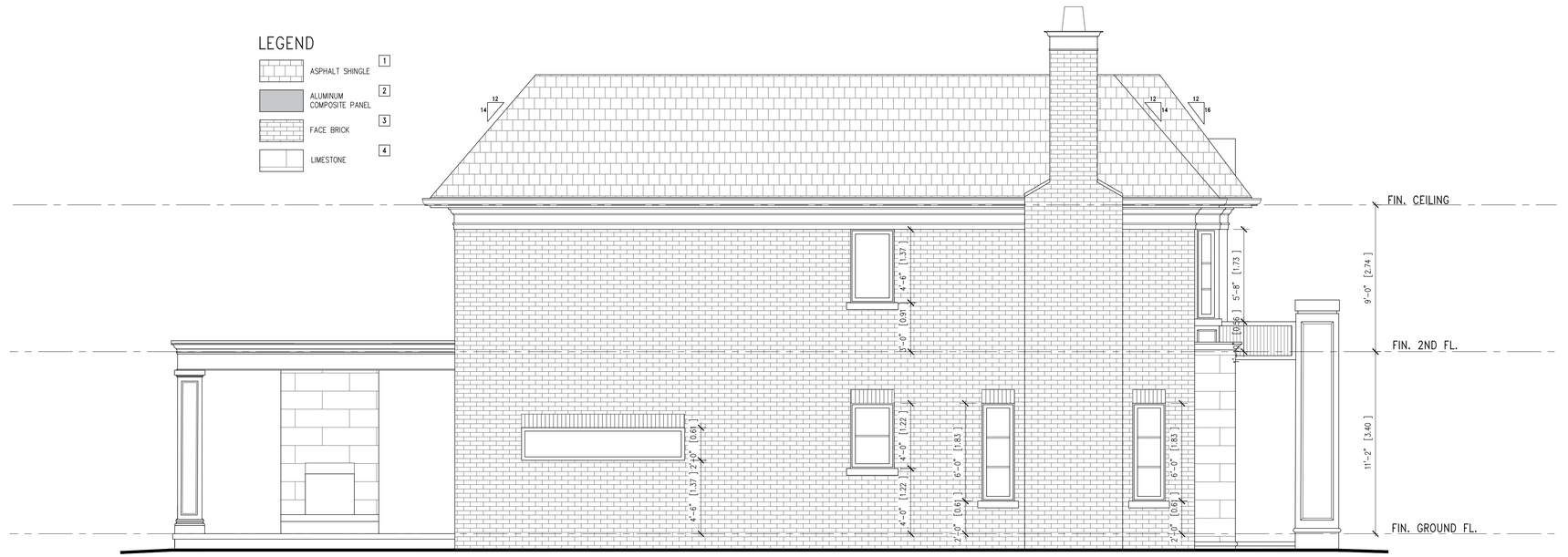
BUILDING PERMIT NO.

SHEET TITLE

FRONT & REAR ELEVATION

SCALE	1'-0"=1/4"
DRAWN	VJ
CHECKED	CJ
DATE	APRIL 2025
PROJECT NO.	2501
SHEET NO. OF	A401





JIN ARCHITECT INC.
7291 Victoria Park Ave unit 9,
Markham, ON L3R 3A4
t: 416-540-8288
carol@jinarchitect.com
www.jinarchitect.com

ONTARIO ASSOCIATION OF ARCHITECTS
HUI JIN
LICENCE
5564

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Date

NO.	DATE	REVISION
5	MAR 9, 026	REISSUED FOR COA
4	FEB 10, 2026	REVISION FOR PLANNING REVIEW
3	DEC 1, 2025	COMMITTEE OF ADJUSTMENT
2	OCT 06, 2025	COMMITTEE OF ADJUSTMENT
1	JUNE 11, 2025	PRE-CONSULTATION
NO.	DATE	ISSUED FOR

PRIVATE RESIDENCE

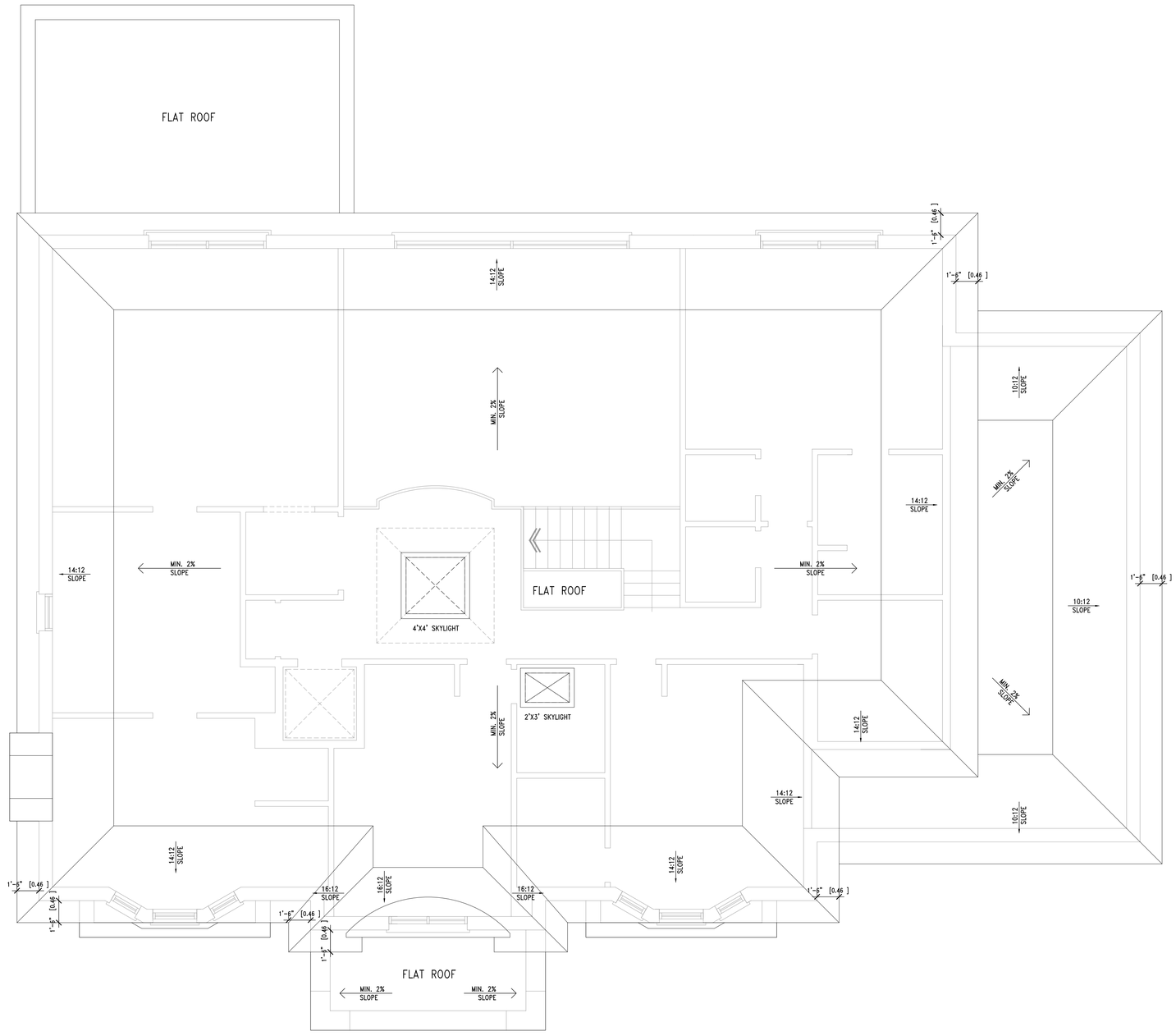
273 CARINCROFT ROAD
OAKVILLE, ON

BUILDING PERMIT NO.

SHEET TITLE

SIDE ELEVATION

SCALE	1'-0"=1/4"
DRAWN	VJ
CHECKED	CJ
DATE	APRIL 2025
PROJECT NO.	2501
SHEET NO. OF	A402



JIN ARCHITECT

JIN ARCHITECT INC.
7291 Victoria Park Ave unit 9,
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_____ _____
Date

NO.	DATE	REVISION
5	MAR 9, 026	REISSUED FOR COA
4	FEB 10, 2026	REVISION FOR PLANNING REVIEW
3	DEC 1, 2025	COMMITTEE OF ADJUSTMENT
2	OCT 06, 2025	COMMITTEE OF ADJUSTMENT
1	JUNE 11, 2025	PRE-CONSULTATION
NO.	DATE	ISSUED FOR

PRIVATE RESIDENCE

273 CARINCROFT ROAD
OAKVILLE, ON

BUILDING PERMIT NO.

SHEET TITLE

ROOF PLAN

SCALE	1'-0"=1/4"
DRAWN	VJ
CHECKED	CJ
DATE	APRIL 2025
PROJECT NO.	2501
SHEET NO. OF	A304

Scope of Revisions

- **Building Height:** Reduced from **10.0 m to 9.0 m**, eliminating the variance.
- **North Side Yard Setback:** Increased to **4.2 m from 3.73 m**, eliminating the variance.
- **South Side Yard Setback:** Adjusted to **3.78 m from 3.66**. Under the new **O. Reg. 257/25**, up to **90% of the required building setback** is permitted as-of-right. Therefore, the permitted setback is **3.78 m instead of 4.2 m**, eliminating the variance.
- **Maximum Residential Floor Area Ratio:** Reduced to **31.9%**, down from the previous proposal of **32.6%**.

Notice of Public Hearing
Committee of Adjustment Application

File # A/029/2026 - Deferred from March 04, 2026

Electronic hearing:
By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday, April 29, 2026 at 7 p.m.

Why am I receiving this notice?
You are receiving this notice because the applicant noted below has submitted a minor variance application to the Town of Oakville. As stipulated by the *Planning Act*, notice must be provided to property owners within 60 metres (200 ft.) of the area to which the application applies. Further details of this application, including drawings, can be viewed online at Agendas & Meetings (oakville.ca).

Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
A. Capelo	Walter Burgos Abacus & Plinth Design Group 138 Lloyd Sanderson Drive Brampton ON L6Y 0Z9	1086 Montrose Abbey Dr PLAN M301 LOT 17

Zoning of property: RL5, Residential

Variance request:
Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit the construction of an accessory building on the subject property proposing the following variances to Zoning By-law 2014-014:

1. To permit a minimum flankage yard of 0.3 metres, whereas a minimum flankage yard of 3.5 metres is required.

2. To permit a maximum height of 3.048 metres, whereas a maximum height of 2.5 metres is required.

How do I participate if I have comments or concerns?

Submit written correspondence
Although there are no third-party appeal rights, you are entitled to notice and may make written submissions before the application is considered by the Committee of Adjustment. You can send your written comments regarding the application by email (preferred) or regular mail to the Secretary-Treasurer noted below. Include your name, address and application number or address of the property in which you are providing comments. To allow all Committee of Adjustment members the opportunity to review and consider your comments, please provide your written submissions to be received no later than noon the day before the hearing date.

Please be advised that any written correspondence submitted to the Town of Oakville regarding this application will be made public pursuant to the *Planning Act* and *Municipal Freedom of Information and Protection Act*.

Participate in the electronic hearing by videoconference.
Pre-register as a delegation by contacting the Secretary-Treasurer noted below by email or telephone no later than noon the day before the hearing date. You are encouraged to pre-register as a delegation as soon as possible in order to facilitate an orderly registration process. Pre-registered delegates will be provided with access codes and instructions to enter the electronic hearing.

Watch the hearing:
If you do not wish to participate, but would like to follow along, the hearing will be publicly live-streamed on the Town of Oakville's Live Stream webpage at oakville.ca. The live-stream will begin just before 7 p.m.

More information:
Town departments and agency comments regarding this application will be available online at Agendas & Meetings (oakville.ca) by noon on the Friday before the hearing date.

Notice of decision:
If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer noted below. The written request must be received before noon the day before the hearing date. This will entitle you to be notified of any future Ontario Land Tribunal proceedings.

Contact information:
Jen Ulcar
Secretary-Treasurer, Committee of Adjustment
1225 Trafalgar Road
Oakville, ON L6H 0H3
Phone: 905-845-6601 x. 1829
coarequests@oakville.ca

Date mailed:
April 13, 2026

A/029/2026 - 1086 Montrose Abbey Drive (Deferred from March 04, 2026)



4/8/2026, 10:51:46 AM

Applicant Name Address

Wards

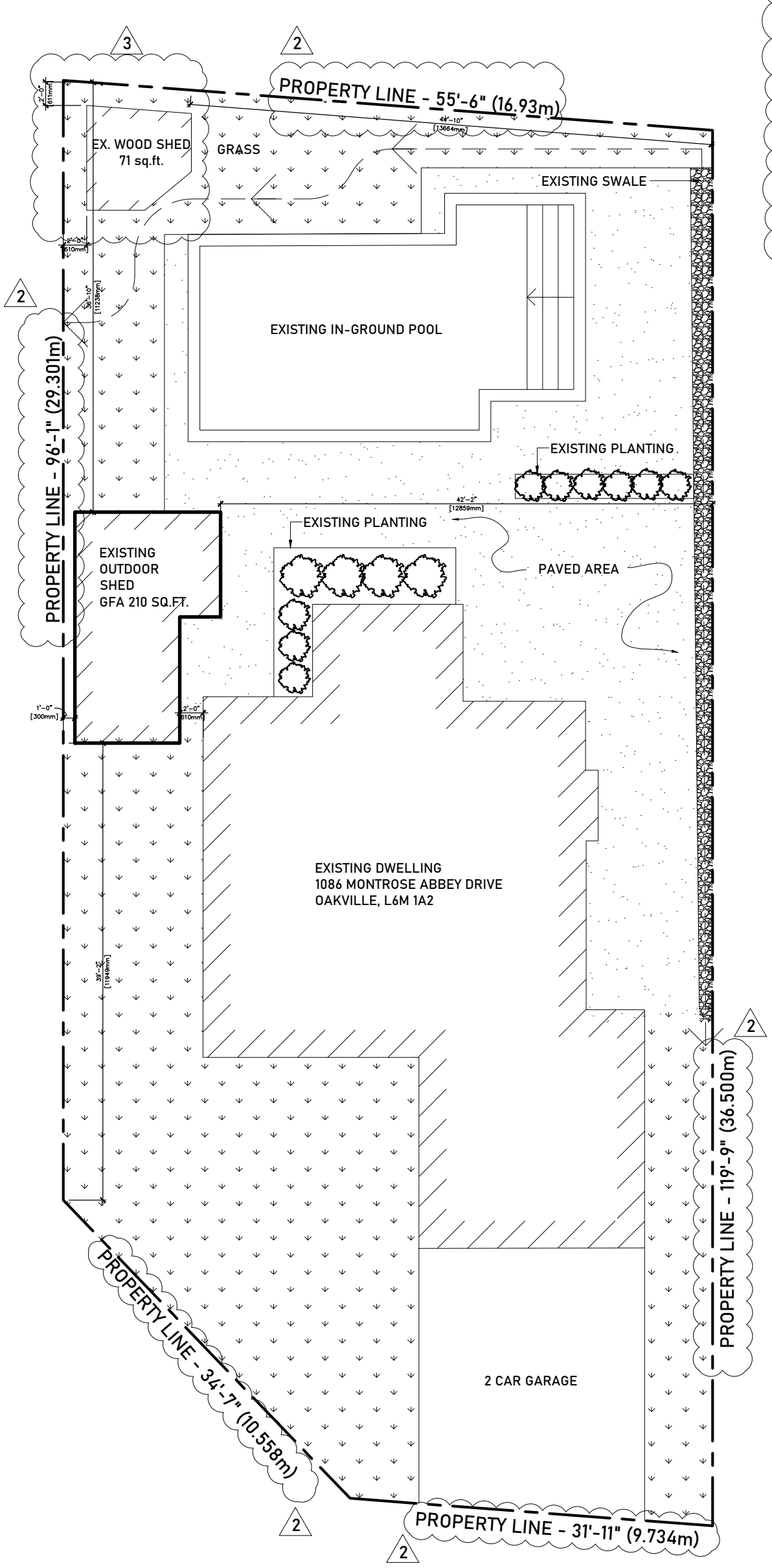
Ownership

1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

Town of Oakville
2021 Town of Oakville



1086 MONTROSE ABBEY DRIVE–OAKVILLE – SITE CALCULATIONS & INFORMATION				
ZONING	LOT No.	PLAN No.	LOT AREA	LOT COVERAGE %
RL5	17	1	592 sq.m	35%
DESCRIPTION	EXISTING	PROPOSED CHANGE	TOTAL	–
EXISTING DWELLING	135 sq.m.	NO CHANGE	135 sq.m.	22.80%
EX. WOOD SHED	6.5 sq.m.	NO CHANGE	6.5 sq.m.	1.09%
EXISTING OUTDOOR SHED	-	19.5 sq.m	19.5 sq.m.	3.29%
TOTAL	141.5 sq.m.	19.5 sq.m.	161 sq.m.	27.18%
SETBACKS	MINIMUM	PROPOSED	BUILDING DEPTH	BUILDING LENGTH
FRONT YARD	7.5m	n/a	–	–
SIDE YARD	2.4m	12.8m		
FLANKAGE	3.5m	.3m		
REAR YARD	7.5m	11.23m		

QUALIFICATION INFORMATION
Required unless design is exempt under 2.17.5.1. of the building code

Walter Alex Burgos — Walter Alex Burgos — 40736
NAME — SIGNATURE — BCIN #

REGISTRATION INFORMATION
Required unless design is exempt under 2.17.4.1. of the building code

Abacus & Plinth Design Group
FIRM NAME — Registration #

Abacus & Plinth Design Group

Project Name:
1086 MONTROSE ABBEY DRIVE,
OAKVILLE ONT, L6M 1A2

ACCESSORY STRUCTURE

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.
Drawings are NOT to be scaled.

Sheet Title: SITE PLAN

Drawn By: JG/AB | Checked By: JG/AB

Scale: 3/32" = 1'-0"

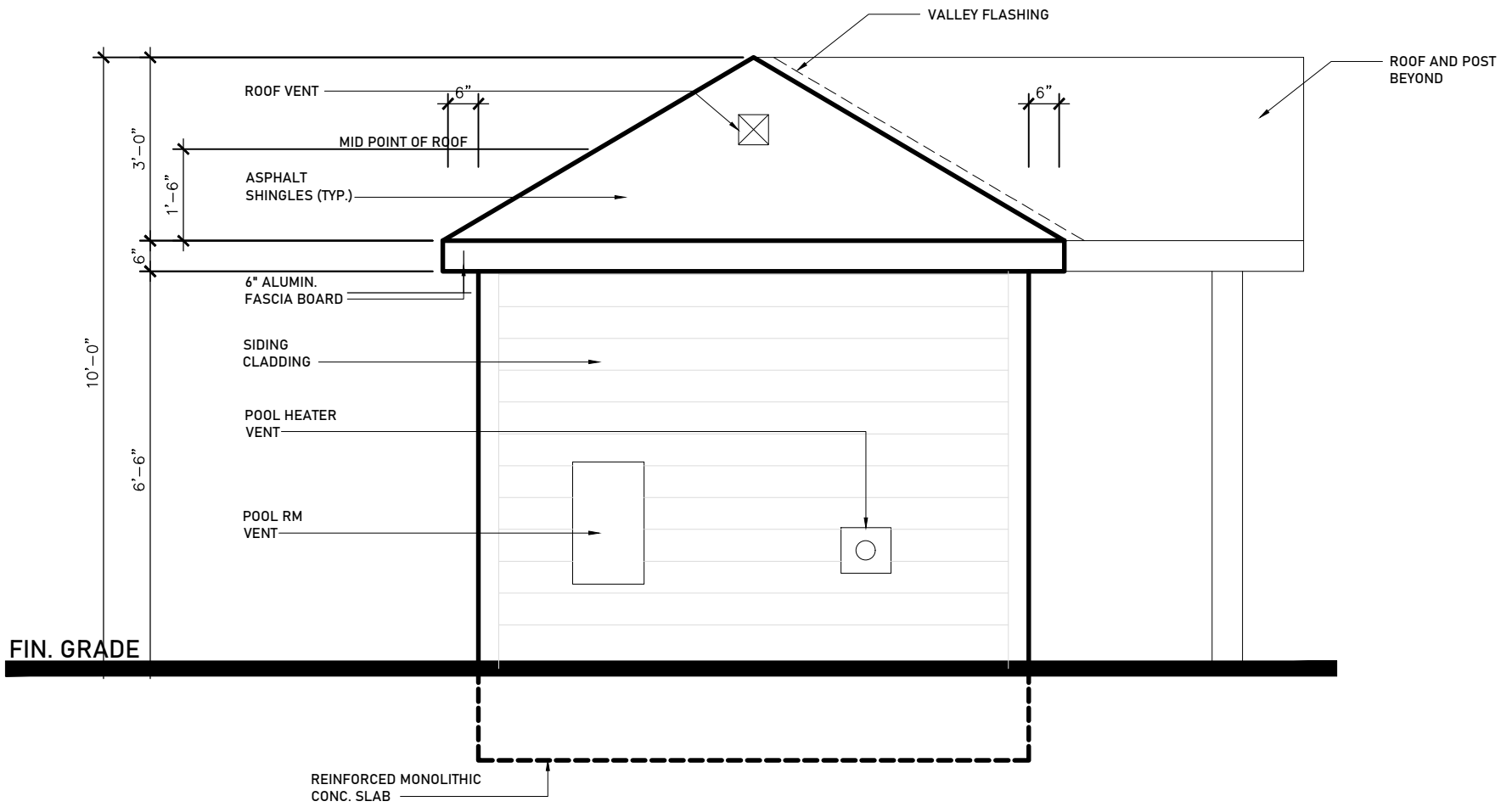
Date: OCT 2025

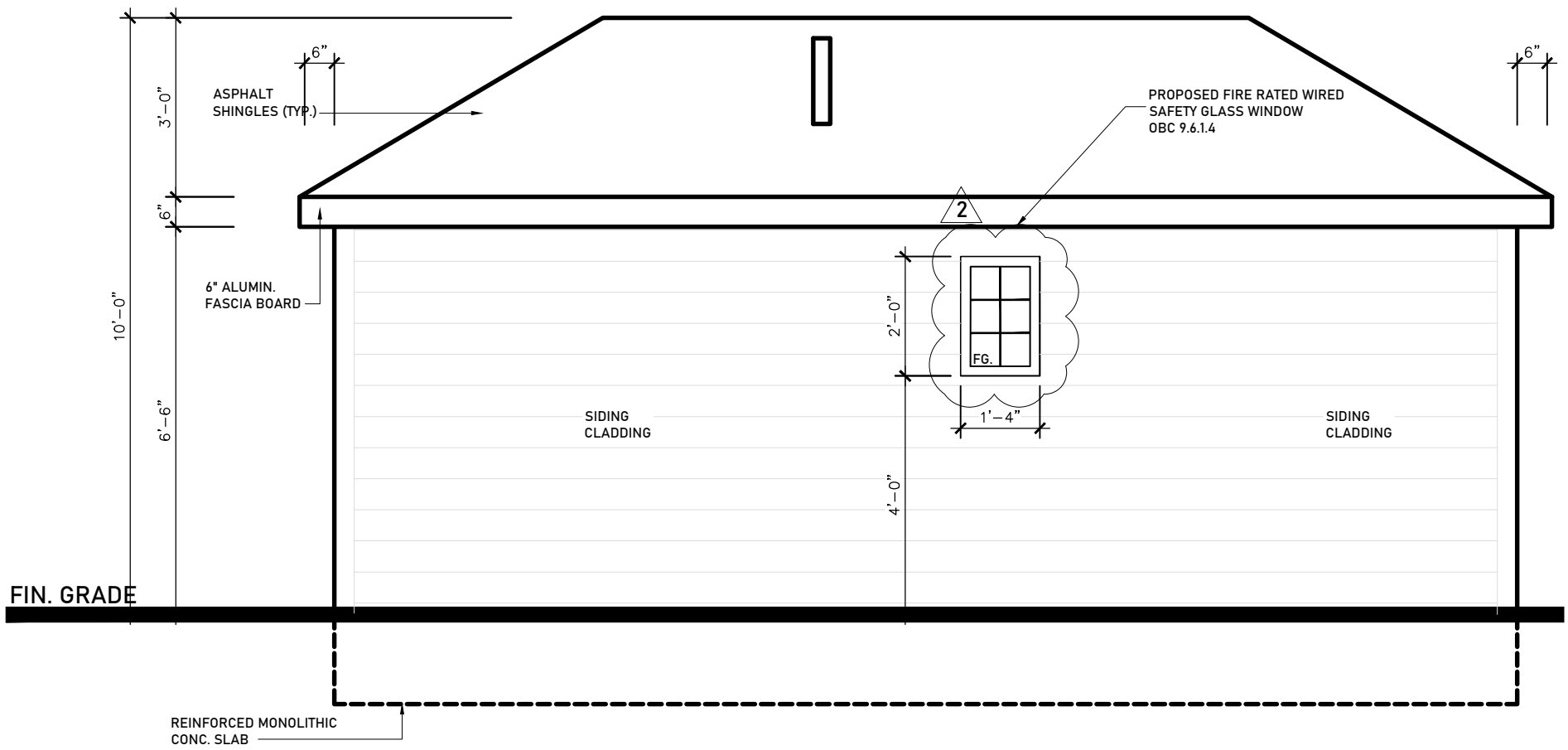
Project No. 2025-09

No.	Revision	Date	By
10			
9			
8			
7			
6			
5			
4			
3	REVISED PER COMMITTEE ADJUSTMENT	MAR-2026	AB
2	REVISED AS PER CITY COMMENTS	DEC-2025	AB
1	FOR CLIENT REVIEW	OCT-2025	AB

N. Arrow

Dwg No:





QUALIFICATION INFORMATION
Required unless design is exempt under 2.17.5.1. of the building code

Walter Alex Burgos — 40736
NAME — SIGNATURE — BCIN #

REGISTRATION INFORMATION
Required unless design is exempt under 2.17.4.1. of the building code

Abacus & Plinth Design Group
FIRM NAME — Registration #

Abacus & Plinth Design Group

Project Name:
1086 MONTROSE ABBEY DRIVE, OAKVILLE ONT, L6M 1A2

ACCESSORY STRUCTURE

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Sheet Title: ELEVATIONS

Drawn By: JG/AB

Checked By: JG/AB

Scale: 3/8" = 1'-0"

Date: OCT 2025

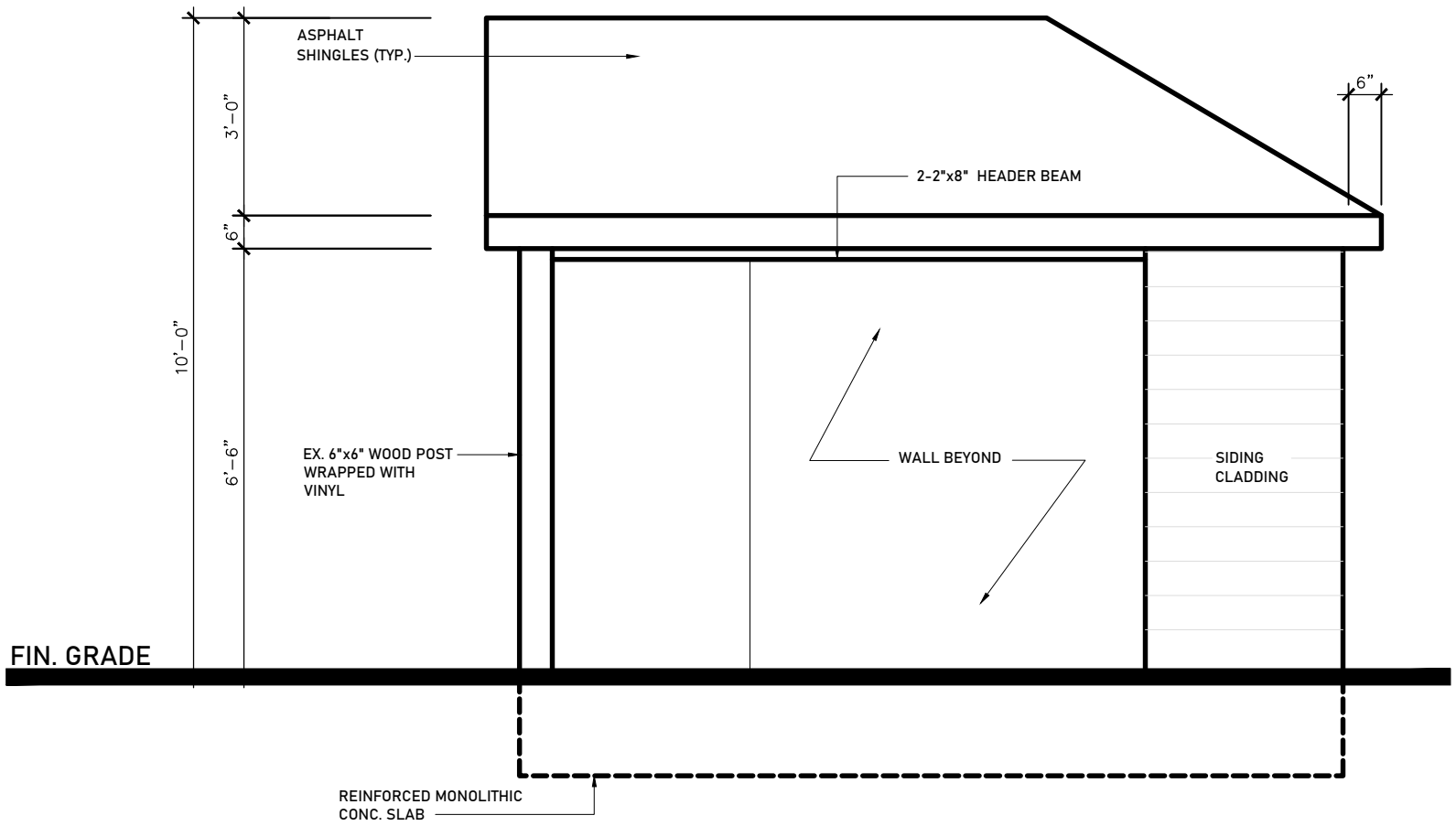
Project No. 2025-09

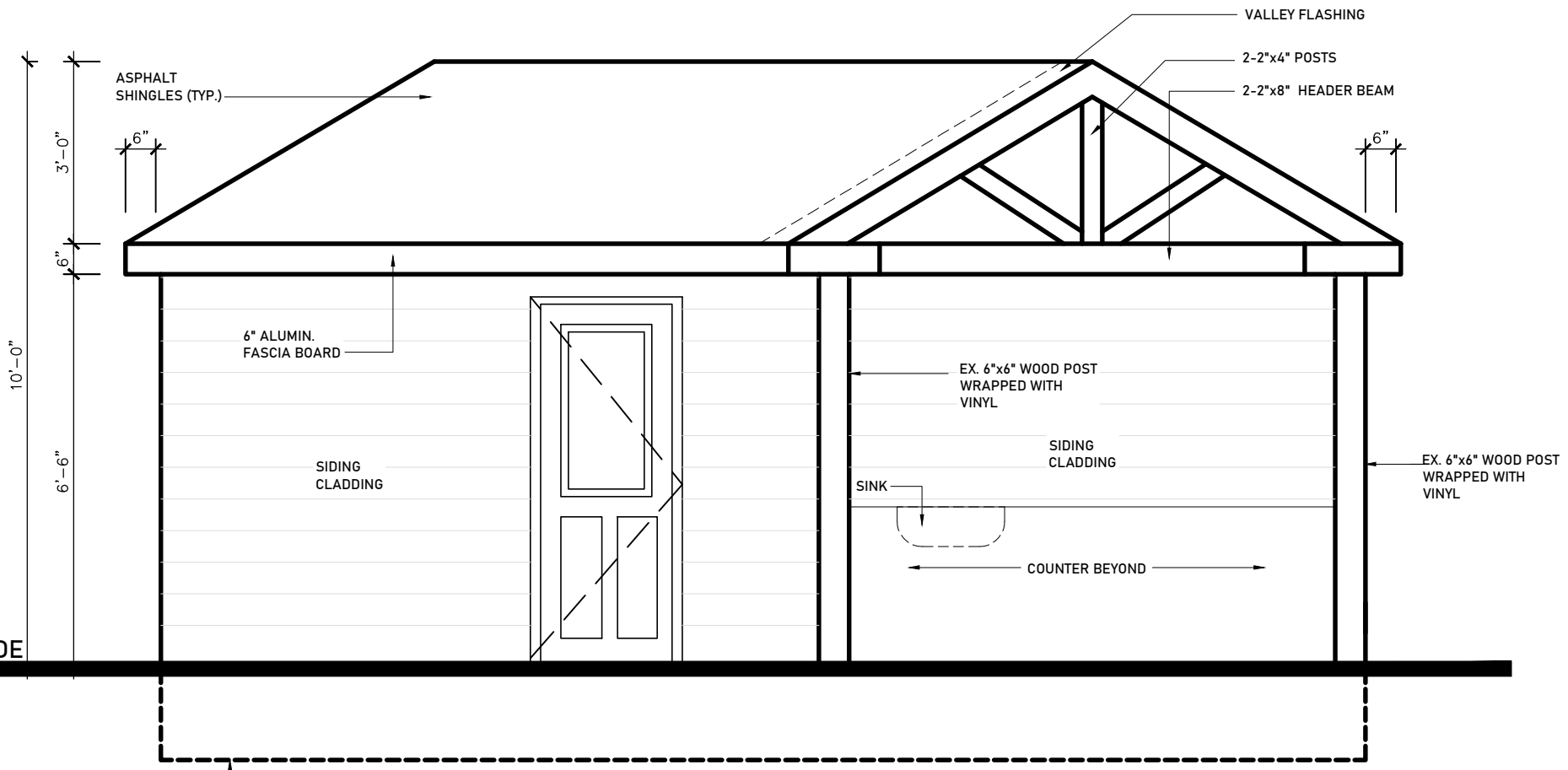
No.	Revision	Date	By
10			
9			
8			
7			
6			
5			
4			
3			
2	REVISED AS PER CITY COMMENTS	DEC-2025	AB
1	FOR CLIENT REVIEW	OCT-2025	AB

N. Arrow

Dwg No:

A05





QUALIFICATION INFORMATION
Required unless design is exempt under 2.17.5.1. of the building code

Walter Alex Burgos — 40736
NAME — SIGNATURE — BCIN #

REGISTRATION INFORMATION
Required unless design is exempt under 2.17.4.1. of the building code

Abacus & Plinth Design Group
FIRM NAME — Registration #

Abacus & Plinth Design Group

Project Name:
1086 MONTROSE ABBEY DRIVE, OAKVILLE ONT, L6M 1A2

ACCESSORY STRUCTURE

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Drawings are NOT to be scaled.

Sheet Title: ELEVATIONS

Drawn By: JG/AB

Checked By: JG/AB

Scale: 3/8" = 1'-0"

Date: OCT 2025

Project No. 2025-09

No.	Revision	Date	By
10			
9			
8			
7			
6			
5			
4			
3			
2			
1	FOR CLIENT REVIEW	OCT-2025	AB

N. Arrow

Dwg No:

A06

ATED BY REGISTERED PLAN 20M-301)

8' 55"E
Plan & Set)

N27°38'55"E (Plan & Meas.) 36.500

(J.D
SIB

3.50 3.58

20M-301

W
20 =
17.202 (Plan & Meas.)

LOT 19
SECTION 20M-30!

TOP OF
FOUNDATION
WALLS
ELEV.= 120.97

7.92

2.01

NCRETE
DATION

1.98

3.07 1.93 1.92 7.55

17.202 (Plan & Meas.)
W
20 =

N27°38'55"E (Plan & Meas.) 36.500

1.22 1.25

TOP OF
FOUNDATION
WALLS
ELEV. = 121.10

6.55

2.13

01'
13.722 (Plan & Set)

LOT 18
PLAN -!

1.29 1.29

6.13

13.722 (Plan & Set)
N 58 °
I.B.

N27°38'55"E (Plan & Meas.) 36.500

3.43

1.76 1.79

6.99

TOP OF
FOUNDATION
WALLS
ELEV.=120.80

6.58

9.734 (Plan & Set)
N 58 °

16.932 (Plan & Set)
N 58 °

LOT 17
PARCEL

I.B.
(J.D.B)

N27°38'55"E

3.55 29.301 3.55

10.558 (Plan & Set)
N15° 11' 15" W

SIB
(J.D.B.)

27 10.3 Reserve ;

TREETS-1, SECTION 20M-301

BBEY LANE

BY REGISTERED PLAN M-243)

QUALIFICATION INFORMATION
Required unless design is exempt under 2.17.5.1. of the building code

Walter Alex Burgos — 40736
NAME SIGNATURE BCIN #

REGISTRATION INFORMATION
Required unless design is exempt under 2.17.4.1. of the building code

Abacus & Plinth Design Group
FIRM NAME Registration #

Abacus & Plinth Design Group

Project Name:
1086 MONTROSE ABBEY DRIVE, OAKVILLE ONT, L6M 1A2

ACCESSORY STRUCTURE

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Drawings are NOT to be scaled.

Sheet Title: LEGAL SURVEY

Drawn By: JG/AB

Checked By: JG/AB

Scale: NTS

Date: OCT 2025

Project No. 2025-09

No.	Revision	Date	By
10			
9			
8			
7			
6			
5			
4			
3			
2			
1	FOR CLIENT REVIEW	OCT-2025	AB

N. Arrow

Dwg No:

A08

Notice of Public Hearing
Committee of Adjustment Application

File # A/047/2026 – Deferred from April 01, 2026

Electronic hearing:
By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday, April 29, 2026 at 7 p.m.

Why am I receiving this notice?
You are receiving this notice because the applicant noted below has submitted a minor variance application to the Town of Oakville. As stipulated by the *Planning Act*, notice must be provided to property owners within 60 metres (200 ft.) of the area to which the application applies. Further details of this application, including drawings, can be viewed online at Agendas & Meetings (oakville.ca).

Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
T. Torkmani	Gerardo Castillo Keystone Home Designs Inc. 251 North Service Rd W, Suite 303 Oakville ON, L6M 3E7	266 Jennings Cres PLAN M6 LOT 159

Zoning of property: RL3-0, Residential

Variance request:
Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit the construction of a two-storey detached dwelling on the subject property proposing the following variance to Zoning By-law 2014-014:

1. To permit a minimum flankage yard of 2.64 metres, whereas a minimum flankage yard of 3.5 metres is required.

2. To permit a maximum residential floor area ratio of 43.92%, whereas a maximum residential floor area ratio of 41% permitted.

How do I participate if I have comments or concerns?

Submit written correspondence
Although there are no third-party appeal rights, you are entitled to notice and may make written submissions before the application is considered by the Committee of Adjustment. You can send your written comments regarding the application by email (preferred) or regular mail to the Secretary-Treasurer noted below. Include your name, address and application number or address of the property in which you are providing comments. To allow all Committee of Adjustment members the opportunity to review and consider your comments, please provide your written submissions to be received no later than noon the day before the hearing date.

Please be advised that any written correspondence submitted to the Town of Oakville regarding this application will be made public pursuant to the *Planning Act* and *Municipal Freedom of Information and Protection Act*.

Participate in the electronic hearing by videoconference.
Pre-register as a delegation by contacting the Secretary-Treasurer noted below by email or telephone no later than noon the day before the hearing date. You are encouraged to pre-register as a delegation as soon as possible in order to facilitate an orderly registration process. Pre-registered delegates will be provided with access codes and instructions to enter the electronic hearing.

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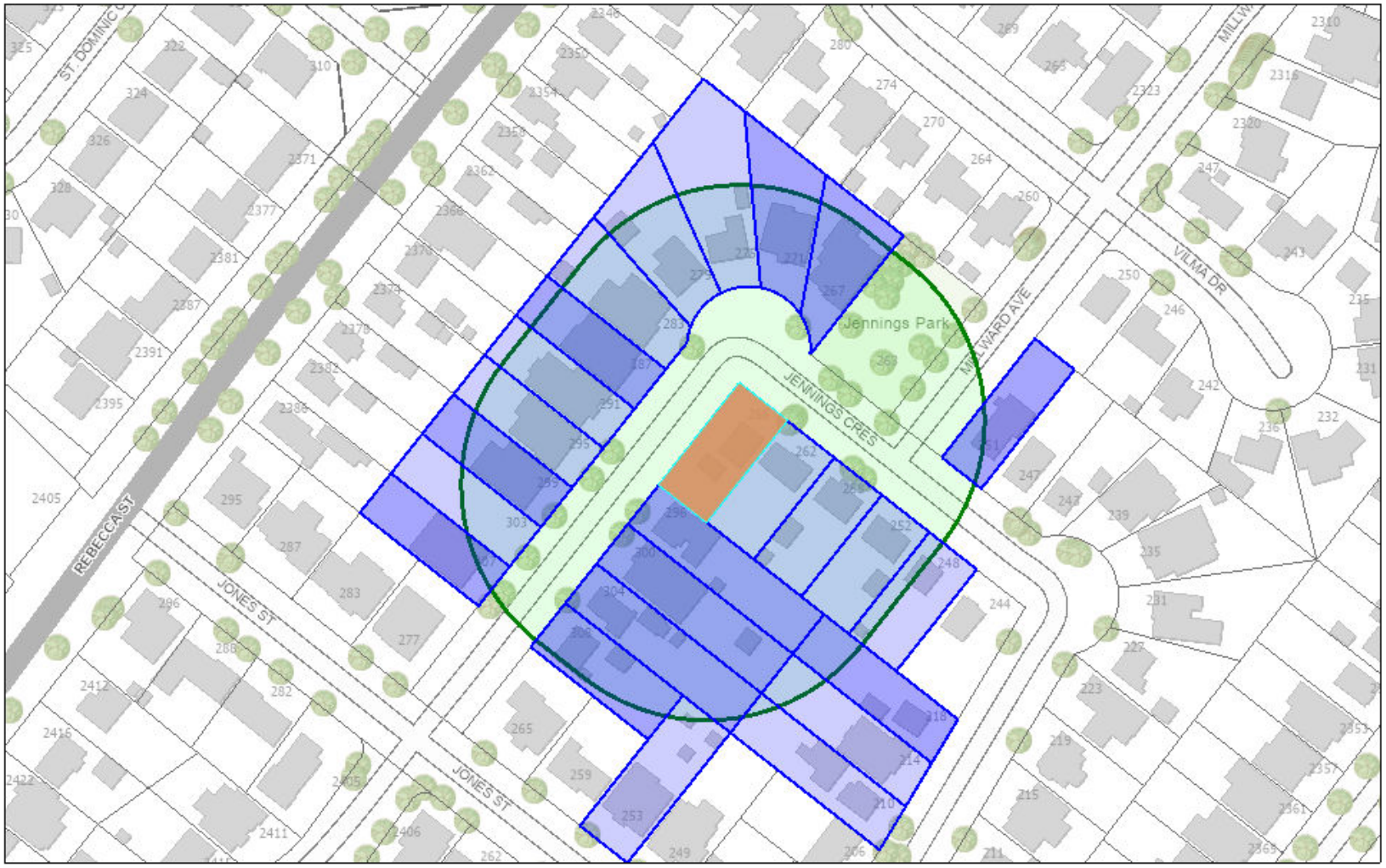
More information:
Town departments and agency comments regarding this application will be available online at Agendas & Meetings (oakville.ca) by noon on the Friday before the hearing date.

