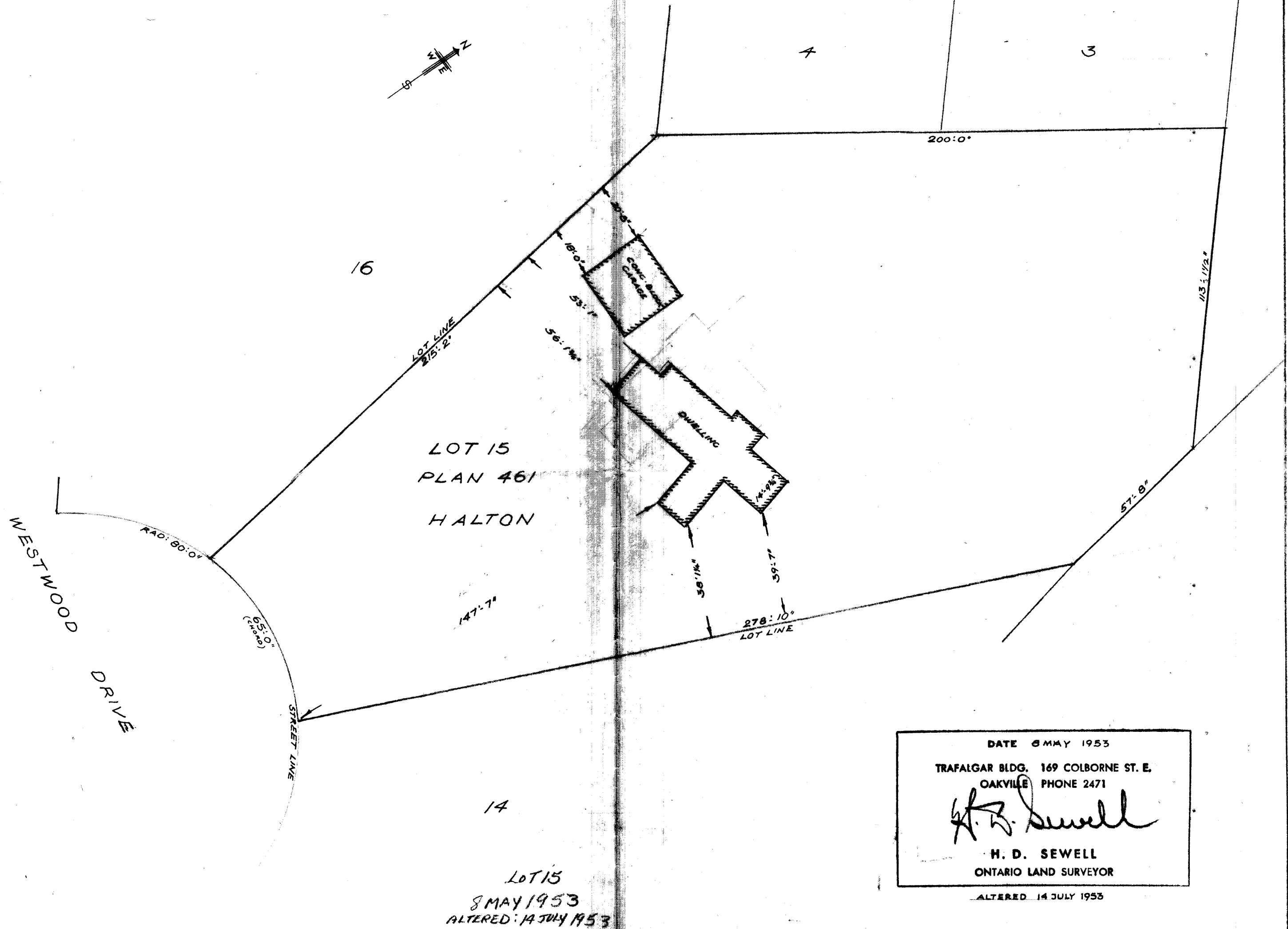


269 WESTWOOD DR.



Committee of Adjustment



DATE 8 MAY 1953
TRAFALGAR BLDG. 169 COLBORNE ST. E.
OAKVILLE PHONE 2471
H. D. Sewell
H. D. SEWELL
ONTARIO LAND SURVEYOR

LOT 15
8 MAY 1953
ALTERED: 14 JULY 1953

3. ALL EXISTING TREES WHICH ARE TO REMAIN SHALL BE FULLY PROTECTED WITH HOARDINGS, BEEDED BEYOND THEIR DROPPED LIMBS. PROPOSED GRADING SHALL BE INDICATED BY BUILDING PERMITS. ALL EXISTING PLANTINGS TO BE PROTECTED, SHALL BE TREATED IN A LIKE MANNER. ALL EXISTING TREES TO BE REMOVED SHALL BE FULLY MARKED WITH THE PROTECTIVE FENCING SHALL REMAIN UNDISTURBED AND SHALL BE FULLY PROTECTED BY THE CITY OF OAKVILLE EQUIPMENT.
4. NO ROOTING 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. ALL EXISTING TREES SHALL BE FULLY PROTECTED BY THE CITY OF OAKVILLE FEEDER ROOTS OF TREES EXIST.
5. THE CITY OF OAKVILLE AGENTS SHALL TAKE EVERY PRECAUTION NECESSARY TO PREVENT DAMAGE TO TREES OR SHRUBS TO BE RETAINED.
6. WHERE LIMBS OR PORTIONS OF TREES ARE REMOVED TO ACCOMMODATE CONSTRUCTION, THE REMOVAL SHALL BE DONE IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICE.
7. WHERE ROOT SYSTEMS OF PROTECTED TREES ARE EXPOSED DIRECTLY TO THE ROADWAY, THE CONTRACTOR SHALL BE REQUIRED TO PROTECT THE AREA BACKFILLED WITH APPROPRIATE MATERIAL TO PREVENT DESTABILIZATION. WHERE NECESSARY, THE TREES WILL BE GIVEN AN OVERALL PRUNING TO MAINTAIN THE EXISTING ROOTS AND TOP GROWTH OR TO RESTORE THE APPEARANCE OF THE TREES.
8. IF GRASSES AROUND TREES TO BE PROTECTED ARE LIKELY TO CHANGE, THE OWNER SHALL BE REQUIRED TO TAKE SUCH PRECAUTIONS AS OAKVILLE ENGINEERING RECOMMENDS TO MAINTAIN THE APPEARANCE OF THE PLANNING AND BUILDING DEPARTMENT OF THE TOWN OF OAKVILLE.

LOT 5

461

LOT 3
PIN 24774-0173(LT,

0.22 3 LOT 15 50
PIN 24774-0168(LT

ALL WATER AND SANITARY MAIN
TAPS ARE TO BE PERFORMED BY
REGION OF HALTON FORCES ONLY

EXISTING SERVICE MUST BE
DISCONNECTED AT THE MAIN
BY THE CONTRACTOR

A detailed cross-section diagram of a sump pump installation. The diagram shows a vertical wall on the left with a 'DIRECT TO SOAK-AWAY PIT' indicated by an arrow. A horizontal line represents the 'PROP F.F.E.' (Proposed Finished Floor Level). A vertical line represents the 'BASEMENT F.F.E.' (Basement Finished Floor Level). A '1/2" ABS PIPE' is shown running horizontally through the wall. A 'CHECK VALVE' is installed on this pipe, positioned between the basement floor level and the prop floor level. Below the basement floor level, a '100mm PERFORATED PIPE' is shown, which is connected to a 'SUMP PUMP' and a 'SUMP PIT'. The sump pump is shown with a vertical discharge pipe leading into the sump pit.

