

SITE STATISTIC CHART			
PROJECT ADDRESS:	1118 LAKESHORE ROAD E.		
MUNICIPALITY:	OAKVILLE, ON		
DESIGNATED ZONE:	RL1-0	BY LAW #:	NEW BY LAW 2014-014

CREDIT VALLEY CONSERVATION:	NO
HERITAGE :	YES
HALTON CONSERVATION:	NO

	AREA (S.F)	AREA (S.M)	PERCENTAGE
LOT AREA			
	29733.77	2762.36	
LOT COVERAGE			
MAXIMUM ALLOWABLE	7433.44	690.59	25.00%
PROPOSED BUILDING LOT COVERAGE MAIN HOUSE AND GARAGE	6970.44	647.57	23.44%
ADDITIONAL LOT COVERAGE FOR LARGE 36" (0.91 m) EAVES OVERHANGS	363.55	33.77	1.22%
EXISTING COVERED PORCH	236.60	21.98	0.80%
PROPOSED BREEZWAY	204.05	18.96	0.69%
PROPOSED COVERED WALKWAY	491.65	45.68	1.65%
PROPOSED COVERED AREA 1	22.15	2.06	0.07%
COVERED PORCH #1	665.93	61.87	2.24%
PROPOSED POOL HOUSE	497.29	46.20	1.67%
TOTAL PROPOSED LOT COVERAGE	7333.99	681.35	31.79%
GROSS FLOOR AREA			
MAXIMUM ALLOWABLE	8622.79	801.08	29.00%
EXISTING MAIN FLOOR	2435.32	226.25	
EXISTING MAIN FLOOR TO DEMOLISH	46.34	4.31	
EXISTING SECOND FLOOR	2920.83	271.35	INCLUDES GARAGE APARTMENT
EXISTING SECOND FLOOR TO DEMOLISH	412.18	38.29	
PROPOSED MAIN FLOOR PLAN	2958.86	274.89	
PROPOSED SECOND FLOOR	362.44	33.67	
EXISTING POOL HOUSE TO DEMOLISH	345.89	32.13	
TOTAL GFA DEDUCTIONS AND ADDITIONS	8218.93	763.56	27.64%

EXISTING GARAGE (OUTSIDE)	806.41	74.92	
EXISTING GARAGE (INSIDE)	731.57	67.97	
PROPOSED GARAGE ADDITION (OUTSIDE)	804.94	74.78	
PROPOSED GARAGE ADDITION (INSIDE)	749.03	69.59	
EXISTING COVERED PORCH	236.60	21.98	
PROPOSED BREEZWAY	204.05	18.96	
PROPOSED COVERED WALKWAY	491.65	45.68	
PROPOSED COVERED AREA 1	22.15	2.06	
COVERED PORCH #1	665.93	61.87	
PROPOSED POOL HOUSE	497.29	46.20	

	LENGTH (m)	LENGTH (ft)	
BUILDING HEIGHT FROM ESTABLISHED GRADE			
MAXIMUM BUILDING HEIGHT	9.00	29.53	
PROPOSED BUILDING HEIGHT - MAIN HOUSE	9.20	30.18	MATCHED WITH EXISTING
PROPOSED BUILDING HEIGHT - POOL HOUSE	4.50	14.76	TO PARAPET
PROPOSED BUILDING HEIGHT - POOL HOUSE	4.91	16.11	TO SKYLIGHT

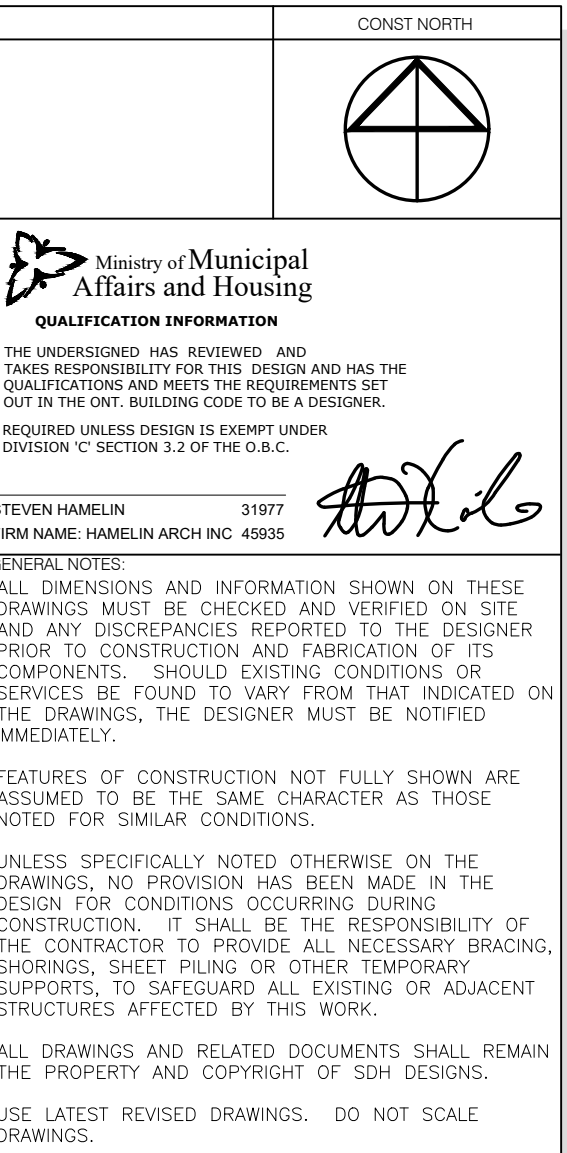
BUILDING HEIGHT FROM AVERAGE GRADE OF 83.25 - POOL HOUSE ONLY			
MAXIMUM BUILDING HEIGHT	4.00	13.12	
PROPOSED BUILDING HEIGHT - PARAPET	4.87	15.98	
PROPOSED BUILDING HEIGHT - SKYLIGHT	5.28	17.32	

DWELLING DEPTH			
MAXIMUM ALLOWABLE (2-STOREY)	20.00	65.62	
MAXIMUM ALLOWABLE (1-STOREY)	23.00	75.46	
EXISTING DWELLING DEPTH	20.08	65.88	
PROPOSED DWELLING DEPTH	42.52	139.50	
REQUIRED SETBACKS			
FRONT	20.76	68.11	
REAR	10.50	34.45	
INTERIOR SIDE 1	4.20	13.78	
INTERIOR SIDE 2	4.20	13.78	
POOL HOUSE SIDE AND REAR	2.00	6.56	
POOL HOUSE SEPARATION TO DWELLING	2.00	6.56	

PROVIDED SETBACKS TO BUILDING			
FRONT	21.76	71.39	
REAR	23.23	76.21	
LEFT SIDE	2.70	8.86	
RIGHT SIDE	1.71	5.61	

PROVIDED SETBACKS TO EAVES DEDUCTION OF 12" (0.3 m) FOR THE LARGE 36" (0.91 m) EAVES OVERHANGS *REAR / LEFT / RIGHT)			
FRONT	21.76	71.39	
REAR	22.89	75.10	
LEFT SIDE	2.47	8.10	
RIGHT SIDE	1.71	5.61	

PROVIDED SETBACKS TO POOL HOUSE			
MINIMUM SEPARATION TO DWELLING	3.82	12.53	
REAR	12.16	39.90	
LEFT SIDE	20.31	66.63	
RIGHT SIDE	2.93	9.61	



06	MAR 3, 2022	ISSUED TO HERITAGE AND COA	SH
05	NOV 25, 2021	ISSUED FOR CLIENT REVIEW	SH
04	JUL 09, 2021	ISSUED FOR CLIENT REVIEW	SH
03	MAY 31, 2021	ISSUED FOR CLIENT REVIEW	SH
02	MAY 18, 2021	ISSUED FOR CLIENT REVIEW	SH
01	APR 12, 2021	ISSUED FOR CLIENT REVIEW	SH
NO.	DATE:	ISSUES/REVISIONS	BY:
DRAWING ISSUES/REVISIONS			

COMPANY NAME:	
COMPANY INFO:	60 HURONTARIO STREET, COLLINGWOOD, ON L9Y 2L7 TEL: 705-293-1532 EMAIL: steve@stevehamelin.com www.stevehamelin.com

AVERAGE GRADE CALCULATION:

$$83.00 + 83.20 + 83.60 + 83.80 + 84.30 + 84.30 + 84.30 + 84.30 = 83.25$$

MECHANICAL ROOM
10'-0" x 6'-11 1/2"

POOL HOUSE
18'-0" x 14'-2"

CHANGE ROOM
10'-0" x 6'-11 1/2"