Notice of decision:
If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer noted below. The written request must be received before noon the day before the hearing date. This will entitle you to be notified of any future Ontario Land Tribunal proceedings.

Contact information:
Jen Ulcar
Secretary-Treasurer, Committee of Adjustment
1225 Trafalgar Road
Oakville, ON L6H 0H3
Phone: 905-845-6601 ext. 1829
Email: coarequests@oakville.ca

Date mailed:
April 13, 2026

A/047/2026 - 266 Jennings Crescent (Deferred from April 01, 2026)



4/8/2026, 4:25:05 PM

Applicant Name Address

Wards

Ownership

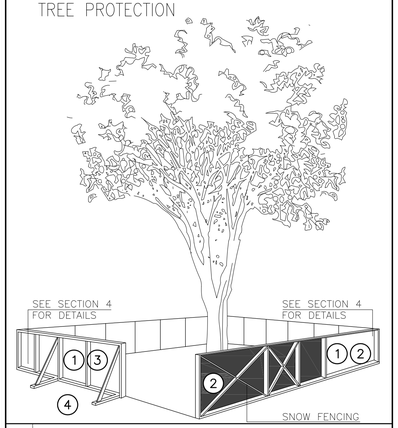
1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

Town of Oakville
2021 Town of Oakville

TREE PROTECTION



TREE PROTECTION BARRIERS

1. TREE PROTECTION BARRIERS MUST BE 1.2m (4'-0") HIGH, WAFERBOARD HOARDING OR AN EQUIVALENT APPROVED BY URBAN FORESTRY SERVICES.
2. 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.
3. 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.
4. ALL SUPPORTS AND BRACING SHOULD BE OUTSIDE THE TREE PROTECTION ZONE. ALL SUCH SUPPORTS SHOULD MINIMIZE DAMAGING ROOTS OUTSIDE THE TREE PROTECTION BARRIER.
5. NO CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT OR EXCAVATIONS OF ANY KIND IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
6. ALL LOCATES MUST BE OBTAINED PRIOR TO THE INSTALLATION OF THE PROPOSED HOARDING WITHIN THE MUNICIPAL RIGHT OF WAY.

SECTION 4, SIGNAGE

1. 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 CITY OF BURLINGTON

NAME: TREE PROTECTION BARRIERS

DATE:

FILE NO.:

A SOLID HOARDING (PLYWOOD BOARDS)

B FRAMED HOARDING (PLASTIC SAFETY FENCING)

1 / A1.2 SITE REQUIREMENTS
SCALE: DNS

1. GENERAL NOTES:
A) SILTATION CONTROL MEASURES SHALL BE IMPLEMENTED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF SITE GRADING WORKS. TO SATISFACTION OF THE CITY AND HALTON CONSERVATION.

B) IF CONSTRUCTION IS INTERRUPTED AND/OR INACTIVITY EXCESS 30 DAYS, STRIPPED/ BASE AREAS SHALL BE STABILIZED BY SEEDING.

C) THE SEDIMENT CONTROL DEVICES SHALL BE INSPECTED AFTER EVERY RAINFALL AND/ OR EVERY WEEK.

D) THE SEDIMENT CONTROL DEVICES MUST BE REPAIRED, CLEANED AND/ OR REPLACED IF NECESSARY OR AS DIRECTED BY THE ENGINEER. CONSERVATION AUTHORITY OR THE CITY.

E) ALL SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION, GRADING, TOPSOILING AND SODDING ARE COMPLETE.

F) WHEN ALL CONSTRUCTION, GRADING AND SODDING IS COMPLETED. THE SEDIMENT CONTROL DEVICES SHALL BE REMOVED AND THE DISTURBED AREAS REINSTATED.

2. ALL CATCH BASINS ON SITE SHALL HAVE PROPER SEDIMENT CONTROLS AS NOTED HEREON. c (18"x24")

3. THE EROSION & SEDIMENT CONTROL FENCE SHALL BE AS DETAILED.

4. CONTRACTOR TO OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FOR PROPOSED WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCES.

2 / A2.1 EROSION AND SEDIMENT CONTROL
SCALE: DNS

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2040205
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with Regulation 1026, Section 29(3)

REPORT SUMMARY

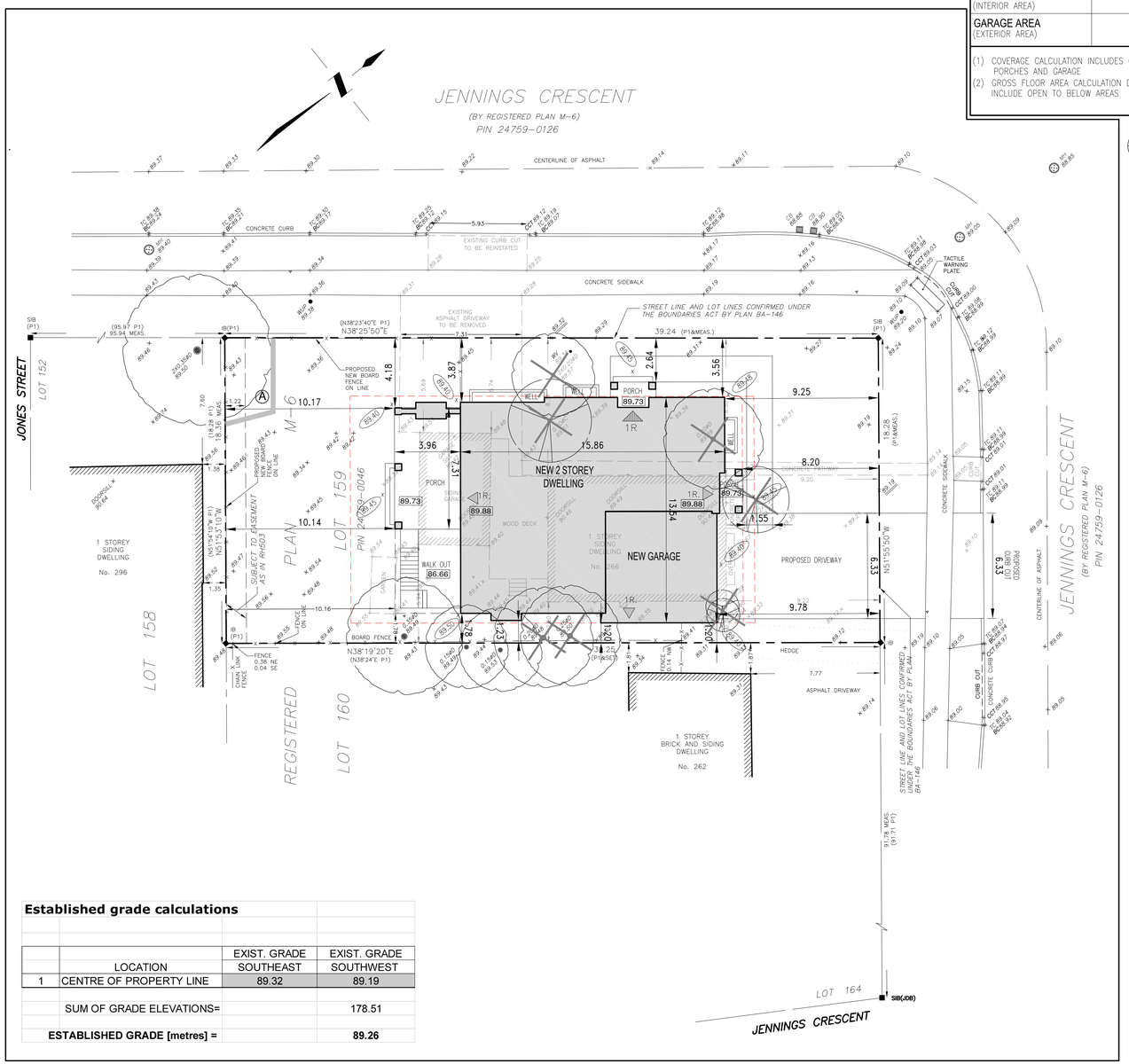
PROPERTY DESCRIPTION: 266 JENNINGS CRESCENT, BEING LOT 159, REGISTERED PLAN M-6, TOWN OF OAKVILLE, REGIONAL MUNICIPALITY OF HALTON, PIN 24759-0046.

EASEMENTS/RIGHTS-OF-WAY: SUBJECT TO EASEMENT IN FAVOUR OF THE BELL TELEPHONE COMPANY OF CANADA AS IN RH503.

COMMENTS: NOTE LOCATION OF FENCES.

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHWESTERLY LIMIT OF JENNINGS CRESCENT AS SHOWN ON REGISTERED PLAN M-6, HAVING A BEARING OF N51°55'50"W.



Established grade calculations

	LOCATION	EXIST. GRADE SOUTHEAST	EXIST. GRADE SOUTHWEST
1	CENTRE OF PROPERTY LINE	89.32	89.19
	SUM OF GRADE ELEVATIONS=		178.51
	ESTABLISHED GRADE [metres] =		**89.26**

3 / A2.1 SITE PLAN
SCALE: 1:150

SCALE 1 : 150
2 1 0 2 4 6 8 10 metres

SITE STATISTICS

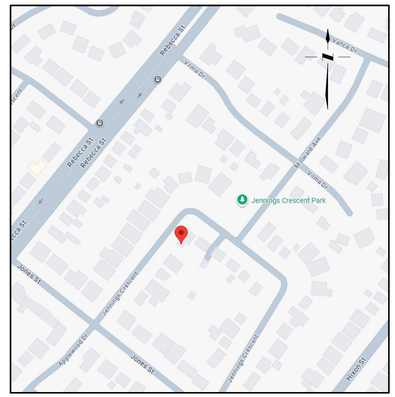
ZONING	LOT NO:	PLAN NO:	LOT AREA:	LOT FRONTAGE:	LOT DEPTH:
RL3-0	159	M-6	718.91m2 (7,738sf)	18.28m	39.24m

DESCRIPTION		EXISTING	PROPOSED	%	REQUIRED	%
LOT COVERAGE (1)			237.08m2 (2,552sf)	32.97%	2551.61m2	35%
ACCESSORY BUILDING COVERAGE (CABANA)			n/a			
FLOOR AREA (2)	1ST FLOOR		159.32m2 (1,715sf)			
	2ND FLOOR		156.44 m2 (1,684sf)			
	TOTAL		315.76m2 (3,399sf)	43.92%	294.75m2	41%
MAX. BUILDING DEPTH			15.86m		n/a	
COVERED PORCHES			36.78m2 (396sf)			
GARAGE AREA (INTERIOR AREA)			40.97m2 (441sf)		45m2	
GARAGE AREA (EXTERIOR AREA)			44.96m2 (484sf)		n/a	

SETBACKS	REQUIRED	PROPOSED
FRONT	9.20m	9.20m
REAR	7.5m	10.14m
SIDE (EXTERIOR)	3.5m	2.64m
SIDE (INTERIOR)	1.20m	1.20m

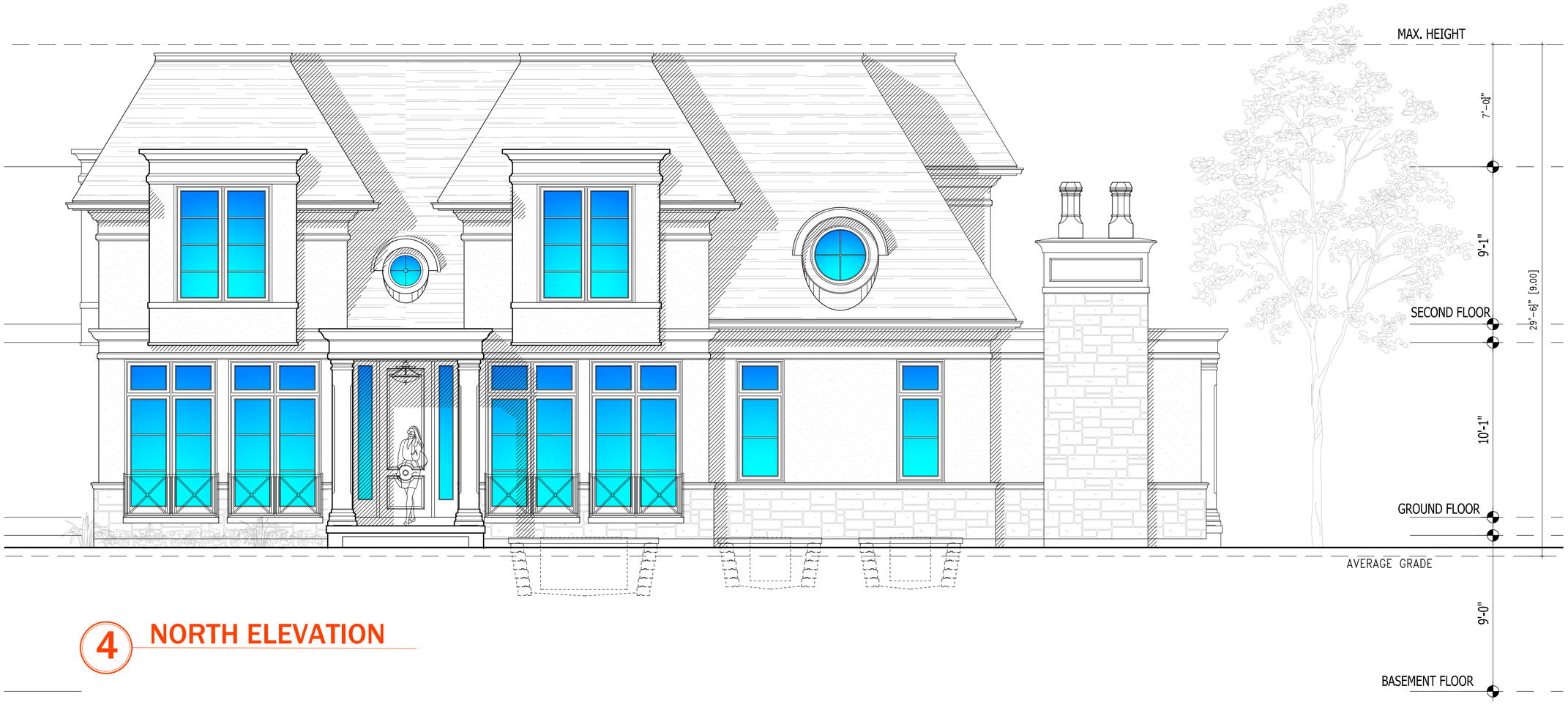
		REQ'D.	PROP.	HEIGHT	9.0m	9.0m
(1) COVERAGE CALCULATION INCLUDES COVERED PORCHES AND GARAGE	BLDG. STOREYS		2			
(2) GROSS FLOOR AREA CALCULATION DOES NOT INCLUDE OPEN TO BELOW AREAS	PARKING SPACES		2			

4 / A2.1 SITE STATISTICS
SCALE: DNS


Jennings Crescent Park
Jennings Cres
Jones St
Jones St
Jones St

DESIGNED APPROVED BY:

DATE:



4 NORTH ELEVATION

KEYSTONE HOME DESIGNS

PROJECT:

TORKMANI RESIDENCE

ADDRESS:

266 JENNINGS CT.
OAKVILLE, ON

SCALE: 3/8"= 1'-0"

DATE: JAN. 10, 2026

BY: G. CASTILLO

PAGE: A4- 1

DESIGNED APPROVED BY:

DATE:



5 EAST ELEVATION

KEYSTONE HOME DESIGNS

PROJECT:

TORKMANI RESIDENCE

ADDRESS:

266 JENNINGS CT.
OAKVILLE, ON

SCALE: 3/8"= 1'-0"

DATE: JAN. 10, 2026

BY: G. CASTILLO

PAGE: A4-2

DESIGNED APPROVED BY:

DATE:



6 WEST ELEVATION

KEYSTONE HOME DESIGNS

PROJECT:

TORKMANI RESIDENCE

ADDRESS:

266 JENNINGS CT.
OAKVILLE, ON

SCALE: 3/8"= 1'-0"

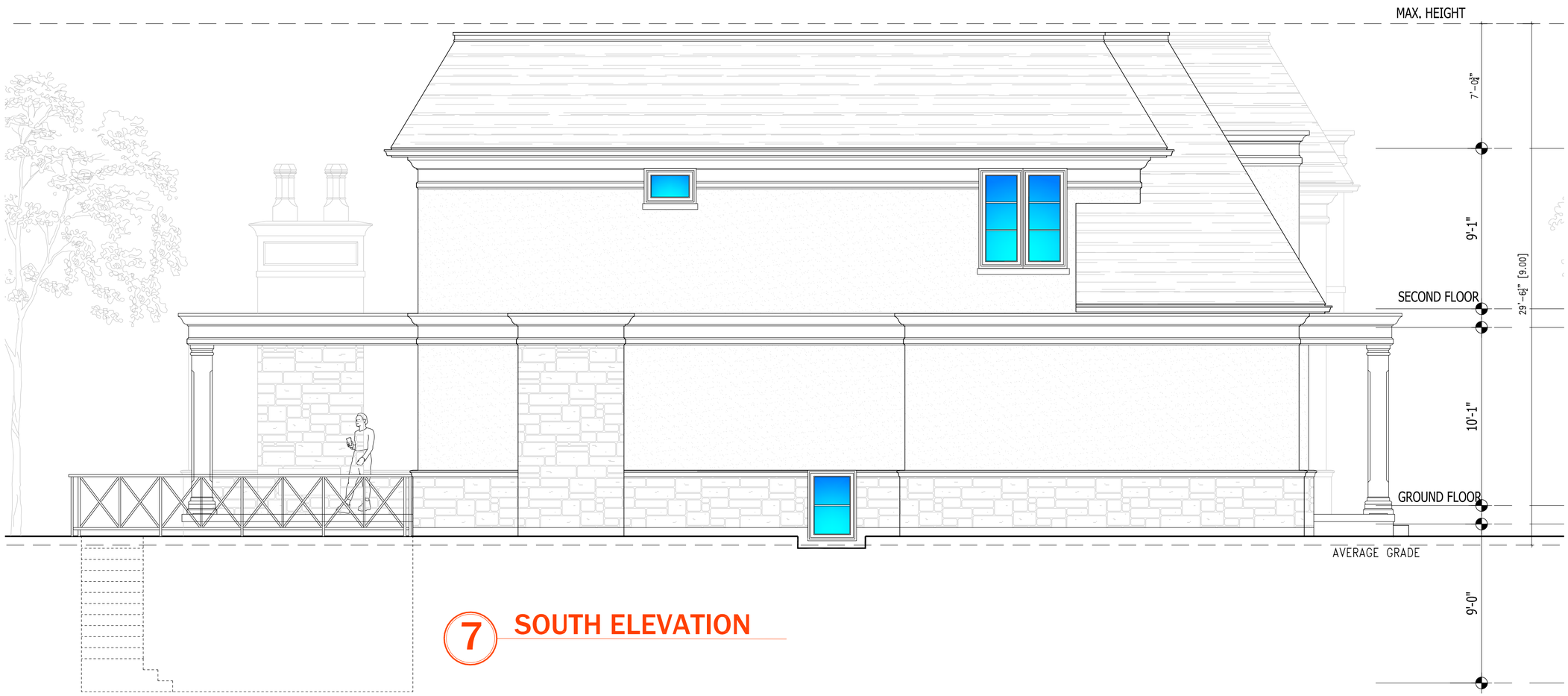
DATE: JAN. 17, 2026

BY: G. CASTILLO

PAGE: A4-3

DESIGNED APPROVED BY:

DATE:



7 SOUTH ELEVATION

KEYSTONE HOME DESIGNS

PROJECT:

TORKMANI RESIDENCE

ADDRESS:

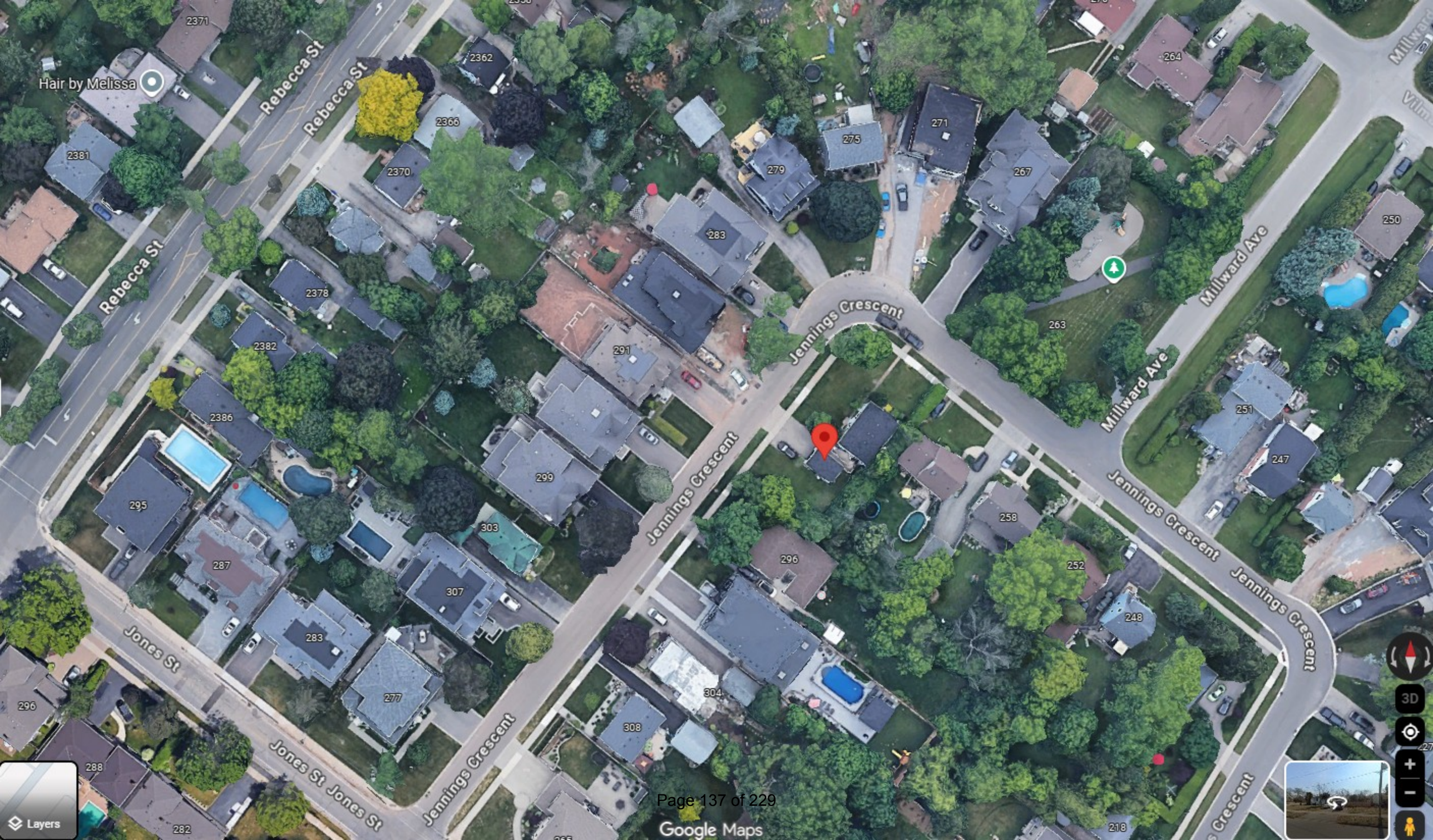
266 JENNINGS CT.
OAKVILLE, ON

SCALE: 3/8"= 1'-0"

DATE: JAN. 17, 2026

BY: G. CASTILLO

PAGE: A4-4


Hair by Melissa
Rebecca St
Rebecca St
Rebecca St
2371
2362
2366
2370
2381
2378
2382
2386
283
279
275
271
267
264
263
291
Jennings Crescent
Millward Ave
Millward Ave
250
251
247
299
295
303
287
307
283
277
296
288
282
258
252
248
296
304
308
218
Jennings Crescent
Jennings Crescent
Jennings Crescent
Jones St
Jones St Jones St
Layers
3D
Google Maps









Notice of Public Hearing
Committee of Adjustment Application

File # A/060/2026

Electronic hearing:
By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday, April 29, 2026 at 7 p.m.

Why am I receiving this notice?
You are receiving this notice because the applicant noted below has submitted a minor variance application to the Town of Oakville. As stipulated by the *Planning Act*, notice must be provided to property owners within 60 metres (200 ft.) of the area to which the application applies. Further details of this application, including drawings, can be viewed online at Agendas & Meetings (oakville.ca).

Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
M. Arora S. Arora	Pamir Rafiq Lucid Homes Inc. 443 Highside Drive Milton ON, L9T 1W9	312 Dalewood Dr PLAN 1322 LOT 38

Zoning of Property: RL1-0

Variance Request:
Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit the construction of a two-storey detached dwelling on the subject property proposing the following variances to Zoning By-law 2014-014:

1. To permit a building depth of 21.37 meters, whereas a maximum building depth of 20.0 meters is permitted.

2. To permit a maximum residential floor area ratio of 31.73 %, whereas a maximum residential floor area
   ratio of 29 % is permitted.

How do I participate if I have comments or concerns?

Submit written correspondence
Although there are no third-party appeal rights, you are entitled to notice and may make written submissions before the application is considered by the Committee of Adjustment. You can send your written comments regarding the application by email (preferred) or regular mail to the Secretary-Treasurer noted below. Include your name, address and application number or address of the property in which you are providing comments. To allow all Committee of Adjustment members the opportunity to review and consider your comments, please provide your written submissions to be received no later than noon the day before the hearing date.

Please be advised that any written correspondence submitted to the Town of Oakville regarding this application will be made public pursuant to the *Planning Act* and *Municipal Freedom of Information and Protection Act*.

Participate in the electronic hearing by videoconference.
Pre-register as a delegation by contacting the Secretary-Treasurer noted below by email or telephone no later than noon the day before the hearing date. You are encouraged to pre-register as a delegation as soon as possible in order to facilitate an orderly registration process. Pre-registered delegates will be provided with access codes and instructions to enter the electronic hearing.

Watch the hearing:
If you do not wish to participate, but would like to follow along, the hearing will be publicly live-streamed on the Town of Oakville's Live Stream webpage at oakville.ca. The live-stream will begin just before 7 p.m.

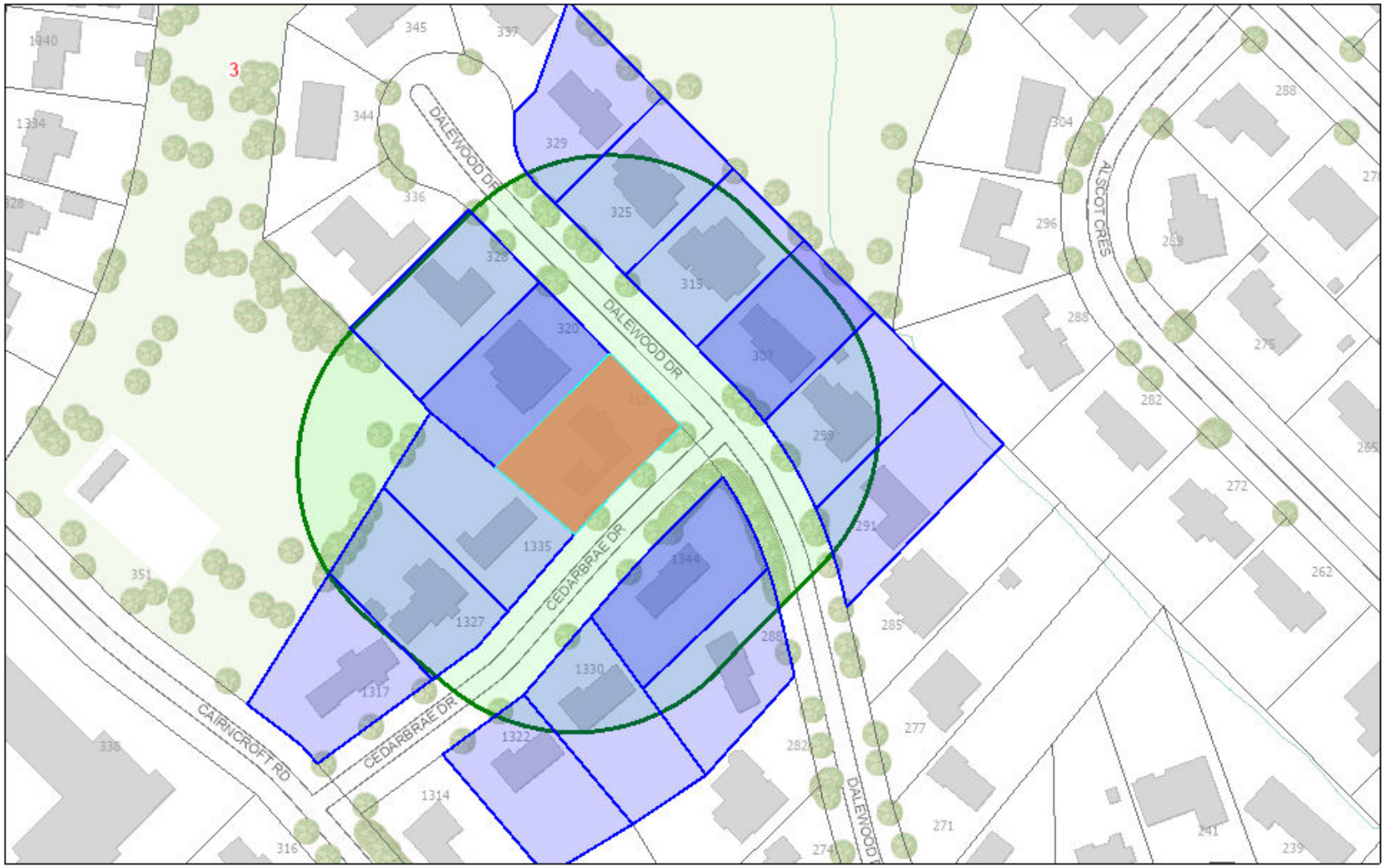
More information:
Town departments and agency comments regarding this application will be available online at Agendas & Meetings (oakville.ca) by noon on the Friday before the hearing date.

Notice of decision:
If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer noted below. The written request must be received before noon the day before the hearing date. This will entitle you to be notified of any future Ontario Land Tribunal proceedings.

Contact information:
Jen Ulcar
Secretary-Treasurer, Committee of Adjustment
1225 Trafalgar Road
Oakville, ON L6H 0H3
Phone: 905-845-6601 ext. 1829
Email: coarequests@oakville.ca

Date mailed:
April 13, 2026

A/060/2026 - 312 Dalewood Drive



4/8/2026, 11:04:08 AM

Applicant Name Address

Wards

Ownership

1:2,257

0 0.01 0.03 0.05 mi

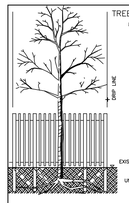
0 0.02 0.04 0.08 km

Town of Oakville

2021 Town of Oakville

TREE PROTECTION NOTE

1. ALL EXISTING TREES WHICH ARE TO REMAIN SHALL BE FULLY PROTECTED WITH HOARDING, ERECTED BEYOND THEIR DRIP LINE PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT. GROUPS OF TREES AND OTHER EXISTING PLANTINGS TO BE PROTECTED, SHALL BE TREATED IN A LIKE MANNER, WITH THE HOARDING AROUND THE ENTIRE CLUMP(S). AREAS WITHIN THE PROTECTIVE FENCING SHALL REMAIN UNDISTURBED AND SHALL NOT BE USED FOR THE STORAGE OF THE BUILDING MATERIAL AND EQUIPMENT.
2. NO RIGGING CABLES SHALL BE WRAPPED AROUND OR INSTALLED IN TREES AND SURPLUS SOIL, EQUIPMENT, DEBRIS OR MATERIALS SHALL NOT BE PLACED OVER ROOT SYSTEMS OF THE TREES WITHIN THE PROTECTIVE FENCING. NO CONTAMINANTS WILL BE DUMPED OR FLUSHED WHERE FEEDER ROOTS OF TREES EXIST.
3. THE DEVELOPER OR HIS/HER/ITS AGENTS SHALL TAKE EVERY PRECAUTION NECESSARY TO PREVENT DAMAGE TO TREES OR SHRUBS TO BE RETAINED.
4. WHERE LIMBS OR PORTIONS OF TREES ARE REMOVED TO ACCOMMODATE CONSTRUCTION WORK, THEY WILL BE REMOVED CAREFULLY IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICE.
5. WHERE ROOT SYSTEMS OF PROTECTED TREES ARE EXPOSED DIRECTLY TO, OR DAMAGED BY CONSTRUCTION WORK, THEY SHALL BE TRIMMED NEATLY AND THE AREA BACKFILLED WITH APPROPRIATE MATERIAL TO PREVENT DESICCATION.
6. WHERE NECESSARY, THE TREES WILL BE GIVEN AN OVERALL PRUNING TO RESTORE THE BALANCE BETWEEN ROOTS AND TOP GROWTH OR TO RESTORE THE APPEARANCE OF THE TREES.
7. IF GRADES AROUND TREES TO BE PROTECTED ARE LIKELY TO CHANGE, THE OWNER SHALL BE REQUIRED TO TAKE SUCH PRECAUTIONS AS DRY WELLING, RETAINING WALLS AND ROOT FEEDING TO THE SATISFACTION OF THE PLANNING AND BUILDING DEPARTMENT OF THE TOWN OF OAKVILLE.
8. GRADE CHANGES WILL NOT OCCUR WITHIN THE TREE PROTECTION ZONE (TPZ)
9. UTILITY ACCESS CORRIDOR MUST BE OUTSIDE THE TPZ AND/OR NO OPEN TRENCH METHOD OF CONSTRUCTION BELOW-GROUND AS WELL AS NO ABOVE-GROUND LINES WITHIN THE TPZ.



NOTE: TREE PROTECTION ZONES FOR THE PURPOSES OF THIS BY-LAW, THE TREE PROTECTION ZONE (TPZ) FOR ANY TREE SHALL BE DETERMINED AS FOLLOWS:

TRUNK DIAMETER (DBH)[1]	MINIMUM PROTECTION DISTANCES REQUIRED[2]
<10 CM	1.8 M
11-30 CM	2.4 M
31-50 CM	3.0 M
51-60 CM	3.6 M
61-70 CM	4.2 M
71-80 CM	4.8 M
81-90 CM	5.4 M
91-100+ CM	6.0 M

1 DIAMETER AT BREAST HEIGHT (DBH) MEASUREMENT OF TREE TRUNK TAKEN 1.4 METERS ABOVE GROUND

2 TREE PROTECTION ZONE DISTANCES ARE TO BE MEASURED FROM THE OUTSIDE EDGE OF THE TREE BASE TOWARDS THE DRIP LINE AND MAY BE LIMITED BY AN EXISTING PAVED SURFACE, PROVIDED THAT SURFACE REMAINS INTACT THROUGHOUT SITE ALTERATION

OPEN TRENCHING WILL NOT BE PERMITTED WITHIN TREE PRESERVATION AREA

PROPOSED CONNECTIONS TO BE HORIZONTALLY BORED ONLY NO OPEN TRENCHING

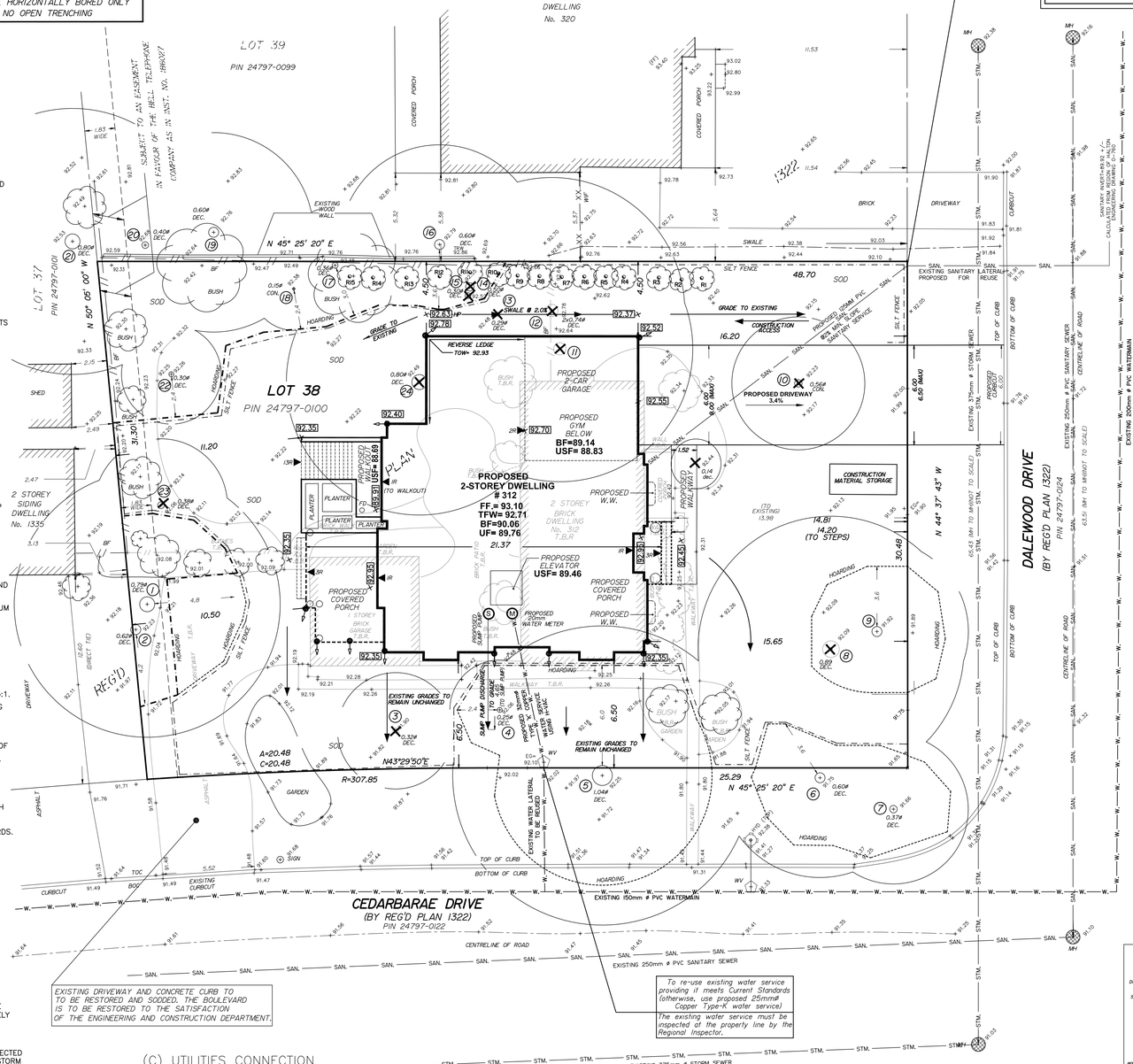
REGIONAL APPROVAL

REGION DESIGN OF WATER AND/OR WASTEWATER SERVICES APPROVAL SUBJECT TO DETAIL CONSTRUCTION CONFORMING TO HALTON REGION STANDARDS & SPECIFICATIONS & LOCAL APPROVAL FROM AREA MUNICIPALITY.

SIGNED: _____ DATED: _____
Development Services

The approval of the water system on private property 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 on Halton.ca or by calling 311) all water quality tests must be completed to the Region of Halton's satisfaction before the water supply can be turned on.

The existing sanitary lateral must be inspected at the property line by the Regional Inspector, and televised by Regional forces PRIOR to connection.
A lateral that does not meet current Regional standards must be disconnected at the main. A revision to the Service Permit, drawings and payment of applicable fees is required



STANDARD DEVELOPMENT NOTES:

(A) TRANSPORTATION AND WORKS DEPARTMENT

1. MUNICIPAL BOULEVARD TO BE RESTORED TO THE SATISFACTION OF ENGINEERING CONSTRUCTION STAFF.
2. RESTORE THE PUBLIC ROADWAY TO TOWN STANDARDS AND CLEARLY INDICATE ON THE ENGINEERING DRAWINGS ALL RESTORATION, TO THE SATISFACTION OF THE ENGINEERING & CONSTRUCTION DEPARTMENT.
3. DRIVEWAYS ON THE MUNICIPAL RIGHT-OF-WAY SHALL BE PAVED BY THE APPLICANT.
4. AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR THE ENTRANCE.
5. THE TOPS OF ANY CURBS BORDERING THE DRIVEWAYS WITHIN THE MUNICIPAL BOULEVARD WILL BE FLUSH WITH THE MUNICIPAL SIDEWALK AND ROAD CURB.