(Professional Seal)

(A) ENGINEERING AND CONSTRUCTION DEPARTMENT

1. DRIVEWAYS ON THE MUNICIPAL RIGHT-OF-WAY SHALL BE PAVED BY THE APPLICANT.
2. 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.
3. THE TOPS OF ANY CURBS BORDERING THE DRIVEWAYS WITHIN THE MUNICIPAL BOULEVARD WILL BE FLUSH WITH THE MUNICIPAL SIDEWALK AND ROAD CURB.

1. THE EXISTING GRADES SHOWN ON THIS DRAWING ARE TO REMAIN UNCHANGED.

1. THE EXISTING GRASSES SHOWN ON THIS DRAWING ARE TO REMAIN UNCHANGED.
 2. THERE ARE NO EASEMENTS REGISTERED ON TITLE AND AFFECTING THE SUBJECT LANDS.
 3. THE STOCKPILING OF CONSTRUCTION MATERIAL TO BE STORED AT THE SITE OF THE PROPOSED DWELLING ON PROPOSED 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 SEWER 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 OKAWKE.
 11. THE CONTRACTOR 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.
 13. 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.
 14. ALL CONNECTIONS SHALL BE INSTALLED AS PER REGIONAL STANDARDS AND SPECIFICATIONS.
 15. BUILDERS IS TO NOTIFY 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.
 16. THE FINISH GRADE SHALL BE TO A MINIMUM OF 150 mm BELOW THE FINITE ELEVATION OF EACH DRIVEWAY ON A FIRM SUBGRADE.
 17. 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 100 mm OF TOPSOIL AND 1% NURSERY SOD AND THE DRIVEWAY SHALL BE PAVED WITH A MINIMUM COMPACTED DEPTH OF 75 mm OF ASPHALT BETWEEN THE CURB AND THE GARAGE.
 18. NO SODDING ON ANY LOT IS PERMITTED UNTIL PRELIMINARY INSPECTION IS DONE BY THE ENGINEER AND THE BUILDER.
 19. DRIVEWAY GRAY TOP SHALL BE AT LEAST 2.0% AND NOT LESS THAN 7.0%.
 20. LAWN AND SNAKES SHALL HAVE MINIMUM SLOPE OF 2.0% AND A MAXIMUM SLOPE OF 5.0%.
 21. WHERE GRASSES IN EXCESS OF 5% ARE REQUIRED, THE MAXIMUM SLOPE SHALL BE 3:1. GRADE CHANGES IN EXCESS OF 1.0m are to be made in 10m or greater intervals.
 22. THE SERVICE CONNECTION TRENCH THROUGH THE TRAVELLED PORTION OF THE ROAD SHALL BE BACKFILLED WITH UNSHRIKKABLE BACKFILL MATERIAL AS PER TOWN OF OKAWKE STANDARDS UNLESS OTHERWISE SPECIFIED PRIOR APPROVAL FOR OTHER MATERIALS.
 23. ALL WATERMAINS AND WATER SERVICE MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT REGION OF HALTON STANDARDS AND SPECIFICATIONS.
 24. WATERMAINS AND WATER SERVICES ARE TO HAVE A MINIMUM DEPTH OF 1.7 m WITH A MINIMUM HORIZONTAL SPACING OF 1.5 m FROM THEMSELVES AND OTHER UTILITIES AND 2.5m MINIMUM FROM ALL SEWERS.
 25. SEDIMENT CONTROL FENCE TO BE INSTALLED AS PER THE TOWN OF OKAWKE STANDARDS.
 26. ALL DAMAGED AND DISTURBED AREAS TO BE REINSTATED WITH TOPSOIL AND SOD.
- (C) UTILITIES CONNECTION**
1. SANITARY: (A) MUNICIPAL SANITARY SEWER AVAILABLE ON THE SITE.
(B) EXISTING CONNECTION MAIN TO PROPERTY LINE TO BE UNDER SUBJECT TO REGION OF HALTON APPROVAL.
(C) NEW LATERAL, 125mm sDR-35, 20" PVC TO BE CONSTRUCTED PROPERTY LINE TO DWELLING.
(D) BASIN/WASHDOWN MAY REQUIRE LOCAL PERMITS.
 2. WASTEWATER: (A) MUNICIPAL STORM WATER NOT AVAILABLE ON THE SITE.
(B) EXISTING WATER TO BE DISCHARGED ONTO GROUND AND INTO THE PROPOSED SOAK-AWAY PITS.
 3. WATER: (A) STORM 19mm SERVICE CONNECTION MAIN TO P/A, TO BE DISCONNECTED AT MAIN.
(B) NEW 25mm WATER SERVICE, SOFT COPPER, TYPE "K" TO BE CONSTRUCTED MAIN TO PROPERTY LINE.
(C) NEW 12mm WATER SERVICE, SOFT COPPER, TYPE "K" TO BE CONSTRUCTED PROPERTY LINE TO DWELLING.
(D) 20mm WATER METER TO BE INSTALLED WHERE SERVICE ENTERS BUILDING.

REGIONAL APPROVAL

1. LOT AREA = 4,470.4 m² (836.0 m² Minimum).
2. LOT FRONTAGE = 24.39m (22.50m Minimum).
3. AREAS FOR COVERAGE:
(A) MAIN DWELLING (Includes Garage) = 511.03 m²;
(B) OPEN PORCHES = 3.76 m²;
4. LOT COVERAGE = 11.4% (25.0% Maximum).
5. ESTABLISHED GRADE = 86.70m.
6. BUILDING HEIGHTS:
- ROOF PARAPET = 9.69 m (9.0 m Maximum);
7. SETBACKS:
- FRONT = 43.0 m (Between 42.73m And 48.23m);
- REAR = 31.45 m (Porch) (7.50m Minimum);
- SIDES: 6.1 m And 8.45 m (1.20m & 2.40m Min.);
8. FLOOR AREA = 572.9 m².
9. FA/LOT RATIO = 12.8% (25% Maximum).
10. DWELLING DEPTH (Wall To Porch) = 24.51 m.

REGIONAL APPROVAL

REGION DESIGN OF WATER AND/OR WASTEWATER SERVICES
APPROVAL SUBJECT TO DETAILED CONSTRUCTION CONFORMING
TO HALTON REGION STANDARDS AND SPECIFICATIONS AND
LOCATION APPROVAL FROM AREA MUNICIPALITY.

SIGNED: _____ DATED: _____

The approval of the water system on private property is the responsibility of the Local Municipality , regardless, the Applicant must ensure that the Region of Halton's standards and specification are met. (The Water and Wastewater Linear Design Manual may be obtained on Halton.ca or by calling 311) of water quality tests must be completed to the Region of Halton's satisfaction before the water supply can be turned on.

TREE NUMBERING SHOWN HEREON WAS DERIVED FROM THE
ARBORIST'S REPORT PREPARED BY SUMMIT PROFESSIONAL
CONSULTING ARBOURISTS (STEPHEN SHELTON) DATED
2022

PROPOSED SOAK-AWAY PITS WERE DESIGNED BY _____
 _____ INC. REPORT DATED _____.

ONLY UNDERGROUND SERVICES VISIBLE ON THE GROUND WERE
LOCATED FOR THIS PLAN.

THE USER OF THIS PLAN SHALL CONTACT THE LOCAL UTILITY COMPANIES
FOR LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS.

SURVEYOR'S NOTE
I CERTIFY THAT:

1. THIS PLAN WAS PREPARED FOR DESIGN PURPOSES ONLY
AND IS NOT SUITABLE FOR ANY LEGAL TRANSACTIONS.
2. THE TOPOGRAPHIC DETAIL SHOWN HEREON WAS UPDATED
ON MARCH 29, 2022.