GRASS COURT

INFINITY POOL

COURT YARD

GARDEN BED

WATER FOUNTAIN

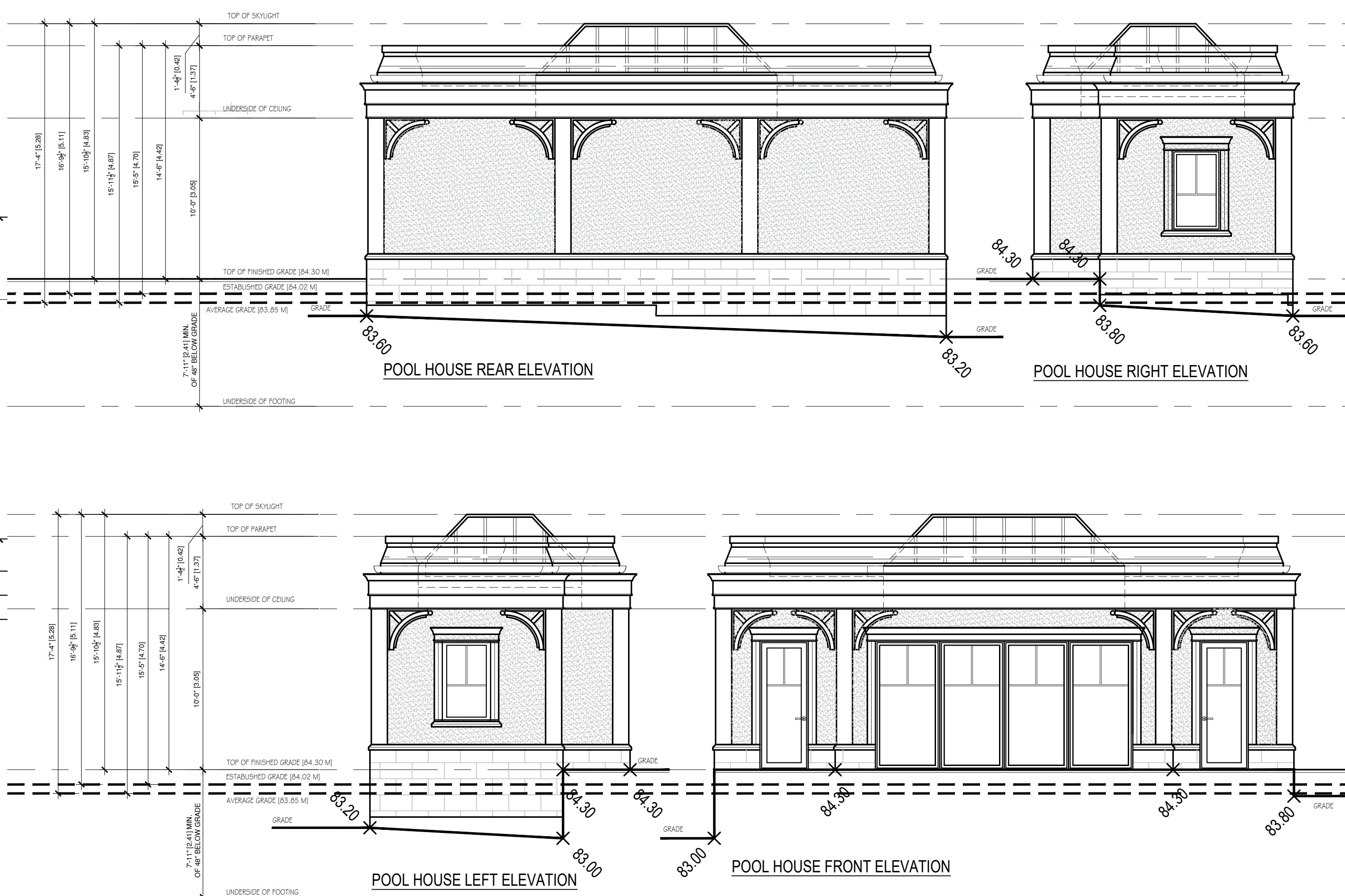
OPEN FIRE PIT

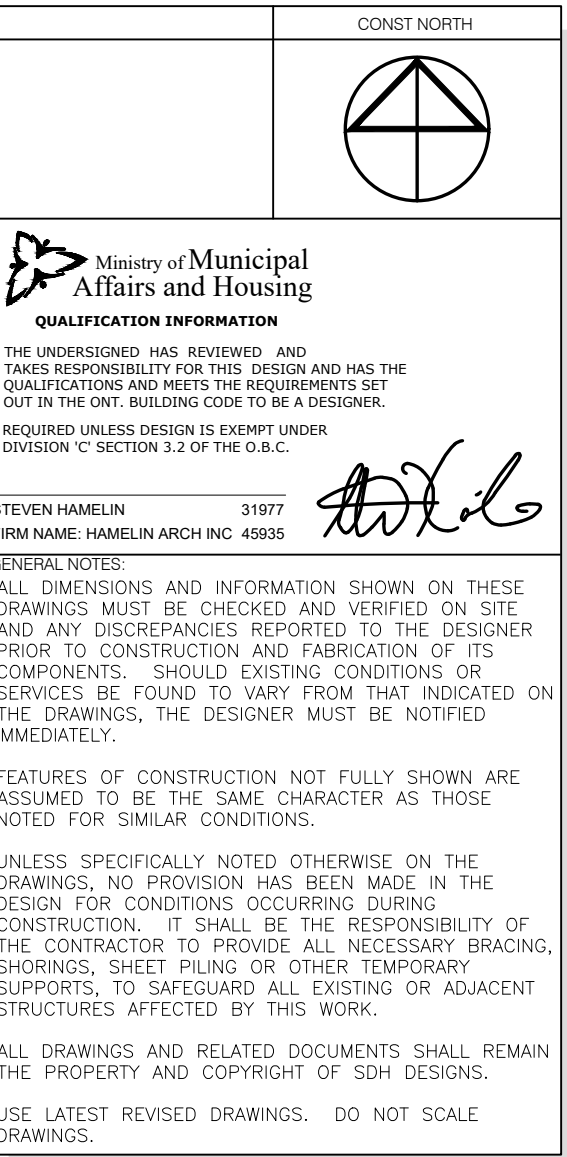
POOL SHELF

STAIRS

GRADE ELEVATIONS: 83.20, 83.60, 83.80, 84.30

Dimensions: 9'-11", 8'-7", 19'-10", 10'-2 1/2", 15'-0", 6'-0", 4'-0", 16'-0", 9'-0", 6'-0", 8'-0", 10'-0", 12'-0", 14'-2", 18'-0", 6'-11 1/2", 20'-0"





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1118 LAKESHORE ROAD EAST

PROPOSED RIGHT ELEVATION AND POOL HOUSE

(2021-11)	$3/16'' = 1'-0''$
-----------	-------------------

DRAWN BY: **HAMELIN**

APPROVED BY:
HAMELIN
ARCH INC





CONST NORTH

Ministry of Municipal Affairs and Housing

QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE O.N.T. BUILDING CODE TO BE A DESIGNER.

REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 12 SECTION 3.2 OF THE O.B.C.

STEVEN HAMELIN 31977

FIRM NAME: HAMELIN ARCH INC 45935

GENERAL NOTES

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY.

FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.

UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORINGS, SHEET PILING OR OTHER TEMPORARY SUPPORTS TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF SDH DESIGNS.

USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.

ARCH. DRAWING INDEX	
A0.0	COVER PAGE AND SITE PLAN
A1.1	PROPOSED BASEMENT PLAN
A1.2	PROPOSED MAIN FLOOR PLAN
A1.3	PROPOSED SECOND FLOOR PLAN
A1.4	PROPOSED ADDITION LINE ROOF EAVES AND THE AREA OF EAVES USED IN LOT COVERAGE AREA
A2.1	PROPOSED FRONT AND LEFT ELEVATIONS
A2.2	PROPOSED REAR AND COURTYARD SIDE ELEVATIONS
A2.3	PROPOSED RIGHT AND POOL HOUSE FLOOR PLAN

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DRAWING ISSUES/REVISIONS

ENGINEERS SEAL

COMPANY NAME:

STEVE HAMELIN design studio

COMPANY INFO:

60 HURONTARIO STREET, COLLINGWOOD, ON L9Y 2L7

TEL: 705-293-1532 EMAIL: steve@stevehamelin.com

www.stevehamelin.com

PROJECT NAME:

FLETCHER / ASCIAK

CUSTOM RENOVATION

ADDRESS:

1118 LAKESHORE ROAD EAST

CITY:

OAKVILLE

POSTAL CODE:

L6J 1L2

DRAWINGS NAME:

PROPOSED FRONT AND LEFT ELEVATIONS

CLIENT:

FLETCHER / ASCIAK

PROJECT NO:

(2021-11)

SCALE:

3/16" = 1'-0"

DESIGN BY:

HAMELIN ARCH INC

DATE:

MAR 2022

DRAWN BY:

HAMELIN ARCH INC

DWG NO.:

A2.1

APPROVED BY:

HAMELIN ARCH INC



CONST NORTH

Ministry of Municipal Affairs and Housing

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31977

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ENGINEER'S SEAL

STEVE HAMELIN
design studio

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PROJECT NAME:

FLETCHER / ASCIAK
CUSTOM RENOVATION

ADDRESS:

1118 LAKESHORE ROAD EAST

CITY:

OAKVILLE

POSTAL CODE:

L6J 1L2

DRAWINGS NAME:

PROPOSED REAR AND
COURTYARD SIDE
ELEVATIONS

CLIENT:

FLETCHER / ASCIAK

PROJECT NO:

(2021-11)

SCALE:

3/16" = 1'-0"

DESIGN BY:

HAMELIN
ARCH INC

DATE:

MAR 2022

DRAWN BY:

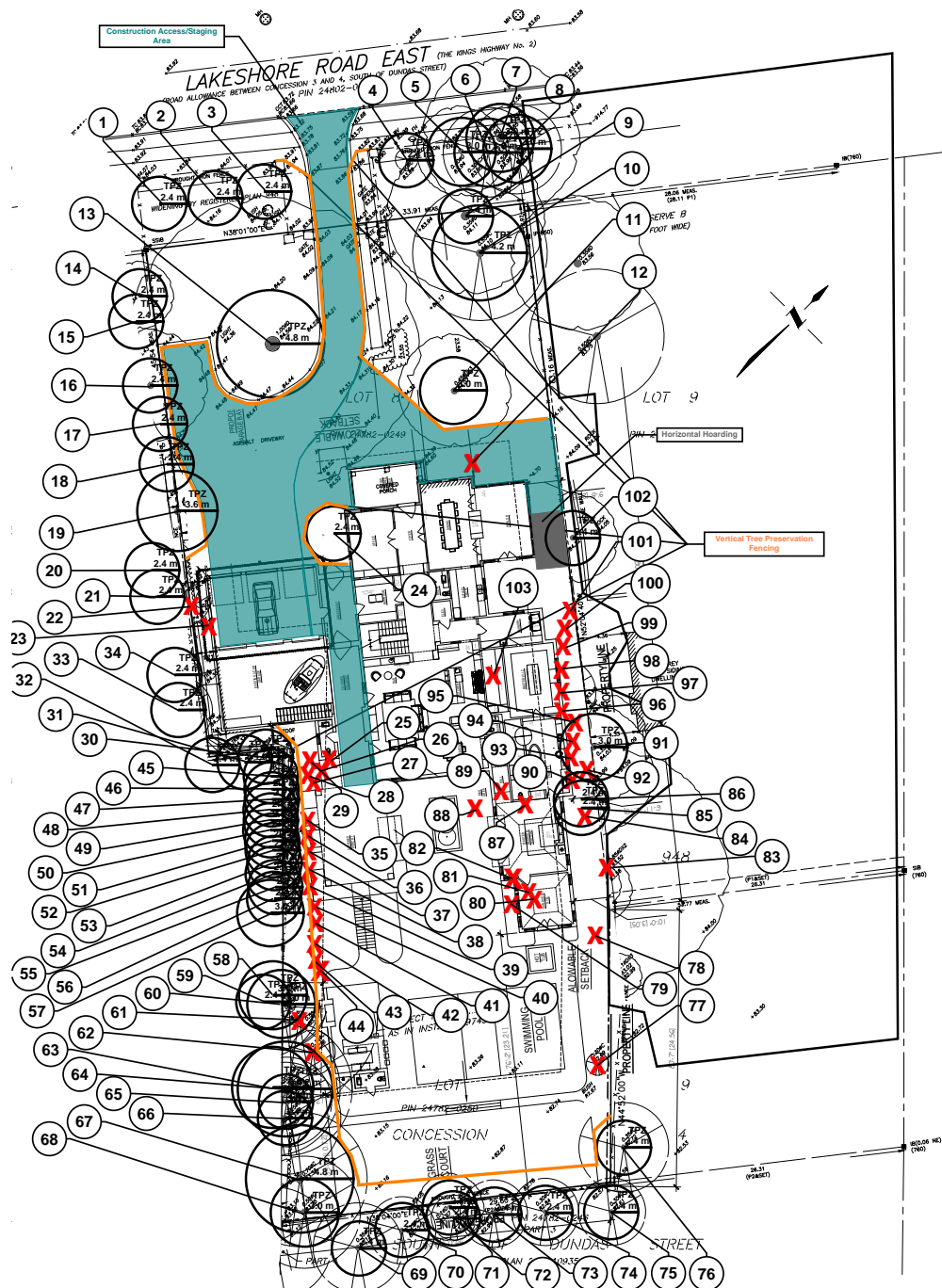
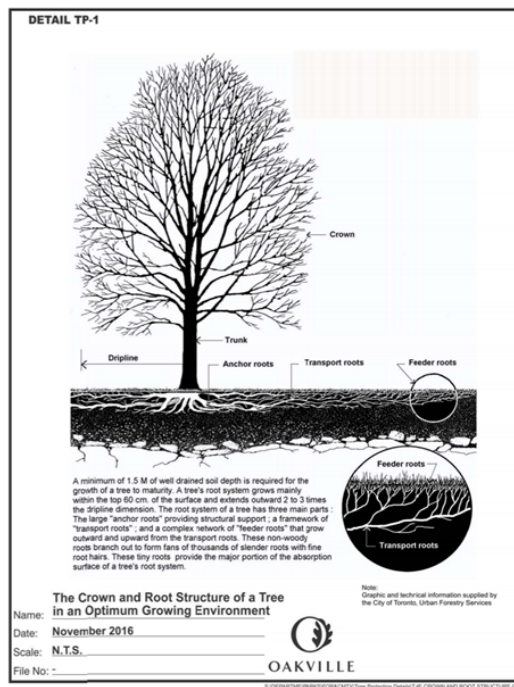
HAMELIN
ARCH INC

DWG NO:

A2.2

APPROVED BY:

HAMELIN
ARCH INC



Urban Tree
Management



STEVE HAMELIN
design studio

Tree Preservation Plan
(TPP) Version

TPP 1.0

TPP Created By:
**Consulting Arborist
John Stewart**

Date: April 03/2022

Tree Preservation Plan (TPP)
For Review By:



"The Owner/Applicant is to be aware of the Migratory Birds Convention Act, 1994. This Act is implemented by Environment Canada and the Owner is to make every effort to avoid removal of vegetation from the period of March 31st to August 31st."



Tree Inventory and Preservation Report 3.0

Prepared For:
Dona Asciak Fletcher

Site Address:
**1118 Lakeshore Road East
Oakville, ON
L6J 1L2**

Date:
April 3, 2022

The Urban Tree Management Group. This document reflects the sole intellectual property of The Urban Tree Management Group and was created for the client for the purpose stated within and must not be altered or used otherwise without express written permission from The Urban Tree Management Group.

Summary

The scope of this report assesses **one hundred and three trees** (referred to as the “**Subject Trees**”) that are or may potentially be affected by the proposed project at 1118 Lakeshore Road East, Oakville, ON, L6J 1L2 (referred to as the “**Subject Site**”). The Urban Tree Management Group conducted a tree inventory and an assessment to evaluate the species, health and impact on the **Subject Trees** due to the proposed construction project at the Subject Site.

All inventoried trees are numbered and noted within the attached Tree Inventory Table referred to as **Appendix 1** and their locations are noted within the attached Tree Preservation Plan referred to as **Appendix 2**. Photographs of the **Subject Trees** are attached within **Appendix 3**. Reference material from the governing/regulating body, which in this case is the **Town of Oakville**, is linked within **Appendix 4**. These references have been noted to help assist the applicant/owner of the proposed project during this process and when working with the governing/regulating body.