(B) GENERAL NOTES

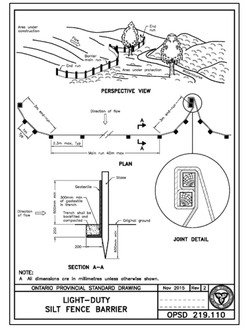
1. THE EXISTING GRADES SHOWN ON THIS DRAWING ARE TO REMAIN UNCHANGED.
2. THERE ARE EASEMENTS REGISTERED ON TITLE AND AFFECTING THE SUBJECT LANDS.
3. THE STOCKPILING OF CONSTRUCTION MATERIAL TO BE DONE AT THE FRONT OF THE PROPOSED DWELLING ON THE EXISTING DRIVEWAY.
4. ALL ROOF DOWNSPOUTS FROM EAVESTROUGH TO DISCHARGE ONTO SURFACE AND THE RUNOFF DIRECTED TOWARDS THE REAR WHERE POSSIBLE AND TO THE ROAD.
5. ROOF DOWNSPOUT IS LOCATED IN SUCH MANNER AS TO DIRECT DRAINAGE AWAY FROM WALKWAYS, DRIVEWAYS OR PATIO AREAS.
6. MAINTAIN EXISTING GRADES IN AREA AROUND TREES TO BE PRESERVED.
7. PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY IN FIELD THE EXACT SIZE AND INVERTS OF THE EXISTING WATER SERVICE CONNECTION AND SEWER CONNECTIONS AND REPORT IT TO THE ENGINEER.
8. ALL SURPLUS/EXCAVATED MATERIAL TO BE REMOVED FROM THE SITE.
9. CONTRACTOR TO MATCH EXISTING GRADES ALONG PROPERTY LINES.
10. ALL DISTURBED AREAS WITHIN EXISTING ROAD ALLOWANCE TO BE REINSTATED WITH TOPSOIL AND SOD TO THE SATISFACTION OF THE TOWN OF OAKVILLE.
11. THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS, IF ANY DISCREPANCIES, THEY MUST BE REPORTED TO THE ENGINEER IMMEDIATELY PRIOR TO CONSTRUCTION.
12. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. GAS, HYDRO, TELEPHONE OR ANY OTHER UTILITIES THAT MAY EXIST ON THE SITE OR WITHIN THE STREETLINE MUST BE LOCATED BY ITS OWN UTILITIES AND VERIFIED PRIOR TO CONSTRUCTION.
13. ALL CONNECTIONS SHALL BE INSTALLED AS PER REGION OF HALTON STANDARDS AND SPECIFICATIONS.
14. BUILDER IS TO VERIFY TO THE ENGINEER THAT THE FINAL FOOTING ELEVATION AND TOP OF FOUNDATION WALL ELEVATION ARE IN CONFORMITY WITH THE BUILDING CODE AND THE CERTIFIED GRADING PLAN PRIOR TO PROCEEDING.
15. OUTSIDE FINISHED GRADE TO BE A MINIMUM OF 150 mm BELOW BRICK/STONE VENEER ELEVATION.
16. PRIOR TO ANY SODDING, THE BUILDER IS TO ENSURE TO THE SOIL CONSULTANT AND/OR THE ENGINEER THAT THE LOT HAS BEEN GRADED AND TOPSOILED AND SODDED COMPLETELY WITH A MINIMUM DEPTH OF 200 mm OF TOPSOIL AND N° 1 NURSERY SOD AND A MINIMUM DEPTH OF 150 mm CRUSHED STONE TO BE PROVIDED ON THE ENTIRE LENGTH OF EACH DRIVEWAY ON A FIRM SUBGRADE AND THE DRIVEWAY TO BE PAVED WITH A MINIMUM COMPACTED DEPTH OF 75 mm OF ASPHALT BETWEEN THE CURB AND THE GARAGE.
17. NO SODDING ON ANY LOT IS PERMITTED UNTIL PRELIMINARY INSPECTION IS DONE BY THE ENGINEER AND THE BUILDER.
18. DRIVEWAY GRADES SHOULD BE NOT LESS THAN 1.0% AND NOT GREATER THAN 7.0%.
19. LAWN AND SWALES SHALL HAVE MINIMUM SLOPE OF 2.0% AND A MAXIMUM SLOPE OF 5.0% AND HAVE A MINIMUM DEPTH OF 150mm.
20. WHERE GRADES IN EXCESS OF 5.0% ARE REQUIRED, THE MAXIMUM SLOPE SHALL BE 3:1. GRADE CHANGES IN EXCESS OF 1.0 m ARE TO BE ACCOMPLISHED BY USE OF A RETAINING WALL. RETAINING WALLS HIGHER THAN 0.6 m SHALL HAVE A FENCE INSTALLED ON THE HIGH SIDE.
21. THE SERVICE CONNECTION TRENCH THROUGH THE TRAVELLED PORTION OF THE ROAD ALLOWANCE SHALL BE BACKFILLED WITH UNSHRINKABLE BACKFILL MATERIAL AS PER TOWN OF OAKVILLE STANDARDS UNLESS OTHERWISE SPECIFIED PRIOR APPROVAL FOR OTHER BACKFILL MATERIAL HAS BEEN OBTAIN.
22. ALL WATERMAINS AND WATER SERVICE MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT REGION OF HALTON STANDARDS AND SPECIFICATIONS.
23. WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM DEPTH OF 1.7 m WITH A MINIMUM HORIZONTAL SPACING OF 2.5 m FROM THEMSELVES AND OTHER SERVICES.
24. SEDIMENT CONTROL FENCE TO BE INSTALLED AS PER THE TOWN OF OAKVILLE STANDARDS.
25. ALL DAMAGED AND DISTURBED AREAS TO BE REINSTATED WITH TOPSOIL AND SOD.

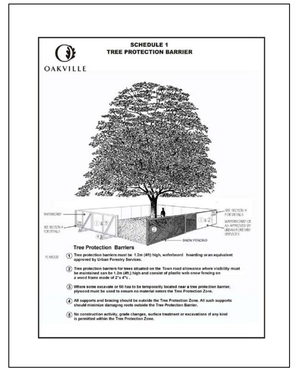
EROSION AND SILTATION NOTES

1. ALL EROSION AND SEDIMENT CONTROLS ARE TO BE INSTALLED ACCORDING TO APPROVED PLANS TO COMMENCEMENT OF ANY EARTH MOVING WORK ON THE SITE AND SHALL REMAIN IN PLACE UNTIL A DISTURBED AREAS ARE STABILIZED WITH THE INTENDED FINAL GROUND COVER.
2. EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED BY THE BUILDER/DEVELOPER.
   A. WEEKLY
   B. BEFORE AND AFTER ANY PREDICTED RAINFALL EVENT
   C. FOLLOWING AN UNPREDICTED RAINFALL EVENT
   D. DAILY, DURING EXTENDED DURATION RAINFALL EVENTS
   E. AFTER SIGNIFICANT SNOW MELT EVENTS
3. EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED IN PROPER WORKING ORDER AT ALL TIMES. DAMAGED OR CLOGGED DEVICES SHALL BR REPAIRED WITH 48 HOURS.
4. WHERE A SITE REQUIRES DEWATERING AND WHERE THE EXPELLED WATER CAN BE FREELY RELEASED TO A SUITABLE RECEIVER, THE EXPELLED WATER SHALL BE TREATED TO CAPTURE SUSPENDED PARTICLES GREATER THAN 40 MICRON IN SIZE. THE CAPTURED SEDIMENT SHALL BE DISPOSED OF PROPERLY PER MOECC GUIDELINES. THE CLEAN EXPELLED WATER SHALL BE FREELY RELEASE TO A SUITABLE RECEIVER IN MANNER THAT DOES NOT CREATE DOWNSTREAM ISSUES INCLUDING BUT NOT LIMITED TO EROSION, FLOODING- NUISANCE OR OTHERWISE, INTERFERENCE ISSUES, ETC.
5. EXISTING STORM SEWERS AND DRAINAGE DITCHES ADJACENT TO THE WORKS SHALL BE PROTECTED AT ALL TIMES FROM THE ENTRY OF SEDIMENT/SILL THAT MAY MIGRATE FROM THE SITE. FOR STORM SEWERS: ALL INLETS(REAR LOT CATCHBASINS, ROAD CATCHBASINS, PIPE INLETS, ETC.) MUST BE SECURED/FITTED WITH SILTATION CONTROL MEASURES. FOR DRAINAGE DITCHES: THE INSTALLATION OF ROCK CHECK DAMS, SILTATION FENCING. SEDIMENT CONTAINMENT DEVISES MUST BE INSTALLED TO TRAP AND CONTAIN SEDIMENT. THESE SILTATION CONTROL DEVICES SHALL BE INSPECTED AND MAINTAINED PER ITEMS 2 AND 3 ABOVE.
6. IN THE EVENT OF A SPILL(RELEASE OF DELETERIOUS MATERIAL) ON OR EMANATING FROM THE SITE, THE OWNER AGENT SHALL IMMEDIATELY NOTIFY THE MOECC AND FOLLOW ANY PRESCRIBED CLEAN UP PROCEDURE. THE OWNER OR OWNERS AGENT WILL ADDITIONALLY IMMEDIATELY NOTIFY THE TOWN.

(C) UTILITIES CONNECTION

1. SANITARY: (A) MUNICIPAL SANITARY SEWER AVAILABLE ON THE SITE.
2. WATER: (A) SERVICE CONNECTIONS TO BE 25mm DIA. TYPE 'K' SOFT COPPER TUBING UNLESS OTHERWISE NOTED AS PER REGION OF HALTON STANDARDS.
3. STORM: (A) A SUMP PUMP WILL BE REQUIRED TO DRAIN THE BASEMENT FACILITIES.







SITE, GRADING & SERVICING PLAN

LOT 38
REGISTERED PLAN 1322
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

0 5 10 15 Metres

SCALE 1 : 150

J.H. Gelbloom Surveying Limited
Ontario Land Surveyor
2026

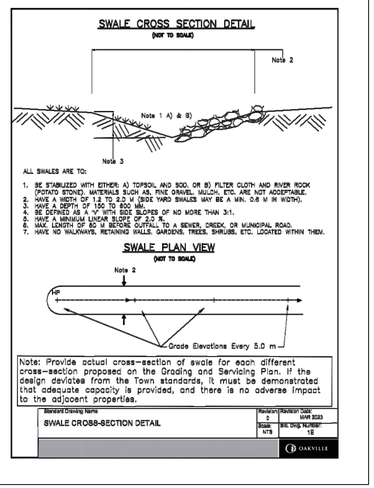
METRIC
Distances shown on this plan are in metres and can be converted to feet dividing by 0.3048.

ITEM DESCRIPTION	PERMITTED (METERS)	ACTUAL OR PROPOSED (METERS)
OAKVILLE BY-LAW	2014-014	
ZONING DESIGNATION	RL1-0	
LOT AREA (MINIMUM)	1393.50 SQ.M.	1444.19 SQ.M.
LOT FRONTAGE (MINIMUM)	30.50	30.47
LOT COVERAGE (MAXIMUM)	361.05 SQ.M.	324.58 SQ.M.
LOT COVERAGE % (MAXIMUM)	25.00%	22.47%
RFA (MAXIMUM)	418.81 SQ.M.	458.27 SQ.M.*
RFA/LOT RATIO (MAXIMUM)	29.00%	31.73% *
FRONT YARD SETBACK (MINIMUM)	12.98	14.81
SIDE YARD SETBACK (MINIMUM)	4.20 & 4.20	4.50 & 6.50
REAR YARD SETBACK (MINIMUM)	10.50	10.50
OVERALL HEIGHT	9.00	8.99

*SUBJECT TO COMMITTEE OF ADJUSTMENTS FILE NO. **

LEGEND

CLF	Chain Link Fence	INV.	Invert Elevation
BF	Board Fence	EG	Established Grade
TFW	Top of Foundation Wall	92.56	Proposed Elevation
MH	Maintenance Hole	T.B.R.	To Be Removed
FF	Finished Floor	TOS	Top of Slope
UP	Utility Pole	BOS	Bottom of Slope
DEC.	Deciduous Tree	CSP	Corrugated Steel Pipe
CON.	Coniferous Tree	WV	Water Valve
ø	Diameter		Hoarding
TOC	Top of Curb		Existing Elevation
BOC	Bottom of Curb		Rain Water Leader
	Entrance		Embankment
HP	High Point		Tree to be Removed
TRW	Top of Retaining Wall		
BRW	Bottom of Retaining Wall		
3	Arborist's Tree Number		
R1-R15	Replacement Trees: 50-60 mm ø Deciduous		



ALL ELEVATIONS TO MATCH THE EXISTING PROPERTY LINE GRADES AT NEIGHBORING PROPERTY LINE.

SWALE WITHIN TPZ REQUIRED TO BE HAND DUG WITH AN ARBORIST PRESENT ON SITE. SUBMIT REPORT POST WORK.

ANY INCREASE IN IMPERVIOUS SURFACE FROM APPROVED PLAN REQUIRED TO BE REVIEWED VIA REVISION PROCESS

NOTE
EAVES DO NOT PROJECT MORE THAN 0.60M INTO PROPOSED SETBACKS.

All NEW water and sanitary main taps are to be performed by Region of Halton forces only

"MUNICIPAL RIGHT OF WAY TO BE RESTORED TO THE SATISFACTION OF TOWN OF OAKVILLE."

"RETAINING WALL GREATER THAN 0.6 M IN HEIGHT REQUIRE RAILING/FENCE TO BE PLACED ON THE RETAINING WALL."

NOTE
"DOWNSPOUTS SHALL DISCHARGE TO GRADE VIA CONCRETE SPLASHPADS, DIRECTED AWAY FROM THE BUILDING AND ADJACENT PROPERTIES."

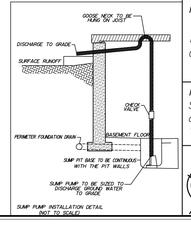
ANY WATER OR SANITARY SERVICE THAT DOES NOT MEET CURRENT REGIONAL STANDARDS MUST BE DISCONNECTED AT THE MAIN, AND A NEW SERVICE CONSTRUCTED AT THE SITE DEVELOPERS EXPENSE.

NOTE
Sewer contractor to verify in the field and provide 2.5m (MIN.) separation between the Water and Sanitary Lines.
Contractor to use existing services.

NOTE
If the existing sanitary service lateral is used, it must be inspected at the property line by the Regional Inspector, and televised by Regional forces PRIOR to connection

NOTE
THIS LOT REQUIRES A SUMP PUMP FOR THE FOUNDATION DRAINS AND SHALL DISCHARGE TO GRADE. COMPLETE WITH BACKFLOW PREVENTER.

NOTE
Service sizes, inverts and types are derived from the Region of Halton Engineering Department Dwg. No. O- 670 The contractor must verify inverts.



SURVEYOR'S CERTIFICATE

I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF A TWO STOREY DWELLING LOCATED AT 312 DALEWOOD DRIVE AND HAVE PREPARED THIS PLAN TO INDICATE THE COMPATIBILITY OF THE PROPOSAL WITH ALL ADJACENT PROPERTIES AND EXISTING MUNICIPAL SERVICES. IT IS MY BELIEF THAT ADHERENCE TO THE PROPOSED ELEVATIONS AND GRADIENTS SHOWN WILL PRODUCE ADEQUATE SURFACE DRAINAGE AND PROPER FACILITY OF THE MUNICIPAL SERVICES WITHOUT DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERNS OR ADJACENT PROPERTIES.

I HEREBY CERTIFY THAT THE DIMENSIONS AND SET-BACKS ARE CORRECTLY SHOWN.

AS PER OBC 9.14.6.1.(1) I CERTIFY THAT THE BUILDING WILL BE LOCATED AND THE SITE GRADING HAS BEEN DESIGNED SO THAT IT WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.

March 17, 2026
DATE

PROVINCE OF ONTARIO LAND SURVEYOR
ANDREW MUSIL
2030

Andrew Musil, OLS.

SITE ADDRESS
312 DALEWOOD DRIVE
OAKVILLE, ONTARIO

MANITA ARORA (OWNER)
7150 TORBRAM ROAD
MISSISSAUGA, ONTARIO

No.	Date	Description	By
1	JANUARY 13, 2026	SITE PLAN	R.H./R.A.
2	MARCH 17, 2026	TOWN COMMENTS	R.A.
3			

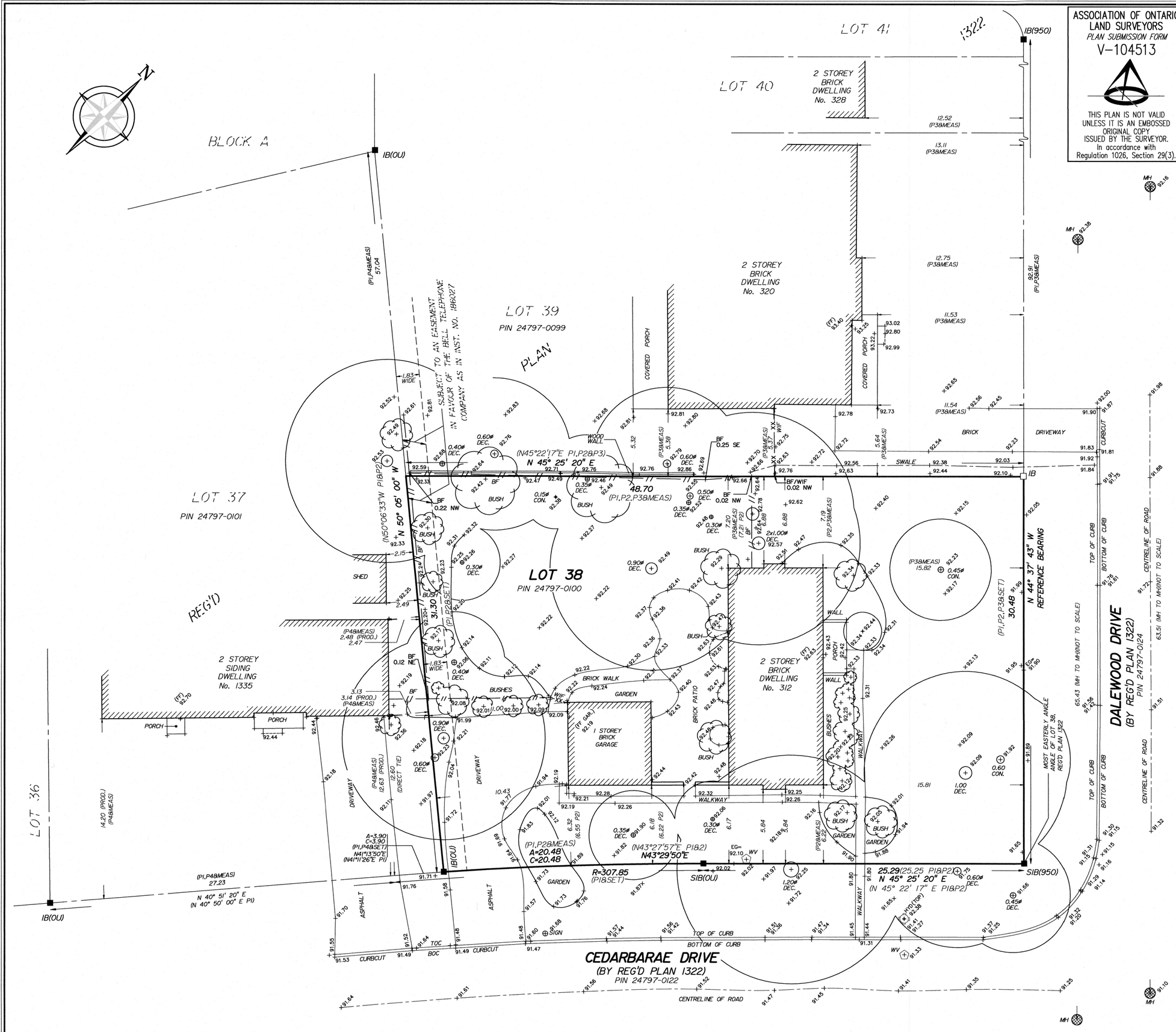
REVISIONS

INFORMATION TAKEN FROM A SURVEY PREPARED BY J. H. GELBLOOM SURVEYING LTD. DATED : SEPTEMBER 5, 2025

BENCHMARK
Elevations are Referred to the Geodetic Survey of Canada Benchmark No. 16, having an Elevation of 79.980 m. (CGVD28. 1978 Adjustment).

J. H. Gelbloom Surveying Limited
Ontario Land Surveyor
476 Morden Road, Unit 102, Oakville, Ont., L6K 3W4
office@jhgsurveying.ca
Phone:(905) 338-8210

Project: 25-131	Checked By: A.M.
Drawn By: R.H.	Party Chief: D.L.



ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-104513

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR. In accordance with Regulation 1026, Section 29(3).

SURVEYOR'S REAL PROPERTY REPORT – PART 1

PLAN OF SURVEY AND TOPOGRAPHY OF

LOT 38
REGISTERED PLAN 1322
TOWN OF OAKVILLE

REGIONAL MUNICIPALITY OF HALTON

0 5 10 15 20 M

SCALE 1 : 200

J. H. Gelbloom Surveying Limited
Ontario Land Surveyor 2025

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SURVEYOR'S REAL PROPERTY REPORT – PART 2

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAY

Subject to an Easement in favour of the Corporation of the Town of Oakville as in Inst. No. 186027

NOTABLES

Note the Location of the fences around subject property.

LEGEND

■	Survey Monument Found
□	Survey Monument Set
SIB	Standard Iron Bar
IB	Iron Bar
(950)	F. G. Cunningham, O.L.S.
(OU)	Origin Unknown
P1	Registered Plan 1322
P2	Plan of Survey by M Connell-Jackson O.L.S. dated September 19, 1966
P3	Plan of Survey by D. Popa Surveying O.L.S. dated May 11, 2017
P4	Plan of Survey by Christopher Peat O.L.S. dated May 25, 1967
FF	Finished Floor
EG	Establish Grade
UP	Utility Pole
DEC.	Deciduous
WV	Water Valve
WIF	Wrought Iron Fence
BF	Board Fence
MH	Maintenance Hole
GAR.	Garage
HYD	Hydrant
N	Denotes North
S	Denotes South
E	Denotes East
W	Denotes West

BENCHMARK

Elevations are Referred to the Geodetic Survey of Canada Benchmark No. 16, having an Elevation of 79.980 m. (CGVD28. 1978 Adjustment)

NOTE

This REPORT can be updated by this office, however NO ADDITIONAL PRINTS of this ORIGINAL REPORT will be issued, subsequent to the DATE OF CERTIFICATION.
All building ties are from the foundation and are perpendicular to property lines, unless otherwise noted.

This REPORT was prepared for Manit Arora and the undersigned accepts no responsibility for use by other parties.

NOTE

Distances shown on this plan are in metres and can be converted to feet by dividing by 0.3048.

BEARING NOTE

Bearings are astronomic, and are referred to the Southwesterly limit of of Dalewood Drive as shown on Reg'd Plan 1322, having a Bearing of N 44° 37' 43" W.

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 5th day of August, 2025.

September 5, 2025
Date

Ashraf Rizk, O.L.S.

Party Chief:	Drawn By:	Checked By:	Project:
D.L.	H.E.	A.R.	25-131

J. H. Gelbloom Surveying Limited
Ontario Land Surveyor
476 Morden Road, Unit 102, Oakville, Ont., L6K 3W4
office@jhgsurveying.ca
Phone:(905) 338-8210



1/4"=1'-0"

FRONT ELEVATION

CONSTRUCTION NOTES

CONTRACTOR TO SITE VERIFY IF DIMENSIONS FOR SPAN OF TRUSS MATCH WITH ON SITE CONDITIONS PRIOR TO ORDERING OF TRUSSES. DESIGNER MUST BE NOTIFIED IMMEDIATELY SHOULD THERE BE ANY DISCREPANCIES

POINT LOADS FROM GIRDER TRUSSES NOT SHOWN ON DRAWINGS. MANUFACTURER TO ACCOUNT FOR POINT LOADS FROM GIRDER TRUSSES IN LVL DESIGNS

ALL BEAMS SHALL HAVE A MINIMUM BEARING OF 4"

ALL STEEL COLUMNS TALLER THAN 12'-0" SHALL BE STRAPPED TO WOOD STUDS

ANY DISCREPANCIES DISCOVERED SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY

QUALIFICATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATIONS AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE (O.B.C.) TO BE A DESIGNER.

QUALIFICATION INFORMATION

AAMOU RAFIQ	**113576**
NAME	B.C.I.N.
LUCID HOMES INC.	**114457**
FIRM NAME	B.C.I.N.

LUCID HOMES

LUCID HOMES INC.
CUSTOM HOME AND RENOVATION DESIGN
1435 CORNWALL RD - UNIT D2
OAKVILLE ON - L6J 7T5
T: 416.566.6588 E: INFO@LUCIDHOMES.CA
WWW.LUCIDHOMES.CA

GENERAL NOTES

DRAWINGS ARE TO BE READ NOT SCALED. DESIGN AND CONSTRUCTION OF THIS BUILDING SHALL COMPLY WITH ONTARIO BUILDING CODE, AS AMENDED. DRAWINGS NOT INTENDED FOR PERMIT OR CONSTRUCTION UNLESS SIGNED BY DESIGNER OR ENGINEER. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED. CONTRACTOR TO SITE VERIFY DIMENSIONS AND ANY DISCREPANCIES DISCOVERED SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY. THE DRAWINGS AND DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF LUCID HOMES INC. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT CONSENT OF THE DESIGNER.

REVISION LIST

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DRAWING TITLE:	ARCHITECTURAL ELEVATIONS
DRAWN BY:	PR **CHECKED BY:** -
ADDRESS:	312 DALEWOOD DR, OAKVILLE
PROJECT NO:	2025-039 **SCALE:** 1/4" : 1'-0"
SHEET NO.	A201

SPATIAL SEPARATION CALC. AS PER 9.10.15.4. OF OBC		
EXPOSING BUILDING FACE:	113.43 SQM	
UNPROTECTED OPENINGS:	12.73 SQM	11.22%
PERMITTED:	21.55 SQM	19.00%



1/4"=1'-0"

LEFT ELEVATIONS

CONSTRUCTION NOTES

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5	-	MM.DD.YYYY

DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: PR **CHECKED BY:** -
ADDRESS: 312 DALEWOOD DR, OAKVILLE
PROJECT NO: 2025-039 **SCALE:** 1/4" : 1'-0"
SHEET NO. A202



1/4":1'-0"

REAR ELEVATION

CONSTRUCTION NOTES

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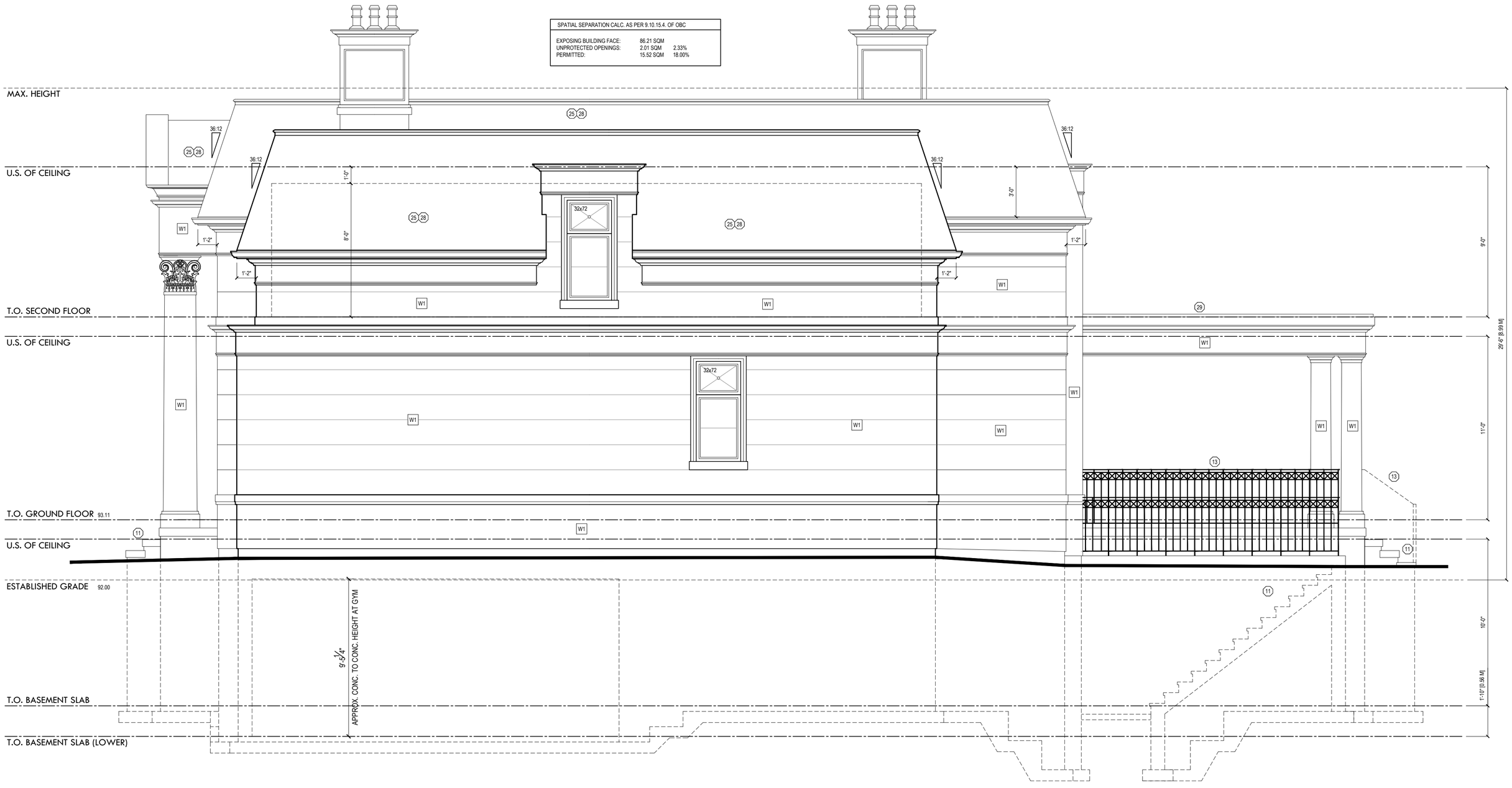
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4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

DRAWING TITLE:	ARCHITECTURAL ELEVATIONS
DRAWN BY:	PR **CHECKED BY:** -
ADDRESS:	312 DALEWOOD DR, OAKVILLE
PROJECT NO:	2025-039 **SCALE:** 1/4" : 1'-0"
SHEET NO.	A203

SPATIAL SEPARATION CALC. AS PER 9.10.15.4. OF OBC		
EXPOSING BUILDING FACE:	86.21 SQM	
UNPROTECTED OPENINGS:	2.01 SQM	2.33%
PERMITTED:	15.52 SQM	18.00%



1/4":1'-0"

RIGHT ELEVATION

CONSTRUCTION NOTES

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LUCID HOMES INC.	**114457**
FIRM NAME	B.C.I.N.

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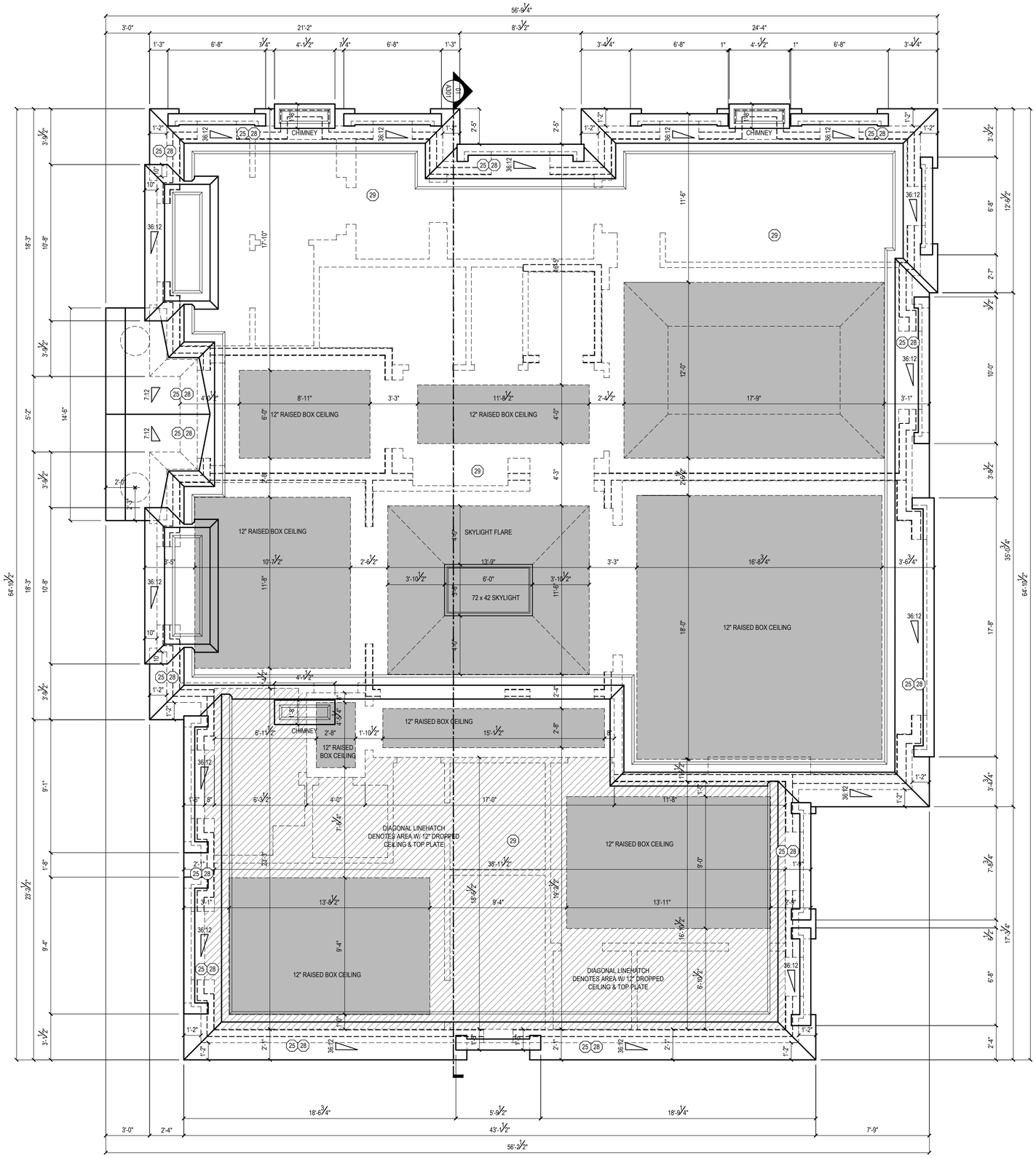
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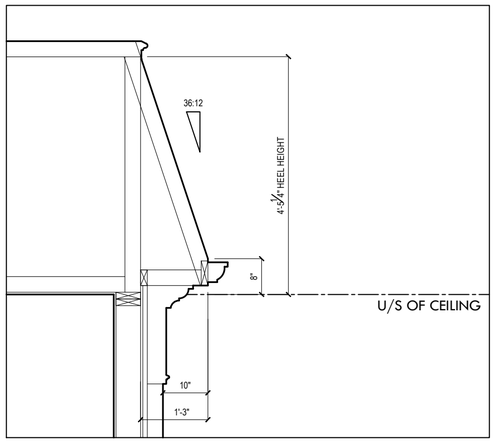
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DRAWING TITLE:	ARCHITECTURAL ELEVATIONS
DRAWN BY:	PR **CHECKED BY:** -
ADDRESS:	312 DALEWOOD DR, OAKVILLE
PROJECT NO:	2025-039 **SCALE:** 1/4" : 1'-0"
SHEET NO.	A204



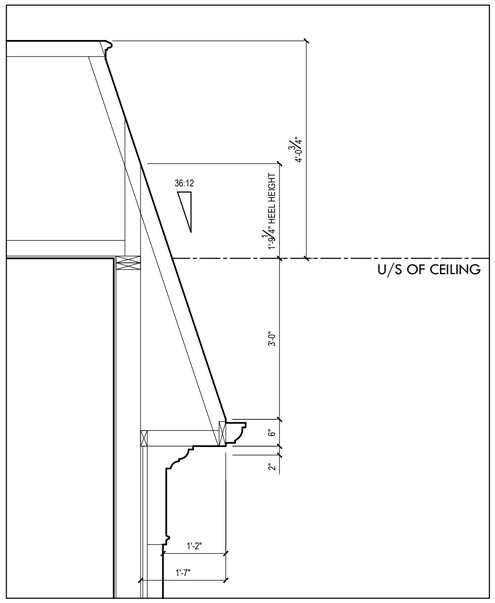
3/16"-1'-0"

ROOF PLAN



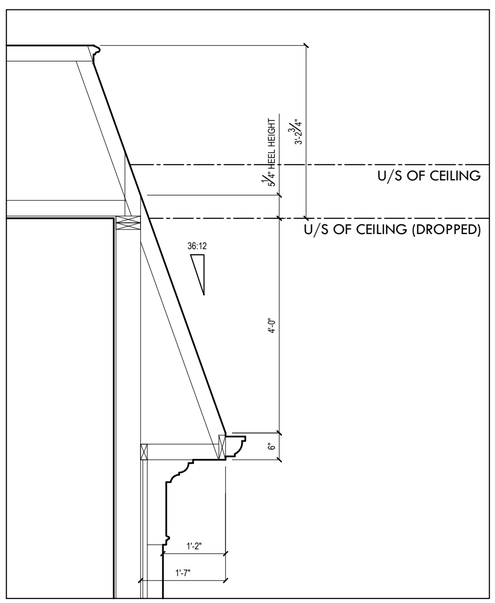
1/2"-1'-0"

01-ROOF DETAIL



1/2"-1'-0"

02-ROOF DETAIL



1/2"-1'-0"

03-ROOF DETAIL

QUALIFICATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATIONS AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE (O.B.C.) TO BE A DESIGNER.

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3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

DRAWING TITLE:	ROOF PLAN		
DRAWN BY:	PR	**CHECKED BY:**	-
ADDRESS:	312 DALEWOOD DR, OAKVILLE		
PROJECT NO:	2025-039	**SCALE:**	3/16" : 1'-0"
SHEET NO.	A103		

Notice of Public Hearing
Committee of Adjustment Application

File # A/062/2026

Electronic hearing:
By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday, April 29, 2026 at 7 p.m.

Why am I receiving this notice?
You are receiving this notice because the applicant noted below has submitted a minor variance application to the Town of Oakville. As stipulated by the *Planning Act*, notice must be provided to property owners within 60 metres (200 ft.) of the area to which the application applies. Further details of this application, including drawings, can be viewed online at Agendas & Meetings (oakville.ca).

Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
H. Xie	Rebecca Muise/Peter Giordano David Small Designs 1505 Cornwall Rd Suite 4 Oakville ON, L6J 7T5	463 Candler Rd PLAN 626 LOT 38

Zoning of property: RL3-0, Residential

Variance request:
Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit the construction of a two-storey detached dwelling on the subject property proposing the following variances to Zoning By-law 2014-014:

1. To permit a maximum residential floor area ratio of 47%, whereas a maximum residential floor area ratio of 41% permitted.

2. To permit a minimum front yard of 8.37 metres, whereas a minimum front yard of 9.79 metres is required in this instance.

How do I participate if I have comments or concerns?

Submit written correspondence
Although there are no third-party appeal rights, you are entitled to notice and may make written submissions before the application is considered by the Committee of Adjustment. You can send your written comments regarding the application by email (preferred) or regular mail to the Secretary-Treasurer noted below. Include your name, address and application number or address of the property in which you are providing comments. To allow all Committee of Adjustment members the opportunity to review and consider your comments, please provide your written submissions to be received no later than noon the day before the hearing date.

Please be advised that any written correspondence submitted to the Town of Oakville regarding this application will be made public pursuant to the *Planning Act* and *Municipal Freedom of Information and Protection Act*.

Participate in the electronic hearing by videoconference.
Pre-register as a delegation by contacting the Secretary-Treasurer noted below by email or telephone no later than noon the day before the hearing date. You are encouraged to pre-register as a delegation as soon as possible in order to facilitate an orderly registration process. Pre-registered delegates will be provided with access codes and instructions to enter the electronic hearing.

Watch the hearing:
If you do not wish to participate, but would like to follow along, the hearing will be publicly live-streamed on the Town of Oakville's Live Stream webpage at oakville.ca. The live-stream will begin just before 7 p.m.

More information:
Town departments and agency comments regarding this application will be available online at Agendas & Meetings (oakville.ca) by noon on the Friday before the hearing date.

Notice of decision:
If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer noted below. The written request must be received before noon the day before the hearing date. This will entitle you to be notified of any future Ontario Land Tribunal proceedings.

Contact information:
Jen Ulcar
Secretary-Treasurer, Committee of Adjustment
1225 Trafalgar Road
Oakville, ON L6H 0H3
Phone: 905-845-6601 ext. 1829
Email: coarequests@oakville.ca

Date mailed:
April 13, 2026

A/062/2026 - 463 Candler Road



4/8/2026, 11:11:03 AM

Applicant Name Address

Wards

Ownership

1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

Town of Oakville
2021 Town of Oakville

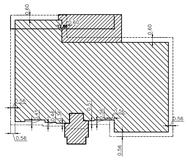
Regional Approval

Region Design Of Water &/or Wastewater Services Approval Subject To Detail Construction Conforming To Halton Region Standards & Specifications & Location Approval From Area Municipality.