DATE: MARCH 30, 2022

ROBERT D. McCONNELL
ONTARIO LAND SURVEYOR

1200 SPEERS ROAD, UNIT 38
OAKVILLE, ONTARIO L6L 2X4
PHONE (905) 845-3497
FAX (905) 845-3519

205 MAIN STREET
MILTON, ONTARIO L9T 1
PHONE (905) 878-7811
FAX (905) 878-6672


CLIENT: ELEMENT DESIGN BUILD
O.L.S. FILE N° 3-20

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* (95.85) DENOTES EXISTING GRADE TO REMAIN

- + (9- DENOTES PROPOSED GRADE
- + 95.85 DENOTES EXISTING GRADE
- DENOTES DOOR ENTRANCE

 DENOTES DRAINAGE DIRECTION
 DENOTES PROPOSED WATER METER
 DENOTES PROPOSED SUMP PIT

X DENOTES TREE TO BE REMOVED
DS ● → DENOTES DOWNSPOUT C/W SPLASH

REGIONAL MUNICIPALITY OF HALTON
SCALE 1 : 200

GRAPHIC SCALE - METRES

ELEVATION NOTE

ALL ELEVATIONS SHOWN HEREON ARE GEODETIC AND WERE DERIVED FROM THE TOWN OF OAKVILLE BENCHMARK N° 11 HAVING AN ELEVATION OF 86.057m (CGVD-1928).

TREE NOTE
ONLY TREES OF A DIAMETER GREATER THAN 0.15 m WERE
LOCATED FOR THIS PLAN.

METRIC NOTE
ALL DISTANCES SHOWN HEREON ARE IN METRES AND CAN
BE CONVERTED INTO FEET BY DIVIDING BY 0.3048

LEGEND	
AW	DENOTES ANCHOR WIRE(S)
BB	DENOTES BELL BOX
-B-	DENOTES U/G BELL CABLE
CON-0.20	DENOTES CONIFEROUS TREE 0.20 DIA
DEC-0.20	DENOTES DECIDUOUS TREE 0.20 DIA
FM	DENOTES FERTILIZER
GH	DENOTES GAS METER
GV	DENOTES GAS VALVE
G-	DENOTES U/G GAS MAIN
-H-	DENOTES U/G HYDRAULIC CABLE
LS	DENOTES LIGHT STANDARD (LAMP)
MH	DENOTES MANHOLE
OW	DENOTES OVER HEAD WIRE(S)
-SAN-	DENOTES SANITARY SEWER
-STM-	DENOTES STORM SEWER
UP	DENOTES UTILITY POLE
UP	DENOTES UTILITY POLE/LIGHT STAND
WV	DENOTES WATER VALVE (KEY)
-W-	DENOTES U/G WATER MAIN

UNDERGROUND SERVICES NOTE
ONLY UNDERGROUND SERVICES VISIBLE ON THE GROUND WERE
LOCATED FOR THIS PLAN.
THE USER OF THIS PLAN SHALL CONTACT THE LOCAL UTILITY COMPANIES
FOR LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS.

SURVEYOR'S NOTE
I CERTIFY THAT:

1. THIS PLAN WAS PREPARED FOR DESIGN PURPOSES ONLY
AND IS NOT SUITABLE FOR ANY LEGAL TRANSACTIONS.
2. THE TOPOGRAPHIC DETAIL SHOWN HEREON WAS UPDATED
ON MARCH 29, 2022.

DATE: MARCH 30, 2022

1200 SPEERS ROAD, UNIT 38
CAMBRIE, ONTARIO L4L 5M1

OAKVILLE, ONTARIO L6L 2X4
PHONE (905) 845-3497
FAX (905) 845-3519
E-mail: info@oak@cmlsurveyors.ca

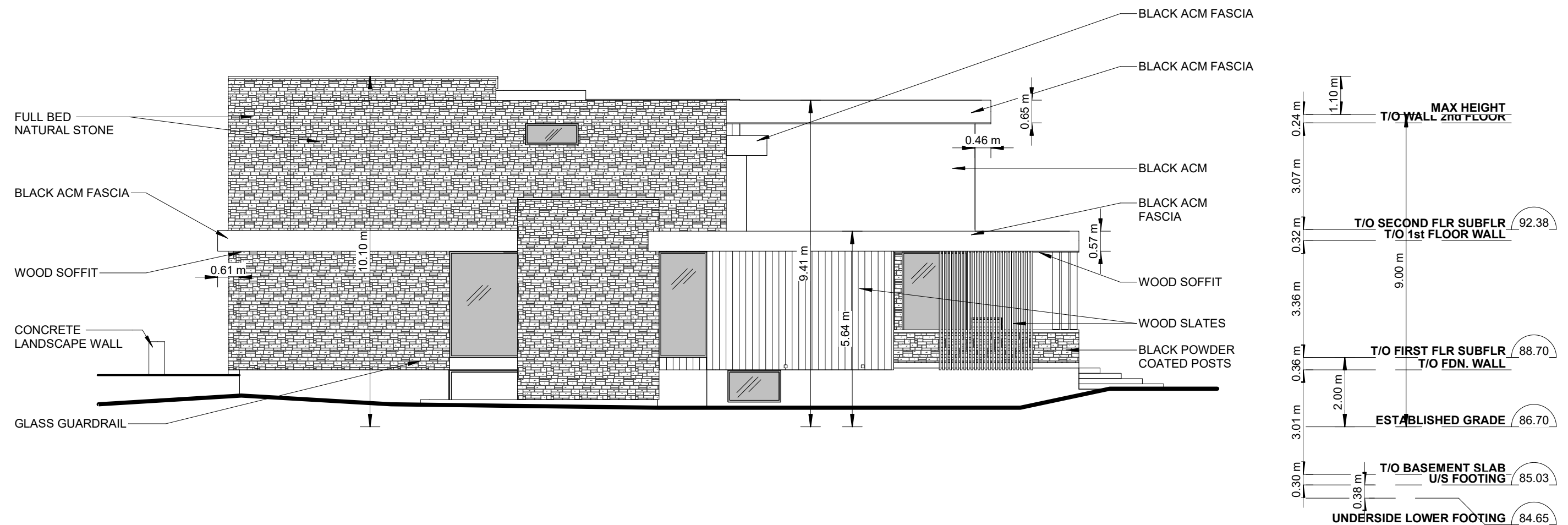
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O.L.S FILE N° 3-20