Assignment

The Urban Tree Management Group was retained by **Dona Asciak Fletcher** to assess the **Subject Trees** at or near the Subject Site and compile a Tree Inventory. In addition, a Tree Preservation Plan for this proposed project was created and will contain preservation fencing comments/methodology with locations noted to scale. The field work/report was completed by Principal Consulting Arborist John Stewart, whose qualifications are set out in **Appendix 5**.

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Limitations of the Scope of work/Assignment

The Urban Tree Management Group was contracted to conduct an identification, health and structure assessment of the inventoried trees as well as to provide a preservation report and plan. It is the project contractor's obligation to ensure that the recommendations provided in this report are carried out, as deemed appropriate by the **Town of Oakville's** governing staff.

Anyone reading this report should be familiar with trees and all their potential reactive physiological responses to the proposed project; otherwise further discussion with the consulting arborist will be required to understand the impact on the Subject Trees.

The trees presented in this report were assessed using conventional arboricultural techniques. This includes a visual examination of all the above ground parts of the tree. In this visual examination arborists look for scars, defects, external indications of decay (i.e. Fungal fruiting bodies), evidence of attack by insects, discoloured foliage, the conditions of any visible root structures, the degree and direction of lean (if applicable), the general condition of the tree and surrounding area and the nearness of property and people. Unless otherwise stated, the trees have not been cored, probed, climbed and there was no detailed inspection completed of the root crowns.

Trees are living organisms that are susceptible to changes in health and vitality at any time. They are not immune to the changes in site condition or seasonal variations in weather conditions. Trees will always pose some risk to surrounding property or persons. Only complete removal of all trees would eliminate all risk, and as such, the arborist cannot be liable for any damages caused in whole or in part by tree failure. Most trees have the potential for failure in extreme weather and that risk can only be eliminated if the tree is removed.

Sensible efforts have been made to ensure that the trees listed are healthy from a visual stand point. Implementation of the report is the responsibility of the client and The Urban Tree Management Group does not hold any responsibility to ensure that the recommendations provided herein are followed.

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Arboriculture Considerations

Tree preservation is a pro-active measure that starts at the planning stage and continues throughout the project until completion. It is important to understand that tree root protection affects overall tree health and survivability and is essential to effective tree preservation.

The roots provide nutrients and water to the leaves and branches, while supporting the tree in wind storms and preventing injury. Once a tree is injured, it is never the same. An injured tree allocates a great deal of energy to try to repair itself, often times at the expense of its vitality and sometimes leading it into a spiral decline.

Tree Preservation Fencing

The installation of tree preservation fencing is detailed in the Tree Preservation Plan attached as **Appendix 2**. Each tree in the inventory requires a minimum separation distance for adequate protection, and these requirements are listed in Tree Inventory Table.

Preservation fencing must remain in good condition throughout the construction project until completion and must not be removed for any reason without prior consent from the **Town of Oakville's** approved staff. There must not be any unauthorized access within or storage in the tree protection zone during the project. Design specifications are listed are attached with in **Appendix 4**.

Staging areas and Construction Access

Staging areas are understood to be outside of all TPZ and at no time are materials, vehicles, traffic or debris to be stacked, staged, or piled inside the tree preservation fencing. If these areas are required to complete the proposed project they must be listed and shown within the tree preservation plan. Approval of these areas must be approved by the **Town of Oakville's** appropriate governing staff prior to commencement of construction of proposed project.

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Observations

On Friday, the 22nd of October, 2021, consulting arborist John Stewart visited the Subject Site and compiled the tree inventory near the proposed construction project. **One hundred and three Subject Trees** on the **Subject Site** were noted and assessed.

The **Subject Trees** were assessed for health, structure and potential effects if any of the proposed construction project. Also, during the assessment and inspection process, recommended preservation and retention methods were noted. In general, it was the opinion of the onsite consulting arborist that the **Subject Trees** appeared to have a healthy growth pattern and were developing at a normal rate for their appropriate species in an urban setting.

Recommendations

Please refer to the Field Observations cell row in **Appendix 1 –Tree Inventory Table** for further details if any on said subjects.

Forty Subject Trees are to be removed as part of the proposed project and is protected under the **Town of Oakville's** Private Tree Bylaw. There will be replacement trees required for these removals or cash in lieu.

All proposed project construction access will be through the existing driveway and current rear yard entrance. Any potential construction material storage will be in the proposed staging area noted within the TPP and at no time will TPP Zones be used for such activity.

Eight of the inventoried Subject Trees must at a minimum have preservation considerations and/or protection throughout the project, even though there is little or no impact to said trees. **Town of Oakville's** Public and Private Tree By-law's intent is to assure that public and private owned trees will not be affected by this proposed project or other such like activities. For further reference to the rules of the said bylaws, please see **Appendix 4 – References**.

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Conclusion

If the inventoried **Subject Trees** on or near the Subject Site are properly cared for and monitored during construction, they should incur no further injuries from this proposed project and should continue with an appropriate survival rate. Any alteration to the Tree Preservation Plan or this report recommendations must be approved prior to work commencing by the **Town of Oakville's** Forestry Manager or approved delegate.

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Appendix 1 –Tree Inventory Table

Tree/Tag Number	Common Name	Botanical Name	dbh (cm) @ 1.4 m	Tree Ownership	Tree Protection Zone (m)	Health	Structure	Construction Impact (None, Low, Medium, High)	Preservation Fencing Required	Removal	Field Observations	Recommendations
1	hemlock, eastern	Tsuga canadensis	10	Client	2.4	Good	Good	None	Yes	No		
2	hemlock, eastern	Tsuga canadensis	10	Client	2.4	Good	Good	None	Yes	No		
3	hemlock, eastern	Tsuga canadensis	10	Client	2.4	Good	Good	None	Yes	No		
4	hemlock, eastern	Tsuga canadensis	10	Client	2.4	Good	Good	None	Yes	No		
5	spruce, Norway	Picea abies	45	Client	3.0	Fair	Fair	None	Yes	No		
6	spruce, Norway	Picea abies	50	Client	3.0	Fair	Fair	None	Yes	No		
7	maple, Norway	Acer platanoides	44	Client	3.0	Fair	Fair	None	Yes	No		
8	spruce, Norway	Picea abies	60	Client	3.6	Fair	Fair	none	Yes	No		
9	maple, Norway	Acer platanoides	36	Client	2.4	Fair	Fair	none	Yes	No		
10	spruce, Norway	Picea abies	61	Client	4.2	Fair	Fair	None	Yes	No		
11	apple, common	Malus pumila	22	Client	2.4	Fair	Fair	None	Yes	No	Twin Stem	
12	pine, eastern white	Pinus strobus	15	Client	2.4	Good	Good	High	No	Yes	Vanderwolf Pine	Remove
13	maple, Norway	Acer platanoides	115.5	Client	6.0	Good	Poor	None	Yes	No		
14	maple, Norway	Acer platanoides	12	Neighbour	2.4	Good	Good	None	Yes	No	estimated	
15	maple, Norway	Acer platanoides	15	Neighbour	2.4	Good	Good	None	Yes	No	estimated	
16	maple, Norway	Acer platanoides	30	Neighbour	2.4	Fair	Fair	None	Yes	No	estimated	
17	mulberry, white	Morus alba	20	Neighbour	2.4	Good	Fair	None	Yes	No	estimated	
18	maple, Norway	Acer platanoides	15	Neighbour	2.4	Fair	Fair	None	Yes	No	estimated	
19	cherry/plum, spp.	Prunus spp.	22	Shared	2.4	Fair	Poor	None	Yes	No	estimated	
20	spruce, Norway	Picea abies	30	Neighbour	2.4	Fair	Fair	None	Yes	No	estimated	

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21	spruce, Norway	Picea abies	60	Neighbour	3.6	Fair	Fair	None	Yes	No	estimated	
22	spruce, Norway	Picea abies	30	Neighbour	2.4	Fair	Fair	High	No	Yes	estimated	Remove
23	spruce, Norway	Picea abies	60	Neighbour	3.6	Fair	Poor	High	No	Yes	estimated	Remove
24	spruce, Serbian	Picea omorika	10	Client	2.4	Fair	Fair	None	Yes	No		Remove
25	spruce, Colorado	Picea pungens	20	Client	2.4	Fair	Fair	None	Yes	No		
26	spruce, Colorado	Picea pungens	20	Client	2.4	Fair	Fair	None	Yes	No		
27	spruce, Colorado	Picea pungens	20	Client	2.4	Fair	Fair	None	Yes	No		
28	spruce, Colorado	Picea pungens	10	Client	2.4	Fair	Fair	None	Yes	No		
29	spruce, Colorado	Picea pungens	20	Client	2.4	Fair	Fair	None	Yes	No		
30	hemlock, eastern	Tsuga canadensis	10	Client	2.4	Good	Fair	none	Yes	No		
31	hemlock, eastern	Tsuga canadensis	10	Client	2.4	Good	Fair	none	Yes	No		
32	hemlock, eastern	Tsuga canadensis	10	Client	2.4	Good	Fair	none	Yes	No		
33	spruce, Colorado	Picea pungens	30	Neighbour	2.4	Good	Fair	None	Yes	No	estimated	
34	spruce, Colorado	Picea pungens	20	Neighbour	2.4	Good	Fair	None	Yes	No	estimated	
35	spruce, Colorado	Picea pungens	16	Client	2.4	Good	Poor	High	No	Yes		Remove
36	spruce, Colorado	Picea pungens	20	Client	2.4	Good	Poor	High	No	Yes		Remove
37	spruce, Colorado	Picea pungens	15	Client	2.4	Good	Poor	High	No	Yes		Remove
38	spruce, Colorado	Picea pungens	14	Client	2.4	Good	Poor	High	No	Yes		Remove
39	spruce, Colorado	Picea pungens	14	Client	2.4	Good	Poor	High	No	Yes		Remove
40	spruce, Colorado	Picea pungens	18	Client	2.4	Good	Poor	High	No	Yes		Remove

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41	spruce, Colorado	Picea pungens	10	Client	2.4	Good	Poor	High	No	Yes		Remove - re-number from here
42	spruce, Colorado	Picea pungens	10	Client	2.4	Good	Poor	High	No	Yes		Remove
43	spruce, Colorado	Picea pungens	10	Client	2.4	Good	Poor	High	No	Yes		Remove
44	spruce, Colorado	Picea pungens	12	Client	2.4	Good	Poor	High	No	Yes		Remove
45	beechn, European	Fagus sylvatica	10	Neighbour	2.4	Good	Fair	None	Yes	No		estimated
46	beechn, European	Fagus sylvatica	10	Neighbour	2.4	Good	Fair	None	Yes	No		estimated
47	beechn, European	Fagus sylvatica	10	Neighbour	2.4	Good	Fair	None	Yes	No		estimated
48	beechn, European	Fagus sylvatica	10	Neighbour	2.4	Good	Fair	None	Yes	No		estimated
49	beechn, European	Fagus sylvatica	10	Neighbour	2.4	Good	Fair	None	Yes	No		estimated
50	beechn, European	Fagus sylvatica	10	Neighbour	2.4	Good	Fair	None	Yes	No		estimated
51	beechn, European	Fagus sylvatica	10	Neighbour	2.4	Good	Fair	None	Yes	No		estimated
52	beechn, European	Fagus sylvatica	10	Neighbour	2.4	Good	Fair	None	Yes	No		estimated
53	beechn, European	Fagus sylvatica	10	Neighbour	2.4	Good	Fair	None	Yes	No		estimated
54	beechn, European	Fagus sylvatica	10	Neighbour	2.4	Good	Fair	None	Yes	No		estimated
55	beechn, European	Fagus sylvatica	10	Neighbour	2.4	Good	Fair	None	Yes	No		estimated
56	beechn, European	Fagus sylvatica	10	Neighbour	2.4	Good	Fair	None	Yes	No		estimated
57	spruce, Norway	Picea abies	50	Neighbour	3.0	Good	Fair	Medium	Yes	No		estimated, root prune
58	pine, eastern white	Pinus strobus	50	Neighbour	3.0	Fair	Fair	Medium	Yes	No		estimated, root prune
59	pine, eastern white	Pinus strobus	40	Neighbour	2.4	Fair	Fair	Medium	Yes	No		estimated, root prune
60	pine, eastern white	Pinus strobus	50	Neighbour	3.0	Fair	Fair	Medium	Yes	No		estimated, root prune