Signed: _____ Dated: _____
Infrastructure Planning & Policy

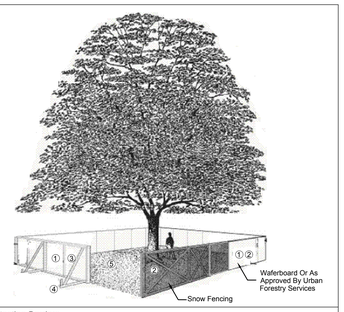
The Approval Of The Water System On Private Property Is The Responsibility Of, The Local Municipality, Regardless, The Applicant Must Ensure That The Region Of Halton's Standards Are Met. (The Water And Wastewater Linear Design Manual May Be Obtained On Halton.ca Or By Calling 311) All Water Quality Tests Must Be Completed To The Region Of Halton's Satisfaction Before The Water Supply Can Be Turned On.

Lot Coverage Diagram 1:300



Lot Coverage

House Footprint	209.91 sm
Proposed Front Porch	9.4 sm
Proposed Rear Porch	25.91 sm
Total Coverage	245.22 sm 34.98%



Tree Protection Barriers

Tree Protection Barriers Must Be 1.2m (4ft.) 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 (4ft.) High And Consist Of Orange Plastic Web Snow Fencing On A Wood Frame Made Of 2x4'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 Excavation Of Any Kind Is Permitted Within The Tree Protection Zone.

Base Information:

Base Information Taken From Plan Of Survey
BY: Young & Young Surveying
Dated: September 11, 2024

Location

Lot 38
Registered Plan 626
Town Of Oakville
Regional Municipality Of Halton

City Benchmark

Elevations Are Geodetic And Are Referred To The Town Of Oakville Benchmark No.33 Having A Published Elevation Of 98.26 Meters.

*TFW (Top Of Foundation Wall)

Floor Sill Plate On Inside Face Of Foundation.
- See Reduced Thickened Foundation Wall Detail & Reverse Veneer Detail For Foundation Wall Ledge Condition On Outside Face Of Foundation Walls.
- Extent Of Each Type To Be Determined By Contractor On Site During Construction

**U/F (Under Side of Footing)

- U/F Denotes Minimum Depth Of Under Side of Footing.
- Under Side of Footing May Differ Depending On Basement Conditions. See Floor Plans And Elevations For Specific Under Side Of Footing Conditions .
- Footings To Be Min 1.2m Below Grade

General Notes:

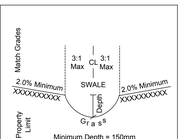
1. Do Not Scale Drawings

2. These Plans Are To Remain The Property Of The Designer And Must Be Returned Upon Request. These Plans Must Not Be Used In Any Other Location Without The Written Approval Of The Designer.

3. All Works To Be In Accordance With The Ontario Building Code And All Code References Refer To O.B.C. 2012 Division 'b'

Legend

3R	Main Level Entrance/Exit
3R	Lower Level Entrance/Exit
	Property Line
	Existing To Be Removed
102.05	Existing Spot Elevation
102.05 x	Proposed Spot Elevation
	Rainwater Downspouts
AC	Air Conditioner
	Solid Hoarding
	Framed Hoarding
	ESC Or Silt Fence Hoarding
AD	Area Drain
0.300DC	Denotes Coniferous Tree (with trunk diameter) To Remain
0.300DD	Denotes Deciduous Tree (with trunk diameter) To Remain
0.300DC	Denotes Tree (with trunk diameter) To Be Removed
R# SPECIES	Denoted Replacement Tree Native Species Min 60mm Caliper For Deciduous And 1.8m Height For Coniferous (SPECIES) Refers To Type of Replacement Tree As Per Arborist Report (R#) Refers To Replacement Tree Number Corresponding w/ Arborist Report
#	Denotes Tree Number Corresponding w/ Arborist Report

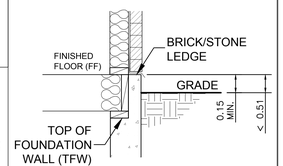


Typical Swale Detail nts

Downspouts:

Downspouts shall discharge to grade via concrete splash pads, directed away from the building to prevent erosion and percolation to the weeping tile. Downspouts shall not typically discharge in between houses, only to the front and rear yards.

Top of Foundation Wall Conditions 1:20

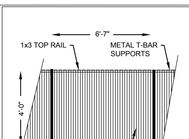


TFW - Reverse Veneer
(UP-STAND)

NOTES:
1.) It is the responsibility of the client to ensure that all architects, engineers, and
contractors involved with the project be provided with a copy of the entire Arborist Report and Tree Preservation Plan for review prior to the commencement of construction activities on this site.
2.) All subject site trees 15cm DBH or greater and any hedge with stems that measure
15 cm DBH or greater are protected by the Private Tree Protection By-Law (2017-038). All Town-owned trees regardless of DBH are protected by the Trees
on Town Property By-Law (2009-025).
3.) A tree's root system extends 2-3 times beyond the edge of the canopy/dripline. As
Tree Protection Zone (TPZ) hoarding protects only that portion of the root system
governed by municipal regulations, most trees on urban residential properties may
sustain a degree of injury (including but not limited to root severance, soil compaction and disturbance) during proposed construction activities.

NOTES:
1.) As required by the Town of Oakville, all site servicing (water, sanitary, gas and hydro) must be outside the minimum TPZ of Town trees. Where this is not
possible, trenchless method such as directional boring must be used under supervision of the project arborist.
2.) Reconfiguration/straightening of the existing subject site driveway will encroach approx. 0.2m into the minimum 4.8m TPZ for Tree #2. A Certified Consulting Arborist shall be on-site during hand digging (no heavy equipment) of the proposed driveway widening within the TPZ of Tree #2 to determine the size and quantity of roots that could be affected. Any roots in the immediate area of the excavation shall be assessed and, if feasible and reasonable, be properly pruned by the attending Arborist. This action is anticipated to minimize the extent of root injury and provide any pruned roots with the best opportunity to regenerate.
3.) The existing asphalt driveway surface within the drip-line of Tree #2 shall be
removed by hand (no heavy equipment) and the existing driveway base reused
(no excavation – re-grading only) to minimize the potential for root injury.

NOTES:
1.) Excavation for the proposed rear yard paverstone terrace will encroach approx. 1m into the minimum 4.2m TPZ for Tree #8.
2.) A Certified Consulting Arborist shall be on-site during the proposed rear yard
paverstone terrace excavation to determine the size and quantity of Tree #8's roots that could be affected. Any roots in the immediate area of the excavation
shall be assessed and, if feasible and reasonable, be properly pruned by the attending Arborist. This action is anticipated to minimize the extent of root injury and provide any pruned roots with the best opportunity to regenerate.
3.) A Tree Protection Audit report documenting the results of the on-site supervision shall be prepared by the project Consulting Arborist for submission to the Town of Oakville's Urban Forestry Department.



Tree Protection Barriet Detail nts

Underground Utilities:

The Location Of Underground Services Shown On This Plan Is Only Approximate And Is For Planning And Design Purposes Only. This Information Must Not Be Assumed To Be Complete Or Up-To-Date And An On-Site Locate Must Be Ordered Prior To Any Excavation. David W. Small Designs Inc. Accepts No Responsibility For Any Claims Or Losses Due To Improper Use Of This Information.

Notes:

There Are To Be No Grad Changes Within 0.3m Of Common Property Lines

The Existing Sanitary Lateral Must Be Inspected at The property Line By Regional Inspector, And Televised By Regional Forces Prior To Connection. A Lateral That Does Not Meet Current Regional Standards Must Be Disconnected At The Main. A Revision To The Service Permit Drawings And Payment Of Applicable Fees Is Required.

Existing Services Must Be Disconnected At The Main By The Contractor

All Water And Sanitary Main Taps Are To Be Preformed By Region Of Halton Forces Only

Contractor To Determine Existing Inverts And Report Any Discrepancies To The Engineer

Contractor To Determine San. Inverts On Site And Determine If San. Ejector Pump Is Required

STORM INVERT @ MAIN UNKNOWN. IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE GRAVITY FLOW FROM PROPOSED BASEMENT FLOOR ELEVATION. IF A GRAVITY CONNECTION CANNOT BE ACHIEVED FROM THE PROPOSED BASEMENT FLOOR ELEVATION A SUMP PUMP IS TO BE INSTALLED AS PER OBC + MUNICIPAL REQUIREMENTS.

THE EXISTING SANITARY SERVICE LATERAL MUST BE INSPECTED AT THE PROPERTY LINE BY THE REGIONAL INSPECTOR AND TELEVISED BY REGIONAL FORCES PRIOR TO CONNECTION

NOTE: CONTRACTOR TO DETERMINE EXISTING INVERTS AND REPORT ANY DISCREPANCIES TO THE ENGINEER

ALL WATER AND SANITARY TAPS ARE TO BE PREFORMED BY REGION OF HALTON FORCES ONLY

EXISTING SERVICES MUST BE DISCONNECTED AT THE MAIN BY CONTRACTOR

Sump Pump Notes:

a) Sump pumps shall discharge via pipe directly to a storm sewer as indicated on site plan.

b) Air gap and back flow preventer required for the storm service.

c) Storm service to be made of 150mm Dia. PVC pipe from house to storm sewer main.

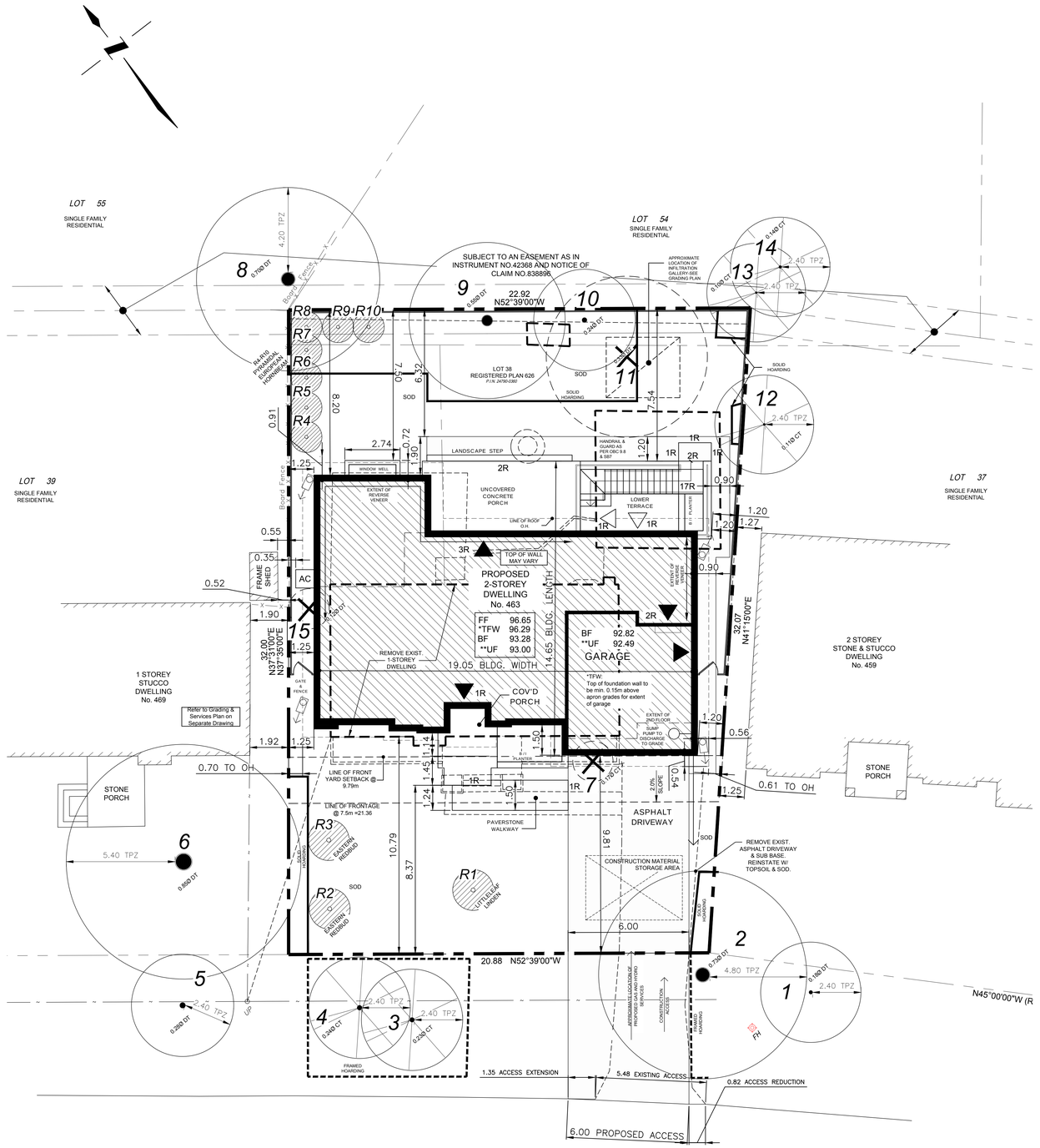
d) Storm inverts as noted on site plan.

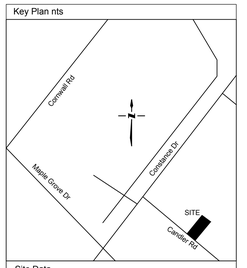
General Notes:

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2. These Plans Are To Remain The Property Of The Designer And Must Be Returned Upon Request. These Plans Must Not Be Used In Any Other Location Without The Written Approval Of The Designer.

3. All Works To Be In Accordance With The Ontario Building Code And All Code References Refer To O.B.C. 2012 Division 'b'





Site Data

Lot Area	700.97 sm	(0.07 ha)
Zoning		RL3-0
Established Grade		96.10
Floor Area		
Ground Floor (Includes 79.4 sf of Stairs & 37.0 sf of Elev.)	166.42 sm	1791.37 sf
Second Floor (Includes 71.2 sf of Stairs & Excludes 53.34 sf of O.T.B & 25.8 sf of Elev.)	160.93 sm	1732.33 sf
Total Area	327.35 sm	3523.70 sf
Garage (Measured to Inside Face of Garage Walls)	39.19 sm	421.9 sf
Finished Basement (Measured to Inside Face of Finished Basement Walls)	158.12 sm	1702.0 sf
Lot Coverage		
Proposed Footprint (Including Garage)	30.84%	209.91 sm
Proposed Front Covered Porch	1.46%	9.4 sm
Proposed Rear Covered Porch	3.70%	25.91 sm
Total Proposed Coverage	34.98%	245.22 sm
Max Allowed Coverage	35.00%	245.34 sm
Landscaping		
Landscape Area		144.10 sm

The Undersigned Has Reviewed And Takes Responsibility For This Design, And Has The Qualifications And Meets The Requirements Set Out In The Ontario Building Code To Be A Designer.
Qualification Information Required Unless The Design Is Exempt Under Division C-3.2.5.1. Of the 2024 ONTARIO Building Code.

Peter Giordano — 25061
Name — Signature — BCIN

Registration Information Required Unless The Design Is Exempt Under Division C-3.2.4.1. Of the 2024 ONTARIO Building Code.

DAVID W. SMALL DESIGNS INC. — 29999
Firm Name — BCIN

no.	date	revision / comment
8	Feb 11/26	Client Requested Revisions
7	July 21/25	Client Requested Revisions
6	July 03/25	Dry-Flood Protection per Conservation Comments
5	June 23/25	Client Requested Revisions
4	May 06/25	Lot Grading Coordination
3	Mar 20/25	Lot Grading Coordination
2	Mar 13/25	Arborist Coordination
1	Feb 25/25	Issued To Owner For Zoning Approvals

Project:

The Xie Home
463 Candler
Lot 38
Registered Plan 626
Town of Oakville,
Regional Municipality of Halton

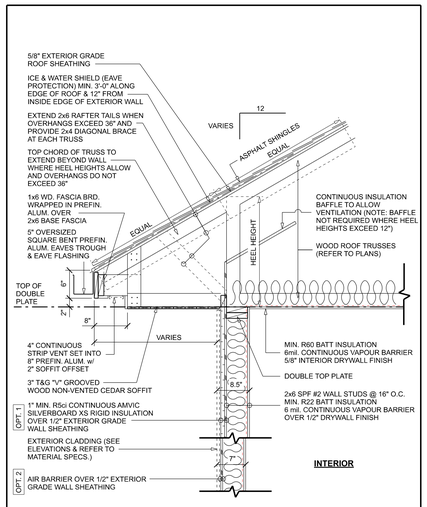
Drawing:

Site Plan

Scale: 1:100
Date: Feb 2025
Dwn by: SE
Proj. no.: 24 - 2120

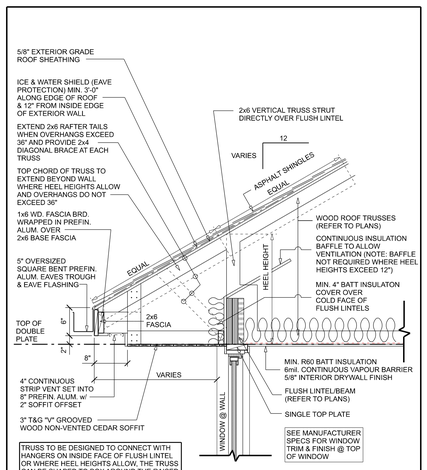
SP

David Small Designs
Architecture + Interior Design



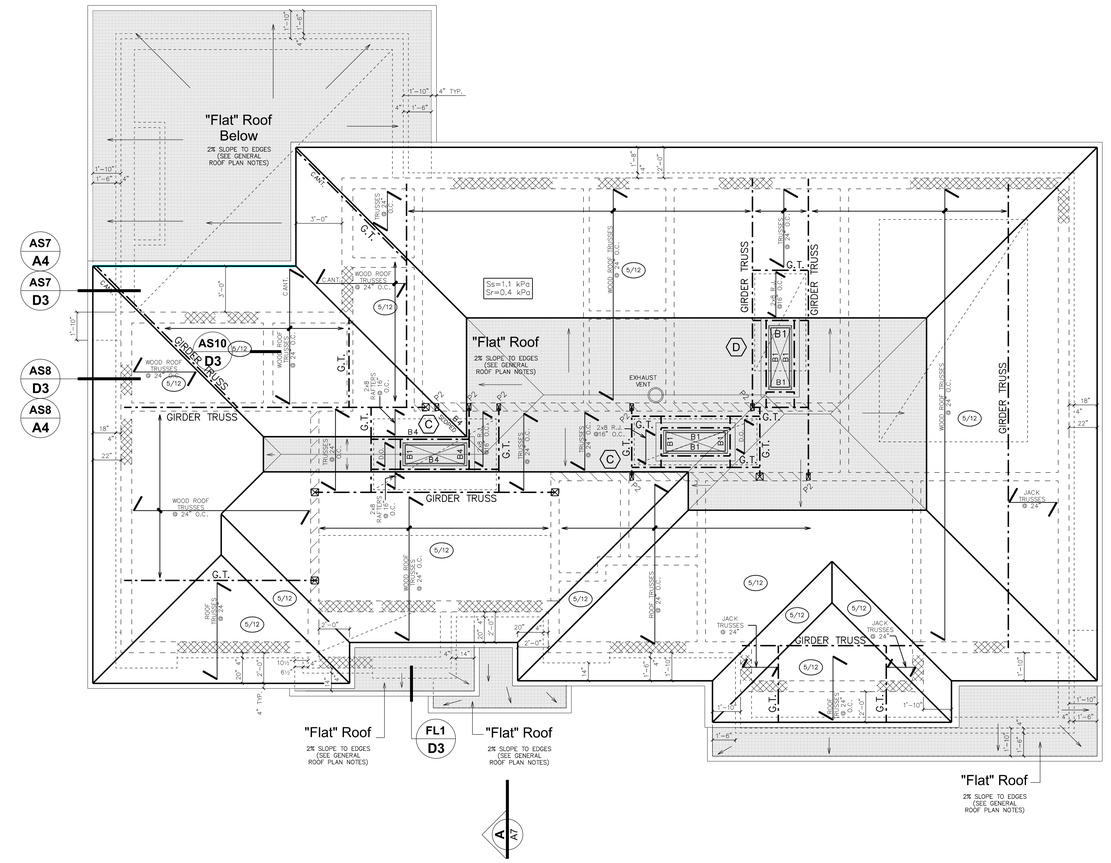
AS7 / A4 Typical Roof Truss Overhang Detail
(WITH VARYING OVERHANGS)

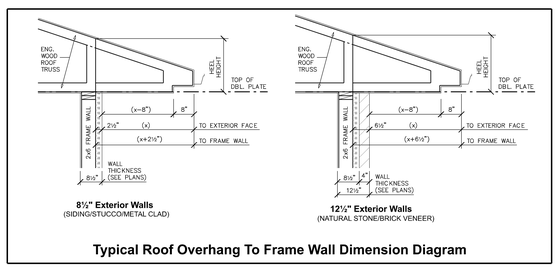
SCALE: 3/4" = 1'-0"



AS8 / A4 Typical Roof Truss Overhang Detail
(@ FLUSHED LINTEL)

SCALE: 3/4" = 1'-0"





Typical Roof Overhang To Frame Wall Dimension Diagram

Percentage Flat Roof Area

Total Roof Area	- 2,193.80 sf.
Flat Roof Area	- 370.50 sf.
% Flat Roof Area	- 16.89%

For Structural Design Only

REGISTERED PROFESSIONAL ENGINEER
L. W-K TSE
FEB 17/26
PROVINCE OF ONTARIO

TSE TAG No. DS 1496

Structural Engineering Design By:
Tse Consultants Inc. 416 543-3088

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the ontario building code to be a designer.
Qualification information required unless the design is exempt under Division C - 3.2.5.1. of the 2024 ontario building code.

Peter Giordano — Name — Signature — 25061 BCIN

Registration information required unless the design is exempt under Division C - 3.2.4.1. of the 2024 Ontario Building Code.

David W. Small Designs Inc. — Firm Name — 29999 BCIN

Roof Notes

Note: all over-hangs are 4" inset from stone facing on ground floors (typical)

Note: all upper roof overhangs are to be 1'-10" U.N.O.

All roof slopes to be 5/12 unless noted otherwise

- (A) 2'-2"x3'-10" skylight installed w/ curb & flashing as req'd by manuf. specs.
- (C) 4'-2"x1'-6" skylight installed w/ curb & flashing as req'd by manuf. specs.
- (D) 1'-6"x4'-2" skylight installed w/ curb & flashing as req'd by manuf. specs.

= Interior Load-Bearing Walls

= Flat Roof - 2% Slope to Edges (See General Roof Plan Notes)

= Flush Lintel - See Detail

Drawing Legend

- Joist direction
- Floor drain
- Interconnected smoke alarm w/ visual indicator
- CO Alarm
- Post above
- 20"X28" Attic access hatch
- Typical 'P3' post UNO

no.	date	revision / comment
4	Feb 17/26	Client Requested Revisions
3	July 21/25	Client Requested Revisions
2	June 23/25	Client Requested Revisions
1	Feb 25/25	Issued To Owner For Zoning Approvals

Project:

The Xie Home
463 Candler Road
Part of Lot 38
Registered Plan 626
City of Oakville,
Regional Municipality of Halton

Drawing:

Roof Plan

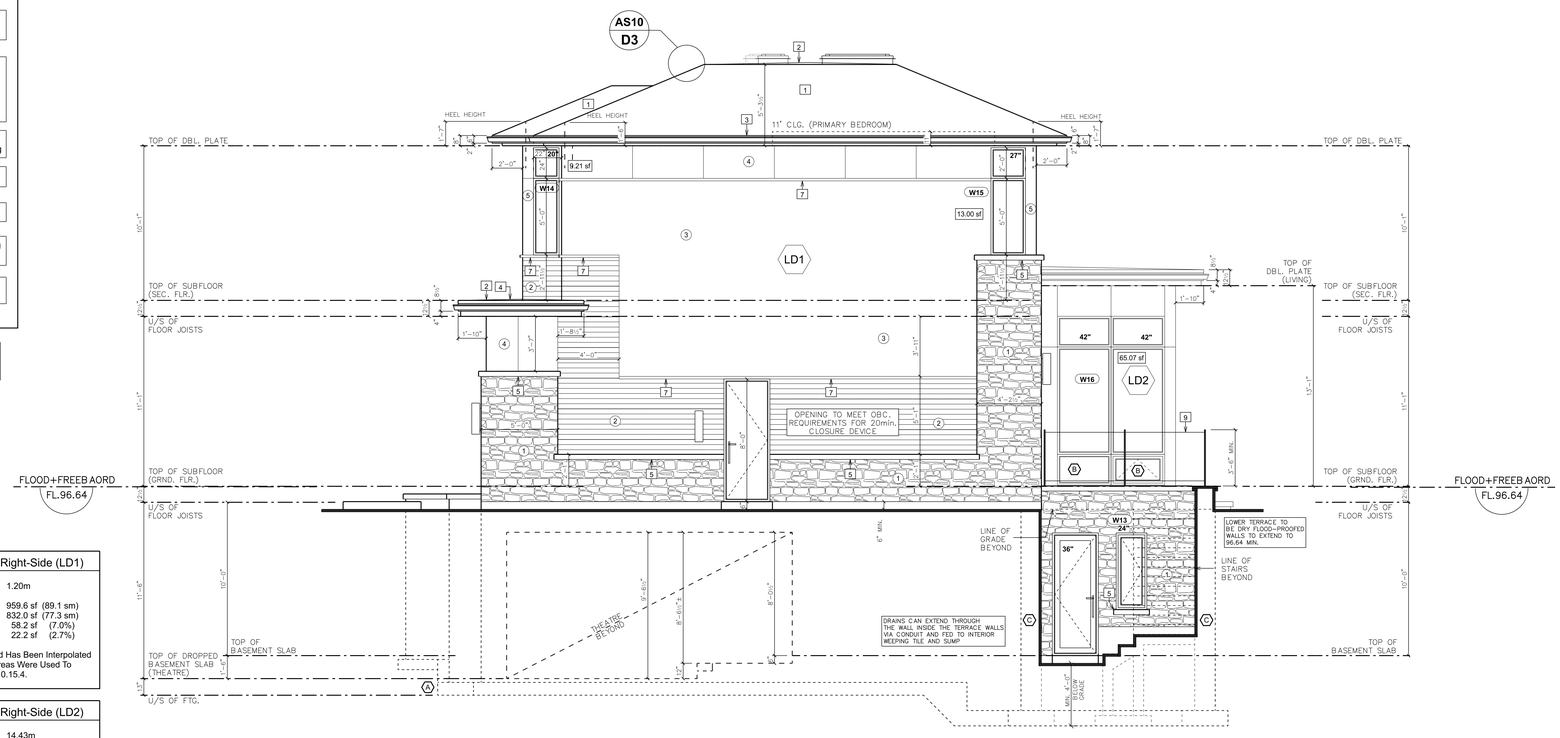
Scale: 1/4"=1'-0"
Date: Feb 2025
Dwn by: BS
Proj. no.: 24-2120

A4

David Small Designs
Architecture + Interior Design



Front (South) Elevation



Right-Side (East) Elevation

SEE FLOOR PLANS & ROOF PLAN FOR FLUSH LINTEL LOCATIONS

Elevation Notes

(2) Prefinished 'natural' wood siding to comply with ONT. Reg. 332/12 subsection 9.27.6. Lumber-siding and table 9.27.5.4.

(2) Blocking or furring for the attachment of siding to comply with 9.27.5.2 and 9.27.5.3. and as per manufacturer's specifications

(3) All stucco to be 'DuROCK' EIFS P.U.C.C.S. exterior insulation and finish system CCMC 12969R approved -install as per OBC, 9.28. and manufacturer's specifications --note use 'Polar Bear' by DuROCK for air/moisture barrier below stucco in place of Tyvek or equivalent product specified for all walls not clad in stucco

Note: Where masonry does not extend to soffit, overhang dimension shown will be dimensioned from face of wall sheathing

Note: Refer to roof plan for all roof slopes and overhang info

(A) Stepped footing per OBC 9.15.3.9.

(B) Glazing to be tempered glass (If operable window provide opening restrictor) - Comply with OBC 9.8.8.1 (5) and (6)

(C) 16" Reinforced Poured Concrete Wall w/ 36" Wide x 12" Deep Concrete Footing c/w 2-Runs 15M Rebar

NOTE: THE FULL BASEMENT MUST BE DRY-FLOOD PROOFED

Unprotected Openings Calculations - Right-Side (LD1)

Limiting Distance	1.20m
Total Exposed Building Face	959.6 sf (89.1 sm)
Wall Area: Plane - LD1	832.0 sf (77.3 sm)
Opening Area Allowed	58.2 sf (7.0%)
Opening Area Proposed	22.2 sf (2.7%)

Please Note The Figure For % Openings Allowed Has Been Interpolated Based On O.B.C. Table 9.10.15.4 And Glazed Areas Were Used To Calculate Proposed Openings As Allowed By 9.10.15.4.

Unprotected Openings Calculations - Right-Side (LD2)

Limiting Distance	14.43m
Total Exposed Building Face	959.6 sf (89.1 sm)
Wall Area: Plane - LD2	127.6 sf (11.9 sm)
Opening Area Allowed	127.6 sf (100.0%)
Opening Area Proposed	65.1 sf (51.0%)

Please Note The Figure For % Openings Allowed Has Been Interpolated Based On O.B.C. Table 9.10.15.4 And Glazed Areas Were Used To Calculate Proposed Openings As Allowed By 9.10.15.4.

Drawing Legend

1.0 Materials

(1) Natural Stone

(2) 4" Prefinished Horizontal Wood Siding

(3) Pigmented Epoxy Stucco

(4) ACM Panel

(5) Prefin. Alum. Panel - Corner Windows

2.0 Roofing

[1] 40 Year Asphalt Shingles

[2] 2-Ply Torched On Rubber Membrane Roof Sloped To 2% To Outside Edge On 1/2" Plywood Roof Sheathing On Roof Trusses/Joists

3.0 Trim, Cornice, Moulding, & Gutter Notes

[3] 6" Prefinished Aluminum Stepped Fascia c/w Starter Strip & Drip Edge Composed of 5" Square Bent Prefinished Aluminum Eaves Trough W/ 2" Inset Reveal

[4] 12" Wide Prefinished Aluminum Fascia c/w Starter Strip & Drip Edge 1"x12" Base Fascia Board 1"x6" Flat Stock 5" Square Bent Prefinished Aluminum Eaves Trough

[5] 4" Cut Stone Sill c/w 2" Projection

[6] 4" Cut Stone Coping Cap w/ 2" Projection

[7] 2" Prefinished Metal Sill Flashing

4.0 Railing, Post

[9] Frameless Tempered Glass Panels Min. 42" Above Fin. Decking - Contractor To Provide Shop Drawing To Inspector Prior To Installation To Ensure They Meet All Aspect Of OBC. 9.8. & SB-13 Of The Supplement

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the ontario building code to be a designer.
Qualification information required unless the design is exempt under Division C - 3.2.5.1. of the 2024 ontario building code.

Peter Giordano — Signature — 25061 BCIN

Registration information required unless the design is exempt under Division C - 3.2.4.1. of the 2024 Ontario Building Code.

David W. Small Designs Inc. — 29999 BCIN

no.	date	revision / comment
7	Mar 02/26	Client Requested Revisions
6	Feb 17/26	Client Requested Revisions
5	Aug 07/25	3-Pce Below Front Planter Adjusted
4	July 21/25	Client Requested Revisions
3	July 03/25	Dry-Flood Notes added per City Comments
2	June 23/25	Client Requested Revisions
1	Feb 25/25	Issued To Owner For Zoning Approvals

Project:

The Xie Home
463 Candler Road
Part of Lot 38
Registered Plan 626
City of Oakville,
Regional Municipality of Halton

Drawing:

Front & Right-Side Elevations

Scale: 1/4"=1'-0"
Date: Feb 2025
Dwn by: BS
Proj no.: 24-2120

A5

David Small Designs
Architecture + Interior Design

Elevation Notes

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Note: Where masonry does not extend to soffit, overhang dimension shown will be dimensioned from face of wall sheathing

Note: Refer to roof plan for all roof slopes and overhang info

(A) Stepped footing per OBC 9.15.3.9.

(B) Glazing to be tempered glass (If operable window provide opening restrictor) - Comply with OBC 9.8.8.1 (5) and (6)

(C) 16" Reinforced Poured Concrete Wall w/ 36" Wide x 12" Deep Concrete Footing c/w 2-Runs 15M Rebar

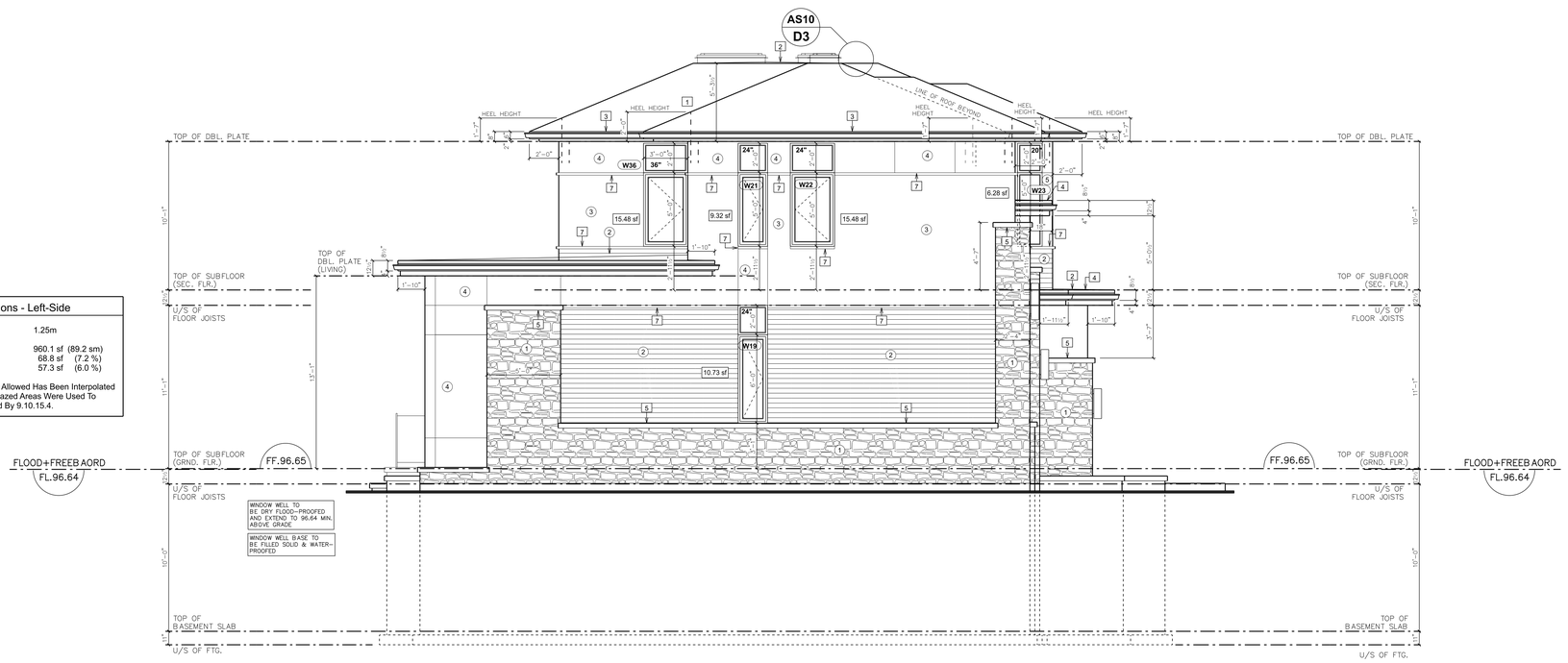
NOTE: THE FULL BASEMENT MUST BE DRY-FLOOD PROOFED



Rear (North) Elevation

Unprotected Openings Calculations - Left-Side	
Limiting Distance	1.25m
Wall Area	960.1 sf (89.2 sm)
Opening Area Allowed	68.8 sf (7.2 %)
Opening Area Proposed	57.3 sf (6.0 %)

Please Note The Figure For % Openings Allowed Has Been Interpolated Based On O.B.C. Table 9.10.15.4 And Glazed Areas Were Used To Calculate Proposed Openings As Allowed By 9.10.15.4.



Left-Side (West) Elevation

SEE FLOOR PLANS & ROOF PLAN FOR FLUSH LINTEL LOCATIONS

Drawing Legend

1.0 Materials

(1) Natural Stone

(2) 4" Prefinished Horizontal Wood Siding

(3) Pigmented Epoxy Stucco

(4) ACM Panel

(5) Prefin. Alum. Panel - Corner Windows

2.0 Roofing

[1] 40 Year Asphalt Shingles

[2] 2-Ply Torched On Rubber Membrane Roof Sloped To 2% To Outside Edge On 1/2" Plywood Roof Sheathing On Roof Trusses/Joists

3.0 Trim, Cornice, Moulding, & Gutter Notes

[3] 6" Prefinished Aluminum Stepped Fascia c/w Starter Strip & Drip Edge Composed of 5" Square Bent Prefinished Aluminum Eaves Trough W/ 2" Inset Reveal

[4] 12" Wide Prefinished Aluminum Fascia c/w Starter Strip & Drip Edge 1"x12" Base Fascia Board 1"x6" Flat Stock 5" Square Bent Prefinished Aluminum Eaves Trough

[5] 4" Cut Stone Sill c/w 2" Projection

[6] 4" Cut Stone Coping Cap w/ 2" Projection

[7] 2" Prefinished Metal Sill Flashing

4.0 Railing, Post

[9] Frameless Tempered Glass Panels Min. 42" Above Fin. Decking - Contractor To Provide Shop Drawing To Inspector Prior To Installation To Ensure They Meet All Aspect Of OBC. 9.8. & SB-13 Of The Supplement

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the ontario building code to be a designer.
Qualification information required unless the design is exempt under Division C - 3.2.5.1. of the 2024 ontario building code.

Peter Giordano — Name — Signature — 25061 BCIN

Registration information required unless the design is exempt under Division C - 3.2.4.1. of the 2024 Ontario Building Code.

David W. Small Designs Inc. — Firm Name — 29999 BCIN

no.	date	revision / comment
6	Mar 05/26	Client Requested Revisions
5	Feb 17/26	Client Requested Revisions
4	July 21/25	Client Requested Revisions
3	July 03/25	Dry-Flood Notes added per City Comments
2	June 23/25	Client Requested Revisions
1	Feb 25/25	Issued To Owner For Zoning Approvals

Project:

The Xie Home
463 Candler Road
Part of Lot 38
Registered Plan 626
City of Oakville,
Regional Municipality of Halton

Drawing:

Rear & Left-Side Elevations

Scale: 1/4"=1'-0"
Date: Feb 2025
Dwn by: BS
Proj no.: 24-2120

A6

David Small Designs
Architecture + Interior Design



Welwyn Consulting

February 28, 2025

David Small Designs Inc.
c/o Rebecca Muise
4-1405 Cornwall Road
Oakville, Ontario L6J 7T5 rebecca@dsd.ca

SUBJECT: Arborist Report and Tree Preservation Plan
463 Candler Road, Oakville

Dear Rebecca:

Attached please find the Arborist Report & Tree Preservation Plan that has been prepared for the above listed property. It is the client's responsibility to review the entire report to ensure all required tree permit application forms are filed with the Town of Oakville.

This report includes an evaluation of all subject site trees of 15cm and greater in DBH (diameter at breast height) and all neighbouring and Town-owned trees regardless of DBH within 6m of the subject site's property lines. This evaluation includes the DBH, height, canopy spread, health, and structural condition of all trees that may be affected by the currently proposed site plan. This report also provides a Tree Preservation Plan for the property, including the appropriate Tree Protection Zones (TPZ).

This information complies with the following Town of Oakville By-Laws required to obtain a Site Alteration Permit:

- *Site Alteration By-Law No. 2003-021 and Amendment No.2008-124*
- *Private Tree Protection By-law No. 2017-038*
- *Trees on Town Property By-Law No.2009-025*
- *Tree Protection Policy and Specifications for Construction near Trees*

Included in the report (if applicable) are Valuation Appraisals of any Town-owned trees as required by the Town of Oakville to obtain any necessary tree permits. This letter is part of the Arborist Report and Tree Preservation Plan and may not be used separately. Please feel free to contact me to discuss this report further.

Best regards,

Tom Bradley B.Sc. (Agr.)
A.S.C.A. Registered Consulting Arborist #492
I.S.A. Certified Arborist #ON-1182A
I.S.A. Certified Tree Risk Assessor
Butternut Health Assessor (O.M.N.R)
Welwyn Consulting (Business Licence #18-108827)
(905) 301-2925 welwyntrees@gmail.com

Arborist Report and Tree Preservation Plan

463 Candler Road, Oakville

Prepared For
David Small Designs Inc.
c/o Rebecca Muise
4-1405 Cornwall Road
Oakville, Ontario L6J 7T5 rebecca@dsd.ca

Prepared By
Tom Bradley B.Sc. (Agr.)
A.S.C.A. Registered Consulting Arborist #492
I.S.A. Certified Arborist #ON-1182A
I.S.A. Certified Tree Risk Assessor
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(905) 301-2925 welwyntrees@gmail.com

Prepared On
February 28, 2025

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Summary

This Arborist Report and Tree Preservation Plan addresses all subject site trees with a diameter at breast height (DBH) of 15cm or greater and all neighbouring and Town-owned trees regardless of DBH within 6m of the subject site that may be affected by the proposed property development, and provides recommendations for their preservation and/or removal. This report also includes hoarding distances for the Tree Protection Zones (TPZ), and provides recommendations for current and future tree health care.