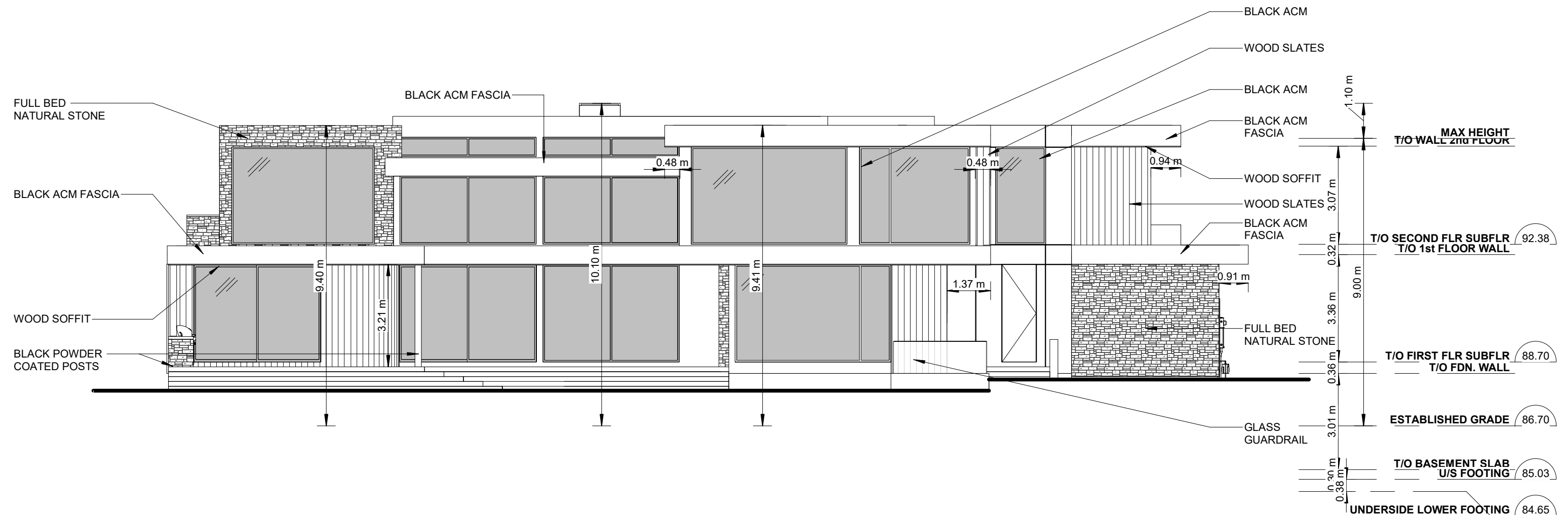
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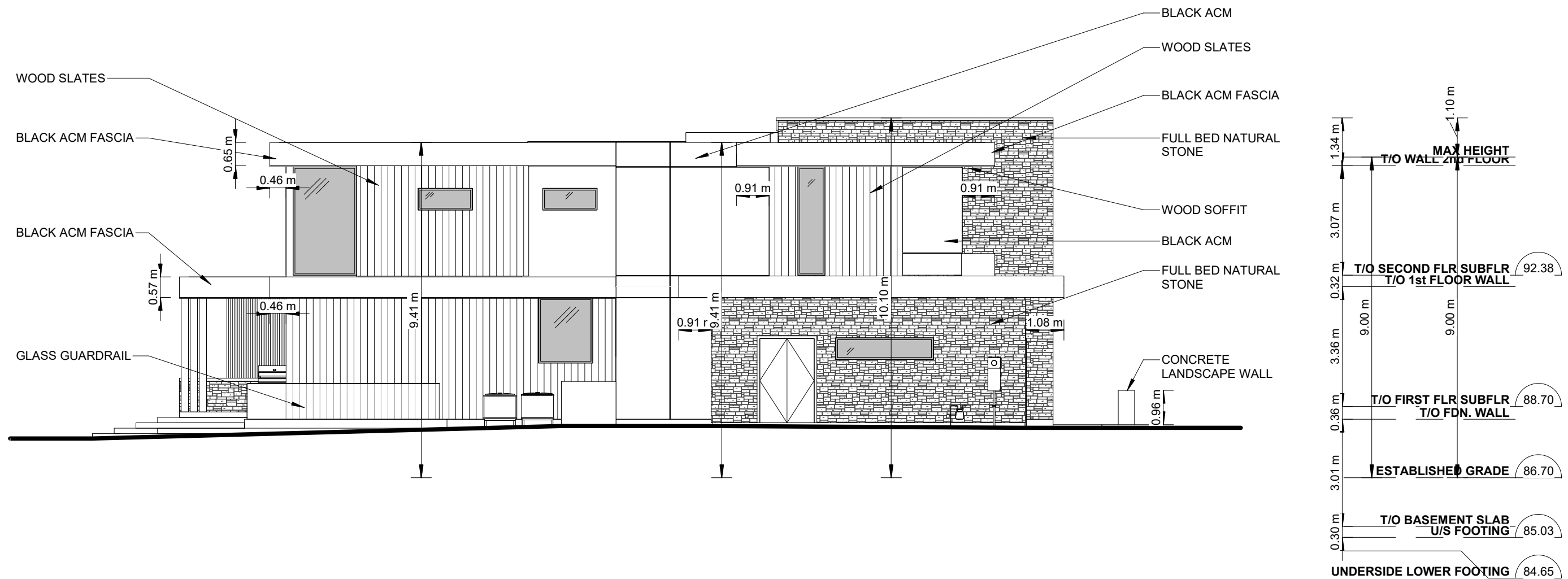
SITE PLAN

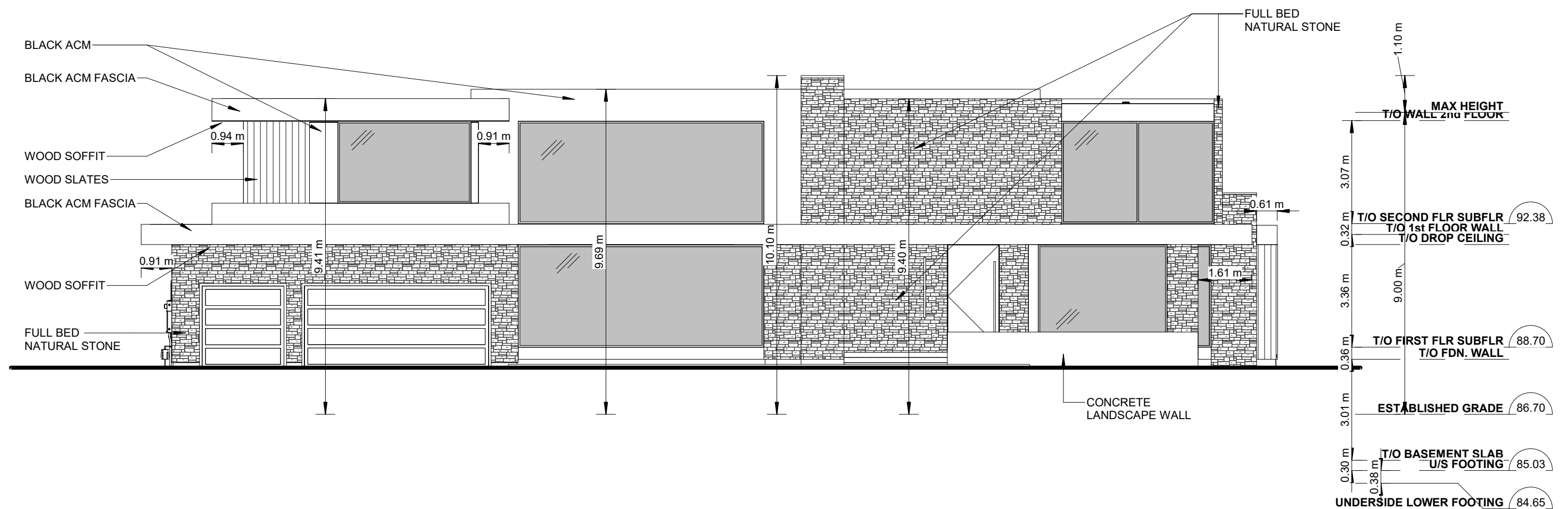
SITE GRADING AND SERVICING PLAN

DATE: FEBRUARY 14, 2020	SCALE 1 : 200
DESP 20-138885	PLAN 3-20-5











Prepared for:

Element Modern Dwellings

603 York St, Oakville, ON L6L 4B4

905-208-7771

brad@elementmoderndwellings.com

Project Address:

269 Westwood Drive, Oakville, Ontario

DENG File # n/a

Data Collection and Report Prepared by:

Stephen Shelton ON-0542AT, TRAQ 1589

steve@summitsks.ca

25 April 2022

Arborist Report - 269 Westwood Drive, Oakville, Ontario

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Arborist Report - 269 Westwood Drive, Oakville, Ontario

Summit SKS Limited have been retained by the property owner to prepare this Arborist Report and Tree Protection Plan for 269 Westwood Drive in Oakville, Ontario. The owner intends to demolish the existing house and build a new one. The tree assessment was completed on the 3rd day of March 2022. All field and appraisal work was conducted by qualified consultants as defined by the Town and in accordance with Private Tree Protection By-Law 2017-038. A Tree Protection Agreement will be required for this project.