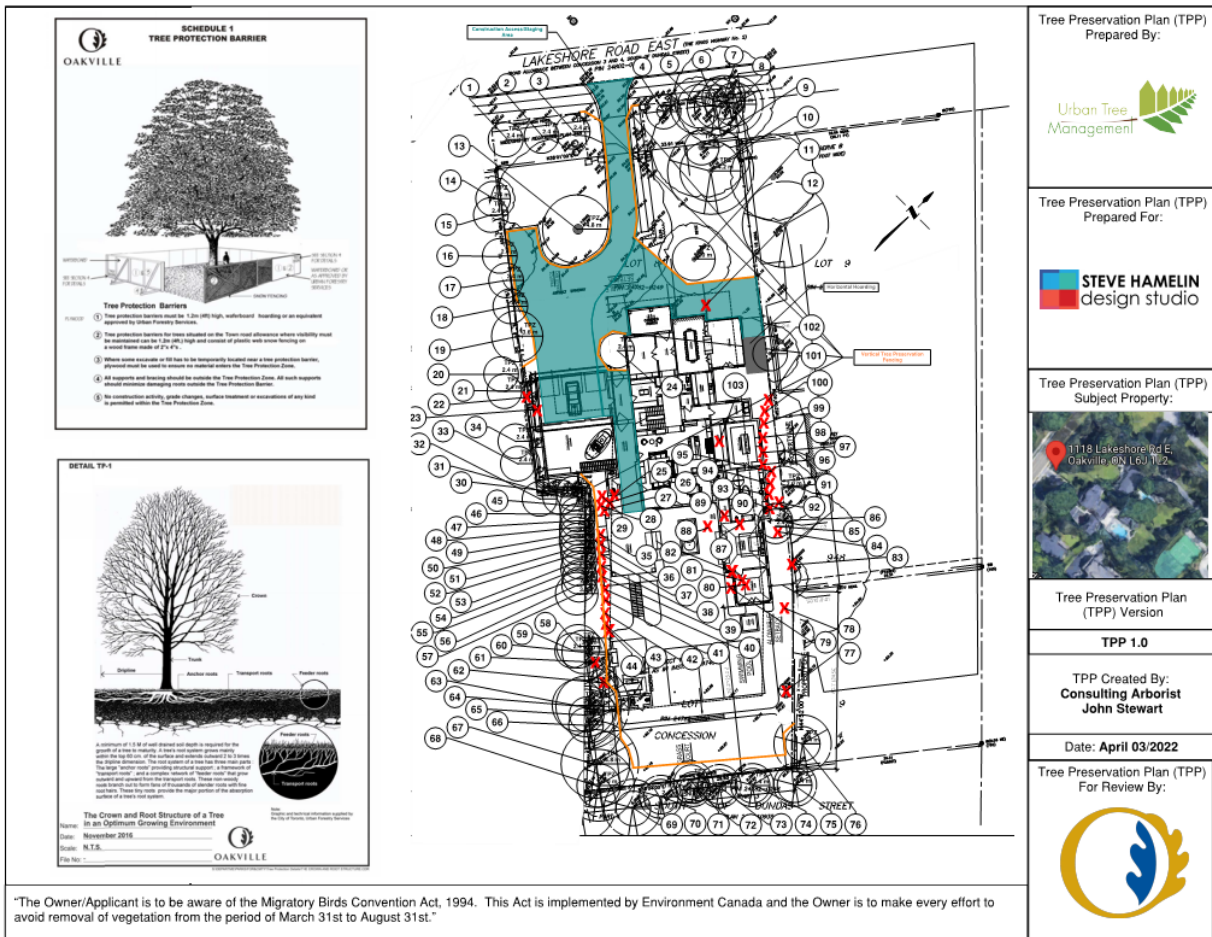
61	pine, eastern white	Pinus strobus	58	Client	3.6	Fair	Poor	Low	No	Yes	heavy lean, compression root side concerning	remove
62	spruce, Colorado	Picea pungens	20	Client	2.4	Good	Good	None	No	Yes		remove
63	pine, eastern white	Pinus strobus	60	Neighbour	3.6	Good	Fair	None	Yes	No		estimated
64	pine, eastern white	Pinus strobus	70	Neighbour	4.2	Good	Fair	None	Yes	No		estimated
65	pine, eastern white	Pinus strobus	30	Neighbour	2.4	Good	Poor	None	Yes	No		estimated
66	pine, eastern white	Pinus strobus	20	Neighbour	2.4	Good	Fair	None	Yes	No		estimated
67	pine, eastern white	Pinus strobus	80	Client	4.8	Good	Fair	None	Yes	No		
68	spruce, Norway	Picea abies	50	Client	3.0	Good	Good	None	Yes	No		
69	pine, eastern white	Pinus strobus	40	Neighbour	2.4	Good	Good	None	Yes	No		estimated
70	spruce, Norway	Picea abies	30	Neighbour	2.4	Fair	Fair	None	Yes	No		estimated
71	Manitoba Maple	Acer Negundo	15	Shared	2.4	Fair	Poor	None	Yes	No		estimated, on fence
72	spruce, Norway	Picea abies	40	Neighbour	2.4	Good	Fair	None	Yes	No		estimated
73	spruce, Norway	Picea abies	40	Neighbour	2.4	Good	Fair	None	Yes	No		estimated
74	spruce, Norway	Picea abies	40	Neighbour	2.4	Good	Fair	None	Yes	No		estimated
75	spruce, white	Picea glauca	40	Neighbour	2.4	Fair	Fair	None	Yes	No		estimated
76	spruce, white	Picea glauca	40	Neighbour	2.4	Fair	Fair	None	Yes	No		estimated
77	spruce, Colorado	Picea pungens	20	Client	2.4	Good	Good	High	No	Yes		Remove
78	spruce, Colorado	Picea pungens	20	Client	2.4	Good	Good	High	No	Yes		Remove
79	spruce, Colorado	Picea pungens	20	Client	2.4	Good	Good	High	No	Yes		Remove
80	spruce, Colorado	Picea pungens	20	Client	2.4	Good	Good	High	No	Yes		Remove

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81	spruce, Colorado	Picea pungens	20	Client	2.4	Good	Fair	High	No	Yes		Remove
82	beech, European	Fagus sylvatica	14	Client	2.4	Fair	Fair	High	No	Yes		Remove
83	maple, silver	Acer saccharinum	150	Shared	6.0	Good	Poor	High	No	Yes	Dryad's saddle polypore in limb over current pool shed, estimated size	Remove
84	spruce, Colorado	Picea pungens	15	Client	2.4	Good	Fair	High	No	Yes		Remove
85	spruce, Colorado	Picea pungens	15	Client	2.4	Good	Fair	High	No	Yes		Remove
86	spruce, Colorado	Picea pungens	15	Client	2.4	Good	Fair	High	No	Yes		Remove
87	spruce, Norway	Picea abies	10	Client	2.4	Good	Good	High	No	Yes		Remove
88	spruce, Norway	Picea abies	10	Client	2.4	Good	Good	High	No	Yes		Remove
89	spruce, Norway	Picea abies	10	Client	2.4	Good	Good	High	No	Yes		Remove
90	spruce, Colorado	Picea pungens	20	Client	2.4	Good	Fair	High	No	Yes		Remove
91	cherry/plum, spp.	Prunus spp.	44	Client	3.0	Good	Poor	High	No	Yes		Remove
92	cherry/plum, spp.	Prunus spp.	50	Neighbour	3.0	Good	Fair	Medium	Yes	No		estimated, twin stem, 30,20, large split in trunk, suggest neighbour remove due to condition
93	spruce, Colorado	Picea pungens	10	Client	2.4	Good	Fair	High	No	Yes		Remove
94	spruce, Colorado	Picea pungens	15	Client	2.4	Good	Fair	High	No	Yes		Remove
95	spruce, Colorado	Picea pungens	10	Client	2.4	Good	Fair	High	No	Yes		Remove
96	spruce, Colorado	Picea pungens	15	Client	2.4	Good	Fair	High	No	Yes		Remove
97	spruce, Colorado	Picea pungens	15	Client	2.4	Good	Fair	High	No	Yes		Remove
98	spruce, white	Picea glauca	28	Client	2.4	Good	Good	High	No	Yes		Remove
99	spruce, white	Picea glauca	20	Client	2.4	Good	Good	High	No	Yes		Remove
100	spruce, white	Picea glauca	20	Client	2.4	Good	Good	High	No	Yes		Remove
101	spruce, Colorado	Picea pungens	26	Client	2.4	Good	Fair	Low	Yes	No		root prune
102	apple, common	Malus pumila	40	Neighbour	2.4	Fair	Poor	None	Yes	No		estimated
103	beech, European	Fagus sylvatica	15	Client	2.4	Fair	Poor	High	No	Yes		Remove

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Appendix 2 – Tree Preservation Plan



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Appendix 3 – References

- <https://www.oakville.ca/assets/general%20-%20residents/2017-038-PrivateTreeBylaw.pdf>

Appendix 4 - Arborist Qualifications

John Stewart

| urbantreemanagementgroup@gmail.com | (905) 979 82

WORK EXPERIENCE

PRINCIPAL CONSULTING ARBORIST, THE URBAN TREE MANAGEMENT GROUP

2016 - PRESENT

Conduct site monitoring and reporting for public and private sector construction projects for delivery to municipal foresters to ensure adherence to Tree Protection bylaws and specifications. Reports include mitigating recommendations as needed if subject trees are negatively impacted.

Perform vegetation impact assessments and pre-construction reports for civil infrastructure projects for various municipalities.

Complete tree risk assessments in both public and private settings through the utilization of TRAQ/QTRA/TRACE protocols and procedures.

Provide expert witness testimony in a variety of municipal and private tree risk related situations.

Conduct various tree health assessments and provide mitigating options and procedures. Create and carry out Plant Health Care (PHC) programs.

Perform professional expert arboriculture practices necessary to provide complete and ethical tree care.

Comprehensive knowledge of tree dendrology of over 150 trees with the ability to identify trees in all seasons.

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SENIOR CONSULTING ARBORIST, DAVEY RESOURCE GROUP

2014 - 2016

Perform vegetation impact assessments and pre-construction reports for civil infrastructure projects for various municipalities throughout the Golden Horseshoe and Greater Toronto Areas.

Conduct site monitoring and reporting for public and private sector construction projects for delivery to municipal foresters' to ensure adherence to Tree Protection bylaws and specifications. Reports include mitigating recommendations as needed if subject trees were negatively impacted.

Supervision and management of consulting arborists.

Completion of tree risk assessments utilizing GIS software in both public and private settings through the utilization of TRAQ protocols.

Completion of several visual tree inventory projects within a municipal context. Tree data was recorded electronically in a GIS program for future access by the municipality.

Comprehensive knowledge of tree dendrology for over 150 trees with the ability to identify trees in all seasons.

Provide expert witness testimony in a variety of municipal and private tree risk related situations.

MANAGER OF FORESTRY AND HORTICULTURE, CITY OF WATERLOO

2010 – 2014

Responsible for the daily activities and programs of the Forestry and Horticulture Departments.

Create and maintain budgets, report writing, briefing notes, strategies and council presentations.

Developed Emerald Ash Borer Management Plan and oversaw execution of plan.

Responsible for tree maintenance on Region of Waterloo right of ways.

Filled in as Acting Director of Environment and Parks on a regular basis.

Liaised with local media as necessary.

Oversaw winter snow removal operations for Parks Department.

Liaised with community groups such as TD Green Streets, Trees Canada and 10000 Trees.

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Negotiated easement and secondary land use agreements with organizations such as Hydro One and Grand River Conservation Authority.

FORESTRY OPERATIONS COORDINATOR, GRAND RIVER CONSERVATION AUTHORITY
2008 – 2010

Responsible for the daily activities of the forestry operations.

Risk assessment and hazard mitigation within the conservation areas and lands.

Responsible for the care of nursery stock including bare root refrigerated stock and potted material.

Liaised with tree planting initiative groups such as Trees for Guelph, Trees for Mapleton and Green Legacy.

Responsible for noxious weed management with all conservation properties.

Responsible for chainsaw safety training for all GRCA employees.

Developed Forestry Operations Safety Protocol.

URBAN FORESTRY FOREMAN, CITY OF BRAMPTON
2006 – 2008

Responsible for the daily activities and scheduling of the cities forestry department.

Met with residents, councilors and consultants to discuss, diagnosis and prescribe courses of action on Brampton's urban forest.

Had a key role in several events and initiatives such as the Communities in Bloom competition in which the City of Brampton was named the National Champion 2006 and World Champion 2008. During the 2008 event our forestry department received the highest ranking amongst Canada's other municipality forestry departments.

Acted as Brampton's delegate in a cooperative with Trees Canada and Toronto Conservation. This cooperative designed and created a community education forest from a regional buffer zone in order to help educate local schools and community groups on their urban forest.