Based upon the Tree Inventory for this property, there are **fifteen (15) trees** that may be affected by the proposed site development plan:

- Five (5) trees on the subject site
- Five (5) neighbouring trees within 6m of the subject site's property lines
- No (0) shared ownership trees along any subject site property lines
- Five (5) Town-owned trees within 6m of the subject site's property lines

Table 1: Tree Preservation and Removal

TREES TO PRESERVE	**TREE NUMBER**	**TOTAL**
i) Subject Site Trees	0	0
ii) Neighbouring Trees	6, 8, 12, 13, 14	5
iii) Town-owned Trees	1, 2, 3, 4, 5	5
	# of Trees to be Preserved:	**10**
TREES TO REMOVE	**TREE NUMBER**	**TOTAL**
i) Subject Site Trees	9, 10, 11 (site plan conflict)	3
	7, 15 (within proposed building envelope)	2
ii) Neighbouring Trees	0	0
iii) Town-owned Trees	0	0
	# of Trees to be Removed:	**5**
	Total Trees on or adjacent to Subject Site:	**15**

Specific tree-related issues on this site:

Please refer to Pages 7-8 of this report for on-site supervision requirements by a Certified Consulting Arborist during the proposed construction activities at 463 Candler Road, Oakville.

Introduction

This Arborist Report and Tree Preservation Plan provides the current condition of all subject site trees with a DBH of 15cm or greater and all neighbouring and Town-owned trees regardless of DBH within 6m of the subject site that may be affected by the proposed site development plan as indicated by the attached site plan in Appendix A. The intent of the Tree Preservation Plan is to retain as many trees on the site as is reasonable and minimize the potential impact of construction injury to the trees through the use of Tree Protection Zones (TPZ) and other generally recognized arboricultural practices.

Assignment

Welwyn Consulting was contacted by **David Small Designs Inc.** to provide an Arborist Report and Tree Preservation Plan, as required by the Town of Oakville's Tree Protection By-Laws, to minimize the impact that the proposed construction may have on the trees on or adjacent to this property. This report shall list specific trees to be preserved or removed, recommend any immediate maintenance required to create a safer environment for contractors and the property owner, and provide a long-term tree preservation and management plan for the site.

Limits of Assignment

This report is limited to assessing/documenting the health and structural condition of all subject site trees with a DBH of 15cm or greater and all neighbouring and Town-owned trees regardless of DBH within 6m of the subject site during Welwyn Consulting's site survey on **January 28, 2025.** All evaluations are based upon a visual inspection of the trees from the ground, and the analysis of photos and any samples taken during that inspection.

Unless specifically stated in the report;

1.) Neither aerial inspections nor root excavations were performed on any trees on or within 6 metres of the subject site.
2.) A Level II Basic Assessment using the 2011 International Society of Arboriculture (I.S.A.) *Best Management Practices* was used for tree evaluations on the subject site.
3.) A Level I Limited Visual Assessment was used for any off-site trees as required.

Purpose and Use

The purpose of this report is to document the current health and structural condition of all subject site trees with a DBH of 15cm or greater and all neighbouring and Town-owned trees regardless of DBH within 6m of the subject site, and to provide an Arborist Report and Tree Preservation Plan that complies with the Town of Oakville's Tree Protection and Site Alteration Bylaws.

This report is intended for the exclusive use of **David Small Designs Inc.** Upon submission by and payment to Welwyn Consulting, this report will be licensed for use by **David Small Designs Inc.** at their discretion.

Observations

The proposed development is located in an established residential area near the intersection of Constance Drive and Candler Road within the Town of Oakville. This site presently contains a single family dwelling that will be demolished and replaced with a new home. Welwyn Consulting visited the site on **January 28, 2025** to conduct the tree inventory and take photographs of the trees on site as well as any neighbouring or Town-owned trees that may be affected by the proposed site plan.



Photo #1



Photo #2

Figure #1: These 2 photos show the front and rear yard of the subject site at 463 Candler Road as they appeared during the tree inventory conducted on January 28, 2025.

Appendices

Appendix A contains the Tree Inventory for this site. All trees were assigned numbers, and measured for diameter at breast height (DBH=1.4m), height, and canopy spread. The trees' health, structural condition and their physical location/ownership provide the basis for their recommended preservation or removal.

Appendix B contains the Tree Appraisal values for any Town-owned trees on municipal property adjacent to the subject site that may be impacted by the proposed site plan.

Appendix C contains selected photos of trees on this site.

Appendix D contains a scalable PDF of the most current site plan supplied by **David Small Designs Inc.** which provides the following information:

- The location of the trees on or adjacent to the subject site
- Property lines for the subject site and neighbouring properties
- Property lines for Town-owned lands adjacent to the subject site
- All existing buildings and hard surfaces
- An outline of the proposed building

Trees to Preserve (10)

NOTES:

1.) It is the responsibility of the client to ensure that all architects, engineers, and contractors involved with the project be provided with a copy of the entire Arborist Report and Tree Preservation Plan for review prior to the commencement of construction activities on this site.

2.) All subject site trees 15cm DBH or greater and any hedge with stems that measure 15 cm DBH or greater are protected by the Private Tree Protection By-Law (2017-038). All Town-owned trees regardless of DBH are protected by the Trees on Town Property By-Law (2009-025).

3.) A tree's root system extends 2-3 times beyond the edge of the canopy/dripline. As Tree Protection Zone (TPZ) hoarding protects only that portion of the root system governed by municipal regulations, most trees on urban residential properties may sustain a degree of injury (including but not limited to root severance, soil compaction and disturbance) during proposed construction activities.

- **Trees #1, 2, 3, 4 and 5 Town-owned trees**

  These five (5) trees are located in the boulevard area of the front yards at 459 (#1) 463 (#2, 3 and 4) and 469 (#5) Candler Road on lands owned by the Town of Oakville. These 5 trees must be protected for the duration of the proposed construction activities on this site.

  These five (5) Town-owned trees must be preserved. Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 12 of this report should result in the trees' continued survival.

  NOTES:

  1.) *As required by the Town of Oakville, all site servicing (water, sanitary, gas and hydro) must be outside the minimum TPZ of Town trees. Where this is not possible, trenchless method such as directional boring must be used under supervision of the project arborist.*

  2.) Reconfiguration/straightening of the existing subject site driveway will encroach approx. 0.2m into the minimum 4.8m TPZ for Tree #2. *A Certified Consulting Arborist shall be on-site during hand digging (no heavy equipment) of the proposed driveway widening within the TPZ of Tree #2 to determine the size and quantity of roots that could be affected. Any roots in the immediate area of the excavation shall be assessed and, if feasible and reasonable, be properly pruned by the attending Arborist. This action is anticipated to minimize the extent of root injury and provide any pruned roots with the best opportunity to regenerate.*

  3.) The existing asphalt driveway surface within the drip-line of Tree #2 shall be removed by hand (no heavy equipment) and the existing driveway base re-used (no excavation – re-grading only) to minimize the potential for root injury.

4.) A Tree Protection Audit report documenting the results of the on-site supervision shall be prepared by the project Consulting Arborist for submission to the Town of Oakville's Urban Forestry Department.

- **Trees #6, 8, 12, 13 and 14 Neighbouring trees**

These five (5) trees are located on the neighbouring properties to the west (#6), north (#8), east (#12) and northeast (#13 and 14) of the subject site at 463 Candler Road, Oakville. These five (5) trees must be protected for the duration of the proposed construction activities on this site.

<u>These five (5) neighbouring trees must be preserved.</u> Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 12 of this report should result in the trees' continued survival.

NOTES:

1.) Excavation for the proposed rear yard paverstone terrace will encroach approx. 1m into the minimum 4.2m TPZ for Tree #8.
2.) *A Certified Consulting Arborist shall be on-site during the proposed rear yard paverstone terrace excavation to determine the size and quantity of Tree #8's roots that could be affected. Any roots in the immediate area of the excavation shall be assessed and, if feasible and reasonable, be properly pruned by the attending Arborist. This action is anticipated to minimize the extent of root injury and provide any pruned roots with the best opportunity to regenerate.*
3.) A Tree Protection Audit report documenting the results of the on-site supervision shall be prepared by the project Consulting Arborist for submission to the Town of Oakville's Urban Forestry Department.

Trees to Remove (5)

NOTES:

1.) Prior to construction, all trees scheduled for removal should be removed to grade level to increase the safety for both the property owner and any contractors.

2.) *The Private Tree Protection By-Law 2017-038 regulates all trees up until final Site Plan approval. During the Site Plan Process, trees shall not be removed as they are part of the formal submission. Once final Site Plan approval has been granted, the by-law is superseded by conditions that are set out in the approved Site Plan. Once Site Plan approval is granted, the private trees to be removed are not subject to the Private Tree By-Law procedure.*

- **Trees #7 and 15** **Subject site trees**

  These two (2) trees are in conflict with the proposed site plan and are proposed to be safely removed to grade level prior to the commencement of any on-site construction activities. Note that both trees are within the proposed building footprint and do not require replacement trees as compensation for their removal.

- **Trees #9, 10 and 11** **Subject site trees**

  These three (3) trees are in conflict with the proposed site plan and are proposed to be safely removed to grade level prior to the commencement of any on-site construction activities.

Tree Replacement Policy (Town of Oakville)

The following information reflects the Town of Oakville's updated Tree Replacement Policy as of May 2, 2017:

- As a condition of issuing a tree removal permit, one (1) replacement tree must be planted for every 10cm DBH of healthy tree removed (e.g. one 50cm DBH tree removed = 5 replacement trees)
- Any hedge with stems that measure 15cm or more in diameter will require a permit to remove.
- A $300.00 security deposit is required for each tree to be planted. The security deposit will be refunded once a final inspection of the replacement plantings is complete.
- Replacement trees must be planted on the same property as those removed. Where it is not possible to properly grow replacement trees on the site, the security deposit may be donated to the town to plant on nearby town property.
- The minimum tree replacement size is 30mm caliper (3cm diameter) deciduous tree, or a 150cm high coniferous tree in a five-gallon container, balled in burlap, or in a wire basket.

Partial Permit Fee Schedule

- $50.00 for the first tree removed (15 to 24cm DBH) in a 12-month period.
- $350.00 for each additional tree, and all trees larger than 24 cm DBH.
- No fee for dead and high risk trees, Ash trees, and Buckthorn, but a permit is still required.
- Tree replacement and security deposit may be a condition of removal.

Town of Oakville DESP Policy Updates:

- Tree Replacements:
  1.) All trees within the proposed building footprint and within 1m (accounting for minimum over-dig only) regardless of DBH are exempt from the requirement for replacement tree planting.
  2.) All trees of 15cm DBH and greater that are further than 1m from the proposed building foundation will require replacement tree plantings. This includes but is not limited to removals due to proposed driveway construction, trees in poor structural condition and unacceptable levels of root loss due to building foundation over-dig, etc. Dead/imminent hazard trees, and dead Ash trees due to Emerald Ash Borer (EAB) do not require compensation tree planting.
  3.) DESP may require/request replacement planting as compensation if there are numerous large-diameter, healthy, or desirable tree species within the building footprint or within 1m (over-dig limit).
  4.) DESP requests that best efforts are made to plant as many trees as the lot can reasonably accommodate. DESP is not able to accept 'cash in lieu of planting' for the DESP tree planting – only for the private tree by-law tree permits.

Tree replacement planting options include:

- Large/medium stature trees such as Oak, Tulip Tree, Kentucky Coffee Tree, Zelkova, Linden, etc.
- Small ornamental/flowering trees, such as Dogwood, Japanese Lilac, etc.
- Columnar/narrow form trees such as columnar Tulip Tree, columnar European Hornbeam, columnar English Oak, etc. These can be planted with closer spacing to form a privacy screen or hedge row.
- The least-preferred option is to plant a hedge row of White Cedars, where possible, or other large conifers such as Eastern White Pine, Eastern Hemlock, etc. Juniper/Yew/Emerald Cedars are not accepted as primary replanting.

Tree Replacement Planting Plan: 463 Candler Road, Oakville

I.D.#	Tree Species	Exposure	Mature Height	Mature Canopy	Soil Type and Zone
R1 **(1 tree)**	Littleleaf Linden *Tilia cordata*	Full sun to part shade	20m	12m	Adaptable to urban soil conditions – Zone 3
R2 – R3 **(2 trees)**	Eastern Redbud *Cercis canadensis*	Full sun to part shade	10m	8m	Prefers well-drained soils and wind protection – Zone 5
R4 – R10 **(7 trees)**	Pyramidal European Hornbeam *Carpinus betulus 'Fastigiata'*	Part sun to full shade	15m	8m	Prefers well-drained soils and wind protection – Zone 3

NOTES:

1.) Replacement tree numbers were derived as follows:

a. Tree #7 – 17cm DBH — No replacement trees (within building envelope)
b. Tree #9 – 55cm DBH — 6 replacement trees
c. Tree #10 – 24cm DBH — 3 replacement trees
d. Tree #11 – 33cm DBH — 4 replacement trees
e. Tree #15 – 12cm DBH — No replacement trees (below 15cm DBH)

13 replacement trees

2.) Ten (10) replacement trees and their approximate proposed locations are marked with the symbol Rx on the site plan in Appendix D on Page 33 of this report.

Tree Care Recommendations

Cabling

Cabling is a practice which provides physical support for trees with structurally weak limbs, co-dominant stems, any branch or trunk unions with included bark, and tree species generally known to be weak-wooded. An aerial inspection of the tree's structural condition should be performed prior to cable installation, and any dead, diseased, or hazardous wood should be removed. Cabled trees should be inspected annually to assess both the cabling hardware and the tree's structural condition. Cabling recommendations by Welwyn Consulting are made as a part of "due diligence" to alert tree owners to the 'potential' for tree failure and to provide hazard mitigation options based upon observed conditions. Cabling reduces but does not eliminate a tree's hazard or failure potential.

- **There are no trees recommended for cabling on this site at this time.**

Fertilization

Current research conducted through the International Society of Arboriculture (I.S.A.) indicates that preserved trees within close proximity of proposed construction activities should not be fertilized during the 1st year following construction injury. Uptake of nutrients and water in compacted soils can be reduced, and fertilizer salts may actually remove water from a tree's root zone. If and when supplemental fertilization is deemed necessary, products which stimulate root growth should be employed over those that stimulate shoot and foliage growth and be applied at low application rates.

Supplemental fertilization needs should be assessed by a Certified Consulting Arborist upon completion of all on-site construction activities, and any recommendations should be based on site-specific soil nutrient deficiencies determined primarily through soil testing and secondarily by visual analysis of nutrient deficiencies in foliage, twigs, buds, and roots.

Pruning

Pruning is a practice which removes dead, diseased, broken, rubbing, crossing, and hazardous limbs 2.5 cm and larger from trees to create a safer working environment and improve tree health and vigor. Pruning also provides an excellent opportunity for an aerial inspection of the structural integrity of the tree(s). All pruning should be completed prior to any site demolition or construction.

- **There are no trees recommended for pruning on this site at this time.**

Root Pruning

Root pruning is performed to minimize a tree's potential loss of structural stability through root removal and/or injury due to excavation within close proximity of its root zone. While not always feasible for all projects, root pruning should occur in late autumn during tree dormancy and ideally one full growing season prior to any on-site construction or demolition to allow for root regeneration. Root pruning must be performed by a Certified Arborist in accordance with generally recognized standards and principles within the field of Arboriculture. *Dry-Vac or Air-Spade technologies provide two of the least invasive methods for root zone excavation, and should be performed under the supervision of a Certified Arborist.*

- **Tree #2: Red Maple (Town tree)**
  A Certified Consulting Arborist shall be on-site during <u>hand digging</u> (no heavy equipment) of the proposed driveway widening within the TPZ of Tree #2 to determine the size and quantity of roots that could be affected. <u>Please refer to Page 7 for further information.</u>

- **Tree #8: Silver Maple (neighbouring tree)**
  A Certified Consulting Arborist shall be on-site during the proposed rear yard paverstone terrace excavation to determine the size and quantity of Tree #8's roots that could be affected. <u>Please refer to Page 8 for further information.</u>

Irrigation

An irrigation plan for preserved trees should be designed and implemented with the assistance of a Certified Consulting Arborist. The amount and frequency of irrigation will depend on factors such as soil type, local and seasonal precipitation patterns, duration of droughts, and the amount of construction activity near specific trees. The top 30cm of soil in a tree's root zone should be kept moist without being saturated. Infrequent deep watering produces trees with deeper roots, while frequent shallow watering produces shallow-rooted trees. *When combined with soil aeration improvement techniques such as vertical mulching, drill holes, and radial trenching, an adequate but not excessive supply of moisture to a tree's root zone can be an effective and efficient way to help alleviate construction injury.*

Preserved trees should be monitored at regular intervals by a Certified Consulting Arborist for signs of drought stress or excess irrigation.

- **An irrigation plan will be developed upon determination of tree injury levels after completion of any required root pruning.**

Horizontal Mulching

It may be determined by the Certified Consulting Arborist that trees within close proximity of construction activities will require a layer of composted wood chip mulch applied to the root zones inside the TPZ hoarding. Decomposed wood mulch 5–10cm (2-4 inches) deep applied to a tree's root zone should help to retain soil moisture, regulate soil temperature, and provide a natural organic source of nutrients in their elemental form over time. Piling of mulch against the tree stem shall be avoided. Fresh wood chip mulch shall be applied to a depth of 10-15cm beneath steel plates or plywood on vehicle and equipment traffic areas within close proximity to the TPZ to distribute weight on the soil and help reduce potential root zone soil compaction.

- **There are no specific mulching requirements at this time.**

Root Zone Aeration Improvements

Aeration improvement techniques such as drill holes, vertical mulching, soil fracturing, and radial trenching have the ability to reduce various degrees of soil compaction by increasing the amount of soil macro and micropores. Any form of root zone aeration improvement should be performed post-construction and under the supervision of a Certified Consulting Arborist to help remediate soil compaction caused by construction activity near preserved trees.

- **There are no root zone aeration improvements required on this site at this time.**

Transplanting

Transplanting of larger caliper trees, through either hand digging or tree spade, allows for relocation and retention of desirable trees that might have otherwise been removed due to conflict with the proposed property construction design. Trees should be tree-spaded out by a reputable operator, and are best transplanted during dormancy in late autumn. No construction activity should take place near re-located trees either before or after transplantation.

Any transplanted trees should be fertilized using a complete fertilizer with a preferred nitrogen/phosphorus/potassium ratio of 1-2-2, with the Nitrogen component in slow release form. A 10cm layer of composted wood mulch should be applied to the root zone, and the tree should receive regular irrigation for a period of at least one year. The tree may also require staking for a period of 1 year to provide stability while it re-establishes its root system.

- **There are no trees recommended for transplanting on this site at this time.**

Tree Preservation Plan

The following Tree Preservation Plan shall be implemented prior to any on-site construction activity.

Hoarding

Hoarding is used to define the **Tree Protection Zone** (TPZ), which protects a tree's root zone, trunk, and branches from injury during both construction and landscaping phases of the project. Hoarding must be installed prior to any construction activity, and remain intact until construction and landscaping is completed. The TPZ must **NOT** be used for the temporary storage of building materials, storage or washing of equipment, or the dumping of construction debris, excess fill, or topsoil.

As required by the Town of Oakville, hoarding shall be constructed of 4x8 plywood or waferboard sheets using 2x4 top and bottom rail construction with supports and braces. A TPZ may be constructed of orange safety fencing using 2x4 top and bottom rail construction and supports & braces (T-bars not permitted) when protecting street trees where site line obstruction is a concern. TPZ signage shall be posted in visible locations on the TPZ hoarding. The architect of record for the project shall update the most current site plan/grading plan to include all existing trees properly plotted and numbered, with tree canopy diameters and TPZ hoarding locations clearly indicated and to scale.

NOTE: A tree's root system extends 2-3 times beyond the edge of the canopy/dripline. As Tree Protection Zone (TPZ) hoarding protects only that portion of the root system governed by municipal regulations, most trees on urban residential properties may sustain a degree of injury (including but not limited to root severance, soil compaction and disturbance) during proposed construction activities.

Hoarding Installation

A diagram of the proposed hoarding plan for this site can be found in Appendix D on Page 33 of this report. The recommended radial distances from the trunk for installation of TPZ hoarding are listed in Appendix A starting on Page 21 of this report, and the hoarding shall be installed using the following guidelines:

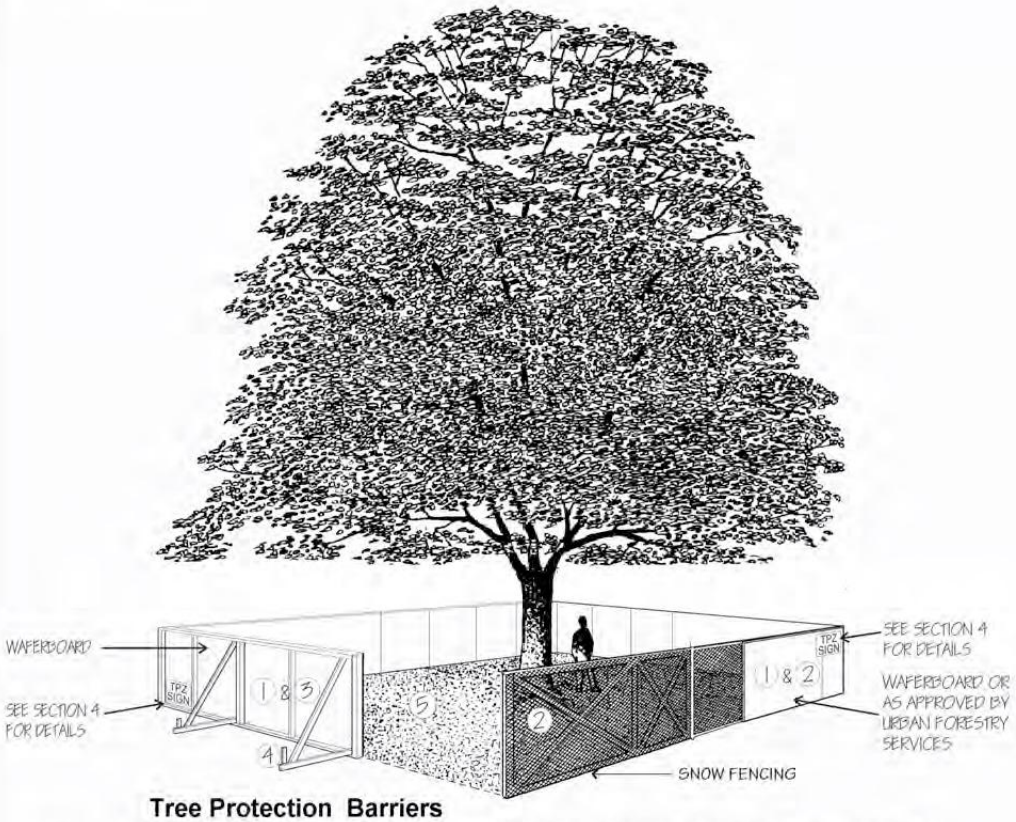
1) All TPZ hoarding shall be placed at the recommended radial distance from the base of all trees to be protected, or up to all existing and/or proposed hard surfaces to allow for construction.
2) Any large numbers of trees that can be grouped together in a closed box or continuous line system for protection shall have their TPZ hoarding placed at the recommended radial distance from the base of all of the largest peripheral trees of the system, or up to all existing and/or proposed hard surfaces to allow for construction.
3) Encroachment within a tree's TPZ will require a special permit from the Town of Oakville and/or on-site supervision by a Certified Consulting Arborist during any proposed excavation activities for root pruning and assessment.

Town of Oakville TPZ Hoarding Specifications

The diagram below provides the Town of Oakville's standards for Tree Protection Zone (T.P.Z) hoarding.

SCHEDULE 1
TREE PROTECTION BARRIER

OAKVILLE



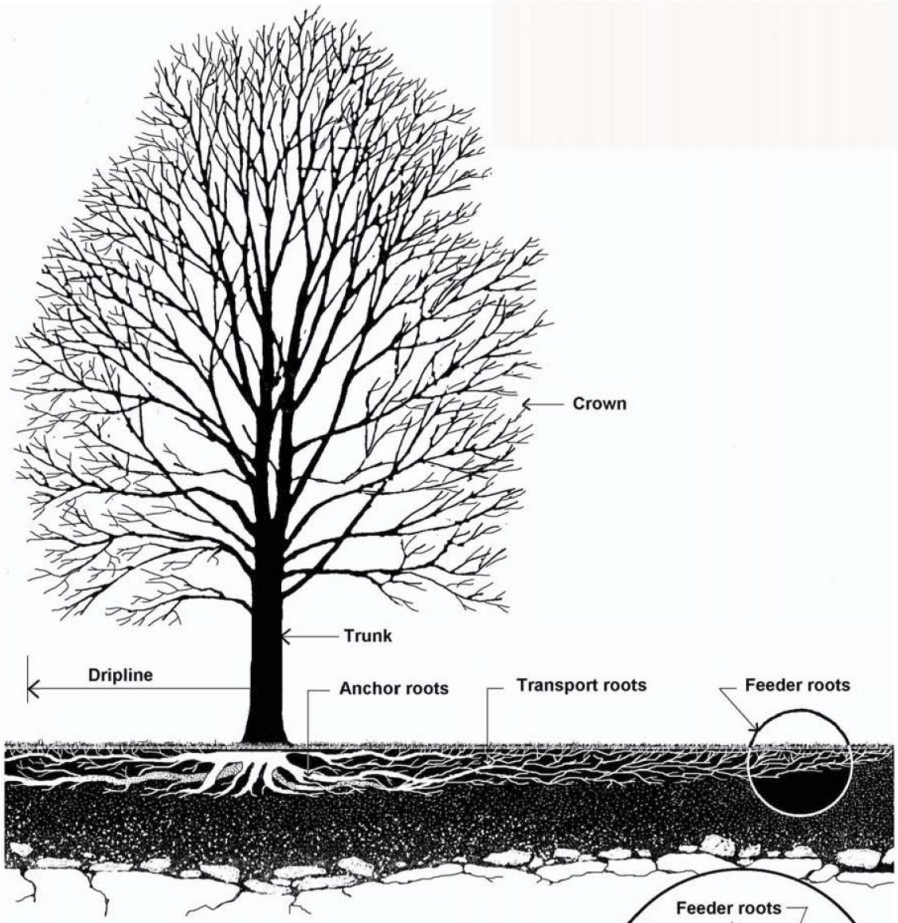
Tree Protection Barriers

PLYWOOD

1. Tree protection barriers must be 1.2m (4ft) high, waferboard hoarding or an equivalent approved by Urban Forestry Services.
2. Tree protection barriers for trees situated on the Town road allowance where visibility must be maintained can be 1.2m (4ft.) high and consist of plastic web snow fencing on a wood frame made of 2"x 4"s .
3. 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.
4. All supports and bracing should be outside the Tree Protection Zone. All such supports should minimize damaging roots outside the Tree Protection Barrier.
5. No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the Tree Protection Zone.

Optimal Tree Crown and Root Structure – Town of Oakville

DETAIL TP-1



A minimum of 1.5 M of well drained soil depth is required for the growth of a tree to maturity. A tree's root system grows mainly within the top 60 cm. of the surface and extends outward 2 to 3 times the dripline dimension. The root system of a tree has three main parts : The large "anchor roots" providing structural support ; a framework of "transport roots" ; and a complex network of "feeder roots" that grow outward and upward from the transport roots. These non-woody roots branch out to form fans of thousands of slender roots with fine root hairs. These tiny roots provide the major portion of the absorption surface of a tree's root system.

Note:
Graphic and technical information supplied by the City of Toronto, Urban Forestry Services

Name: **The Crown and Root Structure of a Tree in an Optimum Growing Environment**

Date: **November 2016**

Scale: **N.T.S.**

File No: -

OAKVILLE

S:\DEPARTME\PARKS\FOR&CMTY\Tree Protection Details\THE CROWN AND ROOT STRUCTURE.CDR

Tree Preservation Plan Summary

I.) Pre-Construction Phase

- It is recommended that an on-site meeting take place with the project Certified Consulting Arborist, a representative from the Town of Oakville's Urban Forestry Department, the property owner(s), and any Architects, Engineers, and contractors involved with the project to discuss the Tree Preservation Plan.
- Complete all Tree Care Recommendations, including pruning and any required tree removals.
- Install Tree Protection Zone (TPZ) hoarding as required.
- Where required, apply composted wood mulch to tree root zones within the TPZ hoarding, and apply fresh wood mulch over steel plates and/or plywood to any high-traffic areas immediately adjacent to the TPZ hoarding to help reduce soil compaction.
- If permitted by the Town of Oakville, root-prune any preserved trees adjacent to excavation areas prior to construction under the supervision of a Certified Consulting Arborist.
- Establish an irrigation plan with the assistance of a Certified Consulting Arborist.

II.) Construction Phase

- Maintain and respect TPZ hoarding throughout the construction phase. Do not store or dump materials in this area.
- Continue irrigation plan as directed by a Certified Consulting Arborist.
- If permitted by the Town of Oakville, prune any roots exposed during excavation under the supervision of a Certified Consulting Arborist.
- On-going monitoring by a Certified Consulting Arborist to evaluate construction injury/stress and make recommendations.

III.) Post-Construction Phase

- Remove hoarding only after permission from the Town of Oakville.
- Continue irrigation program as directed by a Certified Consulting Arborist.
- Supplemental fertilizer needs assessment by a Certified Consulting Arborist.
- Post-construction monitoring of all trees by a Certified Consulting Arborist.

NOTE:
Post-Construction Monitoring

Construction injury may take several years to become apparent. All preserved trees should be inspected by a Certified Consulting Arborist on a semi-annual basis for a period of up to 2 years to pro-actively address any tree health related issues as they occur.

ASSUMPTIONS AND LIMITING CONDITIONS

Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, by-laws, or other governmental regulations.

Care has been taken to obtain all information from reliable sources, and all data has been verified insofar as possible. The consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.

The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.

Loss or alteration of any part of this report invalidates the entire report.

Possession of this report or a copy thereof does not imply right of publication or use for any purpose by anyone other than the person to whom it is addressed without the prior expressed written or verbal consent of the consultant/appraiser.

Neither all nor any part of the contents of this report, nor any copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media without the prior expressed written or verbal consent of the consultant/appraiser particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society, institute, or any initialed designation conferred upon the consultant/appraiser as stated in his/her qualification.

This report and the values expressed herein represent the opinion of the consultant/appraiser, and the consultant/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as either engineering or architectural reports or surveys.

Unless expressed otherwise: 1) Information contained in this report covers only those items that were examined and reflections the condition of those items at the time of inspection, and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.

CERTIFICATE OF PERFORMANCE

I, Tom Bradley, certify that:

- I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of any evaluation or appraisal is stated in the attached report and the Limits of Assignment.

- I have no current or prospective interest in the vegetation of the property that is the subject of this report, and have no personal interest or bias with respect to the parties involved.

- The analysis, opinions and conclusions stated herein are my own, and are based on current scientific procedures and facts.

- My compensation is not contingent upon the reporting of a pre-determined conclusion that favours the cause of the client or any other party, or upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

- My analysis, opinions and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices.

- No one provided significant professional assistance to the consultant, except as indicated within the report.

I further certify that I am a Registered Consulting Arborist through the *American Society of Consulting Arborists (A.S.C.A)* and both a Certified Arborist and Certified Tree Risk Assessor with the *International Society of Arboriculture (I.S.A).* I have been involved in the fields of Arboriculture and Horticulture in a full-time capacity for a period of more than 20 years.

Signed: 

Date: February 28, 2025

Appendix A: Tree Survey – 463 Candler Road, Oakville

*** denotes estimated DBH due to restricted site access/private property**

I.D #	Owner	Tree Species Common Name	Tree Species Botanical Name	DBH (cm)	Height (m)	Canopy (m)	Tree Health	Structural Condition	Comments	Minimum TPZ unless otherwise noted
1	**Town of Oakville**	Star Magnolia	*Magnolia stellata*	4, 4, 6, 8, 8, 8 **(18)**	4	5	Good	Fair	Small-caliper deadwood in canopy; multi-stem form; lower branch canopy clearance pruned 1.8m from tree base	Preserve: TPZ = 2.4m
2	**Town of Oakville**	Red Maple	*Acer rubrum*	38, 40, 47 **(73)**	14	12	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 1.4m from tree base; lower branch canopy clearance pruned 2m from tree base	Preserve: TPZ = 4.8m
3	**Town of Oakville**	White Spruce	*Picea glauca*	23	10	5	Good	Fair	Small-caliper deadwood in canopy; branch canopy clearance pruned at 6m on north side for utility line clearance	Preserve: TPZ = 2.4m
4	**Town of Oakville**	White Spruce	*Picea glauca*	24	12	6	Good	Fair	Small-caliper deadwood in canopy; branch canopy clearance pruned at 6m on south side for utility line clearance	Preserve: TPZ = 2.4m
5	**Town of Oakville**	Flowering Crabapple	*Malus spp.*	15, 15, 18 **(28)**	6	10	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with narrow adpressed included bark unions 1.4m from tree base; lower branch canopy clearance pruned 2m from tree base	Preserve: TPZ = 2.4m
6	Neighbour	Silver Maple	*Acer saccharinum*	85*	24	20	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 2m from tree base; lower branch canopy clearance pruned 12m from tree base	Preserve: TPZ = 5.4m
7	Subject Site	Dwarf Alberta Spruce	*Picea glauca 'Conica'*	17	2	1.5	Good	Good	Small-caliper deadwood in canopy; lower branch canopy clearance pruned 1m from tree base; tree is within proposed building envelope	**Remove: Proposed site plan in conflict with the tree**
8	Neighbour	Silver Maple	*Acer saccharinum*	70*	20	14	Good	Fair	Small-caliper deadwood in canopy; small aspect ratio co-dominant stems with included bark union 2m from tree base; branch canopy above 6m	Preserve: TPZ = 4.2m

I.D #	Owner	Tree Species Common Name	Tree Species Botanical Name	DBH (cm)	Height (m)	Canopy (m)	Tree Health	Structural Condition	Comments	Minimum TPZ unless otherwise noted
9	Subject Site	Mulberry	*Morus alba*	23, 50 **(55)**	18	12	Good	Fair	Small-caliper deadwood in canopy; small aspect ratio co-dominant stems with narrow adpressed included bark union at tree base; branch canopy above 2m; wooden fence bisects stems	**Remove: Proposed site plan in conflict with the tree**
10	Subject Site	Flowering Crabapple	*Malus spp.*	24	10	6	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 2m from tree base; branch canopy above union	**Remove: Proposed site plan in conflict with the tree**
11	Subject Site	Flowering Cherry	*Prunus spp.*	33	10	10	Good	Poor	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 1.8m from tree base; 45 degree stem lean at base; growing into existing garage roof	**Remove: Proposed site plan in conflict with the tree**
12	Neighbour	Cedar	*Thuja occidentalis*	8, 8 **(11)***	6	2	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union at tree base	Preserve: TPZ = 2.4m
13	Neighbour	Cedar	*Thuja occidentalis*	10*	10	1	Good	Good	Small-caliper deadwood in canopy; branch canopy above 1m and reduced on north side	Preserve: TPZ = 2.4m
14	Neighbour	Cedar	*Thuja occidentalis*	10, 10 **(14)***	7	6	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union at tree base; branch canopy above 2m	Preserve: TPZ = 2.4m
15	Subject Site	Manitoba Maple	*Acer negundo*	12	5	2	Good	Fair	Small-caliper deadwood in canopy; small aspect ratio co-dominant stems with included bark union 1.8m from tree base; below 15cm DBH – no Permit to Injure or replacement trees required	**Remove: Proposed site plan in conflict with the tree**

Tree Protection Zone Standards – Town of Oakville 2025

Trunk Diameter (DBH)	Tree Protection Zone (distance from trunk)
<10cm	1.8m
10-30cm	2.4m
31-50cm	3.0m
51-60cm	3.6m
61-70cm	4.2m
71-80cm	4.8m
81-90cm	5.4m
91-100cm	6.0m
100cm or greater	Add 10cm to TPZ for every cm of DBH

Appendix B: Tree Valuation Appraisals – Trunk Formula Method

TREE APPRAISAL
Trunk Formula
Method

Tree Number:	One (1)
Address:	459 Candler Road, Oakville
Owner:	Town of Oakville
Date of Appraisal:	January 28, 2025
Appraiser:	Tom Bradley
Certification Number:	R.C.A. #492 (A.S.C.A.)

Field Observations (based on *Guide for Plant Appraisal, 9th Edition*)

1	Species:	Star Magnolia			*Magnolia stellata*
2	Condition:		81	%	
3	DBH:		18	cm	
4	Location:		65	%	

Regional Plant Appraisal Committee Information - *Guide for Plant Appraisal, 9th Edition*

5	Species Rating:	69	%
6	Replacement Plant Size:	9	cm
6b	Trunk Area:	63.585	cm^2
7	Replacement Plant Cost:	$155.00	
8	Installation Cost: (1.5x Plant Cost)	$232.50	
9	Installed Tree Cost:	$387.50	
10	Unit Tree Cost:	$6.09	

Calculations by Appraiser Using Field and /or Regional Information

11	Appraised Trunk Area (using Table 4.6) :	254	cm^2
12	Appraised Tree Trunk Increase (#11 - #6b):	190	cm^2
13	Basic Tree Cost (#12 x #10 + #9) :	$1,547.93	
14	Appraised Value (#13 x #5 x #2 x #4) :	$564.07	
15	Appraised Value > $5000.00 is rounded to the nearest $100.		
16	Appraised Value < $5000.00 is rounded to the nearest $10.		

APPRAISED VALUE: $560



Welwyn Consulting

TREE APPRAISAL
Trunk Formula
Method

Tree Number:	Two (2)
Address:	463 Candler Road, Oakville
Owner:	Town of Oakville
Date of Appraisal:	January 28, 2025
Appraiser:	Tom Bradley
Certification Number:	R.C.A. #492 (A.S.C.A.)

Field Observations (based on *Guide for Plant Appraisal, 9th Edition*)

1	Species:	Red Maple		*Acer rubrum*
2	Condition:	81	%	
3	DBH:	73	cm	
4	Location:	73	%	

Regional Plant Appraisal Committee Information - *Guide for Plant Appraisal, 9th Edition*

5	Species Rating:	65	%
6	Replacement Plant Size:	9	cm
6b	Trunk Area:	63.585	cm^2
7	Replacement Plant Cost:	$270.00	
8	Installation Cost: (1.5x Plant Cost)	$405.00	
9	Installed Tree Cost:	$675.00	
10	Unit Tree Cost:	$10.62	

Calculations by Appraiser Using Field and /or Regional Information

11	Appraised Trunk Area (using Table 4.6) :	4183	cm^2
12	Appraised Tree Trunk Increase (#11 - #6b):	4119	cm^2
13	Basic Tree Cost (#12 x #10 + #9) :	$44,405.52	
14	Appraised Value (#13 x #5 x #2 x #4) :	$17,197.89	
15	Appraised Value > $5000.00 is rounded to the nearest $100.		
16	Appraised Value < $5000.00 is rounded to the nearest $10.		

APPRAISED VALUE: $17,200



Welwyn Consulting

TREE APPRAISAL
Trunk Formula
Method

Tree Number:	Three (3)
Address:	463 Candler Road, Oakville
Owner:	Town of Oakville
Date of Appraisal:	January 28, 2025
Appraiser:	Tom Bradley
Certification Number:	R.C.A. #492 (A.S.C.A.)

Field Observations (based on *Guide for Plant Appraisal, 9th Edition*)

1	Species:	White Spruce			*Picea glauca*
2	Condition:		78	%	
3	DBH:		23	cm	
4	Location:		68	%	

Regional Plant Appraisal Committee Information - *Guide for Plant Appraisal, 9th Edition*

5	Species Rating:	72	%
6	Replacement Plant Size:	9	cm
6b	Trunk Area:	63.585	cm^2
7	Replacement Plant Cost:	$265.00	
8	Installation Cost: (1.5x Plant Cost)	$397.50	
9	Installed Tree Cost:	$662.50	
10	Unit Tree Cost:	$10.42	

Calculations by Appraiser Using Field and /or Regional Information

11	Appraised Trunk Area (using Table 4.6) :	415	cm^2
12	Appraised Tree Trunk Increase (#11 - #6b):	351	cm^2
13	Basic Tree Cost (#12 x #10 + #9) :	$4,323.94	
14	Appraised Value (#13 x #5 x #2 x #4) :	$1,662.01	
15	Appraised Value > $5000.00 is rounded to the nearest $100.		
16	Appraised Value < $5000.00 is rounded to the nearest $10.		

APPRAISED VALUE: $1,660



Welwyn Consulting

TREE APPRAISAL
Trunk Formula
Method

Tree Number:	Four (4)
Address:	463 Candler Road, Oakville
Owner:	Town of Oakville
Date of Appraisal:	January 28, 2025
Appraiser:	Tom Bradley
Certification Number:	R.C.A. #492 (A.S.C.A.)

Field Observations (based on *Guide for Plant Appraisal, 9th Edition*)

1	Species:	White Spruce			*Picea glauca*
2	Condition:		78	%	
3	DBH:		24	cm	
4	Location:		68	%	

Regional Plant Appraisal Committee Information - *Guide for Plant Appraisal, 9th Edition*

5	Species Rating:	72	%
6	Replacement Plant Size:	9	cm
6b	Trunk Area:	63.585	cm^2
7	Replacement Plant Cost:	$265.00	
8	Installation Cost: (1.5x Plant Cost)	$397.50	
9	Installed Tree Cost:	$662.50	
10	Unit Tree Cost:	$10.42	

Calculations by Appraiser Using Field and /or Regional Information

11	Appraised Trunk Area (using Table 4.6) :	452	cm^2
12	Appraised Tree Trunk Increase (#11 - #6b):	388	cm^2
13	Basic Tree Cost (#12 x #10 + #9) :	$4,709.44	
14	Appraised Value (#13 x #5 x #2 x #4) :	$1,810.19	
15	Appraised Value > $5000.00 is rounded to the nearest $100.		
16	Appraised Value < $5000.00 is rounded to the nearest $10.		

APPRAISED VALUE: $1,810



Welwyn Consulting

TREE APPRAISAL
Trunk Formula
Method

Tree Number:	Five (5)
Address:	469 Candler Road, Oakville
Owner:	Town of Oakville
Date of Appraisal:	January 28, 2025
Appraiser:	Tom Bradley
Certification Number:	R.C.A. #492 (A.S.C.A.)