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 city road allowance adjacent to the property and any trees within 6m of the property line.

The owner of this property intends to demolish the existing house and build a new one. There are forty-four (44) trees recommended for removal as a result of this proposed construction and/or their current condition.

Municipally Owned Trees

Tree number M1 is a 10, 21, 31cm dbh Cedar White that is growing on the municipally owned boulevard. This tree is in fair condition and requires a tree protection zone of 3m.

Tree number M2 is a 9, 11, 13, 13, 13cm dbh Cedar White that is growing on the municipally owned boulevard. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number M3 is a 11, 13, 13, 14, 16cm dbh Cedar White that is growing on the municipally owned boulevard. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number M4 is a 11, 14cm dbh Mulberry White that is growing on the municipally owned boulevard. This tree is in fair condition and requires a tree protection zone of 2.4m.



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	Condition's Rating	Appraised Value
M1	White Cedar	35	961.625	6	28.26	630	22.29299	66.00%	14362.95	75.00%	70.00%	7540.54875
M2	White Cedar	18	254.34	6	28.26	630	22.29299	66.00%	3956.4	75.00%	70.00%	2077.11
M3	White Cedar	20	314	6	28.26	630	22.29299	66.00%	4834.2	75.00%	70.00%	2537.955
M4	White Mulberry	16	200.96	6	28.26	450	15.92357	43.00%	1632.5	60.00%	65.00%	636.675

Arborist Report - 269 Westwood Drive, Oakville, Ontario

Neighbouring Trees

Tree number N1 is a 22cm dbh Maple Norway that is growing on the front yard of 279 Westwood Court. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number N2 is a 10 to 15cm dbh Elm Siberian hedge that is growing on the front yard of 279 Westwood Court. This tree is in poor condition and requires a tree protection zone of 2.4m.

Tree number N3 is a 21cm dbh Juniper that is growing on the front yard of 279 Westwood Court. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number N4 is a 26, 38cm dbh Hemlock Eastern that is growing on the backyard of 1036 Rebecca Street. This tree is in fair condition and requires a tree protection zone of 3m.

Tree number N5 is a 46cm dbh Cherry Black that is growing on the backyard of 1036 Rebecca Street. This tree is in fair condition and requires a tree protection zone of 3m.

Tree number N6 is a 54cm dbh Cherry Black that is growing on the backyard of 1036 Rebecca Street. This tree is in fair condition and requires a tree protection zone of 3.6m.

Tree number N7 is a 45cm dbh Birch River that is growing on the backyard of 1028 Rebecca Street. This tree is in fair condition and requires a tree protection zone of 3m.

Tree number N8 is a 50cm dbh Beech American that is growing on the backyard of 1028 Rebecca Street. This tree is in fair condition and requires a tree protection zone of 3m.

Tree number N9 is a 60cm dbh Pine Eastern White that is growing on the backyard of 1020 Rebecca Street. This tree is in fair condition and requires a tree protection zone of 3.6m.

Tree number N10 is a 15cm dbh Cherry Black that is growing on the backyard of 1020 Rebecca Street. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number N11 is a 20cm dbh Maple Red (soft maple) that is growing on the backyard of 1023 Lakeshore Road West. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number N12 is a 15cm dbh Spruce White that is growing on the backyard of 1023 Lakeshore Road West. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number N13 is a 20cm dbh Maple Red (soft maple) that is growing on the backyard of 1023 Lakeshore Road West. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number N14 is a 40cm dbh Pine Eastern White that is growing on the backyard of 1023 Lakeshore Road West. This tree is in fair condition and requires a tree protection zone of 3m.

Tree number N15 is a 60cm dbh Butternut that is growing on the backyard of 1023 Lakeshore Road West. This tree is in fair condition and requires a tree protection zone of 3.6m. This tree will require genetic testing by a Butternut Assessor.

Tree number N16 is a 19cm dbh Maple Red (soft maple) that is growing on the backyard of 1023 Lakeshore Road West. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number N17 is a 16cm dbh Ash White that is growing on the backyard of 259 Westwood Court. This tree is in poor condition and requires a tree protection zone of 2.4m.

Tree number N18 is a 20cm dbh Beech American that is growing on the backyard of 259 Westwood Court. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number N19 is a 50cm dbh Pine Eastern White that is growing on the backyard of 259 Westwood Court. This tree is in fair condition and requires a tree protection zone of 3m.

Privately Owned Trees

Tree number P1 is a 58cm dbh Maple Norway that is growing on the front yard of the subject property. This tree is in poor condition and requires a tree protection zone of 3.6m.

Arborist Report - 269 Westwood Drive, Oakville, Ontario

Tree number P2 is a 101cm dbh Maple Sugar (hard maple) that is growing on the front yard of the subject property. This tree is in fair condition and requires a tree protection zone of 6m.

Tree number P3 is a 13, 15, 15, 20, 20cm dbh Yew Canada that is growing on the front yard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P4 is a 23cm dbh Beech American that is growing on the front yard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P5 is a 20cm dbh Beech American that is growing on the front yard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P6 is a 27cm dbh Beech American that is growing on the front yard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P7 is a 37cm dbh Apple that is growing on the front yard of the subject property. This tree is in poor condition however it is recommended for removal due to development impacts.

Tree number P8 is a 14, 14, 17, 76cm dbh Beech American that is growing on the front yard of the subject property. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number P9 is a 18, 19cm dbh Beech American that is growing on the front yard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4.

Tree number P10 is a 32cm dbh Beech American that is growing on the front yard of the subject property. This tree is in fair condition and requires a tree protection zone of 3m.

Tree number P11 is a 72cm dbh Maple Sugar (hard maple) that is growing on the front yard of the subject property. This tree is in fair condition and requires a tree protection zone of 4.8m.

Tree number P12 is a 64cm dbh Beech American that is growing on the front yard of the subject property. This tree is in poor condition and requires a tree protection zone of 4.2m.

Tree number P13 is a 62cm dbh Beech American that is growing on the front yard of the subject property. This tree is in fair condition and requires a tree protection zone of 4.2m.

Tree number P14 is a 57cm dbh Pine Eastern White that is growing on the front yard of the subject property. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number P15 is a 70cm dbh Beech American that is growing on the front yard of the subject property. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number P16 is a 20cm dbh Beech American that is growing on the backyard of the subject property. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number P17 is a 16cm dbh Beech American that is growing on the backyard of the subject property. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number P18 is a 15cm dbh Beech American that is growing on the backyard of the subject property. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number P19 is a 62cm dbh Beech American that is growing on the backyard of the subject property. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number P20 is a 16cm dbh Cherry Black that is growing on the backyard of the subject property. This tree is in poor condition however it is recommended for removal due to development impacts.

Tree number P21 is a 30cm dbh Cherry Black that is growing on the backyard of the subject property. This tree is in poor condition however it is recommended for removal due to development impacts.

Tree number P22 is a 26cm dbh Cherry Black that is growing on the backyard of the subject property. This tree is in poor condition however it is recommended for removal due to development impacts.

Tree number P23 is a 18cm dbh Beech American that is growing on the backyard of the subject property. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number P24 is a 62cm dbh Walnut Black that is growing on the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 4.2m.

Arborist Report - 269 Westwood Drive, Oakville, Ontario

Tree number P25 is a 31cm dbh Cherry Black that is growing on the backyard of the subject property. This tree is in poor condition and requires a tree protection zone of 3m.