Led a team from Brampton's forestry department to help out the Callander Bay community, which was devastated by a summer storm in 2006.

Oversaw winter snow removal operations within Parks Department.

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**EDUCATION AND
TRAINING**

INTERNATIONAL SOCIETY OF ARBORICULTURE

CERTIFIED ARBORIST: ON 0455AM

CERTIFIED MUNICIPAL SPECIALIST

CERTIFIED TREE RISK ASSESSMENT QUALIFIED

HUMBER COLLEGE

HORTICULTURE APPRENTICESHIP PROGRAM

ARBORICULTURE APPRENTICESHIP PROGRAM

EUSA

SAFETY AND AWARENESS FOR LINE CLEARING CERTIFICATE

SAFETY IN LINE CLEARING CERTIFICATE

8 TON CRANE CERTIFICATE

ARBORICULTURE CANADA

CHAINSAW SAFETY AND TECHNICAL TREE FELLING CERTIFICATE

HAZARD AND DANGER TREE CUTTING AND FELLING CERTIFICATE

TREE DYNAMICS AND INTEGRATED RISK ASSESSMENT CERTIFICATE

ONTARIO ARBORIST PROVINCIAL DESIGNATION 444A-373728

HORTICULTUREALIST LANDSCAPER GREENSKEEPER 441B-31950

PNW-International Society of Arboriculture – Certified Tree Risk Assessor Qualification (TRACE)

Quantified Tree Risk Assessment System – Quantified Tree Risk Assessor (QTRA No.4426)

Butternut Health Assessor – BHA # 569 designated by the Ministry of Natural Resources and Forestry (MNR).

Ontario Exterminator License – Landscape Exterminator 047496

OFSWA – PROFESSIONAL CHAINSAW OPERATOR AND TRAINER

EMERGENCY FIRST AID, CPR/AED A

MENTAL FIRST AID CANADA – BASIC MENTAL FIRST AID CERTIFICATE

ONTARIO DZ DRIVER'S LICENSE

OCCUPATIONAL HEALTH AND SAFETY, SUPERVISOR HEALTH AND SAFETY AWARENESS

TOWN OF OAKVILLE BUSINESS LICENCE TYPE: ARBORIST/NO. 19-102706

**TEACHING AND
TRAINING EXPERIENCE**

HUMBER COLLEGE OF APPLIED TECHNOLOGIES, *Teacher Arboriculture Apprenticeship Program*

Taught the classes of Plant Health Care and Arboriculture Theory for three years
Technician for the Advanced Climbing class for two years

COLLEGE OF THE NORTH ATLANTIC, *Instructor, Skills Development Program*

Contract Instructor for the college delivering modern climbing and felling techniques for this skills development program

UNIVERSITY OF TORONTO, *Instructor, Employee Safety Training*

Delivered chainsaw safety and operation, chipper and stump operation and felling procedures programs to the maintenance staff for the university.

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PROFESSIONAL	ISAO Past President Executive Board of Directors
VOLUNTEER	ISAO President 2018
ACTIVITIES	ISAO Board Member with duties including Trade Magazine and MAUF Liaison Technical Editor of Ontario Arborist magazine for ISAO ISAO Climbing Competition Committee Member ISA Exam Proctor for ISA Certifications MTCU Industry Committee Member - Arboriculture Part of a risk management for woodlots committee for MAUF (Municipal Arborist and Urban Foresters Association).

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FINAL REPORT:

Heritage Impact Assessment

1118 Lakeshore Road East, Oakville,
Ontario



**LHC | Heritage
Planning and
Archaeology**

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Kingston, ON
K7L 1G8

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March 2022

Project # LHC0290

LHC

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Report prepared for: Larry Fletcher & Dona Asciak Fletcher
1118 Lakeshore Road East
Oakville, Ontario
L6J 1L2

Report prepared by: Christienne Uchiyama, MA, CAHP

Graphics prepared by: Jordan Greene, BA

Reviewed by: Marcus Létourneau, PhD, MCIP, RPP, CAHP

RIGHT OF USE

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REPORT LIMITATIONS

The qualifications of the heritage consultants who authored this report are provided in Appendix B. All comments regarding the condition of any buildings on the Property are based on a superficial visual inspection and are not a structural engineering assessment of the buildings unless directly quoted from an engineering report. The findings of this report do not address any structural or physical condition related issues associated with any buildings on the property or the condition of any heritage attributes.

Concerning historical research, the purpose of this report is to supplement the existing statement of cultural heritage value for the Property to better articulate the Property's cultural heritage value or interest. The authors are fully aware that there may be additional historical information that has not been included. Nevertheless, the information collected, reviewed, and analyzed is sufficient to articulate the Property's heritage attributes and to assess potential impacts of the proposed alterations. This report reflects the professional opinion of the authors and the requirements of their membership in various professional and licensing bodies.

The review of policy and legislation was limited to that information directly related to cultural heritage management and is not a comprehensive planning review. Additionally, soundscapes, cultural identity, and sense of place analyses were not integrated into this report.

Due to the ongoing COVID-19 pandemic, access to archives were limited.

Archaeological potential has not been assessed as part of this HIA.

EXECUTIVE SUMMARY

The Executive Summary only provides key points from the report. The reader should examine the complete report including background, results as well as limitations.

LHC was retained on 12 January 2022 by Larry Fletcher and Dona Asciak Fletcher (the **Owners**) to undertake a Heritage Impact Assessment (**HIA**) for proposed alterations to 1118 Lakeshore Road East (the **Property**) in the Town of Oakville (the **Town**), Halton Region, Ontario. The Property is designated under Section 29 Part IV of the *Ontario Heritage Act* (**OHA**) as a property of historical, architectural, and contextual value and interest through by-law 1993-023. The designation by-law for the Property includes a description of the Property's cultural heritage value or interest, but does not include a list of heritage attributes.

This HIA is being prepared as part of the submission package for a Minor Variance Application for an addition to the rear of the residence and construction of an expanded attached garage. The purpose of this HIA is to: articulate the heritage attributes of the Property; to review the proposed alterations to identify adverse impacts on those heritage attributes; and, to identify alternatives and mitigation measures to lessen or avoid identified impacts.

Based on a review of Schedule A of the designation by-law, the Property's morphology, and the 10 February 2022 site visit, the following heritage attributes were identified:

- The L-shaped plan of the c.1866 farmhouse;
- Round headed double hung windows and operational shutters on the front and west elevation;
- Richly defined cornice on the L-shaped, c. 1866 farmhouse;
- The circular medallion in the north facing gable;
- The column-like detail and sidelights on the main entrance;
- The shallow roof pitch;
- The ornate front porch; and,
- The two-storey sunroom at the east end of the house.

It is LHC's professional opinion that the Property does not constitute a significant cultural heritage landscape as defined within the 2020 Provincial Policy Statement.

Concurrent with the preparation of the HIA, LHC has provided input to the design team with respect to alternatives and mitigation measures to lessen impacts on the Property's cultural heritage value and heritage attributes.

It is LHC's professional opinion that the proposed alterations –at the time of writing—are consistent/conforms with applicable heritage planning legislation and policy and that potential adverse impacts can be mitigated through project planning and implementation. Specifically, LHC recommends the following:

- As design progresses, it is recommended that existing structural openings be utilized to connect the addition to the c.1866 structure to the extent possible.

- It is recommended that a structural engineer with heritage expertise be retained to review the existing conditions of the c.1910 sunroom and to provide advice on rehabilitation of the structure as it relates to issues with drainage and foundations.
- It is recommended that heritage tradespeople with recent and relevant experience be retained to: oversee the demolition of portions of the structure immediately adjacent to the c.1866 house; to undertake the stucco work on the c.1866 portion of the building; and, to undertake the work on the sunroom related to creating a new entrance on the rear elevation.

LHC further recommends that a request be made to the Town to amend designation by-law 1993-023 to include a Statement of Cultural Heritage Value or Interest –including a list of heritage attributes—that is consistent with the current requirements under the OHA in order to better support the future management and conservation of the Property’s heritage attributes and overall cultural heritage value and to provide clarity should the owners wish to apply for Heritage Grant Funding for future conservation projects.

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1 INTRODUCTION

LHC was retained on 12 January 2022 by Larry Fletcher and Dona Asciak Fletcher (the **Owners**) to undertake a Heritage Impact Assessment (**HIA**) for proposed alterations to 1118 Lakeshore Road East (the **Property**) in the Town of Oakville (the **Town**), Halton Region, Ontario. The Property is designated under Section 29 Part IV of the Ontario Heritage Act (**OHA**) as a property of historical, architectural, and contextual value and interest through By-Law 1993-023. The designation by-law for the Property does not include a list of heritage attributes (see Appendix C By-Law 1993-023).

This HIA is being prepared as part of the submission package for a Minor Variance Application for an addition to the rear of the residence and construction of an expanded attached garage. The HIA was undertaken in accordance with the recommended methodology outlined within the Ministry of Heritage, Sport, Tourism, and Culture Industries' (**MHSTCI**) *Ontario Heritage Toolkit* and the Town of Oakville's *Development Application Guidelines: Heritage Impact Assessment for a Built Heritage Resource*.

1.1 Property Location and Description

The Property known municipally as 1118 Lakeshore Road East is legally described as Part of Lot 8, Plan 948 and Part of Lot 9, Concession 4, South of Dundas Street, historic Trafalgar Township, in the Town of Oakville (Figure 1). The Property is an irregular, roughly L-shaped, parcel on the south side of Lakeshore Road East, west of Burgundy Drive and east of Brentwood Road. It is approximately 260 m north of Lake Ontario. It is zoned Residential Low (RL1-0) in the Town of Oakville's By-Law 2014-014.

The Property includes: a two-storey residence, built in several phases possibly commencing around 1866; a two-storey detached garage constructed in 2004 (a breezeway connects the garage with the rear addition); a 2004-2008 pool, pool house, and underground pool and equipment storage bunker; and, a c. 2010 shed in the rear yard. The structures are surrounded by manicured lawn, gardens, and a paved driveway at the front of the residence and a stone patio surrounding the pool with steps down to the manicured lawn at the rear of the Property. A metal fence with stone pillars runs along the Property boundary. Several mature coniferous and deciduous trees are located in the front yard of the property and on the neighbouring properties, along the Property boundary (Figure 2).

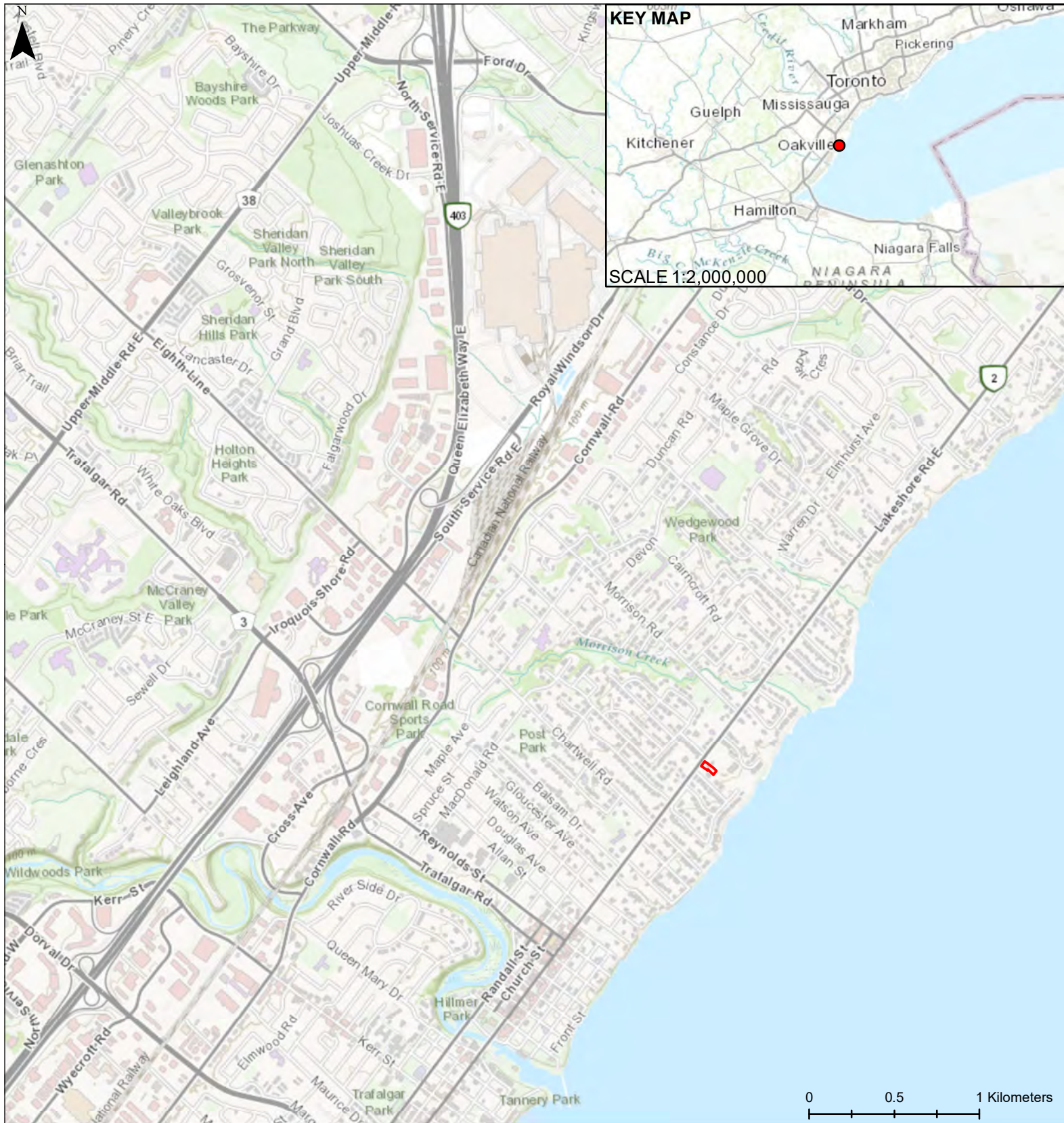
1.2 Present Owner

The Property is currently owned by Larry Fletcher and Dona Asciak Fletcher.