Field Observations (based on *Guide for Plant Appraisal, 9th Edition*)

1	Species:	Flowering Crabapple			*Malus spp.*
2	Condition:		78	%	
3	DBH:		28	cm	
4	Location:		67	%	

Regional Plant Appraisal Committee Information - *Guide for Plant Appraisal, 9th Edition*

5	Species Rating:	57	%
6	Replacement Plant Size:	9	cm
6b	Trunk Area:	63.585	cm^2
7	Replacement Plant Cost:	$245.00	
8	Installation Cost: (1.5x Plant Cost)	$367.50	
9	Installed Tree Cost:	$612.50	
10	Unit Tree Cost:	$9.63	

Calculations by Appraiser Using Field and /or Regional Information

11	Appraised Trunk Area (using Table 4.6) :	615	cm^2
12	Appraised Tree Trunk Increase (#11 - #6b):	551	cm^2
13	Basic Tree Cost (#12 x #10 + #9) :	$5,924.16	
14	Appraised Value (#13 x #5 x #2 x #4) :	$1,758.73	
15	Appraised Value > $5000.00 is rounded to the nearest $100.		
16	Appraised Value < $5000.00 is rounded to the nearest $10.		

APPRAISED VALUE: $1,760

Appendix C: Site Photos – 463 Candler Road, Oakville



Photo #3 (Tree 7 – 17cm DBH subject site tree proposed for removal)

- Tree within proposed building footprint – no replacement trees required

Appendix C: Site Photos – 463 Candler Road, Oakville (cont.)



Photo #4 (Tree #9 – 55cm DBH subject site tree proposed for removal)

- Photo insert shows stems growing through fence – fence is entirely located on the subject site

Appendix C: Site Photos – 463 Candler Road, Oakville (cont.)



Photo #5 (Tree #10 – 24cm DBH subject site tree proposed for removal)

Appendix C: Site Photos – 463 Candler Road, Oakville (cont.)



Photo #6 (Tree #11 – 33cm DBH subject site tree proposed for removal)

Appendix C: Site Photos – 463 Candler Road, Oakville (cont.)



Photo #7 (Tree 7 – 12cm DBH subject site tree proposed for removal)

- Tree within proposed building footprint and below 15cm DBH – no replacement trees required

APPENDIX D: Proposed site plan for 463 Candler Road, Oakville

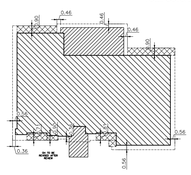
Regional Approval

Region Design Of Water &/or Wastewater Services Approval Subject To Detail Construction Conforming To Halton Region Standards & Specifications & Location Approval From Area Municipality.

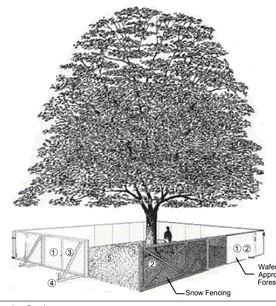
Signed: _____ Dated: _____
Infrastructure Planning & Policy

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 Are Met. (The Water And Wastewater Linear Design Manual May Be Obtained On Halton.ca Or By Calling 311) All Water Quality Tests Must Be Completed To The Region Of Halton's Satisfaction Before The Water Supply Can Be Turned On.

Lot Coverage Diagram 1:300



Lot Coverage	
House Footprint	210.21 sm
Proposed Front Porch	8.3 sm
Proposed Cabana	26.00 sm
Total Coverage	244.44 sm 34.87%



Tree Protection Barriers

Tree Protection Barriers Must Be 1.2m (4ft.) 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 (4ft.) High And Consist Of Orange Plastic Web Snow Fencing On A Wood Frame Made Of 2x4'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 Excavation Of Any Kind Is Permitted Within The Tree Protection Zone.

Base Information:

Base Information Taken From Plan Of Survey BY: Young & Young Surveying
Dated: September 11, 2024

Location

Lot 38
Registered Plan 626
Town of Oakville
Regional Municipality Of Halton

City Benchmark

Elevations Are Geodetic And Are Referred To The Town Of Oakville Benchmark No.33 24 Having A Published Elevation Of 98.26 Meters.

*TFW (Top Of Foundation Wall)

Floor Sill Plate On Inside Face Of Foundation.
- See Reduced Thickened Foundation Wall Detail & Reverse Veneer Detail For Foundation Wall Ledge Condition On Outside Face Of Foundation Walls.
- Extent Of Each Type To Be Determined By Contractor On Site During Construction

**U/F (Under Side of Footing)

- U/F Denotes Minimum Depth Of Under Side of Footing.
- Under Side of Footing May Differ Depending On Basement Conditions. See Floor Plans And Elevations For Specific Under Side Of Footing Conditions .
- Footings To Be Min 1.2m Below Grade

General Notes:

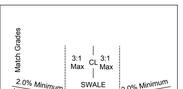
1. Do Not Scale Drawings

2. These Plans Are To Remain The Property Of The Designer And Must Be Returned Upon Request. These Plans Must Not Be Used In Any Other Location Without The Written Approval Of The Designer.

3. All Works To Be In Accordance With The Ontario Building Code And All Code References Refer To O.B.C. 2012 Division 'b'

Legend

3R ▶	Main Level Entrance/Exit
3R ▷	Lower Level Entrance/Exit
	Property Line
	Existing To Be Removed
101.05	Existing Spot Elevation
102.05	Proposed Spot Elevation
	Rainwater Downspouts
AC	Air Conditioner
	Solid Hoarding
	Framed Hoarding
	ESC Or Silt Fence Hoarding
AD	Area Drain
0.300Ø	Denotes Coniferous Tree (with trunk diameter) To Remain
0.300Ø	Denotes Deciduous Tree (with trunk diameter) To Remain
0.300Ø	Denotes Tree (with trunk diameter) To Be Removed
R# SPECIES	Denoted Replacement Tree Native Species Min 60mm Caliper For Deciduous And 1.8m Height For Coniferous (SPECIES) Refers To Type of Replacement Tree As Per Arborist Report (R#) Refers To Replacement Tree Number Corresponding w/ Arborist Report
#	Denotes Tree Number Corresponding w/ Arborist Report

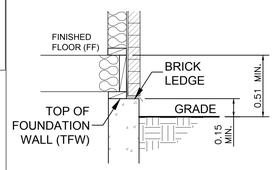


Typical Swale Detail nts

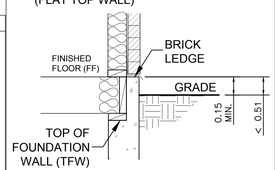
Downspouts:

Downspouts shall discharge to grade via concrete splash pads, directed away from the building to prevent erosion and percolation to the weeping tile. Downspouts shall not typically discharge in between houses, only to the front and rear yards.

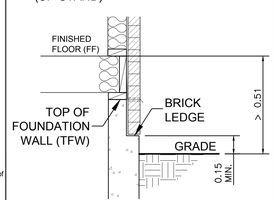
Top of Foundation Wall Conditions 1:20



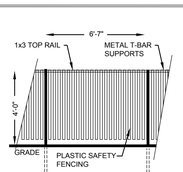
TFW - Typ. Condition
(FLAT TOP WALL)



TFW - Reverse Veneer
(UP-STAND)



TFW - Reduced Thickness
(DROPPED VENEER)



Tree Protection Barriet Detail nts

Underground Utilities:

The Location Of Underground Services Shown On This Plan Is Only Approximate And Is For Planning And Design Purposes Only. This Information Must Not Be Assumed To Be Complete Or Up-To-Date And An On-Site Locate Must Be Ordered Prior To Any Excavation. David W. Small Designs Inc. Accepts No Responsibility For Any Claims Or Losses Due To Improper Use Of This Information.

Notes:

There Are To Be No Grad Changes Within 0.3m Of Common Property Lines

The Existing Sanitary Lateral Must Be Inspected at The property Line By Regional Inspector, And Televised By Regional Forces Prior To Connection. A Lateral That Does Not Meet Current Regional Standards Must Be Disconnected At The Main. A Revision To The Service Permit Drawings And Payment Of Applicable Fees Is Required.

Existing Services Must Be Disconnected At The Main By The Contractor

All Water And Sanitary Main Taps Are To Be Preformed By Region Of Halton Forces Only

Contractor To Determine Existing Inverts And Report Any Discrepancies To The Engineer

Contractor To Determine San. Inverts On Site And Determine If San. Ejector Pump Is Required

STORM INVERT @ MAIN UNKNOWN. IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE GRAVITY FLOW. FROM PROPOSED BASEMENT FLOOR ELEVATION. IF A GRAVITY CONNECTION CANNOT BE ACHIEVED FROM THE PROPOSED BASEMENT FLOOR ELEVATION A SUMP PUMP IS TO BE INSTALLED AS PER OBC + MUNICIPAL REQUIREMENTS.

THE EXISTING SANITARY SERVICE LATERAL MUST BE INSPECTED AT THE PROPERTY LINE BY THE REGIONAL INSPECTOR AND TELEVISED BY REGIONAL FORCES PRIOR TO CONNECTION

NOTE: CONTRACTOR TO DETERMINE EXISTING INVERTS AND REPORT ANY DISCREPANCIES TO THE ENGINEER

ALL WATER AND SANITARY TAPS ARE TO BE PREFORMED BY REGION OF HALTON FORCES ONLY

EXISTING SERVICES MUST BE DISCONNECTED AT THE MAIN BY CONTRACTOR

Sump Pump Notes:

a) Sump pumps shall discharge via pipe directly to a storm sewer as indicated on site plan.

b) Air gap and back flow preventer required for the storm service.

c) Storm service to be made of 150mm Dia. PVC pipe from house to storm sewer main.

d) Storm inverts as noted on site plan.

General Notes:

1. Do Not Scale Drawings

2. These Plans Are To Remain The Property Of The Designer And Must Be Returned Upon Request. These Plans Must Not Be Used In Any Other Location Without The Written Approval Of The Designer.

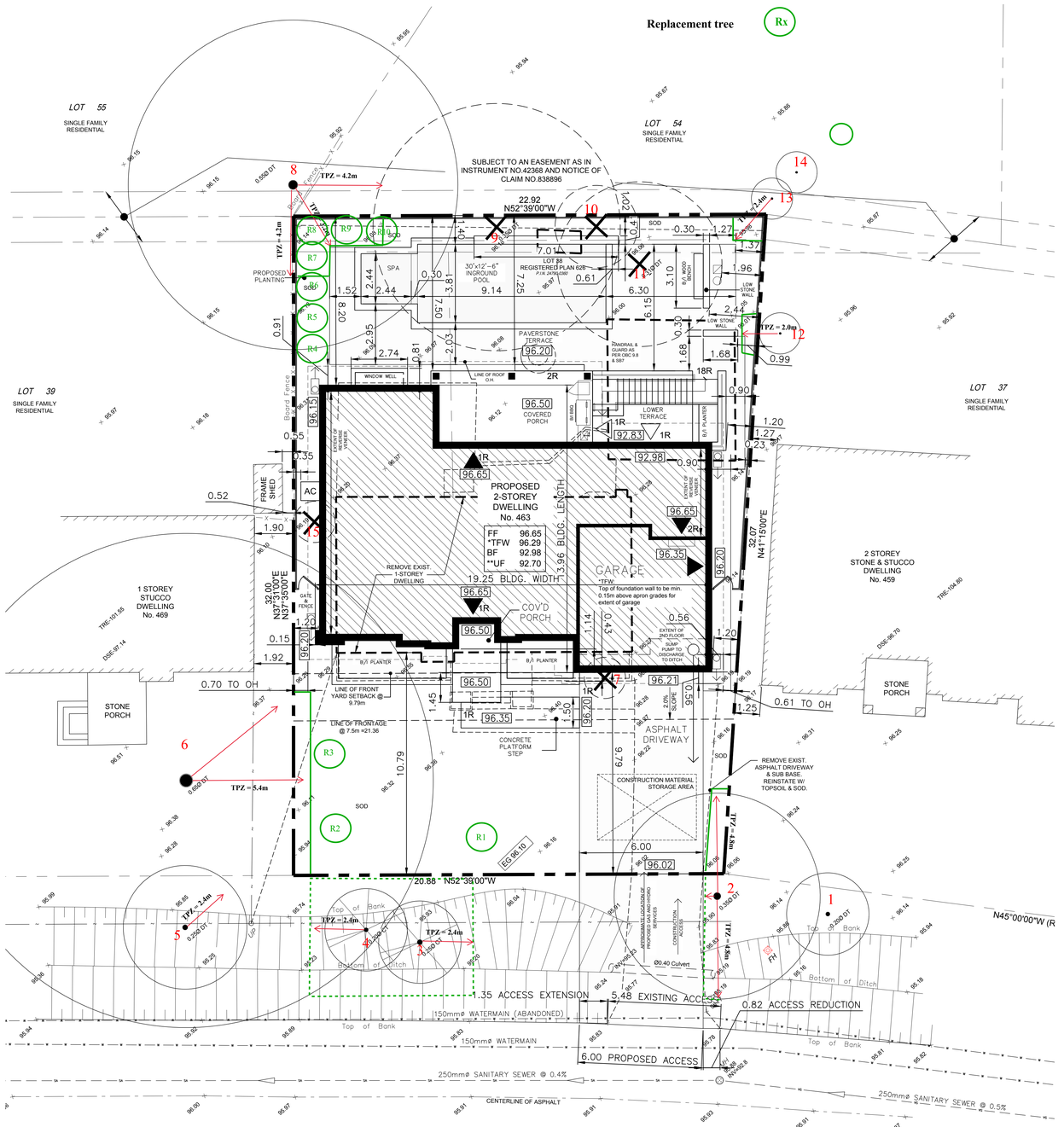
3. All Works To Be In Accordance With The Ontario Building Code And All Code References Refer To O.B.C. 2012 Division 'b'

Legend:

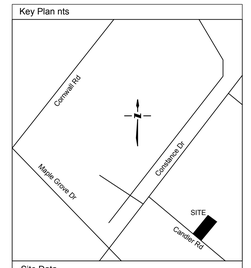
Solid Hoarding

Framed Hoarding

Replacement tree Rx



Key Plan nts



Site Data

Lot Area	700.97 sm	(0.07 ha)
Zoning		RL3-0
Established Grade		96.10
Floor Area		
Ground Floor (Includes 79.4 sf of Stairs & 37.0 sf of Elev.)	166.55 sm	1792.8 sf
Second Floor (Includes 71.2 sf of Stairs & Excludes 330.6 sf of O.T.B & 25.8 sf of Elev.)	162.38 sm	1747.9 sf
Total Area	328.9 sm	3540.7 sf
Garage (Measured to Inside Face of Garage Walls)	39.19 sm	421.9 sf
Finished Basement (Measured to Inside Face of Finished Basement Walls)	180.21 sm	1939.8 sf
Lot Coverage		
Proposed Footprint (Including Garage)	29.99%	210.21 sm
Proposed Covered Porches	1.18%	8.3 sm
Proposed Cabana	3.71%	26.0 sm
Total Proposed Coverage	34.87%	244.44 sm
Max Allowed Coverage	35.00%	245.34 sm
Landscaping		
Landscape Area		132.85 sm

The Undersigned Has Reviewed And Takes Responsibility For This Design, And Has The Qualifications And Meets The Requirements Set Out In The Ontario Building Code To Be A Designer.
Qualification Information Required Unless The Design Is Exempt Under Division C-3.2.5.1. Of the 2024 ONTARIO Building Code.

Peter Giordano — 25081 — BCIN
Name — Signature

Registration Information Required Unless The Design Is Exempt Under Division C-3.2.4.1. Of the 2024 ONTARIO Building Code.

DAVID W. SMALL DESIGNS INC. — 29999 — BCIN
Firm Name

no.	date	revision / comment
1	Feb 25/25	Issued To Owner For Zoning Approvals

Project:

The Xie Home
463 Candler
Lot 38
Registered Plan 626
Town of Oakville,
Regional Municipality of Halton

Drawing:

Site Plan

Scale: 1:100
Date: Feb 2025
Dwn by: SE
Proj. no.: 24-2120

SP

David Small Designs
Architecture + Interior Design

463 Candler – Planning Rationale for Minor Variance Application

Background and Revised Proposal

The subject property previously appeared before the Committee of Adjustment on November 12, 2025, where the application was denied. Following that decision, the design team undertook a comprehensive review of the proposal and made meaningful revisions to address the Committee's concerns.

Key revisions include:

- **Reduction in the scale of the rear two-storey living space**, decreasing the perceived massing at the rear of the dwelling.
- **Removal of the previously proposed side yard variance**, bringing the design into full compliance with the required side yard setbacks.

Planning staff have reviewed the revised design and confirmed their support for the current proposal.

Requested Variances

1. Front Yard Setback

The minimum required front yard setback is **9.79 metres**, whereas **8.37 metres** is proposed.

Rationale

The above-grade portion of the dwelling fully complies with the required front yard setback. The variance arises solely from a small portion of below-grade cold room storage located beneath the mostly uncovered front porch.

This design approach allows for storage while having no visual or physical impact on the streetscape. The porch itself remains fully compliant with the required setback.

As the encroachment is entirely below grade, it does not impact neighbouring properties, sightlines, pedestrian circulation, or public safety, and therefore represents a minor and technical variance.

---

2. Residential Floor Area Ratio (RFAR)

The maximum permitted RFAR is **41%**, whereas **47%** is proposed.

Rationale

The revised design reflects a reduction in building massing compared to the previous submission, through the reduction of the rear two-storey volume. This change reduces the perceived scale of the dwelling.

The proposed floor area is distributed in a manner that maintains:

- Balanced building proportions
- A well-articulated roofline
- Appropriate façade modulation
- Compatibility with the character of the neighbourhood

Recent redevelopment within the surrounding area demonstrates a pattern of larger, contemporary homes replacing smaller dwellings, and the proposed home remains consistent with the evolving scale and form of development along Candler Road.

Importantly, the revised design continues to respect setbacks, landscape opportunities, and spatial separation between neighbouring homes, ensuring the overall built form remains appropriate for the lot and neighbourhood.

Planning Justification

The requested variances satisfy the four tests under Section 45(1) of the Planning Act.

1. Maintains the General Intent and Purpose of the Official Plan

The proposal maintains the low-density residential character envisioned by the Town of Oakville's Official Plan. The design contributes to the ongoing reinvestment occurring within the neighbourhood while maintaining a built form that is compatible with surrounding residential properties.

2. Maintains the General Intent and Purpose of the Zoning By-law

The intent of the Zoning By-law is to regulate building massing, maintain adequate separation between dwellings, and protect neighbourhood character. The revised proposal achieves these objectives by:

- Maintaining compliant side yard setbacks
- Reducing the scale of the rear massing
- Ensuring the front yard encroachment remains entirely below grade

As such, the intent of the by-law is maintained.

3. Desirable for the Appropriate Development of the Property

The proposed dwelling represents a high-quality architectural design that contributes positively to the streetscape while accommodating modern family living needs. The design responds to the lot configuration and surrounding development pattern in a thoughtful and context-sensitive manner.

4. Minor in Nature

The requested variances are minor both numerically and in terms of impact.

- The front yard variance is entirely below grade and has no visual or functional impact.

- The RFAR variance reflects a carefully distributed building form that remains compatible with the surrounding neighbourhood and has been reduced from the previous proposal.

Conclusion

The revised proposal reflects significant design adjustments following the previous Committee decision and incorporates feedback from both the Committee and Planning staff. With the reduction in building massing, elimination of the side yard variance, and Planning support, the proposal represents a balanced and contextually appropriate form of residential redevelopment.

For these reasons, the requested variances satisfy the four tests of the Planning Act and represent appropriate minor adjustments that enable a well-designed home that integrates respectfully within the neighbourhood.

SURVEYOR'S REAL PROPERTY REPORT – PART 1
PLAN OF
LOT 38
REGISTERED PLAN 626
TOWN of OAKVILLE
Regional Municipality of Halton
SCALE 1 : 150
3m 2m 1m 0m 5m

YOUNG & YOUNG SURVEYING
(ETOBICOKE 2006) INC.
© COPYRIGHT 2024

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

BEARING NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTH LIMIT OF CANDLER ROAD, HAVING A BEARING OF N52°39'00"W ACCORDING TO REGISTERED PLAN 626

ELEVATION NOTE
ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE TOWN OF OAKVILLE BENCHMARK NO. 33 HAVING A PUBLISHED ELEVATION OF 98.26 METRES.

LEGEND

□	DENOTES	SURVEY MONUMENT SET
■	DENOTES	SURVEY MONUMENT FOUND
RP	DENOTES	REGISTERED PLAN 626
N,S,E,W	DENOTES	NORTH,SOUTH,EAST,WEST
M	DENOTES	MEASURED
CC	DENOTES	CUT CROSS
IB	DENOTES	IRON BAR
P.I.N.	DENOTES	PROPERTY IDENTIFIER NUMBER
- - - - -	DENOTES	OVERHEAD WIRES
UP	DENOTES	UTILITY POLE
BF	DENOTES	BOARD FENCE
TRW	DENOTES	TIMBER RETAINING WALL
MH	DENOTES	MANHOLE
DSE	DENOTES	DOORSILL ELEVATION
TRE	DENOTES	TOP OF ROOF ELEVATION
DT	DENOTES	DECIDUOUS TREE
CT	DENOTES	CONIFEROUS TREE
Ø	DENOTES	DIAMETER
FH	DENOTES	FIRE HYDRANT
CM	DENOTES	PLAN BY CUNNINGHAM McCONNELL LIMITED O.L.S. DATED JULY 16, 2019
TM	DENOTES	PLAN BY TARASICK, McMILLAN LIMITED O.L.S. DATED JUNE 12, 1996
MM	DENOTES	PLAN BY McCONNEL MAUGHAN LTD., O.L.S. DATED AUGUST 8, 1977

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-74221

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29(3).

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 9TH DAY OF SEPTEMBER, 2024.

SEPTEMBER 11, 2024
DATE

CHRIS BERESNIEWICZ
ONTARIO LAND SURVEYOR

THIS PLAN WAS PREPARED FOR DAVID SMALL DESIGNS

PART 2 – SURVEY REPORT
1) PLEASE NOTE LOCATION OF FENCES AND OVERHEAD WIRES
2) REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY : SUBJECT TO AN EASEMENT AS IN INSTRUMENT No. 42368 AND NOTICE OF CLAIM No. 838896
3) THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

YOUNG & YOUNG
SURVEYING (ETOBICOKE 2006) INC.
310 North Queen St., Unit 102, Toronto ON M9C-5K4
Tel: (416) 621-2676 - Fax: (416) 621-3360
E-MAIL : info@youngandyoung.ca

DRAWN: S.S. | CHECKED: C.B. | PROJECT 24-T11633

Notice of Public Hearing
Committee of Adjustment Application

File # A/063/2026

Electronic hearing:
By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday, April 29, 2026 at 7 p.m.

Why am I receiving this notice?
You are receiving this notice because the applicant noted below has submitted a minor variance application to the Town of Oakville. As stipulated by the *Planning Act*, notice must be provided to property owners within 60 metres (200 ft.) of the area to which the application applies. Further details of this application, including drawings, can be viewed online at Agendas & Meetings (oakville.ca).

Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
S. Misayphon	Kurtis Van Keulen Huis Design Studio 301-1a Conestoga Drive Brampton ON, L6Z 4N5	257 Woodale Ave PLAN 620 LOT 38

Zoning of property: RL3-0, Residential

Variance request:
Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit the construction of a two-storey detached dwelling on the subject property proposing the following variances to Zoning By-law 2014-014:

1. To permit a maximum residential floor area ratio of 44.42%, whereas a maximum residential floor area ratio of 40% permitted.

2. To permit a maximum lot coverage of 36.21%, whereas a maximum lot coverage of 35% is permitted for a dwelling greater than 7.0m in height.

How do I participate if I have comments or concerns?

Submit written correspondence
Although there are no third-party appeal rights, you are entitled to notice and may make written submissions before the application is considered by the Committee of Adjustment. You can send your written comments regarding the application by email (preferred) or regular mail to the Secretary-Treasurer noted below. Include your name, address and application number or address of the property in which you are providing comments. To allow all Committee of Adjustment members the opportunity to review and consider your comments, please provide your written submissions to be received no later than noon the day before the hearing date.

Please be advised that any written correspondence submitted to the Town of Oakville regarding this application will be made public pursuant to the *Planning Act* and *Municipal Freedom of Information and Protection Act*.

Participate in the electronic hearing by videoconference.
Pre-register as a delegation by contacting the Secretary-Treasurer noted below by email or telephone no later than noon the day before the hearing date. You are encouraged to pre-register as a delegation as soon as possible in order to facilitate an orderly registration process. Pre-registered delegates will be provided with access codes and instructions to enter the electronic hearing.

Watch the hearing:
If you do not wish to participate, but would like to follow along, the hearing will be publicly live-streamed on the Town of Oakville's Live Stream webpage at oakville.ca. The live-stream will begin just before 7 p.m.

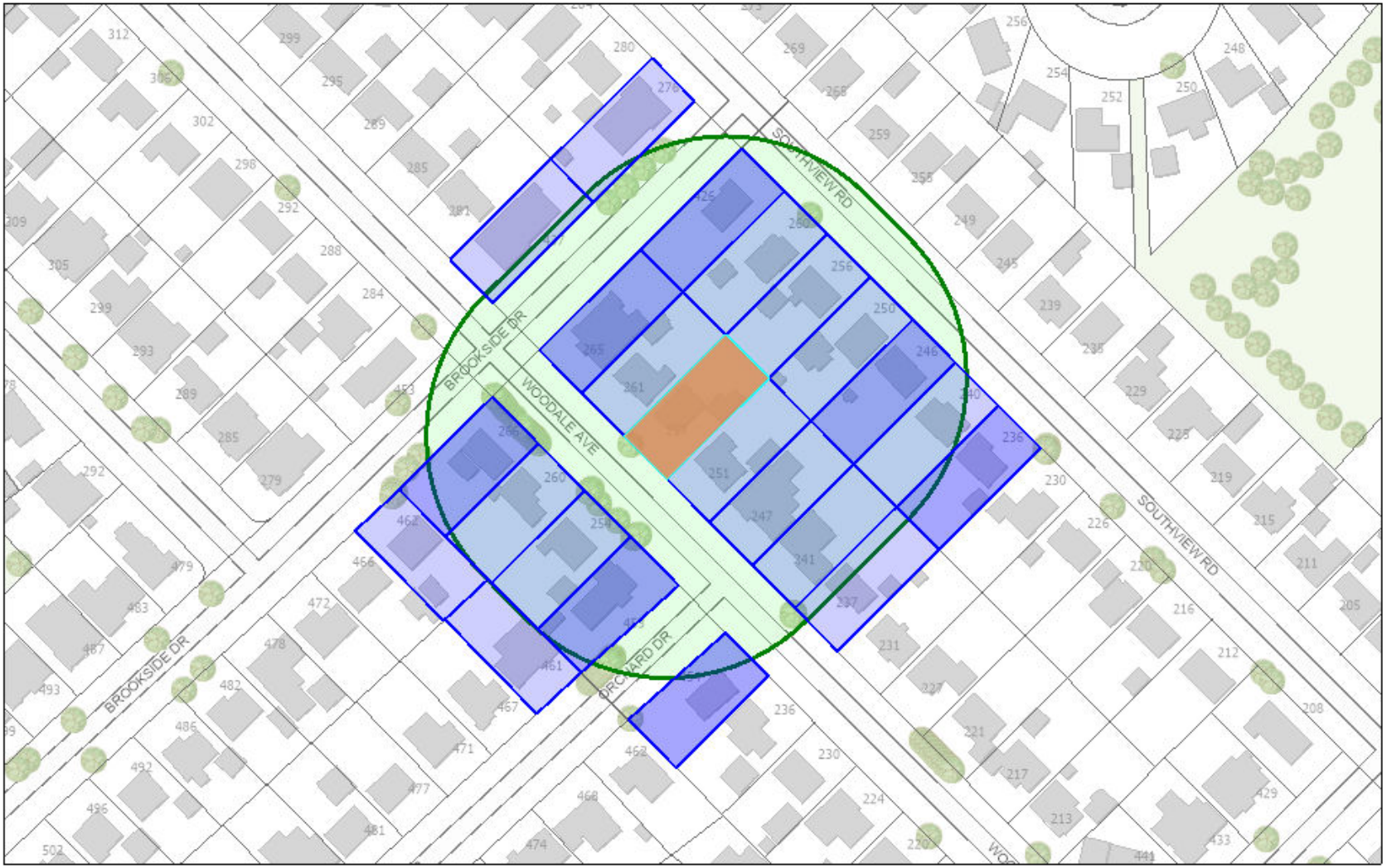
More information:
Town departments and agency comments regarding this application will be available online at Agendas & Meetings (oakville.ca) by noon on the Friday before the hearing date.

Notice of decision:
If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer noted below. The written request must be received before noon the day before the hearing date. This will entitle you to be notified of any future Ontario Land Tribunal proceedings.

Contact information:
Jen Ulcar
Secretary-Treasurer, Committee of Adjustment
1225 Trafalgar Road
Oakville, ON L6H 0H3
Phone: 905-845-6601 ext. 1829
Email: coarequests@oakville.ca

Date mailed:
April 13, 2026

A/063/2026 - 257 Woodale Avenue



4/8/2026, 12:18:19 PM

Applicant Name Address

Wards

Ownership

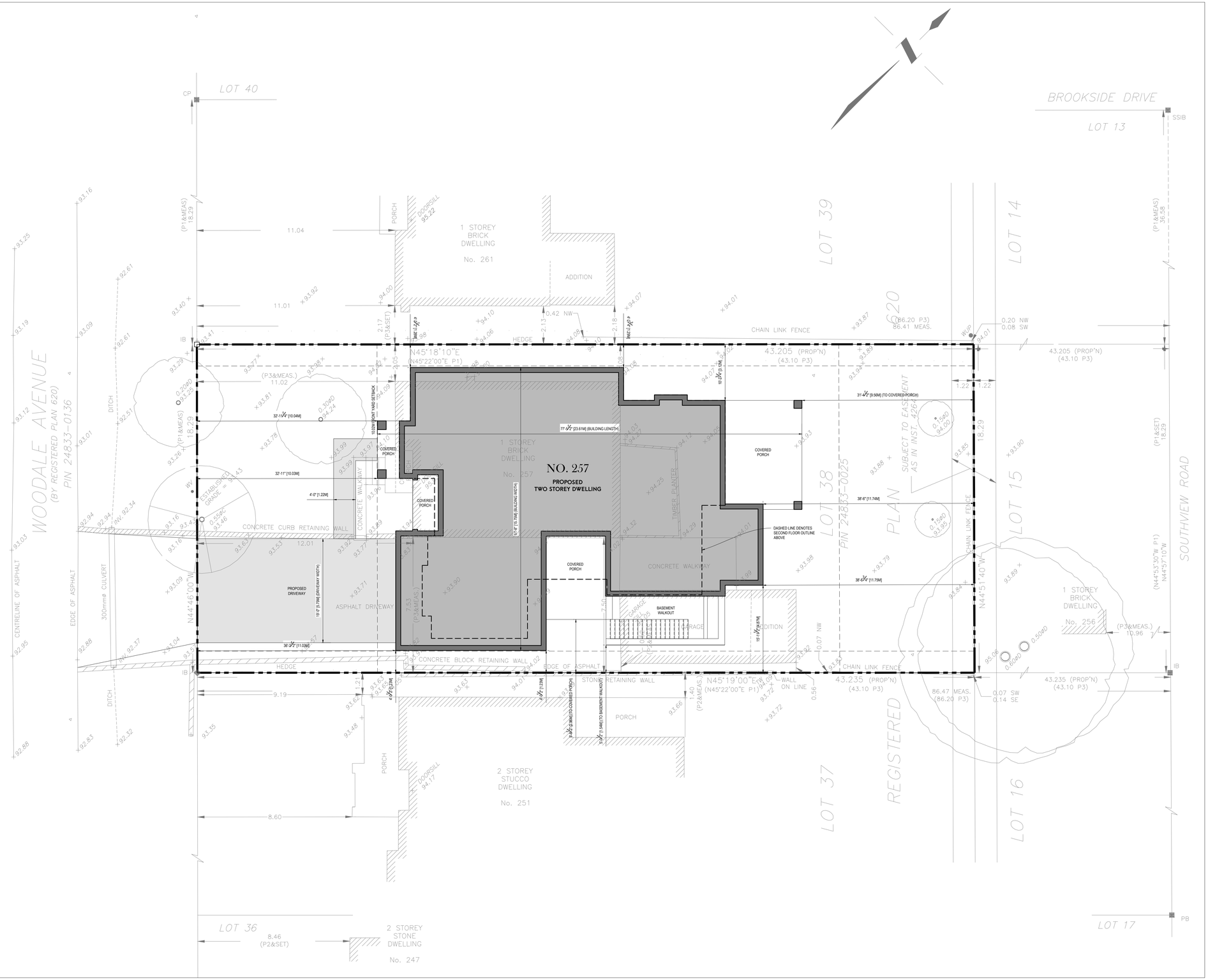
1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

Town of Oakville
2021 Town of Oakville

SITE STATISTICS				
ADDRESS:	257 Woodale Avenue			
ZONING:	RL3-0			
	Proposed		*Required*	
LOT AREA	789.59	m2	557.5	m2
LOT FRONTAGE	18.29	m	18.00	m2
ESTABLISHED GRADE	93.43		N/A	
HEIGHT TO MID-POINT	7.92	m	N/A	
HEIGHT TO HIGHEST RIDGE	8.97	m	9.00	m
HEIGHT TO EAVE	6.87	m	N/A	
RFA (FLOOR AREA)	*Proposed*		*Required*	
GROUND FLOOR	186.27	m2	N/A	
SECOND FLOOR	210.04	m2	N/A	
GARAGE (NOT INCL.)	*50.81*	*m2*	*N/A*	
SUBTOTAL	**396.31**	**m2**	N/A	
OPEN AREAS (TO BE DEDUCTED)	45.55	m2	N/A	
TOTAL RFA	**350.76**	**m2**	315.84	m2
RFA TO LOT AREA (MAX 40%)	**44.42**	**%**	40	%
LOT COVERAGE	*Proposed*		*Required*	
DWELLING FOOTPRINT (INCL GARAGE)	237.08	m2	*30.03%*	
FRONT PORCH	3.90	m2	*0.49%*	
FRONT PORCH (AT STUDY)	4.34	m2	*0.55%*	
SIDE COVERED PORCH (BEHIND GARAGE)	15.34	m2	*1.94%*	
REAR COVERED PORCH	25.26	m2	*3.20%*	
TOTAL LOT COVERAGE:	**285.92**	**m2**	276.36	m2
MAX ALLOWED = 35%	**36.21**	**%**	35	%
SETBACKS	*Proposed*		*Required*	
FRONT YARD (EXISTING (11.02M) - 1.00M)	10.03	m	10.02	m
INTERIOR SIDE YARD	1.23	m	1.20	m
INTERIOR SIDE YARD	1.28	m	1.20	m
REAR YARD	9.56	m	7.50	m



1:100
ARCHITECTURAL SITE PLAN

huis | design studio
CUSTOM HOME DESIGN
HUIS DESIGN STUDIO
CUSTOM HOME DESIGN AND RENOVATIONS
2457 DIXIE ROAD | MISSISSAUGA, ONTARIO | L4Y 2A1
T-647.206.9655 | E INFO@HUISDESIGNS.CA
HUISDESIGNS.CA

GENERAL NOTES

DRAWINGS ARE TO BE READ NOT SCALED. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED. UPON COMPLETION OF ANY STAGE OF CONSTRUCTION, THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE PROPER INSPECTION. ALL DESIGN AND CONSTRUCTION DOCUMENTATION ARE FINAL UNLESS REVISED BY THE DESIGNER. IF ANY DISCREPANCIES ARE DISCOVERED HERE WITHIN, THE DESIGNER SHALL BE NOTIFIED. THE DRAWINGS AND DOCUMENTS PROVIDED HERE WITHIN ARE THE EXCLUSIVE PROPERTY OF HUIS DESIGN STUDIO. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

NAME — B.C.I.N.

REGISTRATION INFORMATION

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.4 OF THE ONTARIO BUILDING CODE

FIRM NAME — B.C.I.N.

REVISION LIST

1	-	MM.DD.YYYY
2	-	MM.DD.YYYY
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

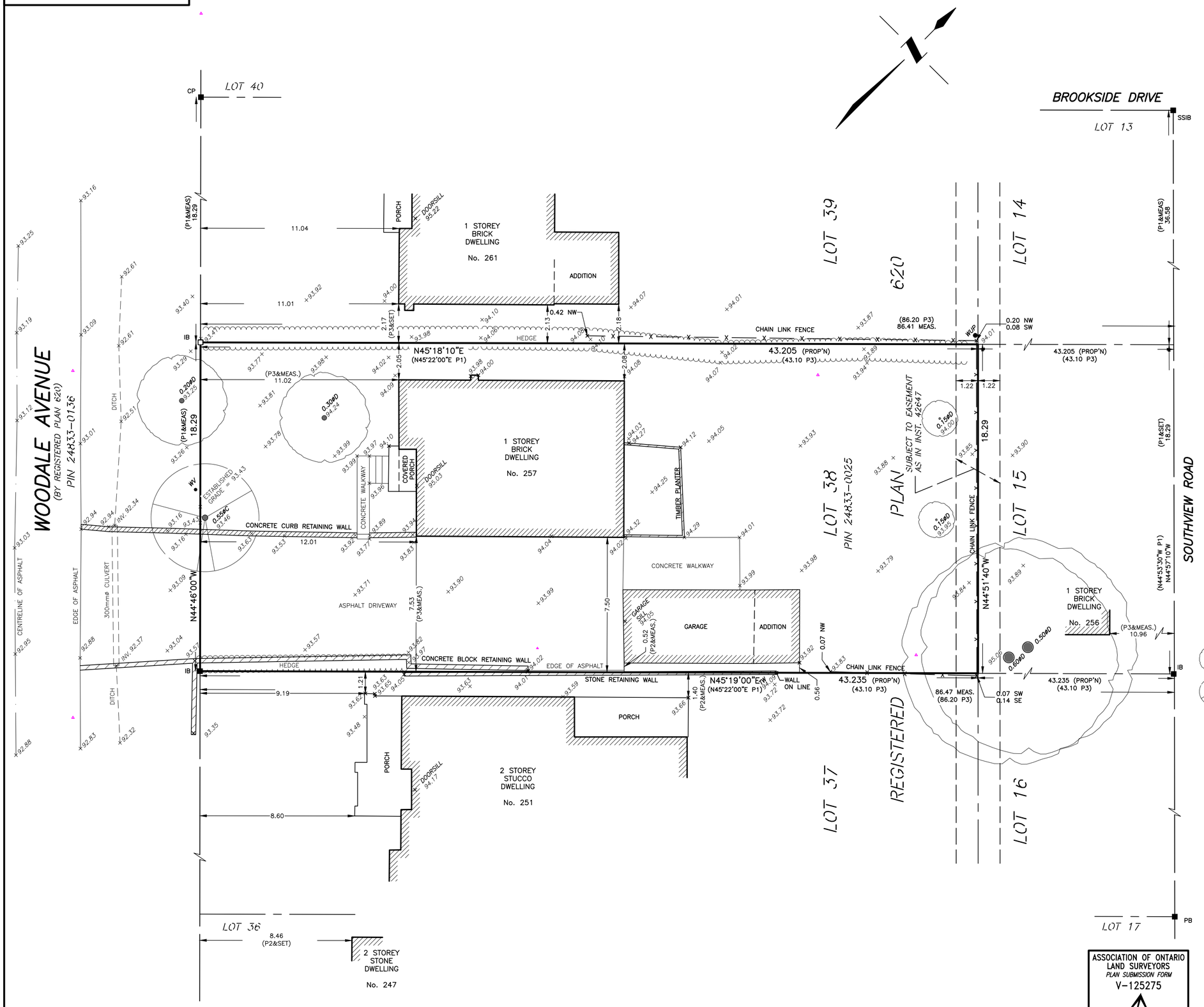
ISSUE LIST

1	ISSUED FOR COA	03.09.2026
2	-	MM.DD.YYYY
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

PROJECT NORTH: TRUE NORTH:

DRAWING TITLE:	ARCHITECTURAL SITE PLAN		
DRAWN BY:	A.M.	CHECKED BY:	K.V.K.
PROJECT ADDRESS:	257 Woodale Avenue		
PROJECT NO.	2026-007	SCALE:	1:100
SHEET NO.	ASP		

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 38
REGISTERED PLAN 620
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 150

2 1 0 2 4 6 8 10 metres

TARASICK McMILLAN KUBICKI LIMITED
ONTARIO LAND SURVEYORS

© COPYRIGHT, 2026

REPORT SUMMARY

PROPERTY DESCRIPTION: 257 WOODALE AVENUE, BEING LOT 38, REGISTERED PLAN 620, TOWN OF OAKVILLE, REGIONAL MUNICIPALITY OF HALTON, PIN 24833-0025.

EASEMENTS/RIGHTS-OF-WAY: SUBJECT TO EASEMENT IN FAVOUR OF THE BELL TELEPHONE COMPANY OF CANADA AS IN INST. 42647.

COMMENTS: NOTE TO LOCATION OF FENCES, RETAINING WALLS

ELEVATION NOTE

ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM-1928, AND WERE DERIVED FROM CITY OF OAKVILLE BENCHMARK No. 9, HAVING A PUBLISHED ELEVATION OF 91.131 metres.