Tree number P26 is a 24cm dbh Cherry Black that is growing on 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 32cm dbh Butternut that is growing on the backyard of the subject property. This tree is in poor condition and requires a tree protection zone of 3m.

Tree number P28 is a 17cm dbh Maple Norway that is growing on 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 22cm dbh Birch Yellow that is growing on the backyard of the subject property. This tree is in poor condition and requires a tree protection zone of 2.4m.

Tree number P30 is a 17cm dbh Maple Norway that is growing on 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 62cm dbh Pine Eastern White that is growing on the backyard of the subject property. This tree is in poor condition and requires a tree protection zone of 4.2m.

Tree number P32 is a 56cm dbh Pine Eastern White that is growing on the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 3.6m.

Tree number P33 is a 35cm dbh Maple Sugar (hard maple) that is growing on the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 3m.

Tree number P34 is a 28cm dbh Cherry Black that is growing on 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 16cm dbh Maple Norway that is growing on 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 26cm dbh Maple Norway that is growing on 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 41cm dbh Cherry Black that is growing on the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 3m.

Tree number P38 is a 20cm dbh Maple Norway that is growing on 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 17cm dbh Maple Norway that is growing on 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 25cm dbh Maple Norway that is growing on 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 25cm dbh Cherry Black that is growing on 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 39cm dbh Cherry Black that is growing on the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 3m.

Tree number P43 is a 21cm dbh Pine Eastern White that is growing on the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P44 is a 25cm dbh Maple Norway that is growing on the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P45 is a 65cm dbh Cherry Black that is growing on the backyard of the subject property. This tree is in poor condition and requires a tree protection zone of 4.2m.

Tree number P46 is a 16cm dbh Maple Norway that is growing on the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P47 is a 86cm dbh Beech American that is growing on the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 5.4m.

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Tree number P48 is a 16cm dbh Beech American that is growing on the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P49 is a 15cm dbh Beech American that is growing on the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P50 is a 19, 19cm dbh Beech American that is growing on the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P51 is a 49cm dbh Oak Red that is growing on the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 3m.

Tree number P52 is a 20cm dbh Cherry Black that is growing on the backyard of the subject property. This tree is in poor condition and requires a tree protection zone of 2.4m.

Tree number P53 is a 20cm dbh Cherry Black that is growing on the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P54 is a 25cm dbh Cherry Black that is growing on the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P55 is a 63cm dbh Butternut that is growing on the backyard of the subject property. This tree is in poor condition and is recommended for removal. This tree will require genetic testing by a Butternut Assessor to confirm hybridity.

Tree number P56 is a 23cm dbh Cherry Black that is growing on the backyard of the subject property. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number P57 is a 30cm dbh Cherry Black that is growing on the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P58 is a 30cm dbh Maple Norway that is growing on the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P59 is a 19cm dbh Maple Norway that is growing on the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P60 is a 77cm dbh Butternut that is growing on the backyard of the subject property. This tree is in poor condition and requires a tree protection zone of 4.8m. This tree will require genetic testing by a Butternut Assessor.

Tree number P61 is a 51cm dbh Maple Sugar (hard maple) that is growing on the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 3.6m.

Tree number P62 is a 23cm dbh Maple Norway that is growing on the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P63 is a 20cm dbh Pine Scots that is growing on the backyard of the subject property. This tree is in poor condition and requires a tree protection zone of 2.4m.

Tree number P64 is a 25cm dbh Oak Red that is growing on the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P65 is a 22cm dbh Fir Balsam that is growing on the backyard of the subject property. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number P66 is a 25cm dbh Cherry Black that is growing on the backyard of the subject property. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number P67 is a 17cm dbh Cherry Black that is growing on the backyard of the subject property. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number P68 is a 17cm dbh Cherry Black that is growing on the backyard of the subject property. This tree is in poor condition however it is recommended for removal due to development impacts.

Tree number P69 is a 26cm dbh Cherry Black that is growing on the backyard of the subject property. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number P70 is a 17cm dbh Maple Norway that is growing on the backyard of the subject property. This tree is in fair condition however it is recommended for removal due to development impacts.

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Tree number P71 is a 21cm dbh Ash Green that is growing on the backyard of the subject property. This tree is in poor condition however it is recommended for removal due to development impacts.

Tree number P72 is a 30cm dbh Cherry Black that is growing on the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P73 is a 35cm dbh Maple Norway that is growing on the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 3.6m.

Tree number P74 is a 27cm dbh Oak Red that is growing on the backyard of the subject property. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number P75 is a 32cm dbh Cherry Black that is growing on the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 3m.

Tree number P76 is a 21cm dbh Maple Red (soft maple) that is growing on the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P77 is a 17cm dbh Maple Red (soft maple) that is growing on the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P78 is a 17cm dbh Maple Red (soft maple) that is growing on the backyard of the subject property. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number P79 is a 42cm dbh Oak Red that is growing on the backyard of the subject property. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number P80 is a 27cm dbh Maple Red (soft maple) that is growing on the backyard of the subject property. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number P81 is a 73cm dbh Pine Eastern White that is growing on the backyard of the subject property. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number P82 is a 22cm dbh Cherry Black that is growing on the backyard of the subject property. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number P83 is a 73cm dbh Pine Eastern White that is growing on the backyard of the subject property. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number P84 is a 72cm dbh Pine Eastern White that is growing on the backyard of the subject property. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number P85 is a 63cm dbh Pine Eastern White that is growing on the backyard of the subject property. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number P86 is a 79cm dbh Pine Eastern White that is growing on the backyard of the subject property. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number P87 is a 21, 22cm dbh Japanese Lilac that is growing on the backyard of the subject property. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number P88 is a 26cm dbh Maple Red (soft maple) that is growing on the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P89 is a 21cm dbh Oak Red that is growing on the backyard of the subject property. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number P90 is a 29cm dbh Maple Red (soft maple) that is growing on the backyard of the subject property. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number P91 is a 45cm dbh Walnut Black that is growing on the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 3m.

Tree number P92 is a 15, 16cm dbh Cedar White that is growing on the backyard of the subject property. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number P93 is a 53cm dbh Beech American that is growing on the backyard of the subject property. This tree is in fair condition however it is recommended for removal due to development impacts.

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Tree number P94 is a 28cm dbh Cedar White that is growing on the backyard of the subject property. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number P95 is a 22cm dbh Juniper that is growing on the backyard of the subject property. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number P96 is a 65cm dbh Cherry Black that is growing on the backyard of the subject property. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number P97 is a 45cm dbh Maple Norway that is growing on the backyard of the subject property. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number P98 is a 32cm dbh Cedar White that is growing on the front yard of the subject property. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number P99 is a 33cm dbh Maple Norway that is growing on the front yard of the subject property. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number P100 is a 25cm dbh Cedar White that is growing on the front yard of the subject property. This tree is in poor condition however it is recommended for removal due to development impacts.

Tree number P101 is a 20cm dbh Apple that is growing on the front yard of the subject property. This tree is in poor condition however it is recommended for removal due to development impacts.

Tree number P102 is a 33cm dbh Birch Paper that is growing on the front yard of the subject property. This tree is in poor condition and requires a tree protection zone of 3m.

Tree number P103 is a 71cm dbh Oak Red that is growing on the front yard of the subject property. This tree is in fair condition and requires a tree protection zone of 4.8m.

Tree number P104 is a 39cm dbh Elm Siberian that is growing on the front yard of the subject property. This tree is in fair condition and requires a tree protection zone of 3m.

Tree number P105 is a 59cm dbh Cherry Black that is growing on the front yard of the subject property. This tree is in poor condition and requires a tree protection zone of 3.6m.