1.3 Adjacent Heritage Properties

The *Provincial Policy Statement (PPS)* defines adjacency for cultural heritage resources as "those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan".¹ The Town of Oakville *Official Plan* does not define adjacent. No heritage properties are adjacent to the subject Property.

¹ Province of Ontario, "Provincial Policy Statement," May 1, 2020, <https://files.ontario.ca/mmah-provincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf>, 39.



Legend

Property

NOTE(S) 1. All locations are approximate.

REFERENCE(S)

1. Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community.
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TITLE
Location of Property

CLIENT
Larry Fletcher & Dona Asciak Fletcher

PROJECT
Heritage Impact Assessment 1118 Lakeshore Road East, Oakville, Ontario

PROJECT NO. LHC0290

CONSULTANT

YYYY-MM-DD

2022-03-10



PREPARED

LHC

DESIGNED

JG

FIGURE #

1




Legend

 Property

NOTE(S) 1. All locations are approximate.

REFERENCE(S)
1. Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
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TITLE Current Conditions	
CLIENT Larry Fletcher & Dona Asciak Fletcher	
PROJECT Heritage Impact Assessment 1118 Lakeshore Road East, Oakville, Ontario	
PROJECT NO. LHC0290	
CONSULTANT	YYYY-MM-DD 2022-03-10
	PREPARED LHC
	DESIGNED JG
	FIGURE # 2

2 STUDY APPROACH

LHC follows a three-step approach to understanding and planning for cultural heritage resources based on the understanding, planning and intervening guidance from the Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* and MHSTCI *Ontario Heritage Tool Kit*.² Understanding the cultural heritage resource involves:

- 1) Understanding the significance of the cultural heritage resource (known and potential) through research, consultation, and evaluation—when necessary.
- 2) Understanding the setting, context, and condition of the cultural heritage resource through research, site visit and analysis.
- 3) Understanding the heritage planning regulatory framework around the cultural heritage resource.

The impact assessment is guided by the *Ontario Heritage Tool Kit, Heritage Resources in the Land Use Planning Process, Information Sheet #5, Heritage Impact Assessments and Conservation Plans*. A description of the proposed development or site alteration, measurement of development or site impact and consideration of alternatives, mitigation and conservation methods are included as part of planning for the cultural heritage resource.³ The HIA includes recommendations for design and heritage conservation to guide interventions to the Property.

2.1 Town of Oakville Development Application Guidelines Heritage Impact Assessment for a Built Heritage Resource (2011)

The Town has developed guidelines for HIA's produced for properties within the Town.⁴ The HIA Guidelines require an HIA for a development or redevelopment of a property proposed:

- on, adjacent to, or in the immediate vicinity of, an individually designated historic property;
- within, adjacent to, or in the immediate vicinity of, the boundaries of a Heritage Conservation District; or
- on a property listed on the Oakville Register of Properties of Cultural Heritage Value or Interest.⁵

The subject Property meets this criterion as a property designated under Section 29 Part IV of the OHA.

² Canada's Historic Places, "Standards and Guidelines for the Conservation of Historic Places in Canada", 2010, p. 3, and Ministry of Heritage, Sport, Tourism and Culture Industries, "Heritage Property Evaluation" Ontario Heritage Tool Kit, 2006, p. 18.

³ Ministry of Heritage, Sport, Tourism and Culture Industries, "Heritage Resources in the Land Use Planning Process" Ontario Heritage Tool Kit, 2006, p.

⁴ Town of Oakville, "Development Application Guidelines: Heritage Impact Assessment for a Built Heritage Resource," 2011, 1, accessed March 29, 2021, <https://www.oakville.ca/assets/2011%20planning/HIA%20for%20built%20heritage%20resource.pdf>.

⁵ Town of Oakville, "Development Application Guidelines: Heritage Impact Assessment," 2011, 1.

2.1.1 Heritage Impact Assessment Guidelines Requirements

The HIA Guidelines require the HIA to contain, but is not limited to, the following:

Introduction to the Property (provided in Section 1 of this HIA)

- a location plan and current site plan of the property/properties
- a written description of the property, its location and surroundings, including the heritage status of the development site and adjacent properties
- a written description of the heritage attributes of the site, including any significant features, buildings, landscapes and vistas

Research and Analysis (provided in Section 5 and 6 of this HIA)

- a comprehensive review of the history of the property's development as documented in pictorial and textual records and as observed in as-found evidence
- a chronological history of the development of any structures, such as additions, removals, conversions, etc.
- an evaluation of the cultural heritage significance of the site in terms of its history, architecture and local context
- the reproduction of any pictorial records found, including relevant maps, atlases, drawings, photographs, permit records, land title records, assessment rolls, etc.

As the Property is designated under Section 29 Part IV of the OHA, the cultural heritage value or interest (CHVI) is understood and exhaustive research and analysis was not undertaken for the purposes of evaluating the CHVI of the Property. Rather, the research and analysis focussed on understanding and articulating the heritage attributes of the Property in order to inform the assessment of potential impacts on the Property's CHVI.

Statement of Cultural Heritage Value or Interest (provided in Section 4 and 7 of this HIA)

- a statement of cultural heritage value or interest and description of heritage attributes of the cultural heritage resource(s), in accordance with provincial legislation Ontario Regulation 9/06
- this statement will be informed by current research and analysis of the site as well as pre-existing heritage descriptions
- this statement will be written in a way that does not respond to or anticipate any current or proposed interventions to the site

A Statement of Cultural Heritage Value or Interest has been prepared for the Property; however, the statement –which comprises Schedule 'A' to By-Law 1993-023—predates the 2005 amendments to the OHA which require a list of heritage attributes be include in the Statement of Cultural Heritage Value or Interest. Based on existing by-law, augmented by the research and analysis presented in Sections 5 and 6, a list of heritage attributes for the Property is provided in Section 7 of this HIA.

Assessment of Existing Conditions (provided in Section 6 of this HIA)

- a comprehensive written description of the physical condition of the structures on the site, including their exterior and interior current photographs of the property, including:
 - views of the area surrounding the property to show it in context with adjacent properties
 - exterior views of each elevation of each building
 - views of the property including all significant landscape features
 - interior views of each room in each building
 - close-up views of all significant interior heritage features

Description of the Proposed Development (provided in Section 8 of this HIA)

- a written description of the development proposal
- a conceptual site plan and conceptual drawings of all building elevations
- description and drawings should note which heritage attribute(s) are considered for retention and which are considered for removal or alteration

Impact of Development on Heritage Attributes (provided in Section 9 of this HIA)

- a discussion of the potential impacts the proposal may have on the site's heritage attributes
- negative impacts on cultural heritage resources may include:
 - destruction of any, or part of any, significant heritage attribute
 - alteration that is not sympathetic to the heritage attribute
 - shadows created by new development that alter the appearance of or change the viability of a heritage attribute
 - isolation of a heritage attribute from its surrounding environment, context or significant relationship
 - direct or indirect obstruction of significant views or vistas
 - a change in land use which negates the property's cultural heritage value
 - land disturbances such as a grade change that alters soils and drainage patterns that adversely affect a cultural heritage resource

Considered Mitigation and Conservation Strategies (provided in Section 10 of this HIA)

- an assessment of alternative options, mitigation measures and conservation methods that may be considered in order to avoid or limit the negative impact on the cultural heritage resource(s)
- alternatives and strategies should have consideration for relevant cultural heritage policies (Provincial Policy Statement; Official Plan; Heritage Conservation District Plan, Designation By-law, if applicable)

- recommendations for additional studies to be undertaken related to, but not limited to: restoration specifics, design guidelines, interpretation and commemoration, lighting, signage, landscaping, structural analysis, additional written and photo documentation prior to demolition, long-term maintenance plan

Appendices (provided in Appendix A and B)

- a list of primary and secondary sources consulted
- a summary of the author's qualifications

The HIA must be prepared by qualified heritage professionals (qualifications provided in Appendix B: Project Personnel) and will be submitted in hard copy (2 copies) and in PDF format.

2.1.2 Heritage Impact Assessment Guidelines Heritage Conservation Standards

An HIA prepared for the Town of Oakville is expected to be consistent with the following heritage conservation standards.

2.1.2.1 Standards and Guidelines for the Conservation of Historic Places in Canada (2010)

The *Standards and Guidelines for the Conservation of Historic Places in Canada* (**National S&Gs**) outlines best practice guidance for heritage conservation of historic places in Canada. It provides an overview to the conservation decision-making process; conservation treatments; standards for appropriate conservation, and guidelines for conservation. In the context of the *National S&Gs*, conservation is understood to embrace several key concepts including preservation, rehabilitation, and restoration. These terms are defined as follows:

- **Conservation:** all actions or processes that are aimed at safeguarding the character-defining elements of an historic place so as to retain its heritage value and extend its physical life. This may involve Preservation, Rehabilitation, Restoration, or a combination of these actions or processes;
- **Preservation:** the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place, or of an individual component, while protecting its heritage value;
- **Rehabilitation:** the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value; and,
- **Restoration:** the action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.⁶

The *National S&G* have been considered for the considered mitigation and conservation strategies for this HIA.

⁶ Parks Canada, "Standards and Guidelines for the Conservation of Historic Places in Canada, 2nd Edition," Canada's Historic Places, Her Majesty the Queen in Right of Canada, 2010, accessed March 11, 2021, <https://www.historicplaces.ca/media/18072/81468-parks-s-g-eng-web2.pdf>

2.1.2.2 Standards and Guidelines for Conservation of Provincial Heritage Properties (2014)

The *Standards and Guidelines for Conservation of Provincial Heritage Properties* (**Provincial S&Gs**) outlines best practice guidance for heritage conservation of provincial heritage properties and the role of provincial ministries in heritage conservation. The *Provincial S&Gs* are guided by the following principles:

Accountability and Transparency

Decisions about provincial heritage properties will be made in an open, accountable way, taking into account the views of interested persons and communities.

Identification and Evaluation

Provincial heritage properties will be identified and evaluated based on research and documentary evidence.

Continuing Care

Sustaining the cultural heritage value of provincial heritage properties for long term benefit will be achieved most effectively by preventing deterioration through regular, on-going care.

Impact Assessment

Assessment of the impact of proposed activities on the cultural heritage value and the heritage attributes of provincial heritage properties will inform the decisions that may affect them.

Use and Reuse

Provincial heritage properties in active use by ministries and public bodies will continue to be used, or will be adaptively re-used, but uses that threaten a property's cultural heritage value will be avoided. Where no use of a property is possible, appropriate, timely disposal will take place.⁷

Although the *Provincial S&Gs* apply specifically to properties owned, occupied, or managed by the Province and prescribed public bodies under Part III of the OHA, they have been considered as best practice principles for the mitigation and conservation strategies for this HIA.