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHEASTERLY LIMIT OF WOODALE AVENUE AS SHOWN ON REGISTERED PLAN 620, HAVING A BEARING OF N45°20'20"E.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
IB	DENOTES	IRON BAR
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
CP	DENOTES	CONCRETE PIN
INV	DENOTES	INVERT
WUP	DENOTES	WOODEN UTILITY POLE
P1	DENOTES	REGISTERED PLAN 620
P2	DENOTES	J.H. GELBLOOM SURVEYING LTD., O.L.S., AUG 14, 2024
P3	DENOTES	COOK & DUNNING O.L.S., SEPT 03, 1955
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 M&S CUSTOM HOMES INC. AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

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 MARCH 4, 2026

MARCH 13, 2026
DATE

JACKIE HANG
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-125275

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR
In accordance with Regulation 1026, Section 29(3)

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: R.B. | FILE No. 10695-SRPR-T

C (18"x24")



1/4" = 1'-0"

FRONT ELEVATION

huis design studio
CUSTOM HOME DESIGN

HUIS DESIGN STUDIO
CUSTOM HOME DESIGN AND RENOVATIONS
2457 DIXIE ROAD | MISSISSAUGA, ONTARIO | L4Y 2A1
T.647.206.9655 | E.INFO@HUISDESIGNS.CA
HUISDESIGNS.CA

GENERAL NOTES

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QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

NAME	B.C.I.N.
-	-

REGISTRATION INFORMATION

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.4 OF THE ONTARIO BUILDING CODE

FIRM NAME	B.C.I.N.
-	-

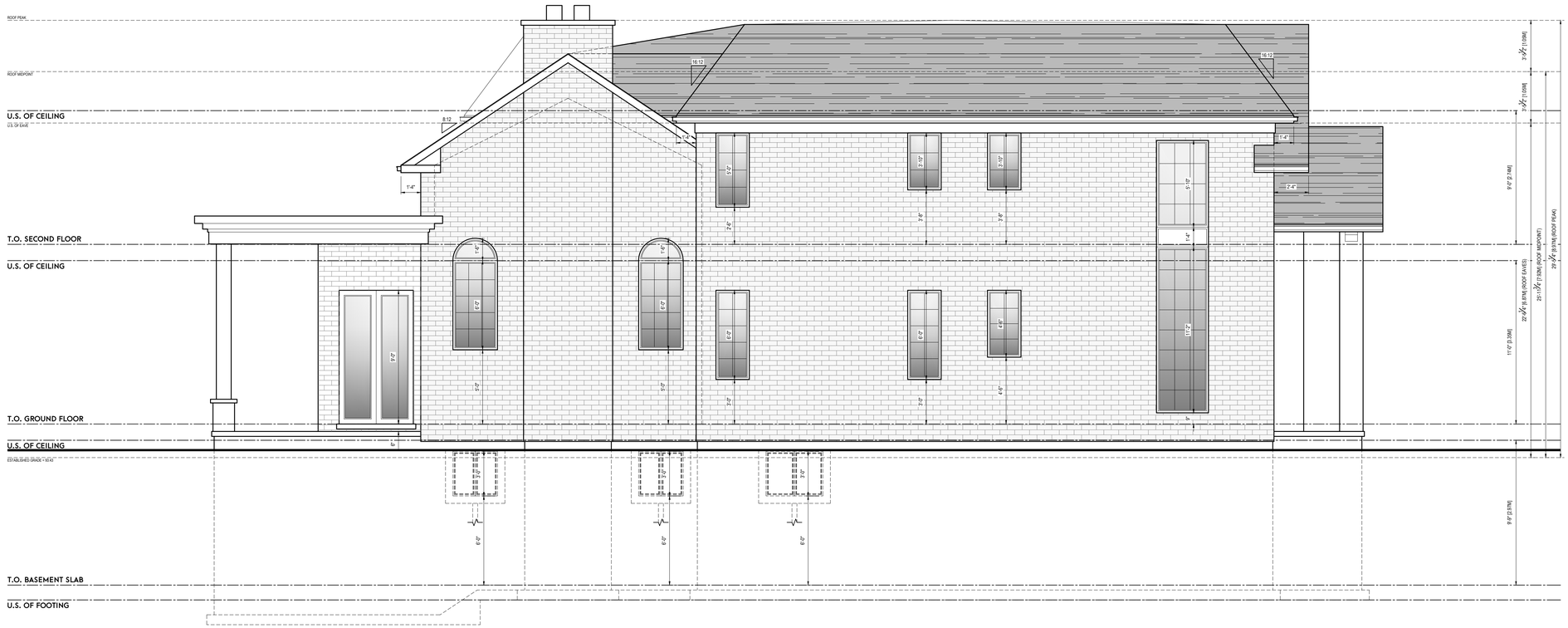
REVISION LIST

1	-	MM.DD.YYYY
2	-	MM.DD.YYYY
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

ISSUE LIST

1	ISSUED FOR COA	03.09.2026
2	-	MM.DD.YYYY
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

DRAWING TITLE:	ARCHITECTURAL ELEVATIONS
DRAWN BY:	J.H. **CHECKED BY:** K.V.K.
PROJECT ADDRESS:	257 Woodside Avenue
PROJECT NO.	2026-007 **SCALE:** 1/4" = 1'-0"
SHEET NO.	**A201**


ROOF PEAK
ROOF MIDPOINT
U.S. OF CEILING
U.S. OF EAVE
T.O. SECOND FLOOR
U.S. OF CEILING
T.O. GROUND FLOOR
U.S. OF CEILING
ESTABLISHED GRADE = 93.43
T.O. BASEMENT SLAB
U.S. OF FOOTING
16:12
8:12
1'-4"
T-4"
2'-4"
9'-4"
9'-4"
9



SHT. 0 OF

REAR ELEVATION

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CUSTOM HOME DESIGN AND RENOVATIONS
2457 DIXIE ROAD | MISSISSAUGA, ONTARIO | L4Y 2A1
T.647.206.9655 | E.INFO@HUISDESIGNS.CA
HUISDESIGNS.CA

GENERAL NOTES

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QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

-	-
NAME	B.C.I.N.

REGISTRATION INFORMATION

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.4 OF THE ONTARIO BUILDING CODE

-	-
FIRM NAME	B.C.I.N.

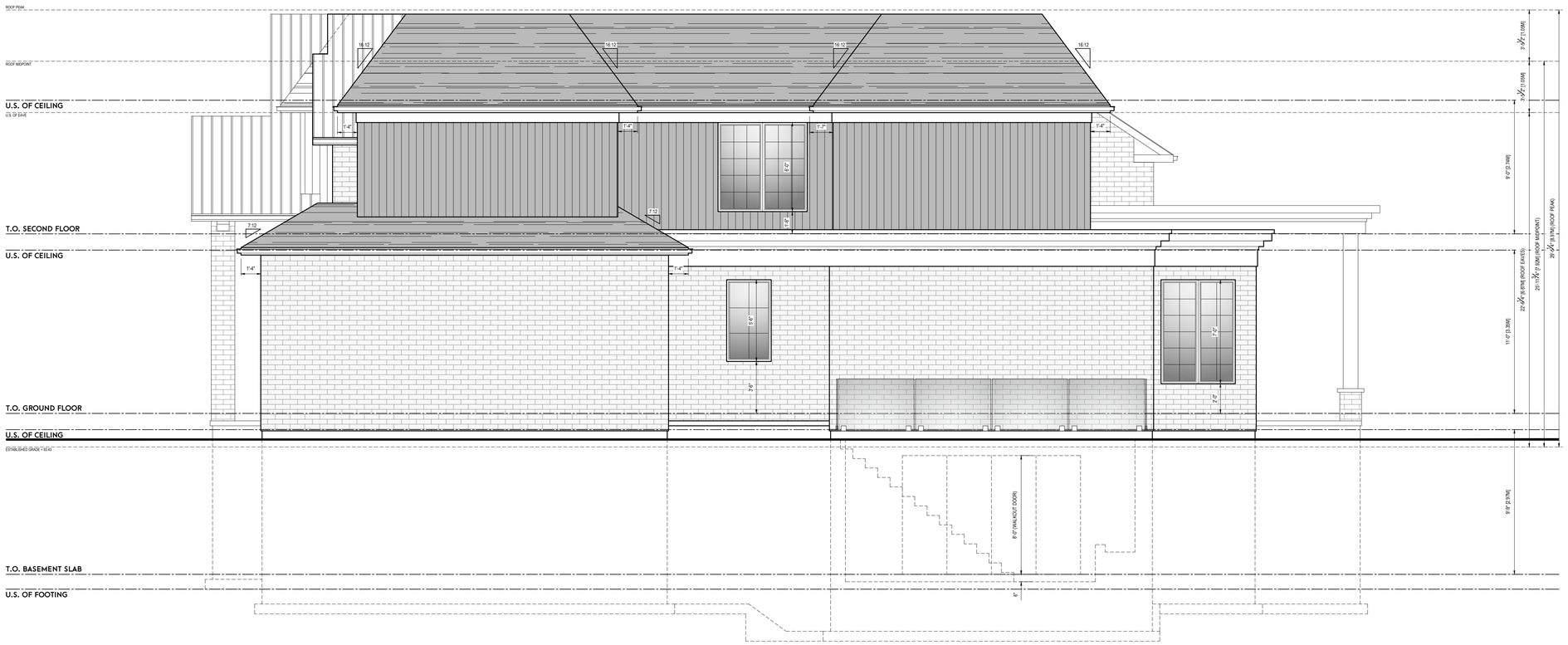
REVISION LIST

1	-	MM.DD.YYYY
2	-	MM.DD.YYYY
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

ISSUE LIST

1	ISSUED FOR COA	03.09.2026
2	-	MM.DD.YYYY
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

DRAWING TITLE:	ARCHITECTURAL ELEVATIONS
DRAWN BY:	J.H.
CHECKED BY:	K.V.K.
PROJECT ADDRESS:	257 Woodale Avenue
PROJECT NO.	2026-007
SCALE:	1/4" - 1'-0"
SHEET NO.	A203



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

RIGHT ELEVATION

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NAME	B.C.I.N.
-	-

REGISTRATION INFORMATION

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.4 OF THE ONTARIO BUILDING CODE

FIRM NAME	B.C.I.N.
-	-

REVISION LIST

1	-	MM.DD.YYYY
2	-	MM.DD.YYYY
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

ISSUE LIST

1	ISSUED FOR COA	03.09.2026
2	-	MM.DD.YYYY
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

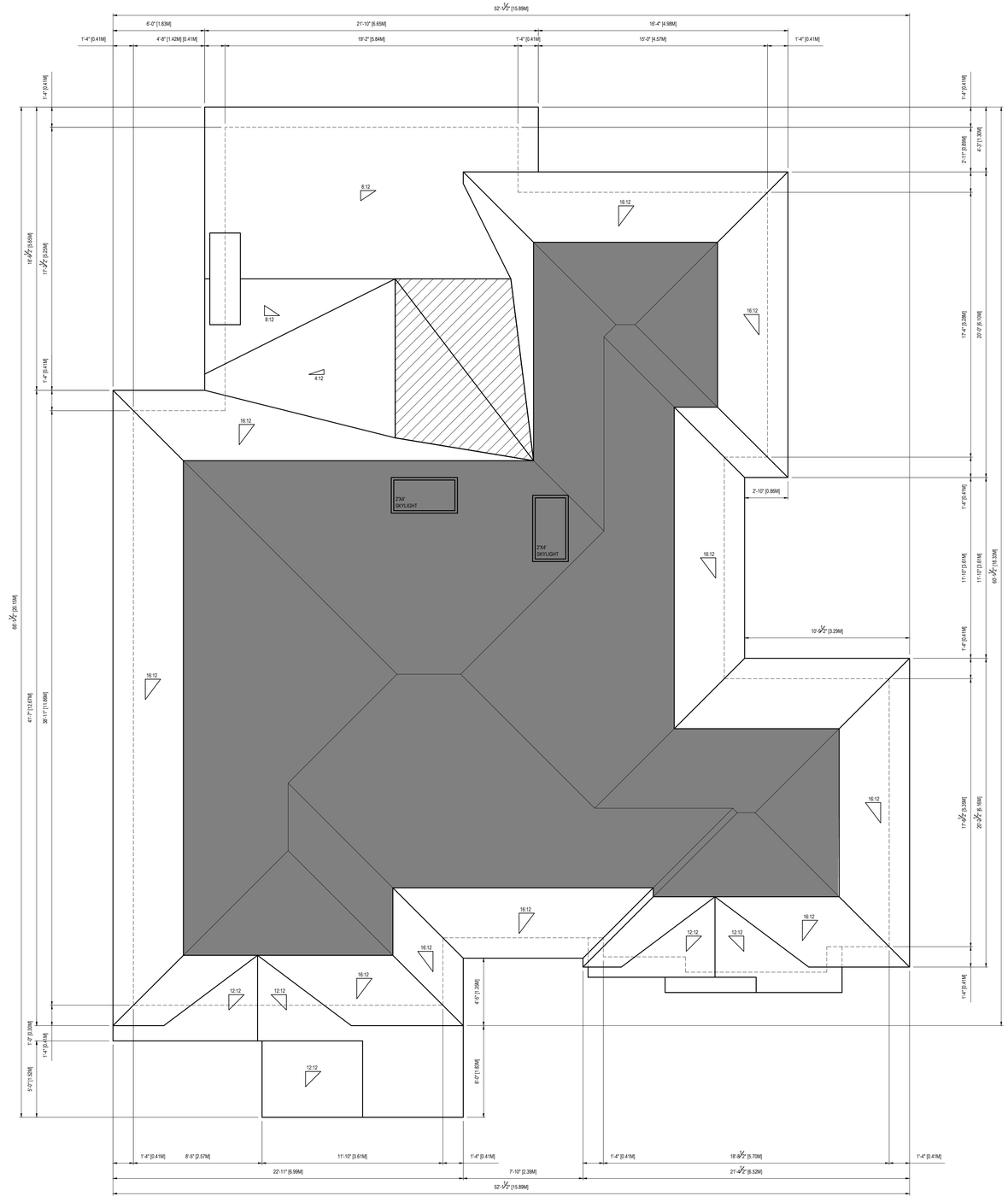
DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: J.H. **CHECKED BY:** K.V. K.
PROJECT ADDRESS: 257 Woodale Avenue
PROJECT NO. 2026-007 **SCALE:** 1/4" = 1'-0"
SHEET NO. **A204**

ROOF LEGEND:

24:12

10:12

1:50



1/8" = 1'-0"

ROOF PLAN

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NAME	B.C.I.N.
-	-

REGISTRATION INFORMATION

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FIRM NAME	B.C.I.N.
-	-

REVISION LIST

1	-	MM.DD.YYYY
2	-	MM.DD.YYYY
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

ISSUE LIST

1	ISSUED FOR COA	03.09.2026
2	-	MM.DD.YYYY
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

PROJECT NORTH: TRUE NORTH:

DRAWING TITLE: ROOF PLAN
DRAWN BY: J.H. CHECKED BY: K.V.K.
PROJECT ADDRESS: 257 Woodside Avenue
PROJECT NO. 2026-007 SCALE: 1/4" : 1'-0"
SHEET NO. **A104**





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NAME	B.C.I.N.
-	-

REGISTRATION INFORMATION

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FIRM NAME	B.C.I.N.
-	-

REVISION LIST

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2	-	MM.DD.YYYY
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

ISSUE LIST

1	ISSUED FOR COA	03.09.2026
2	-	MM.DD.YYYY
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

DRAWING TITLE:	3D RENDERS
DRAWN BY:	J.H.
CHECKED BY:	K.V.K.
PROJECT ADDRESS:	257 Woodale Avenue
PROJECT NO.	2026-007
SCALE:	N.T.S.
SHEET NO.	**A205**

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CUSTOM HOME DESIGN

1A Conestoga Drive - Unit 301
Brampton, Ontario
L6Z 4N5

info@huisdesigns.ca
647.206.9655
www.huisdesigns.ca

P.N. 2026-007

March 13, 2026

Attention: **Planning Staff**
Planning Services
Town of Oakville
1225 Trafalgar Road
Oakville, Ontario

Reference: **257 Woodale Avenue, Oakville**
Committee of Adjustment Application

To whom it may concern,

We have submitted a Minor Variance application and the purpose for this letter is to further explain the justification for the requested variances.

The subject lot is located in East Oakville along Woodale Avenue. The lot area is 789.59 m2. The surrounding area consists of a mix of older single storey dwellings, along with a few newer two-storey dwellings in close proximity of the subject property. As such, the streetscape reflects a variety of architectural forms and building scales. The proposed dwelling has been thoughtfully designed to algin with neighbouring properties while breaking up the overall massing and accommodating the homeowner's desired architectural style.



Initials

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1. MAXIMUM RFA: The required maximum RFA is 315.84 m2 (40.00% of lot area)(Table 6.4.1).
• The proposed RFA is 350.76 m2 (44.42% of lot area).

The proposed RFA represents an increase of approximately 4.42% above the permitted maximum. We believe the proposed floor area is proportional to the lot size and does not result in excessive massing or scale. The proposed dwelling complies to the maximum permitted building height of 9.00m, ensuring that the increased floor area does not translate into adverse impacts such a shadowing or overlook onto adjacent properties.

The proposed dwelling has been carefully designed to minimize the perceived massing and ensure the home remains compatible with the surrounding residential context. The front elevation incorporates several architectural elements that break up the overall building mass. A lowered front porch roof creates a strong horizontal break between the first and second storeys, reducing the vertical appearance of the façade and providing a welcoming entrance feature. ***See Figure 1.***

The building mass is further articulated through varied rooflines and multiple front-facing gables, which divide the structure into smaller visual components rather than presenting a single large façade. A roof skirt above the garage further lowers the visual prominence of the garage mass and provides additional architectural layering. ***See Figure 1.***

Material changes across the elevation, including a combination of masonry and vertical siding, introduce visual contrast and help define different portions of the façade. Additionally, the placement and proportions of the windows break up large wall areas and contribute to a more balanced and articulated streetscape presence. ***See Figure 1.***

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Together, these elements effectively reduce the perceived scale of the dwelling and create a well-proportioned design that fits comfortably within the character of the neighbourhood. While the proposed floor area slightly exceeds the zoning requirement, the architectural treatment ensures that the overall massing of the dwelling does not appear excessive for the lot.

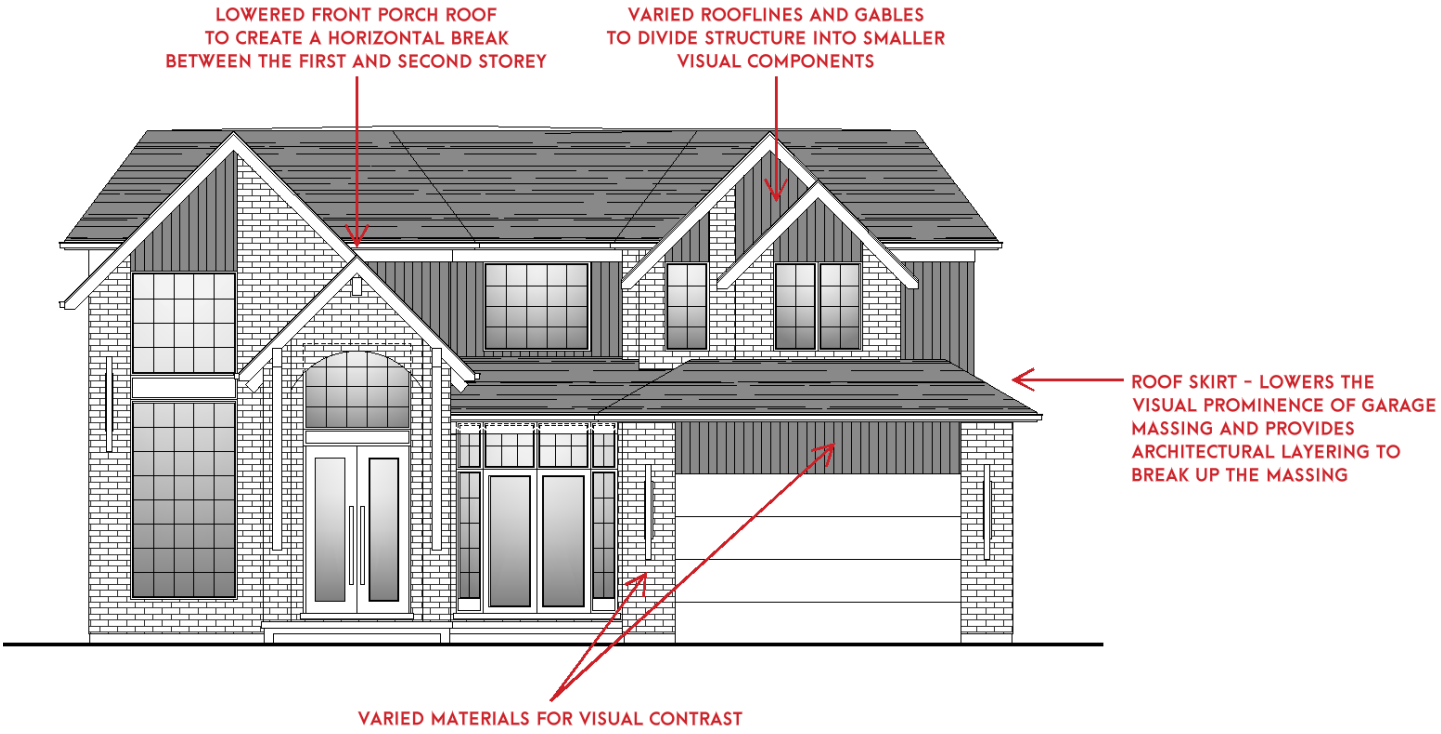


Figure 1 – Front Façade

At the rear of the dwelling, the massing is similarly articulated to reduce the perceived scale of the building. While the great room incorporates a 1.5-storey space, the overall vertical mass is visually moderated through the inclusion of a covered rear porch structure. The porch roof extends across a portion of the rear elevation, creating a strong horizontal element that effectively divides the two-storey wall plane and reduces the apparent height of the great room volume. ***See Figure 2.***

The porch itself introduces additional architectural layering, with substantial columns and a separate roof form that projects from the main structure. This feature helps break up what would otherwise be a large continuous wall and creates a more human-scaled transition between the interior living space and the rear yard.

Consistent with the front elevation, the use of varied materials, window groupings, and stepped building planes further subdivides the building mass. The second-storey elements are set back and visually separated from the lower level through changes in cladding and rooflines, helping the overall form read as smaller interconnected components rather than a single large mass.
As a result, the design ensures that the rear elevation remains visually balanced and compatible with the scale of surrounding residential development despite the modest increase in floor area.

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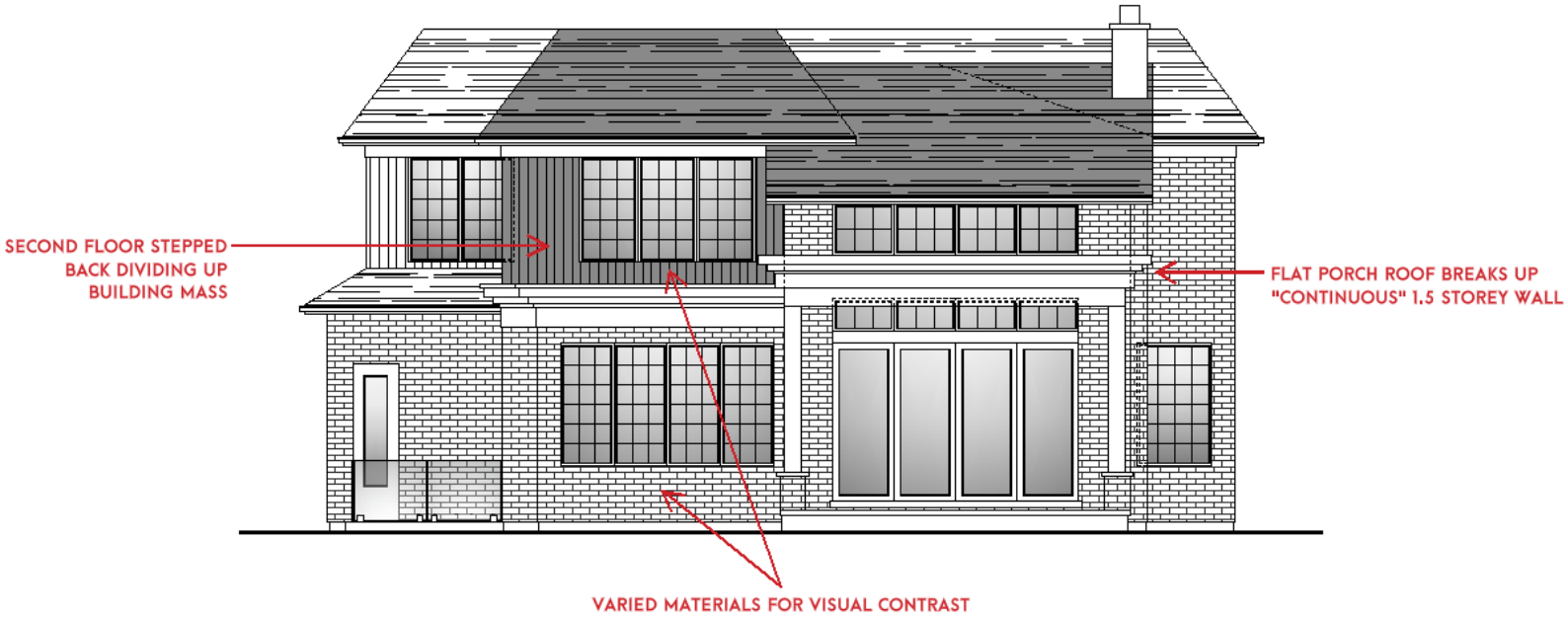


Figure 2 – Rear Façade

2. LOT COVERAGE: The maximum lot coverage in the -0 suffix zone shall be as per Table 6.4.2.; Max. 35.00% (276.36m2)
• The proposed lot coverage is 285.92m2 (36.21%).

The Zoning By-law permits a maximum lot coverage of 35%, whereas the proposed development results in a lot coverage of 36.21%. It is important to note that the footprint of the main dwelling, including the garage, generally complies with the intent of the zoning standard. The majority of the additional lot coverage is attributable to the proposed covered rear porch, which is a single-storey structure designed to provide outdoor amenity space rather than additional interior living area.

The rear covered porch contributes approximately 25.26 m² to the total lot coverage calculation and represents the largest contributing factor to the minor increase. As a one-storey open structure located at the rear of the dwelling, the porch has minimal visual or massing impact and does not contribute to the perceived scale of the home.

In closing we feel that the above noted variances satisfy the prescribed Four Test of Section 45(1) of the Planning Act. The requested variances are minor in nature and appropriate for the subject property. We feel the development of this site with of a home of this nature is desirable to the area. Furthermore, these variances are in keeping with the general intent of the Zoning By-Law and the Official Plan.

If you require any additional information, please feel free to contact us

Sincerely,

Kurtis Van Keulen, Principal. Huis Design Studio
T: 647 206 9655 • E: kurtis@huisdesigns.ca • www.huisdesigns.ca

Initials

Notice of Public Hearing
Committee of Adjustment Application

File # A/064/2026

Electronic hearing:
By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday, April 29, 2026 at 7 p.m.

Why am I receiving this notice?
You are receiving this notice because the applicant noted below has submitted a minor variance application to the Town of Oakville. As stipulated by the *Planning Act*, notice must be provided to property owners within 60 metres (200 ft.) of the area to which the application applies. Further details of this application, including drawings, can be viewed online at Agendas & Meetings (oakville.ca).

Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
M. Santini	Tony Tersigni Arctek Design Consultants 67 Marbella Road Vaughan ON, L4H 1M3	235 Vilma Dr PLAN M6 LOTS 192,193

Zoning of property: RL3-0, Residential

Variance request:
Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit the construction of a two-storey detached dwelling on the subject property proposing the following variances to Zoning By-law 2014-014:

1. To permit a minimum rear yard of 6.50 metres, whereas a minimum rear yard of 7.50 metres is required.

2. To permit a maximum height of 9.50 metres, whereas a maximum height of 9.00m is permitted.

How do I participate if I have comments or concerns?

Submit written correspondence
Although there are no third-party appeal rights, you are entitled to notice and may make written submissions before the application is considered by the Committee of Adjustment. You can send your written comments regarding the application by email (preferred) or regular mail to the Secretary-Treasurer noted below. Include your name, address and application number or address of the property in which you are providing comments. To allow all Committee of Adjustment members the opportunity to review and consider your comments, please provide your written submissions to be received no later than noon the day before the hearing date.

Please be advised that any written correspondence submitted to the Town of Oakville regarding this application will be made public pursuant to the *Planning Act* and *Municipal Freedom of Information and Protection Act*.

Participate in the electronic hearing by videoconference.
Pre-register as a delegation by contacting the Secretary-Treasurer noted below by email or telephone no later than noon the day before the hearing date. You are encouraged to pre-register as a delegation as soon as possible in order to facilitate an orderly registration process. Pre-registered delegates will be provided with access codes and instructions to enter the electronic hearing.

Watch the hearing:
If you do not wish to participate, but would like to follow along, the hearing will be publicly live-streamed on the Town of Oakville's Live Stream webpage at oakville.ca. The live-stream will begin just before 7 p.m.

More information:
Town departments and agency comments regarding this application will be available online at Agendas & Meetings (oakville.ca) by noon on the Friday before the hearing date.

Notice of decision:
If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer noted below. The written request must be received before noon the day before the hearing date. This will entitle you to be notified of any future Ontario Land Tribunal proceedings.

Contact information:
Jen Ulcar
Secretary-Treasurer, Committee of Adjustment
1225 Trafalgar Road
Oakville, ON L6H 0H3
Phone: 905-845-6601 ext. 1829
Email: coarequests@oakville.ca

Date mailed:
April 13, 2026

A/064/2026 - 235 Vilma Drive



4/8/2026, 3:16:03 PM

Applicant Name Address

Wards

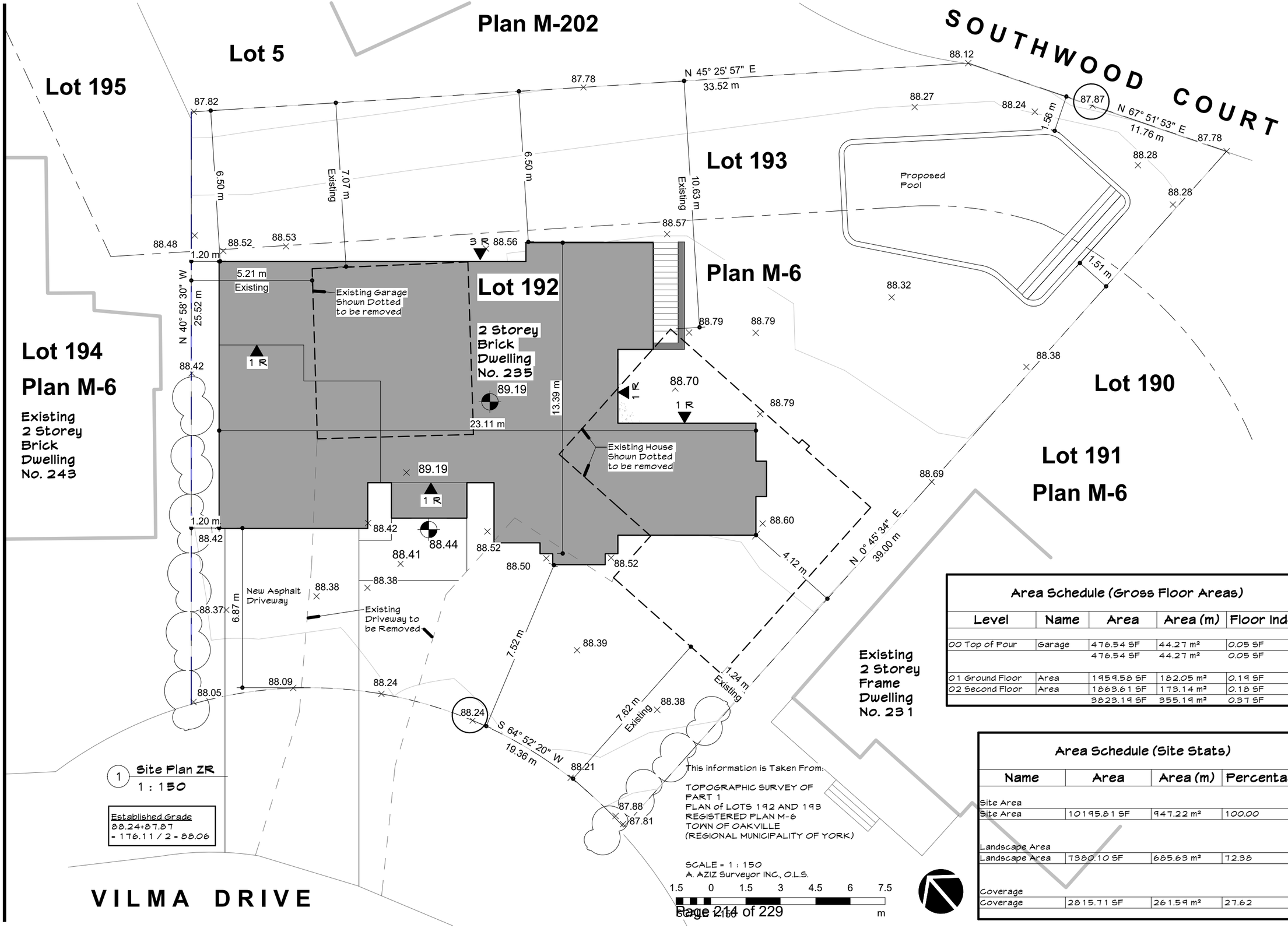
Ownership

1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

Town of Oakville
2021 Town of Oakville



1 Site Plan ZR
1 : 150

Established Grade
88.24+87.87
= 176.11 / 2 = 88.06

This information is Taken From:

TOPOGRAPHIC SURVEY OF
PART 1
PLAN of LOTS 192 AND 193
REGISTERED PLAN M-6
TOWN OF OAKVILLE
(REGIONAL MUNICIPALITY OF YORK)

SCALE = 1 : 150
A. AZIZ Surveyor INC., O.L.S.

1.5 0 1.5 3 4.5 6 7.5
Scale 1:150 m

Area Schedule (Gross Floor Areas)

Level	Name	Area	Area (m)	Floor Index
00 Top of Pour	Garage	476.54 SF	44.27 m²	0.05 SF
		476.54 SF	44.27 m²	0.05 SF
01 Ground Floor	Area	1959.58 SF	182.05 m²	0.19 SF
02 Second Floor	Area	1863.61 SF	173.14 m²	0.18 SF
		3823.19 SF	355.19 m²	0.37 SF

Area Schedule (Site Stats)

Name	Area	Area (m)	Percentage
Site Area			
Site Area	10195.81 SF	947.22 m²	100.00
Landscape Area			
Landscape Area	7380.10 SF	685.63 m²	72.38
Coverage			
Coverage	2815.71 SF	261.59 m²	27.62

No.	Description	Date
1	Revision 1	Date 1

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION
Required unless is exempt under 3.2.5. of Division C of the Building Code
Tony Tersigni — SIGNATURE — 28456 BCIN NAME

REGISTRATION INFORMATION
Required unless is exempt under 3.2.4. of Division C of the Building Code
Arctek Design Consultants — 32588 BCIN FIRM NAME

ARCTEK
ARCHITECTURAL DESIGN CONSULTANTS
67 MARBELLA ROAD
WOODBRIDGE, ONTARIO
TEL. (905) 893-8233

Project Info: Mr Mike Santini, 235 Vilma Drive
Location: Oakville, Ontario
Drawing No.: A01
Drawn by: T. Tersigni
Date: Jan 1 2026
Scale: 1 : 150
Job No.: 2601

D:\DATA\Arctek\Arctek Clients\235 Vilma Drive\235 Vilma Drive 260228.rvt

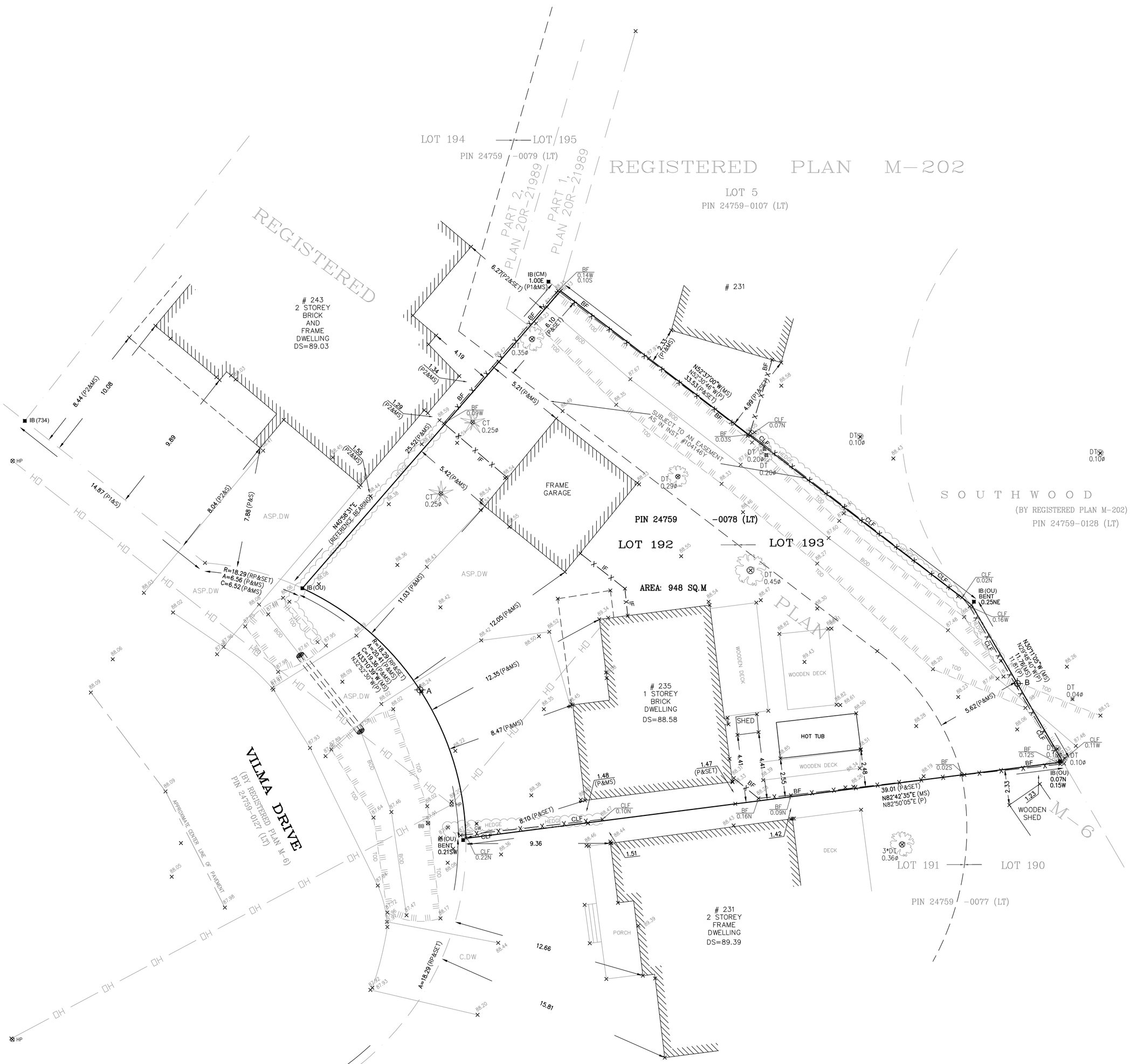
SURVEYOR'S REAL PROPERTY REPORT OF
PART 1 :
PLAN OF LOTS 192 AND 193
REGISTERED PLAN M-6
TOWN OF OAKVILLE
(REGIONAL MUNICIPALITY OF YORK)

5 0 5 10 metres
SCALE = 1 : 150

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.

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PART 2 :

REPORT
* THIS REPORT WAS PREPARED FOR MIKE SANTINI, AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.

BOUNDARIES
* LOTS 192 AND 193 , REGISTERED PLAN M-6

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
* BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF PIN 24759-0078 (LT) HAVING A BEARING OF N40°58'31"E AS SHOWN ON PLAN SURVEY BY DAVID HORWOOD LTD. O.L.S., DATED JUNE 29, 2009.

GEODETIC:
* ELEVATIONS SHOWN ARE GEODETIC DERIVED FROM TOWN OF OAKVILLE BENCH MARK #123, ELEVATION 90.5826M.

LEGEND:

■	DENOTES	SURVEY MONUMENT FOUND
□	"	SURVEY MONUMENT SET
SIB	"	STANDARD IRON BAR
N,E,S,W	"	NORTH, EAST, SOUTH, WEST
BF	"	BOARD FENCE
CLF	"	CHAIN LINK FENCE
IF	"	IRON FENCE
RP	"	REGISTERED PLAN M-6
P	"	SURVEY BY DAVID HORWOOD LTD. O.L.S., DATED JUNE 29, 2009.
P1	"	PLAN 20R-21989
P2	"	SURVEY BY CUNNINGHAM McCONNEL LTD. O.L.S., DATED JANUARY 21, 2020.
CM	"	CUNNINGHAM McCONNEL O.L.S.
734	"	J.D. BARNES LTD. O.L.S.

IB	DENOTES	IRON BAR
OU	"	ORIGIN UNKNOWN
WT	"	WITNESS
MS	"	MEASURED
DT.	"	DECIDUOUS TREE
CT.	"	CONIFEROUS TREE
DS	"	DOOR SILL
ASP.DW	"	ASPHALT DRIVEWAY
C.DW	"	CONCRETE DRIVEWAY
GW	"	GUY WIRE
HP	"	HYDRO POLE
BB	"	BELL BOX
TOD	"	TOP OF DITCH
BOD	"	BOTTOM OF DITCH

POINT	ELEVATION
A	88.24
B	87.87

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 27th DAY OF JANUARY, 2026.