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

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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	Cedar White	Thuja occidentalis	10, 21, 31	6	4	6	16	fair	fair	3m	preserve
M2	Cedar White	Thuja occidentalis	9, 11, 13, 13, 13	5	4	5	16	fair	fair	2.4m	preserve
M3	Cedar White	Thuja occidentalis	11, 13, 13, 14, 16	5	4	5	16	fair	fair	2.4m	preserve
M4	Mulberry White	Morus alba	11, 14	4	3	4	9	fair	poor	2.4m	preserve
N1	Maple Norway	Acer platanoides	22	6	4	4	16	fair	fair	2.4m	preserve
N2	Elm Siberian	Ulmus pumila	10 to 15	7	3	6	9	poor	poor	2.4m	preserve
N3	Juniper	Juniperus virginiana	21	8	4	7	16	fair	fair	2.4m	preserve
N4	Hemlock Eastern	Tsuga canadensis	26, 38	10	6	8	36	fair	fair	3m	preserve
N5	Cherry Black	Prunus serotina	46	15	7	5	49	fair	fair	3m	preserve
N6	Cherry Black	Prunus serotina	54	15	7	5	49	fair	poor	3.6m	preserve
N7	Birch River	Betula nigra	45	12	15	6	225	fair	fair	3m	preserve
N8	Beech American	Fagus grandifolia	50	20	10	8	100	fair	fair	3m	preserve
N9	Pine Eastern White	Pinus strobus	60	20	10	10	100	fair	fair	3.6m	preserve
N10	Cherry Black	Prunus serotina	15	8	4	5	16	fair	fair	2.4m	preserve
N11	Maple Red (soft maple)	Acer rubrum	20	10	4	9	16	fair	fair	2.4m	preserve
N12	Spruce White	Picea glauca	15	6	4	6	16	fair	fair	2.4m	preserve
N13	Maple Red (soft maple)	Acer rubrum	20	10	4	9	16	fair	fair	2.4m	preserve
N14	Pine Eastern White	Pinus strobus	40	20	7	5	49	fair	fair	3m	preserve
N15	Butternut	Juglens cineria	60	19	10	9	100	fair	fair	3.6m	preserve
N16	Maple Red (soft maple)	Acer rubrum	19	9	4	7	16	fair	fair	2.4m	preserve

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N17	Ash White	Fraxinus americana	16	15	3	5	9	poor	poor	2.4m	preserve
N18	Beech American	Fagus grandifolia	20	18	5	14	25	fair	fair	2.4m	preserve
N19	Pine Eastern White	Pinus strobus	50	20	7	9	49	fair	poor	3m	preserve
P1	Maple Norway	Acer platanoides	58	14	10	8	100	poor	fair	3.6m	preserve
P2	Maple Sugar (hard maple)	Acer saccharum	101	20	15	14	225	fair	fair	6m	preserve
P3	Yew Canada	Taxus canadensis	13, 15, 15, 20, 20	8	8	8	64	fair	fair	2.4m	preserve
P4	Beech American	Fagus grandifolia	23	11	5	9	25	fair	fair	2.4m	preserve
P5	Beech American	Fagus grandifolia	20	11	5	6	25	fair	fair	2.4m	preserve
P6	Beech American	Fagus grandifolia	27	12	5	6	25	fair	fair	2.4m	preserve
P7	Apple	Malus spp.	37	6	1	4	1	poor	poor	3m	remove
P8	Beech American	Fagus grandifolia	14, 14, 17, 76	18	12	15	144	fair	poor	4.8m	remove
P9	Beech American	Fagus grandifolia	18, 19	12	5	6	25	fair	poor	2.4	preserve
P10	Beech American	Fagus grandifolia	32	15	7	9	49	fair	poor	3m	preserve
P11	Maple Sugar (hard maple)	Acer saccharum	72	22	10	8	100	fair	fair	4.8m	preserve
P12	Beech American	Fagus grandifolia	64	18	12	6	144	poor	poor	4.2m	preserve
P13	Beech American	Fagus grandifolia	62	20	10	8	100	fair	poor	4.2m	preserve
P14	Pine Eastern White	Pinus strobus	57	24	7	8	49	fair	poor	3.6m	remove
P15	Beech American	Fagus grandifolia	70	20	14	10	196	fair	poor	4.2m	remove
P16	Beech American	Fagus grandifolia	20	14	5	7	25	fair	poor	2.4m	remove
P17	Beech American	Fagus grandifolia	16	14	5	6	25	fair	fair	2.4m	remove
P18	Beech American	Fagus grandifolia	15	12	3	6	9	fair	poor	2.4m	remove

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P19	Beech American	Fagus grandifolia	62	20	12	9	144	fair	poor	4.2m	remove
P20	Cherry Black	Prunus serotina	16	8	5	4	25	poor	poor	2.4m	remove
P21	Cherry Black	Prunus serotina	30	12	8	6	64	poor	poor	2.4m	remove
P22	Cherry Black	Prunus serotina	26	18	5	8	25	poor	poor	2.4m	remove
P23	Beech American	Fagus grandifolia	18	14	5	6	25	fair	fair	2.4m	remove
P24	Walnut Black	Juglans nigra	62	24	14	12	196	fair	fair	4.2m	preserve
P25	Cherry Black	Prunus serotina	31	14	7	4	49	poor	poor	3m	preserve
P26	Cherry Black	Prunus serotina	24	12	5	8	25	fair	fair	2.4m	preserve
P27	Butternut	Juglens cineria	32	12	3	4	9	poor	poor	3m	preserve
P28	Maple Norway	Acer platanoides	17	10	5	6	25	fair	fair	2.4m	preserve
P29	Birch Yellow	Betula alleghaniensis	22	10	5	4	25	poor	poor	2.4m	preserve
P30	Maple Norway	Acer platanoides	17	8	5	6	25	fair	poor	2.4m	preserve
P31	Pine Eastern White	Pinus strobus	62	24	10	6	100	poor	poor	4.2m	preserve
P32	Pine Eastern White	Pinus strobus	56	22	12	6	144	fair	fair	3.6m	preserve
P33	Maple Sugar (hard maple)	Acer saccharum	35	14	7	8	49	fair	fair	3m	preserve
P34	Cherry Black	Prunus serotina	28	12	5	4	25	fair	poor	2.4m	preserve
P35	Maple Norway	Acer platanoides	16	12	3	6	9	fair	fair	2.4m	preserve
P36	Maple Norway	Acer platanoides	26	14	7	8	49	fair	fair	2.4m	preserve
P37	Cherry Black	Prunus serotina	41	14	7	5	49	fair	fair	3m	preserve
P38	Maple Norway	Acer platanoides	20	10	7	6	49	fair	fair	2.4m	preserve
P39	Maple Norway	Acer platanoides	17	12	5	4	25	fair	fair	2.4m	preserve
P40	Maple Norway	Acer platanoides	25	14	8	7	64	fair	poor	2.4m	preserve