2.1.2.3 Eight Guiding Principles in the Conservation of Built Heritage Properties (2007)

The *Eight Guiding Principles in the Conservation of Built Heritage Properties* (**Eight Principles**) was developed as a tool to guide change to cultural heritage resources. These principles are intended to provide a basis for decisions concerning “good practice” in heritage conservation:

⁷ MHSTCI “Standards & Guidelines for Conservation of Provincial Heritage Properties: Heritage Identification and Evaluation Process,” last modified September 1, 2014, accessed January 11, 2021 http://www.mtc.gov.on.ca/en/heritage/MTCS_Heritage_IE_Process.pdf, 4

- 1) **Respect for documentary evidence:** do not restore based on conjecture. Conservation work should be based on historic documentation such as historic photographs, drawings, or physical evidence.
- 2) **Respect for the original location:** do not move buildings unless there is no other means to save them. Site is an integral component of a building or structure. Change in site diminishes the cultural heritage value considerably.
- 3) **Respect for historic materials:** repair/conservé—rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the heritage content of the built resource.
- 4) **Respect for original fabric:** repair with like materials. Repair to return the resource to its prior condition, without altering its integrity.
- 5) **Respect for the building's history:** do not restore to one period at the expense of another period. Do not destroy later additions to a building or structure solely to restore to a single time period.
- 6) **Reversibility:** alteration should be able to be returned to original conditions. This conserves earlier building design and technique, e.g. When a new door opening is put into a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.
- 7) **Legibility:** new work should be distinguishable from old. Buildings or structures should be recognized as products of their own time, and new additions should not blur the distinction between old and new.
- 8) **Maintenance:** with continuous care, future restoration work will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.⁸

Eight Principles should be used to inform design and planning decisions for this project and are considered in mitigation strategies for the Property.

2.1.2.4 Heritage Conservation Principles for Land Use Planning (2006)

Heritage Conservation Principles for Land Use Planning (the Heritage Land Use Principles) ensures that municipal planning decisions are consistent with the *PPS*. The *Heritage Land Use Principles* articulate several elements to consider in the conservation of heritage resources including:

- Timeliness;
- Value/significance;
- Inclusiveness;

⁸ MHSTCI, "Eight Guiding Principles in the Conservation of Built Heritage Properties. Info Sheet #8," last modified 2007. accessed March 11, 2021, http://www.mtc.gov.on.ca/en/publications/InfoSheet_8%20Guiding_Principles.pdf

- Respect for context;
- Retention;
- Caution; and
- Public Benefit.⁹

In general, *Heritage Land Use Principles* emphasize inclusive heritage conservation in the planning and decision-making process. This is based on the value or significance of the heritage resource, as defined by the community, and based in research and evaluation. Approaches to heritage conservation planning should be sustainable, minimizing long-term impacts on social, cultural, economic, and physical aspects of heritage resources, and encourage the preservation of context and retention of heritage resources.

Heritage Land Use Principles emphasize using “good practice” and ensuring the public benefit of heritage resources. *Heritage Land Use Principles* recognizes that some heritage resources are unable to be retained and therefore other options should be considered.

2.1.2.5 Well-Preserved: The Ontario Heritage Foundation’s Manual of Principles and Practice for Architectural Conservation (2003)

The Ontario Heritage Foundation’s *Well-Preserved: The Ontario Heritage Foundation’s Manual of Principles and Practice for Architectural Conservation* (**Well-Preserved**) serves as a guide to heritage conservation principles and practice in terms of architectural building conservation. It covers four sections:

"The inheritance" looks at the material heritage of building and environment built up in Ontario over the past two centuries and more...

"Careful conservation" defines the terms and principles governing conservation of buildings and their environments...

"Good practice" is filled with practical applications for these conservation principles on the job...

"Ways and means" surveys the human and material resources available to promote and guide heritage conservation...¹⁰

2.1.2.6 Appleton Charter for the Protection and Enhancement of the Built Environment

The Appleton Charter was adopted in Canada in 1983 and outlines principles for the conservation of built heritage resources. The Appleton Charter describes scales of intervention (maintenance, stabilization, addition, and removal) and levels of intervention (preservation, period restoration,

⁹ MHSTCI, “PPS Info Sheet: Heritage Resources in the Land Use Planning Process,” The Queen’s Printer for Ontario, 2006, accessed January 11, 2021, http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_Heritage_PPS_infoSheet.pdf

¹⁰ Mark Fram, *Well-Preserved: The Ontario Heritage Foundation’s Manual of Principles and Practice for Architectural Conservation*, 3rd Edition (Erin ON: Boston Mills Press, 2003), 4.

rehabilitation, period reconstruction, and redevelopment).¹¹ These interventions consider cultural significance and the appropriate use of the resource.

1.1.1.1 International Charter for the Conservation and Restoration of Monuments and Sites

The International Charter for the Conservation and Restoration of Monuments and Sites (**the Venice Charter**) was created in 1964 as an international framework for built heritage conservation. The Venice Charter is concerned with monumental heritage resources and only support reconstruction and removal in the most exception circumstances.¹²

2.2 Legislative/Policy Review

The HIA includes a review of provincial legislation, plans and cultural heritage guidance, and relevant municipal policy and plans. This review outlines the cultural heritage legislative and policy framework that applies to the Property. The impact assessment considers the proposed project against this framework.

2.3 Historic Research

Historical research was undertaken to outline the history and development of the Property and its broader community context. Primary historic material, including air photos and mapping, were obtained from:

- The National Air Photo Library
- Department of Energy, Mines, and Resources
- Department of Militia and Defence
- Ministry of Government and Consumer Service
- Halton Images
- Trafalgar Township Historical Society
- Ontario Historical County Maps Project
- ONLand: Ontario Land Property Records Portal

Town of Oakville Heritage Planning Staff provided information related to dates of previous building permits. Secondary research was compiled from sources such as; historical atlases, local histories, architectural reference texts, available online sources, and previous assessments. All sources and persons contacted in the preparation of this report are listed as footnotes and in the report's reference list.

2.4 Site Visit

A site visit was undertaken by Christienne Uchiyama and Dr. Marcus Létourneau 10 February 2022. The primary objective of the site visit was to document and gain an understanding of the

¹¹ ICOMOS Canada, Appleton Charter for the Protection and Enhancement of the Built Environment, last modified August 1983, accessed March 11, 2021, <https://www.icomos.org/charters/appleton.pdf>.

¹² ICOMOS, "International Charter for the Conservation and Restoration of Monuments and Sites (The Venice Charter 1964), accessed March 11, 2021, https://www.icomos.org/charters/venice_e.pdf.

Property and its surrounding context. The site visit included a documentation of the surrounding area, exterior, and interior views of the structure. Access to the interior was granted by the Property owner.

2.5 Impact Assessment

The MHSTCI's *Information Sheet #5: Heritage Impact Assessments and Conservation Plans*¹³ and the Town's HIA guidelines outline seven potential negative impacts to be considered with any proposed development or property alteration. The impacts include, but are not limited to:

- 1) **Destruction** of any part of any significant heritage attribute or features;
- 2) **Alteration** that is not sympathetic or is incompatible, with the historic fabric and appearance;
- 3) **Shadows** created that alter the appearance of a heritage attribute or change the viability of a natural feature or planting, such as a garden;
- 4) **Isolation** of a heritage attribute from its surrounding environment, context, or a significant relationship;
- 5) **Direct or indirect obstruction** of significant views or vistas within, from, or built and natural features;
- 6) **A change in land use** such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces; and
- 7) **Land disturbances** such as a change in grade that alters soils, drainage patterns that adversely affect an archaeological resource.

The HIA includes a consideration of direct and indirect adverse impacts on adjacent properties with known or potential cultural heritage value or interest. No adjacent heritage properties have been identified.

¹³ "Info Sheet #5: Heritage Impact Assessments and Conservation Plans," in *Heritage Resources in the Land Use Planning Process: Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005*, prepared by the Ministry of Culture, (Queen's Printer for Ontario, 2006), 1-4.

3 POLICY FRAMEWORK

3.1 Provincial Planning Context

In Ontario, cultural heritage is considered a matter of provincial interest and cultural heritage resources are managed under Provincial legislation, policy, regulations, and guidelines. Cultural heritage is established as a key provincial interest directly through the provisions of the *Planning Act*, the *OHA*, and the *PPS*. Other provincial legislation deals with cultural heritage indirectly or in specific cases. These various acts and the policies under these acts indicate broad support for the protection of cultural heritage by the Province. They also provide a legal framework through which minimum standards for heritage evaluation are established. What follows is an analysis of the applicable legislation and policy regarding the identification, evaluation, and impact assessment related to cultural heritage.

3.1.1 *The Planning Act*, R.S.O. 1990, c.P.13

The Planning Act is the primary document for municipal and provincial land use planning in Ontario. This Act sets the context for provincial interest in heritage. It states under Part I (2, d):

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as...the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.¹⁴

Under Section 3 of *The Planning Act*:

A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter...shall be consistent with [the *PPS*].¹⁵

Details about provincial interest as it relates to land use planning and development in the province are outlined in the *PPS* which makes the consideration of cultural heritage equal to all other considerations concerning planning and development within the province.

3.1.2 Provincial Policy Statement (2020)

The *PPS* provides further direction for municipalities regarding provincial requirements and sets the policy foundation for regulating the development and use of land in Ontario. Land use planning decisions made by municipalities, planning boards, the Province, or a commission or agency of the government must be consistent with the *PPS*. The Province deems cultural heritage and archaeological resources to provide important environmental, economic, and social benefits, and *PPS* directly addresses cultural heritage in Section 1.7.1e and Section 2.6.

¹⁴ Province of Ontario, "Planning Act, R.S.O. 1990, c. P.13," December 8, 2020, <https://www.ontario.ca/laws/statute/90p13>, Part I (2, d).

¹⁵ Province of Ontario, "Planning Act, R.S.O. 1990, c. P.13," Part I S.5.

Section 1.7 of the *PPS* regards long-term economic prosperity and promotes cultural heritage as a tool for economic prosperity. The relevant subsection states that long-term economic prosperity should be supported by:

1.7.1e encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.

Section 2.6 of the *PPS* articulates provincial policy regarding cultural heritage and archaeology. Subsection's state:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.

2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.¹⁶

The definition of significance in the *PPS* states that criteria for determining significance for cultural heritage resources are determined by the Province under the authority of the *OHA*.¹⁷

3.1.3 Ontario Heritage Act, R.S.O. 1990, c.O.18

The *OHA* and associated regulations establish the protection of cultural heritage resources as a key consideration in the land-use planning process, set minimum standards for the evaluation of heritage resources in the province, and give municipalities power to identify and conserve individual properties, districts, or landscapes of cultural heritage value or interest.¹⁸ Individual heritage properties are designated by municipalities under Section 29 Part IV and HCDs are designated under Section 41 Part V of the *OHA*. An *OHA* designation applies to real property rather than individual structures.

Ontario Regulation 9/06 (O. Reg. 9/06) identifies the criteria for determining cultural heritage value or interest under Section 29 Part IV of the *OHA* and is used to create a Statement of Cultural Heritage Value or Interest (**SCHVI**). The regulation has three criteria, each with three sub-criteria:

¹⁶ Province of Ontario, "Provincial Policy Statement," 2020, 29.

¹⁷ Province of Ontario, "Provincial Policy Statement," 2020, 51.

¹⁸ Province of Ontario, "Ontario Heritage Act, R.S.O. 1990, c. O.18," July 1, 2019, <https://www.ontario.ca/laws/statute/90o18>

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area;
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark.¹⁹

If a property has been determined to meet the criteria of *O. Reg. 9/06*, and the decision is made to pursue designation, the *OHA* prescribes the process by which a designation must occur. Municipal council may choose to protect a property determined to be significant.

Amendments to the *OHA* have been announced by the Province under Bill 108: *More Homes, More Choices Act*, but have not been proclaimed. Currently, municipal council may choose to protect a property determined to be significant under the *OHA*. After Bill 108 is proclaimed, decisions will be appealable to the Local Planning Appeal Tribunal for adjudication. However, at present, Council's decision is final.

The subject Property is currently designated under Section 29 Part IV of the *OHA* through By-Law 1993-023 and is understood to meet the *O.Reg.9/06* criteria. Its cultural heritage value or interest is outlined in Schedule A to the by-law; however, because the by-law predates the 2005 amendments to the *OHA*, its heritage attributes are not listed.

3.1.4 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

The Town of Oakville is located within the area regulated by *A Place to Grow: Growth Plan for the Greater Golden Horseshoe (the Growth Plan)* which came into effect on 16 May 2019 and was most recently consolidated in August 2020. The August 2020 update was to add Amendment 1 which aligned definitions of the *Growth Plan* with *PPS 2020*, changed population and employment forecasts, the horizon year for planning, and other policies to increase housing supply, jobs, business investment, and infrastructure.²⁰

Section 1.2.1 of the *Growth Plan* notes that its policies are based on key principles including to:

¹⁹ Province of Ontario, "O. Reg. 9/06: Criteria for Determining Cultural Heritage Value or Interest under Ontario Heritage Act, R.S.O. 1990, c. O.18," January 25, 2006.