DATE: FEBRUARY 3, 2026

A. ABDELSHAHID
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS SUBMISSION FORM NUMBER: V-118645

A. AZIZ SURVEYORS INC
ONTARIO LAND SURVEYORS
120 NEWKIRK ROAD- #31, RICHMOND HILL, ONT. L4C-9S7
Tel. (905) 237-8224 Fax: (416) 477-5465
Website : M-Azizsurveyors.ca
E-Mail : aziz@m-azizsurveyors.ca

PROJECT NUMBER		PROJECT	
26-005		235 VILMA DRIVE (SRPR)	
DRAWN BY	E.M	CHECKED BY	A.A





1 Front Elevation ZR
1/8" = 1'-0"

No.	Description	Date

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION
Required unless is exempt under 3.2.5. of Division C of the Building Code

Tony Tersigni — SIGNATURE — 28456 BCIN
NAME

REGISTRATION INFORMATION
Required unless is exempt under 3.2.4. of Division C of the Building Code

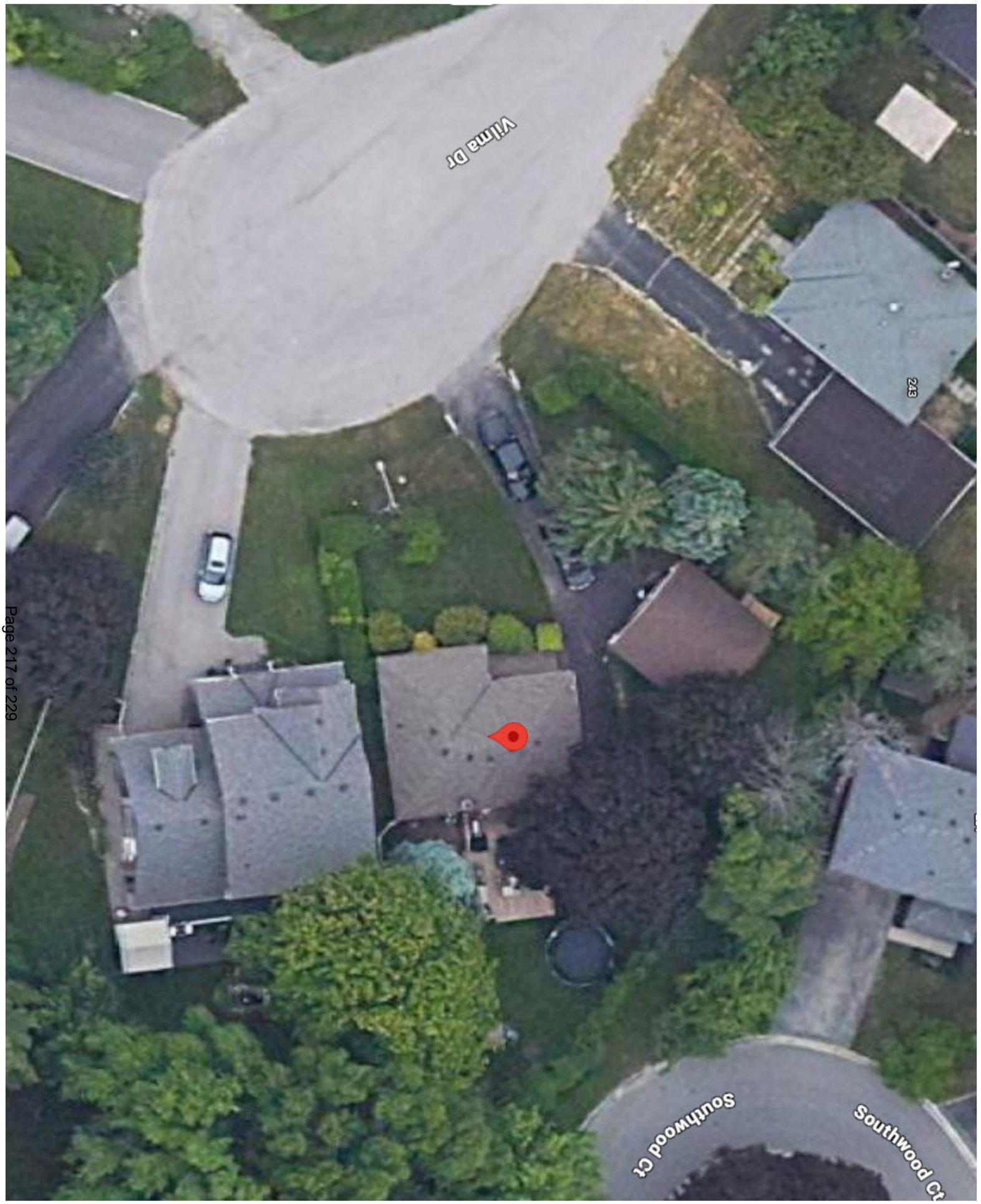
Arctek Design Consultants — 32588 BCIN
FIRM NAME

ARCHITECTURAL DESIGN CONSULTANTS
67 MARBELLA ROAD
WOODBRIDGE, ONTARIO
TEL. (905) 893-8233

ARCTEK

Drawn by: T. Tersigni
Date: Jan 1 2026
Scale: 1/8" = 1'-0"
Location: Oakville, Ontario
Project Info: Mr Mike Santini — 235 Vilma Drive
Drawing No.: A04
Job No.: 2601

D:\DATA\Arctek\Arctek Clients\235 Vilma Drive\235 Vilma Drive 260228.rvt



Drawing No. L01	Project Info: Mr Mike Santini 235 Vilma Drive	ARCTEK ARCHITECTURAL DESIGN CONSULTANTS 67 MARBELLA ROAD WOODBRIDGE, ONTARIO TEL. (905) 893-8233	The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer **QUALIFICATION INFORMATION** Required unless is exempt under 3.2.5. of Division C of the Building Code Tony Tersigni — 28456 NAME — SIGNATURE — BCIN **REGISTRATION INFORMATION** Required unless is exempt under 3.2.4. of Division C of the Building Code Arctek Design Consultants — 32588 FIRM NAME — BCIN	
Job No. 2601	Location Oakville, Ontario	Scale	Date Jan 1 2026	Drawn by T. Tersigni

No.	Description	Date
1	Revision 1	Date 1

D:\DATA\Arctek\Arctek Clients\235 Vilma Drive\235 Vilma Drive 260228.rvt

Notice of Public Hearing
Committee of Adjustment Application

File # A/065/2026

Electronic hearing:
By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday, April 29, 2026 at 7 p.m.

Why am I receiving this notice?
You are receiving this notice because the applicant noted below has submitted a minor variance application to the Town of Oakville. As stipulated by the *Planning Act*, notice must be provided to property owners within 60 metres (200 ft.) of the area to which the application applies. Further details of this application, including drawings, can be viewed online at Agendas & Meetings (oakville.ca).

Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
Husnain-Ul Hassan	Raed Al-Rawi Professional Floor Plans Inc. 4183 Loyalist Drive Mississauga ON, L5L 3W3	384 Wadsworth St PLAN 835 LOT 30

Zoning of property: RL3-0, Residential

Variance request:
Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit the construction of a two-storey detached dwelling on the subject property proposing the following variances to Zoning By-law 2014-014:

1. To permit a maximum residential floor area ratio to 42.91%, whereas a maximum residential floor area ratio of 41.0% is permitted.

2. To permit a maximum lot coverage of 37.85%, whereas a maximum lot coverage of 35.0% is permitted for a dwelling greater than 7.0m in height.

How do I participate if I have comments or concerns?

Submit written correspondence
Although there are no third-party appeal rights, you are entitled to notice and may make written submissions before the application is considered by the Committee of Adjustment. You can send your written comments regarding the application by email (preferred) or regular mail to the Secretary-Treasurer noted below. Include your name, address and application number or address of the property in which you are providing comments. To allow all Committee of Adjustment members the opportunity to review and consider your comments, please provide your written submissions to be received no later than noon the day before the hearing date.

Please be advised that any written correspondence submitted to the Town of Oakville regarding this application will be made public pursuant to the *Planning Act* and *Municipal Freedom of Information and Protection Act*.

Participate in the electronic hearing by videoconference.
Pre-register as a delegation by contacting the Secretary-Treasurer noted below by email or telephone no later than noon the day before the hearing date. You are encouraged to pre-register as a delegation as soon as possible in order to facilitate an orderly registration process. Pre-registered delegates will be provided with access codes and instructions to enter the electronic hearing.

Watch the hearing:
If you do not wish to participate, but would like to follow along, the hearing will be publicly live-streamed on the Town of Oakville's Live Stream webpage at oakville.ca. The live-stream will begin just before 7 p.m.

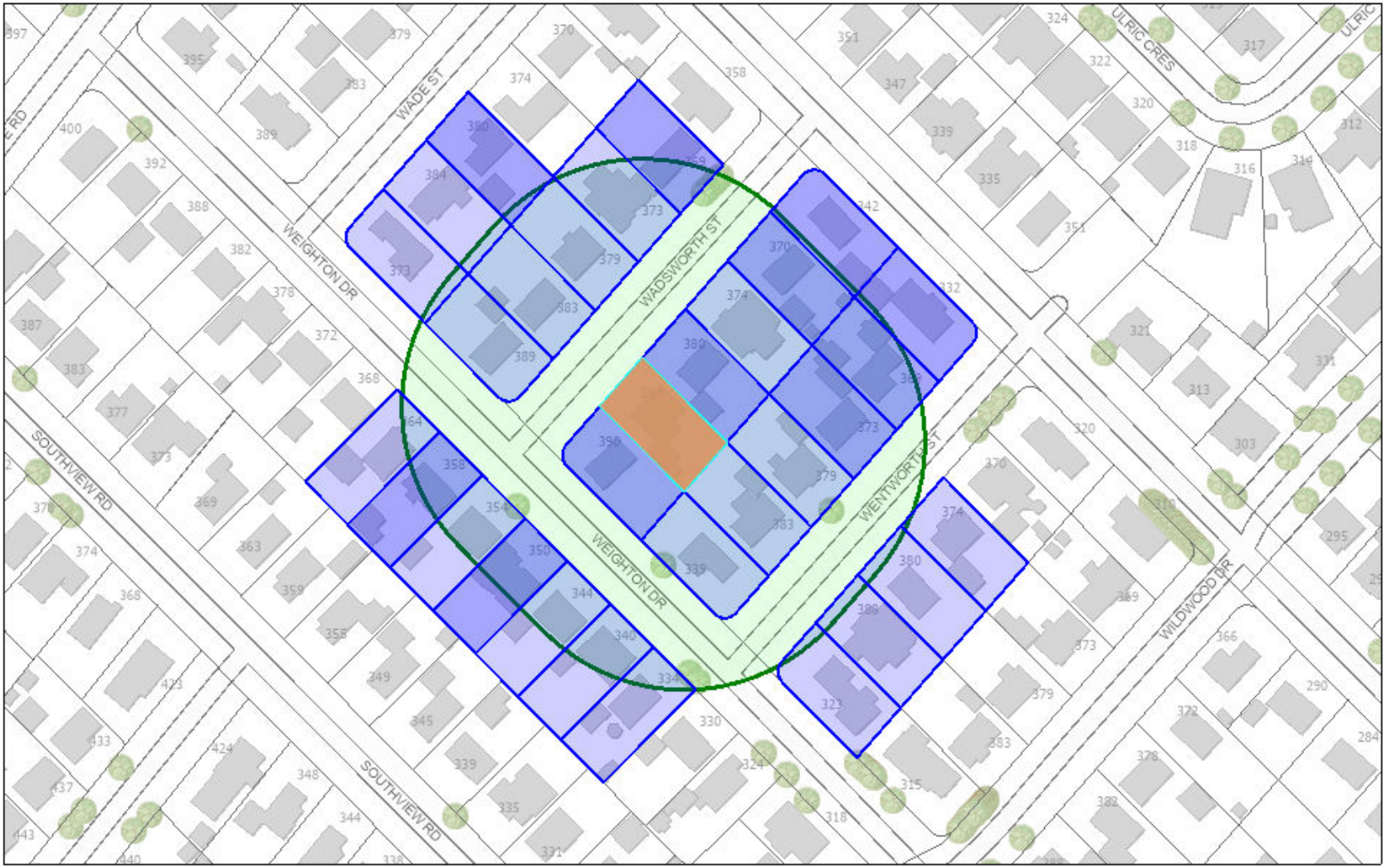
More information:
Town departments and agency comments regarding this application will be available online at Agendas & Meetings (oakville.ca) by noon on the Friday before the hearing date.

Notice of decision:
If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer noted below. The written request must be received before noon the day before the hearing date. This will entitle you to be notified of any future Ontario Land Tribunal proceedings.

Contact information:
Jen Ulcar
Secretary-Treasurer, Committee of Adjustment
1225 Trafalgar Road
Oakville, ON L6H 0H3
Phone: 905-845-6601 ext. 1829
Email: coarequests@oakville.ca

Date mailed:
April 13, 2026

A/065/2026 - 384 Wadsworth Street



4/8/2026, 3:26:31 PM

Applicant Name Address

Wards

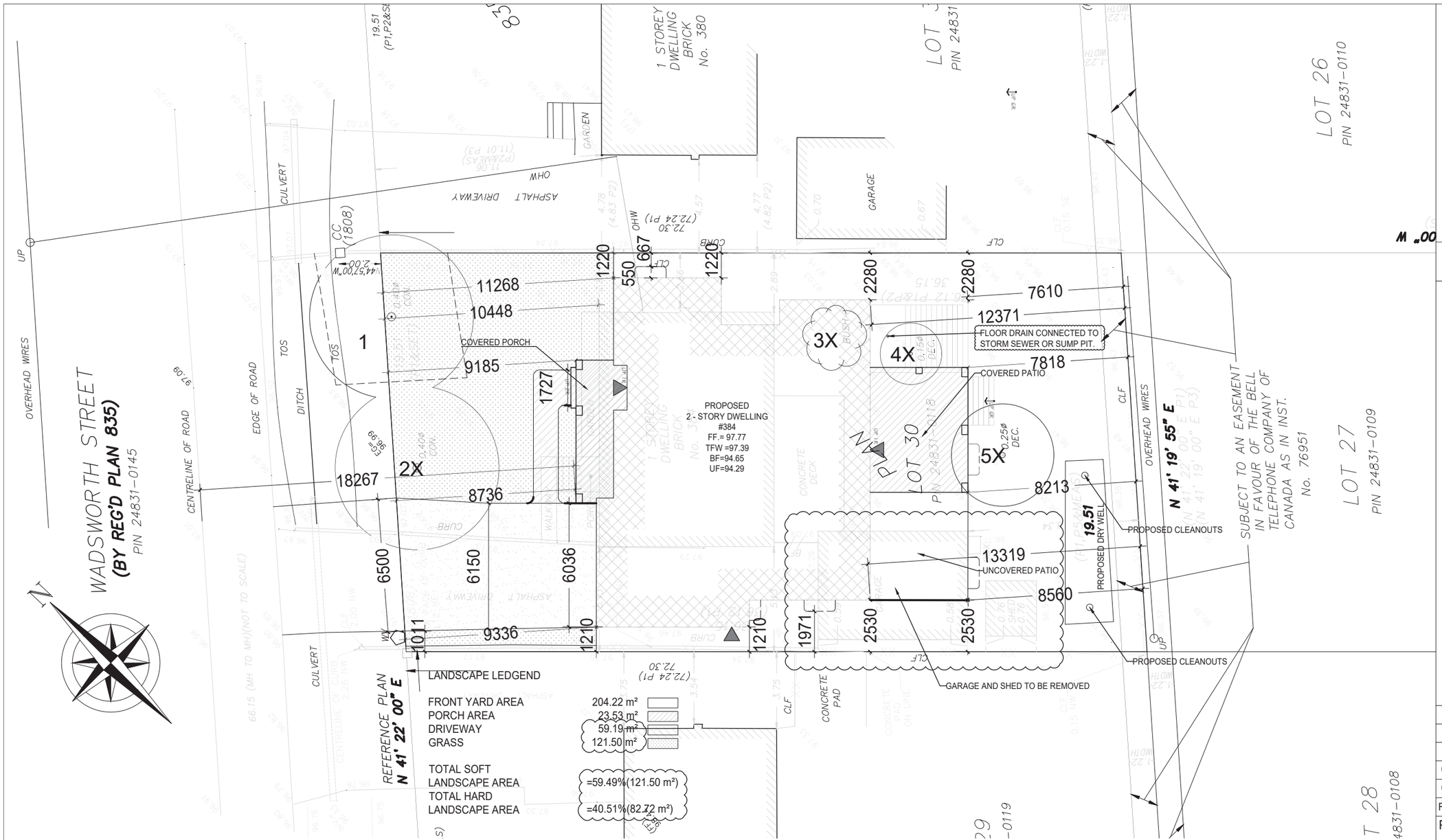
Ownership

1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

Town of Oakville
2021 Town of Oakville



LANDSCAPE LEDGEND

FRONT YARD AREA	204.22 m²
PORCH AREA	23.53 m²
DRIVEWAY	59.19 m²
GRASS	121.50 m²
TOTAL SOFT LANDSCAPE AREA	=59.49%(121.50 m²)
TOTAL HARD LANDSCAPE AREA	=40.51%(82.72 m²)

TOWN OF OAKVILLE ZONING BY-LAW

	BY LAW	PROPOSED
ZONING	RL3-0	DETACHED DWELLING
LOT AREA	557.50 m²(min.)	703.92 m²
LOT FRONTAGE	18.00m	19.51 m
MIN. FRONT YARD	8.74 m (EX.-1.0m)	8.74 m
MIN. EXTERIOR SIDE YARD	N.A.	N.A.
MIN. INTERIOR SIDE YARD	1.20 m, 1.20 m	1.21 m, 1.22 m
MIN. REAR YARD	7.50 m	7.61 m
MAX. HEIGHT	9.00 m Max.	8.97 m

BUILDING AREA

	PROPOSED
FIRST FLOOR AREA	153.28 m²
SECOND FLOOR AREA	148.80 m²
TOTAL	302.08 m²
LOWER LEVEL (FINISHED BASEMENT AREA)	252.47 m²
GARAGE	40.30 m²
PORCH	15.55 m²
PATIO (COVERED)	30.65 m²
PATIO (NOT COVERED)	26.64 m²
TOTAL COVERAGE (FIRST FLOOR+GARAGE+PORCH+PATIOS)	266.42 m²
FLOOR AREA RATIO	41% (Max. 288.61 m²) — 42.91 % (302.08 m²)
LOT COVERAGE	35% (Max. 246.37 m²) — 37.85 % (266.42 m²)

PROPOSED SITE PLAN

SCALE 1:200

NOTE: REFER TO SITE GRADING AND SERVICING PLAN

KEY PLAN

LICENSED PROFESSIONAL ENGINEER
R.A.O. AL-RAWI
100162337
11 MAR 26
PROVINCE OF ONTARIO

REV.	DESCRIPTION	DATE
02	ISSUED FOR PERMIT	MAR. 11th, 2026
01	ISSUED FOR PERMIT	DEC. 8th, 2025

PROJECT: DETACHED DWELLING

CLIENT: 384 WADSWORTH ST, OAKVILLE, ON L6K 2A3

CONSULTANT: PROFESSIONAL FLOOR PLANS INC.

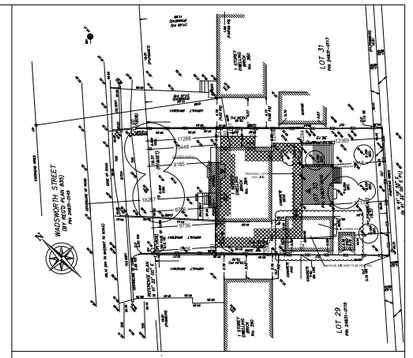
PFP PROFESSIONAL FLOORPLANS
6850 Millcreek Dr. Unit 109
Mississauga, ON, L5N 4J9
www.profloorplans.ca

DWG TITLE: PROPOSED SITE PLAN

SHEET:	SCALE:
A100	1:200
DRAWN: Zainab Khudair	DATE: AUG. 14, 2025



SURVEY PLAN
SCALE 1:200



KEY PLAN

LICENSED PROFESSIONAL ENGINEER
R.A.O. AL-RAWI
100162337
11 MAR 26
PROVINCE OF ONTARIO

REV.	DESCRIPTION	DATE
02	ISSUED FOR PERMIT	MAR. 11th, 2026
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PROJECT:
DETACHED DWELLING

CLIENT: 384 WADSWORTH ST, OAKVILLE, ON L6K 2A3

CONSULTANT: PROFESSIONAL FLOOR PLANS INC.

PFP PROFESSIONAL FLOORPLANS
6850 Millcreek Dr. Unit 109
Mississauga, ON, L5N 4J9
www.profloorplans.ca

DWG TITLE:
SURVEY PLAN

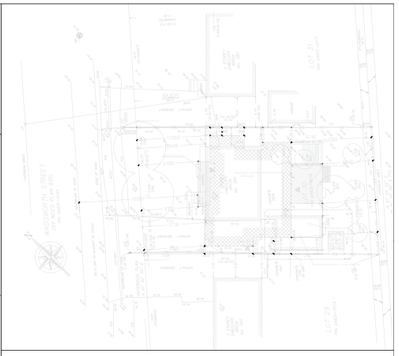
SHEET:	SCALE:
C105	1:200
DRAWN: Zainab Khudair	DATE: AUG. 14, 2025



19	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS 3.2.3. 9.10.14. 9.10.15.							
	WALL	AREA OF EBF (SQ.M.)	L.D. (M.)	L/H OR H/L	PERMITTED MAX. % OF OPENINGS	PROPOSED % OF OPENINGS	PERMITTED MAX. % OF GLAZED OPENINGS	PROPOSED % OF GLAZED OPENINGS
NORTH	FRONT	119.76	18.27	-	96.54	32.74	96.54	20.22

FRONT ELEVATION

SCALE 3/16"= 1'-0"



KEY PLAN



REV.	DESCRIPTION	DATE
02	ISSUED FOR PERMIT	MAR. 11th, 2026
01	ISSUED FOR PERMIT	DEC. 8th, 2025

PROJECT:
DETACHED DWELLING

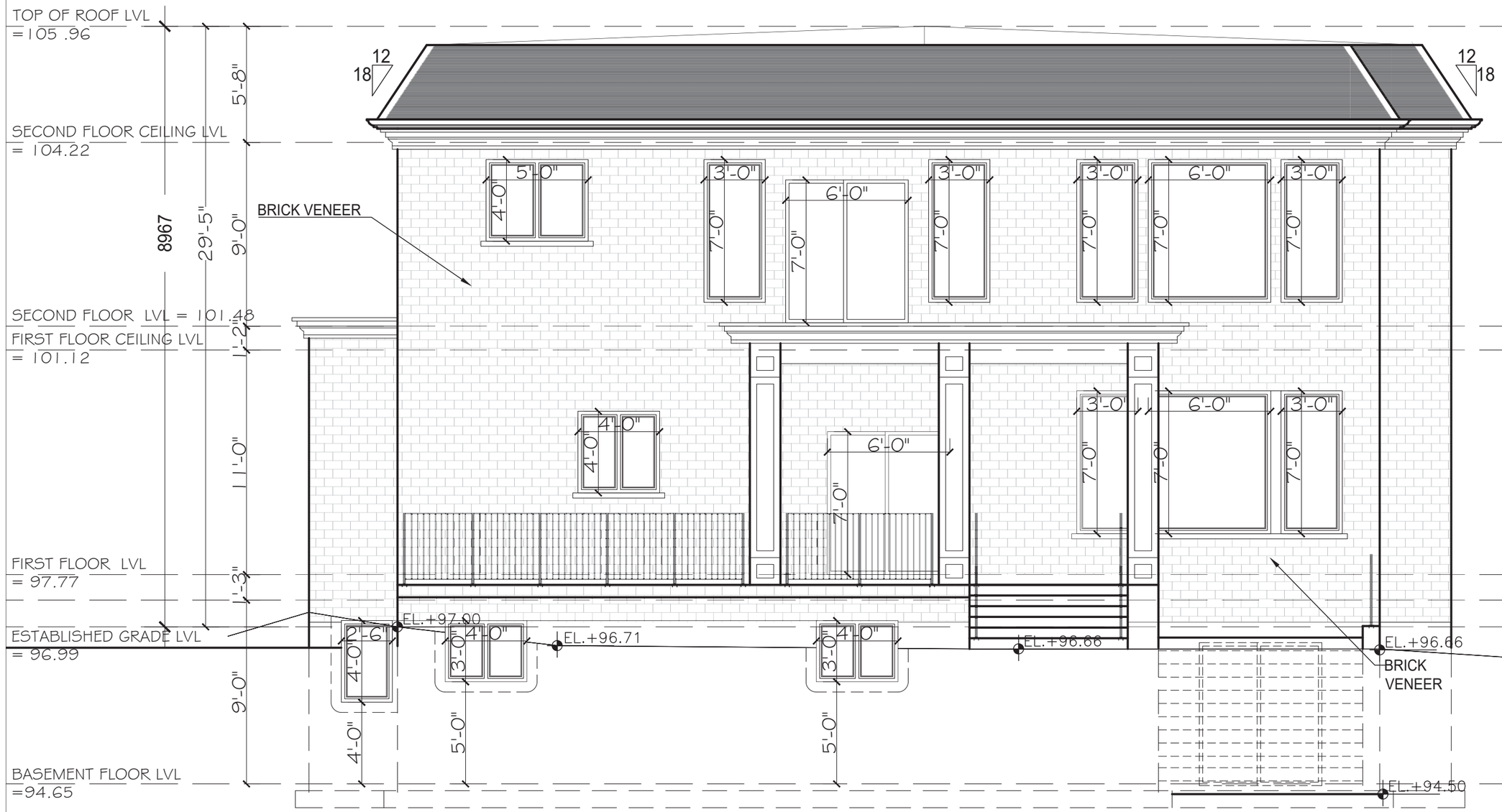
CLIENT: 384 WADSWORTH ST, OAKVILLE, ON L6K 2A3

CONSULTANT: PROFESSIONAL FLOOR PLANS INC.

PFP PROFESSIONAL FLOORPLANS
6850 Millcreek Dr. Unit 109
Mississauga, ON, L5N 4J9
www.profloorplans.ca

DWG TITLE:
FRONT ELEVATION

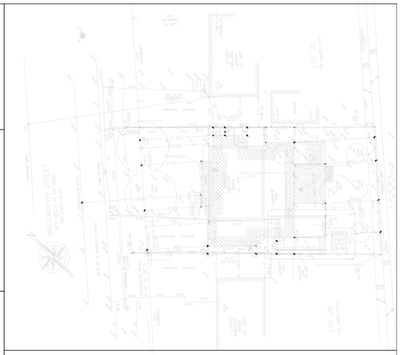
SHEET:	SCALE:
A200	3/16"=1'-0"
DRAWN: Zainab Khudair	DATE: AUG. 14, 2025



19	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS 3.2.3. 9.10.14. 9.10.15.							
	WALL	AREA OF EBF (SQ.M.)	L.D. (M.)	L/H OR H/L	PERMITTED MAX. % OF OPENINGS	PROPOSED % OF OPENINGS	PERMITTED MAX. % OF GLAZED OPENINGS	PROPOSED % OF GLAZED OPENINGS
SOUTH	REAR	125.46	8.21	-	29.26	25.41	29.26	25.41

REAR ELEVATION

SCALE 3/16"= 1'-0"



KEY PLAN



REV.	DESCRIPTION	DATE
02	ISSUED FOR PERMIT	MAR. 11th, 2026
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PROJECT:
DETACHED DWELLING

CLIENT: 384 WADSWORTH ST, OAKVILLE, ON L6K 2A3

CONSULTANT: PROFESSIONAL FLOOR PLANS INC.

PFP PROFESSIONAL FLOORPLANS
6850 Millcreek Dr. Unit 109
Mississauga, ON, L5N 4J9
www.profloorplans.ca

DWG TITLE:
REAR ELEVATION

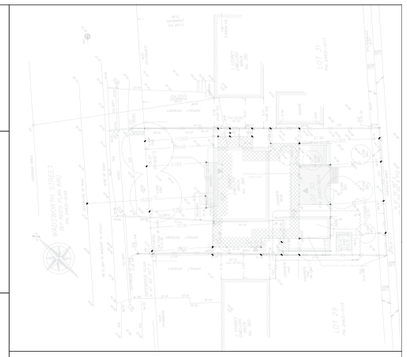
SHEET:	SCALE:
A201	3/16"=1'-0"
DRAWN: Zainab Khudair	DATE: AUG. 14, 2025



19	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS 3.2.3. 9.10.14. 9.10.15.							
	WALL	AREA OF EBF (SQ.M.)	L.D. (M.)	L/H OR H/L	PERMITTED MAX. % OF OPENINGS	PROPOSED % OF OPENINGS	PERMITTED MAX. % OF GLAZED OPENINGS	PROPOSED % OF GLAZED OPENINGS
WEST	RIGHT	99.64	1.20	-	7.00	4.59	7.00	2.63

WEST ELEVATION

SCALE 3/16"= 1'-0"



KEY PLAN

LICENSED PROFESSIONAL ENGINEER
R.A.O. AL-RAWI
100162337
11 MAR 26
PROVINCE OF ONTARIO

REV.	DESCRIPTION	DATE
02	ISSUED FOR PERMIT	MAR. 11th, 2026
01	ISSUED FOR PERMIT	DEC. 8th, 2025

PROJECT:
DETACHED DWELLING

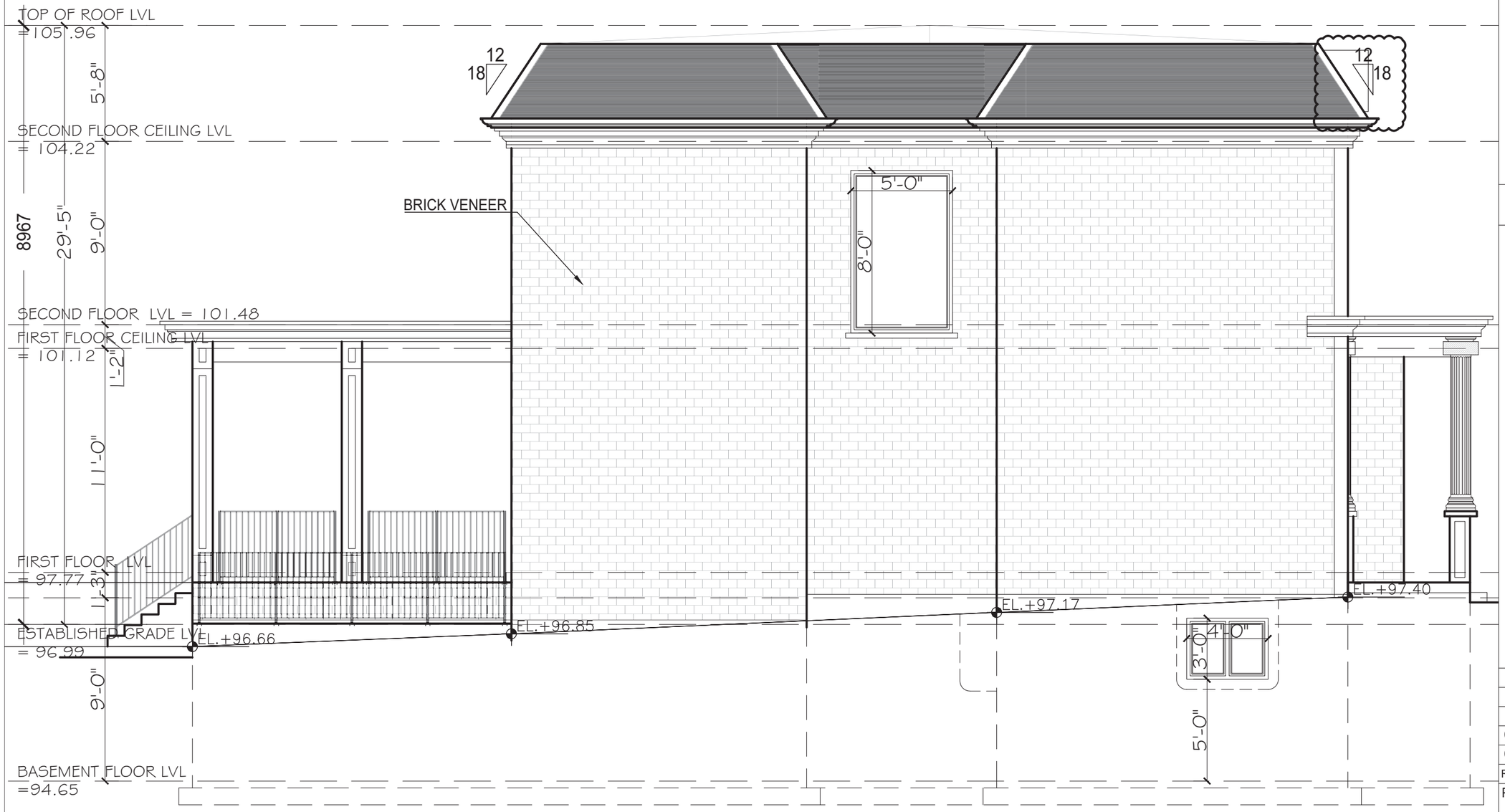
CLIENT: 384 WADSWORTH ST, OAKVILLE, ON L6K 2A3

CONSULTANT: PROFESSIONAL FLOOR PLANS INC.

PFP PROFESSIONAL FLOORPLANS
6850 Millcreek Dr. Unit 109
Mississauga, ON, L5N 4J9
www.profloorplans.ca

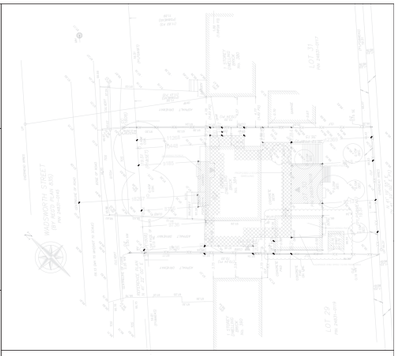
DWG TITLE:
WEST ELEVATION

SHEET:	SCALE:
A202	3/16"=1'-0"
DRAWN: Zainab Khudair	DATE: AUG. 14, 2025



19	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS 3.2.3. 9.10.14. 9.10.15.							
	WALL	AREA OF EBF (SQ.M.)	L.D. (M.)	L/H OR H/L	PERMITTED MAX. % OF OPENINGS	PROPOSED % OF OPENINGS	PERMITTED MAX. % OF GLAZED OPENINGS	PROPOSED % OF GLAZED OPENINGS
EAST	LEFT	99.64	1.22	-	7.07	3.72	7.07	3.72

EAST ELEVATION
SCALE 3/16"= 1'-0"



KEY PLAN



REV.	DESCRIPTION	DATE
02	ISSUED FOR PERMIT	MAR. 11th, 2026
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PROJECT:
DETACHED DWELLING

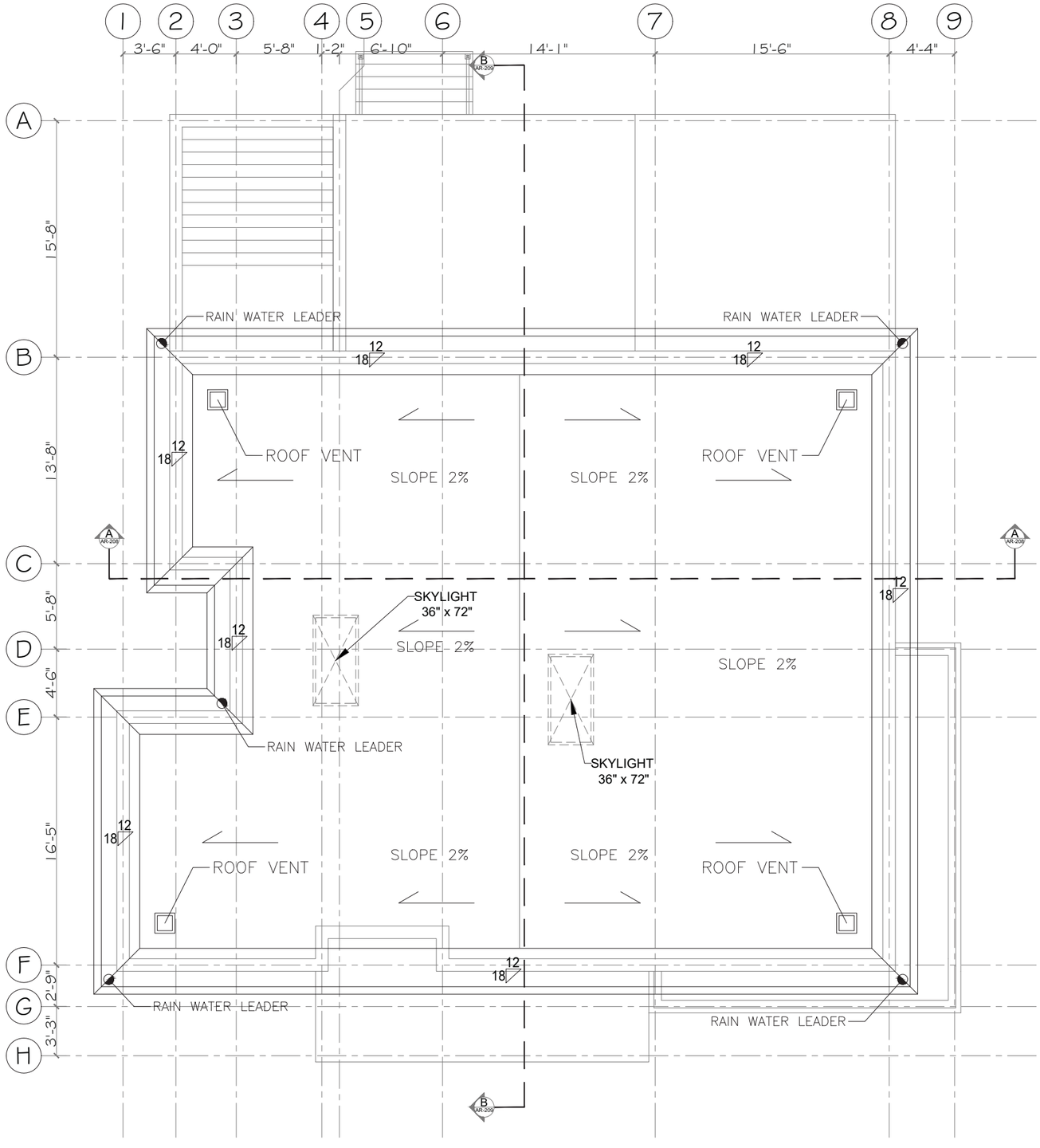
CLIENT: 384 WADSWORTH ST, OAKVILLE, ON L6K 2A3

CONSULTANT: PROFESSIONAL FLOOR PLANS INC.

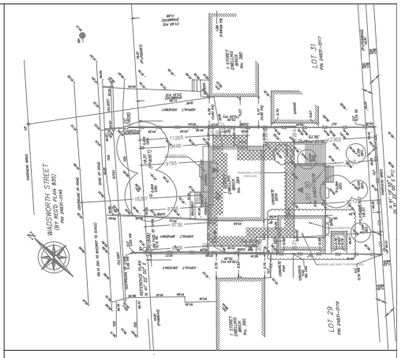
PFP PROFESSIONAL FLOORPLANS
6850 Millcreek Dr. Unit 109
Mississauga, ON, L5N 4J9
www.profloorplans.ca

DWG TITLE:
EAST ELEVATION

SHEET:	SCALE:
AR-203	3/16"=1'-0"
DRAWN: Zainab Khudair	DATE: AUG. 14, 2025



ROOF PLAN
SCALE 1/8"=1'-0"



KEY PLAN

LEGEND

- CONCRETE WALL
- DRY WALL WITH EXTERIOR CLADDING
- DRYWALL
- FLOOR JOIST
- S.A. — INTER-CONNECTED SMOKE ALARM WITH STROBE
- C.O. — INTER-CONNECTED CARBON MONOXIDE ALARM WITH STROBE
- RAIN WATER LEADER
- EF — EXHAUST FAN
- FLOOR DRAIN

LICENSED PROFESSIONAL ENGINEER
R.A.O. AL-RAWI
100162337
11 MAR 26
PROVINCE OF ONTARIO

REV.	DESCRIPTION	DATE
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PROJECT:
DETACHED DWELLING

CLIENT: 384 WADSWORTH ST, OAKVILLE, ON L6K 2A3

CONSULTANT: PROFESSIONAL FLOOR PLANS INC.

PFP PROFESSIONAL FLOORPLANS
6850 Millcreek Dr. Unit 109
Mississauga, ON, L5N 4J9
www.profloorplans.ca

DWG TITLE:
ROOF PLAN

SHEET:	SCALE:
A303	1/8"=1'-0"
DRAWN: Zainab Khudair	DATE: AUG. 14, 2025

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

Re: Minor Variance Application, 384 Wadsworth Street (CAV A/065/2026)

To: Whom It May Concern,

I/We have reviewed the drawings/plans provided to me/us for the upcoming Minor Variance Application at the Town of Oakville for neighbouring property located at 384 Wadsworth Street. I/We have no objections to this application and would like to provide our full support.

Variances:

1. To permit a maximum residential floor area ratio to 42.91%, whereas a maximum residential floor area ratio of 41.0% is permitted.
2. To permit a maximum lot coverage of 37.85%, whereas a maximum lot coverage of 35.0% is permitted for a dwelling greater than 7.0m in height.

Sincerely yours,

Signature

Name: JOE DEBORBA

Address: 380 WADSWORTH ST.

Date: APRIL 7, 2026

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

Re: Minor Variance Application, 384 Wadsworth Street (CAV A/065/2026)

To: Whom It May Concern,

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2. To permit a maximum lot coverage of 37.85%, whereas a maximum lot coverage of 35.0% is permitted for a dwelling greater than 7.0m in height.

Sincerely yours,

Signature: Paulino Pereira
Name: P. PEREIRA
Address: 390 WADSWORTH ST. OAKVILLE L6K 2A3
Date: APR. 6 /2026 .