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P41	Cherry Black	Prunus serotina	25	16	5	8	25	fair	poor	2.4m	preserve
P42	Cherry Black	Prunus serotina	39	18	5	8	25	fair	poor	3m	preserve
P43	Pine Eastern White	Pinus strobus	21	12	3	6	9	fair	fair	2.4m	preserve
P44	Maple Norway	Acer platanoides	25	18	7	9	49	fair	fair	2.4m	preserve
P45	Cherry Black	Prunus serotina	65	22	12	8	144	poor	poor	4.2m	preserve
P46	Maple Norway	Acer platanoides	16	10	5	8	25	fair	fair	2.4m	preserve
P47	Beech American	Fagus grandifolia	86	20	14	12	196	fair	poor	5.4m	preserve
P48	Beech American	Fagus grandifolia	16	14	5	6	25	fair	fair	2.4m	preserve
P49	Beech American	Fagus grandifolia	15	12	5	6	25	fair	fair	2.4m	preserve
P50	Beech American	Fagus grandifolia	19, 19	14	7	7	49	fair	fair	2.4m	preserve
P51	Oak Red	Quercus rubra	49	18	12	9	144	fair	fair	3m	preserve
P52	Cherry Black	Prunus serotina	20	10	5	5	25	poor	poor	2.4m	preserve
P53	Cherry Black	Prunus serotina	20	12	5	4	25	fair	fair	2.4m	preserve
P54	Cherry Black	Prunus serotina	25	14	7	8	49	fair	fair	2.4m	preserve
P55	Butternut	Juglens cineria	63	18	10	9	100	poor	poor	4.2m	remove
P56	Cherry Black	Prunus serotina	23	16	5	6	25	fair	fair	2.4m	remove
P57	Cherry Black	Prunus serotina	30	16	5	5	25	fair	poor	2.4m	preserve
P58	Maple Norway	Acer platanoides	30	15	7	8	49	fair	fair	2.4m	preserve
P59	Maple Norway	Acer platanoides	19	14	7	10	49	fair	fair	2.4m	preserve
P60	Butternut	Juglens cineria	77	20	14	12	196	poor	poor	4.8m	preserve
P61	Maple Sugar (hard maple)	Acer saccharum	51	22	10	12	100	fair	fair	3.6m	preserve
P62	Maple Norway	Acer platanoides	23	15	5	6	25	fair	fair	2.4m	preserve
P63	Pine Scots	Pinus sylvestris	20	12	3	5	9	poor	poor	2.4m	preserve

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P64	Oak Red	Quercus rubra	25	16	7	6	49	fair	fair	2.4m	preserve
P65	Fir Balsam	Abies balsamea	22	10	7	9	49	fair	fair	2.4m	remove
P66	Cherry Black	Prunus serotina	25	14	5	6	25	fair	fair	2.4m	remove
P67	Cherry Black	Prunus serotina	17	12	5	6	25	fair	poor	2.4m	remove
P68	Cherry Black	Prunus serotina	17	11	5	6	25	poor	poor	2.4m	remove
P69	Cherry Black	Prunus serotina	26	16	5	6	25	fair	fair	2.4m	remove
P70	Maple Norway	Acer platanoides	17	14	5	6	25	fair	fair	2.4m	remove
P71	Ash Green	Fraxinus pennsylvanica	21	14	8	8	64	poor	poor	2.4m	remove
P72	Cherry Black	Prunus serotina	30	16	10	8	100	fair	fair	2.4m	preserve
P73	Maple Norway	Acer platanoides	35	16	10	8	100	fair	fair	3.6m	preserve
P74	Oak Red	Quercus rubra	27	17	7	7	49	fair	fair	2.4m	remove
P75	Cherry Black	Prunus serotina	32	18	7	6	49	fair	poor	3m	preserve
P76	Maple Red (soft maple)	Acer rubrum	21	16	7	8	49	fair	fair	2.4m	preserve
P77	Maple Red (soft maple)	Acer rubrum	17	12	5	8	25	fair	poor	2.4m	preserve
P78	Maple Red (soft maple)	Acer rubrum	17	12	5	6	25	fair	poor	2.4m	remove
P79	Oak Red	Quercus rubra	42	18	10	9	100	fair	fair	3m	remove
P80	Maple Red (soft maple)	Acer rubrum	27	12	7	9	49	fair	fair	2.4m	remove
P81	Pine Eastern White	Pinus strobus	73	20	12	10	144	fair	poor	4.8m	remove
P82	Cherry Black	Prunus serotina	22	12	5	6	25	fair	poor	2.4m	remove
P83	Pine Eastern White	Pinus strobus	73	20	10	12	100	fair	fair	4.8m	remove
P84	Pine Eastern White	Pinus strobus	72	22	10	12	100	fair	fair	7.8m	remove

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P85	Pine Eastern White Pine	Pinus strobus	63	22	12	12	144	fair	fair	4.2m	remove
P86	Pine Eastern White	Pinus strobus	79	22	12	14	144	fair	fair	4.8m	remove
P87	Japanese Lilac	Syringa reticulata	21, 22	10	7	5	49	fair	poor	2.4m	remove
P88	Maple Red (soft maple)	Acer rubrum	26	12	7	6	49	fair	fair	2.4m	preserve
P89	Oak Red	Quercus rubra	21	16	5	7	25	fair	fair	2.4m	remove
P90	Maple Red (soft maple)	Acer rubrum	29	14	7	7	49	fair	fair	2.4m	remove
P91	Walnut Black	Juglans nigra	45	18	10	9	100	fair	fair	3m	preserve
P92	Cedar White	Thuja occidentalis	15, 16	10	5	9	25	fair	poor	2.4m	remove
P93	Beech American	Fagus grandifolia	53	18	12	9	144	fair	fair	3.6m	remove
P94	Cedar White	Thuja occidentalis	28	14	7	13	49	fair	fair	2.4m	remove
P95	Juniper	Juniperus virginiana	22	4	4	3	16	fair	poor	2.4m	remove
P96	Cherry Black	Prunus serotina	65	20	10	10	100	fair	fair	4.2m	remove
P97	Maple Norway	Acer platanoides	45	16	10	6	100	fair	poor	3m	remove
P98	Cedar White	Thuja occidentalis	32	12	5	12	25	fair	poor	3m	remove
P99	Maple Norway	Acer platanoides	33	14	10	10	100	fair	fair	3m	remove
P100	Cedar White	Thuja occidentalis	25	8	5	6	25	poor	fair	2.4m	remove
P101	Apple	Malus spp.	20	6	5	3	25	poor	poor	2.4m	remove
P102	Birch Paper	Betula papyrifera	33	12	5	4	25	poor	poor	3m	preserve
P103	Oak Red	Quercus rubra	71	20	12	14	144	fair	fair	4.8m	preserve
P104	Elm Siberian	Ulmus pumila	39	14	10	10	100	fair	fair	3m	preserve
P105	Cherry Black	Prunus serotina	59	15	10	8	100	poor	poor	3.6m	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.

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The International Society of Arboriculture

Hereby Announces That

Stephen W. Shelton

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

Caitlyn Pollihan
CEO & Executive Director

18 March 2000

Issue Date

30 June 2024

Expiration Date

ON-0542AT

Certification Number



The International Society of Arboriculture

Hereby Announces That

Stephen W. Shelton

Has Earned the Credential

ISA Tree Risk Assessment Qualification®

By successfully meeting ISA Tree Risk Assessment Qualification certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Caitlyn Pollihan

Caitlyn Pollihan
CEO & Executive Director

1 February 2012

Issue Date

31 May 2027

Expiration Date



Arborist Report - 269 Westwood Drive, Oakville, Ontario

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



Stephen Shelton,
Certified Arborist ON-0542AT
TRAQ 1589



461

LOT 5

PIN 24774-0172(LT)

PIN 24774-0173(LT)

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2	existingtr eenumber(r efertochart)
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existingvegetationor email

existingvegetationtoberemoved

 minimumtr eepr otectionzone(tpz)

 location of proposed tree(s)

tree protection

NOTE:
Vegetation survey collected by Stephen Shelton
Certified Arborist ON-0542AT on:
3 March 2022

REVISIONS/SUBMISSIONS

#	D A TE	DESCRIPTION
1	25/04/2022	1st Submission
2		
3		
4		
5		

Certifications



TRAQ1589



ON-0542A T

CLIENT
Element Modern Dwellings

MUNICIPALITY
Town of Oakville

PROJECT
Private Residence
269 WESTWOOD DRIVE

MUNICIPAL FILENUMBER
#-n/a

SHEET

Tree Protection Plan



SUMMIT
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