²⁰ Province of Ontario, "Proposed Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe," Notice, August 28, 2020, <https://ero.ontario.ca/notice/019-1680>

Conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Métis communities.²¹

Within Section 4.1 Context, the *Growth Plan* notes that the area it covers “contains a broad array of important hydrologic and natural heritage features and areas, a vibrant and diverse agricultural land base, irreplaceable cultural heritage resources, and valuable renewable and non-renewable resources”.²² As this Section states:

The *GGH* also contains important cultural heritage resources that contribute to a sense of identity, support a vibrant tourism industry, and attract investment based on cultural amenities. Accommodating growth can put pressure on these resources through development and site alteration. It is necessary to plan in a way that protects and maximizes the benefits of these resources that make our communities unique and attractive places to live.²³

Section 4.2.7 addresses Cultural Heritage Resources and notes that:

1. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas;
2. Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources; and,
3. Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision-making.²⁴

3.1.5 The Greenbelt Plan (2017)

The *Greenbelt Plan* was introduced in 2005 and most recently updated in May 2017. It is the cornerstone of the *Growth Plan* and controls growth in areas with agricultural, ecological, and hydrological features. The vision for the *Greenbelt Plan* is to:

- Protect against the loss and fragmentation of the agricultural land base and support agriculture as the predominant land use;
- Give permanent protection to the natural heritage and water resource systems that sustain ecological and human health and that form the environmental framework around which major urbanization in south-central Ontario will be organized;
- Provide for a diverse range of economic and social activities associated with rural communities, agriculture, tourism, recreation and resource uses; and

²¹ A Place to Grow: Growth Plan for the Greater Golden Horseshoe, prepared by the Province of Ontario, 2020, <https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>, 6.

²² Province of Ontario, *Growth Plan*, 38.

²³ Province of Ontario, *Growth Plan*, 39.

²⁴ Province of Ontario, *Growth Plan*, 47.

- Build resilience to and mitigate climate change.²⁵

The Property is indicated as “Settlement Areas Outside the Greenbelt” by Schedule 1 of the *Greenbelt Plan* and is therefore not subject to its cultural heritage policies, which are restricted to lands designated “Protected Countryside.”

3.1.6 Provincial Planning Context Summary

Provincial legislation and policy broadly support the conservation of cultural heritage resources within the province. The *OHA* and regulations establish processes for identification and evaluation of heritage resources.

3.2 Regional Planning Context

3.2.1 Halton Region Official Plan (1994 [2018])

The *Halton Region Official Plan (ROP)* was adopted by Council on 30 March 1994 through By-law 49-94 and approved with modification by the Ministry of Municipal Affairs and Housing on 27 November 1995. The *ROP* was most recently consolidated on 19 June 2018 and is currently undergoing review. The *ROP*'s purpose is to guide physical development in the region and clarify the Region's services and responsibilities under provincial legislation. The Region's planning vision includes growth which is sensitive to cultural heritage resources.²⁶

Part IV Healthy Communities addresses Cultural Heritage Resource policies which are guided by the objectives to “...promote awareness and appreciation of Halton's heritage [and] to promote and facilitate public and private stewardship of Halton's heritage”.²⁷ Relevant policies include:

167(3) Require that *development* proposals on adjacent *lands* to protected *Cultural Heritage Resources*:

- a) study and consider the preservation, relocation and/or adaptive re-use of historic buildings and structures based on both social and economic costs and benefits;
- b) incorporate in any reconstruction or alterations, design features that are in harmony with the area's character and existing buildings in mass, height, setback and architectural details; and
- c) express the *Cultural Heritage Resources* in some way, including: display of building fragments, marking the traces of former locations, exhibiting descriptions of former uses, and reflecting the former architecture and uses.

167(5) Encourage the Local Municipalities to prepare, as part of any *Area-Specific Plan* or relevant Official Plan amendment, an inventory of heritage resources and provide guidelines for preservation, assessment and mitigative activities.

²⁵ The Greenbelt Plan, prepared by the Province of Ontario, 2017, <https://files.ontario.ca/greenbelt-plan-2017-en.pdf>, 4-5.

²⁶ Regional Municipality of Halton, “Halton Regional Official Plan,” last modified 2018, accessed March 17, 2021, [https://www.halton.ca/The-Region/Regional-Planning/Regional-Official-Plan-\(ROP\)-\(1\)](https://www.halton.ca/The-Region/Regional-Planning/Regional-Official-Plan-(ROP)-(1)), 6

²⁷ Regional Municipality of Halton, “Halton Regional Official Plan,” Policy 166.

3.2.2 Regional Planning Context Summary

The Region has acknowledged the identification and conservation of cultural heritage resources as important processes. Further, the Region has identified the need for cultural heritage resource evaluations.

3.3 Local Planning Context: Town of Oakville

3.3.1 Livable Oakville: Town of Oakville Official Plan (2009 [2018])

The *Livable Oakville: Town of Oakville Official Plan (OP)* was approved by Council on 22 June 2009 through By-law 2009-112 and approved with modifications by the Region on 30 November 2009. The *OP* was most recently consolidated on 28 August 2018. The *OP* is currently undergoing review.

The *OP*'s goal is to guide land use and growth until 2031. Guiding principles include the preservation, enhancement, and protection of "...distinct character, cultural heritage, living environment, and sense of community of neighbourhoods" in the Town.²⁸

Part C: Making Oakville Livable includes Cultural Heritage policies under Section 5, writing that:

Conservation of *cultural heritage resources* forms an integral part of the Town's planning and decision making. Oakville's *cultural heritage resources* shall be *conserved* so that they may be experienced and appreciated by existing and future generations, and enhance the Town's sense of history, sense of community, identity, sustainability, economic health and quality of life.²⁹

Concerning the conservation of cultural heritage resources, the *OP* includes the following relevant policies:

5.2 Cultural Heritage Resources

5.2.1 To *conserve cultural heritage resources* in accordance with applicable legislation and recognized heritage protocols, the Town:

d) may, consistent with provincial standards, establish policies, procedures, plans, and guidelines to support the identification, assessment, evaluation, management, use, registration, designation, alteration, removal, and demolition of *cultural heritage resources* or changes to their heritage status;

5.3 Heritage Conservation

5.3.1 The Town shall encourage the conservation of *cultural heritage resources* identified on the register and their integration into new *development* proposals through the approval process and other appropriate mechanisms.

5.3.2 A *cultural heritage resource* should be evaluated to determine its cultural heritage values and *heritage attributes* prior to the preparation of a heritage impact assessment of a proposed *development* on the *cultural heritage resource*.

²⁸ Town of Oakville, "Livable Oakville Plan." Town of Oakville Official Plan, B-1," last modified August 28, 2018, accessed March 17, 2021, <https://www.oakville.ca/townhall/livable-oakville-official-plan.html>.

²⁹ Town of Oakville, "Livable Oakville Plan," 2018, Section 5.

5.3.5 The Town should require a heritage impact assessment where *development* or redevelopment is proposed:

- a) on, adjacent to, or in the immediate vicinity of, an individually designated heritage property;
- b) within, adjacent to, or in the immediate vicinity of, the boundaries of a Heritage Conservation District;
- c) within, adjacent to, or in the immediate vicinity of, a *cultural heritage landscape*;
- or,
- d) on a property listed on the Oakville Register of Properties of Cultural Heritage Value or Interest.

5.3.6 The Town may impose, as a condition of any *development* approvals, the implementation of appropriate measures to ensure the conservation of any affected *cultural heritage resources*, and where appropriate, their integration into new *development*.

5.3.7 Where the Town is considering a proposal to alter, remove, or demolish a *cultural heritage resource* that is protected or registered under the *Ontario Heritage Act*, or repeal a designating by-law under that Act, it shall ensure that it has before it any required heritage impact assessment or sufficient information to review and consider:

- a) how the proposal affects the *heritage attributes* and the cultural heritage value and interest of the *cultural heritage resource*; and,
- b) options that reduce, minimize or eliminate impacts to the *cultural heritage resource*.

5.5 Retention of Heritage Resources On-site or Relocation

5.5.1 All options for on-site retention of buildings and structures of cultural heritage significance shall be exhausted before resorting to relocation. Relocation of *built heritage resources* shall only be considered through a Cultural Heritage Impact Assessment that addresses retention and relocation.³⁰

3.3.2 Cultural Heritage Landscape Strategy

In January 2014, consistent with provincial policy direction, Oakville's Town Council adopted a Cultural Heritage Landscape Strategy (the **Strategy** or the **CHL Strategy**). The CHL Strategy provides the foundation to identify and inventory candidate cultural heritage landscapes and evaluate such landscapes to identify significant cultural heritage landscapes. The CHL Strategy involved three phases of activity; Inventory, Assessment, and Implementation.

Phase One of the CHL Strategy commenced in June 2015 and involved the screening of over sixty properties across the town as candidate cultural heritage landscapes. This screening-level inventory categorized properties as being either 'high priority', 'medium priority', 'low priority', or properties which required 'no further action'.

³⁰ Town of Oakville, "Livable Oakville Plan," 2018, Section 5.

1118 Lakeshore Road was one of the Properties included in Phase 1 of the CHL Strategy and the Property was screened as a potential CHL. Based on the result of the screening, no further action was recommended. As the Phase 1 CHL screenings did not involve intensive property-specific research as since property access was not granted as part of the Phase 1 screening of the Property, this HIA considered the potential for the Property to constitute a significant cultural heritage landscape as defined within the 2020 Provincial Policy Statement.

3.3.3 Local Planning Context Summary

The Town has acknowledged the identification and conservation of cultural heritage resources as important processes and has developed HIA guidelines for built heritage resources and cultural heritage landscapes.

4 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

As previously noted, the Property is designated under Section 29 Part IV of the OHA. Schedule 'A' of By-Law 1993-023 describes the cultural heritage value or interest of the Property, as follows:

Historical Significance

The land on which the building at 1118 Lakeshore Road East was built was patented from the Crown in 1828 to King's College, Toronto. King's College was given substantial land grants in Trafalgar Township in the 1820's to finance their learning institution.

In 1831, the property was sold to Robert Kelley. Five years later, Robert Kelley's wife, Mary, assumed ownership of the property. Robert Kelley evidently died several years later and Mary was remarried to Richard Hopgood. Richard Hopgood is listed in the census as being a farmer who was born in England in 1805.

It was during the Hopgood's ownership of the property, around the year 1866 that the house at 1118 Lakeshore Road East was built. According to an Oakville Historical Society plaque on the home, it is believed that an early occupant of the house at 1118 Lakeshore Road East was W.E. Hagaman.

As the Hopgoods also owned property on the north side of Lakeshore Road East, where according to the Historical Atlas of Halton County, 1877, there was a farm house, it is possible that they lived in the house on that property while they rented the house at 1118 Lakeshore Road East to W.E. Hagaman.

W.E. (Worthington Ely) Hagaman was born in 1820 in the United States. He was the cousin of Benjamin Hagaman, a founder of the Gage and Hagaman Company, one of Oakville's most successful businesses in the nineteenth century. Gage and Hagaman was involved in developing the buying and shipping of grain into an important business in Oakville. Benjamin Hagaman, an American with affiliations with relatives of the same name at Oswego, formed a partnership with James Gage, one of Oakville's early merchants. This firm became established early at Bronte; in 1842 Charles Sovereign noted in his journal, "Gage and Hagaman is still receiving goods for shipping and putting up a fine store."

At Oakville their frame store stood east of the post office on the southwest corner of Colborne and Navy Streets. Eventually this was replaced by a four-storey brick building which was an Oakville landmark for almost a century. Benjamin Hagaman turned over the Oakville business to his cousin, Worthington Ely Hagaman, in 1852, thereafter devoting his time to the Bronte store. Two years later, upon the death of James Gage, his interest in the business was carried on by his son, James Gage.

In addition to grain, Gage and Hagaman were also large importers of manufactured American goods which they shipped from Oswego. These goods initially caused some anti-American sentiment in Oakville and the surrounding areas, as these less costly ready-made goods, particularly clothing, substantially undercut the local manufacturer's prices.

In addition to the goods they imported, Gage & Hagaman were also innovative in their financial operations with their "ready pay" store, one of the first of its kind in Ontario.

Hazel Chisholm Matthews, in her book Oakville and the Sixteen, described Gage and Hagaman's "ready-pay" system:

"Gage, Hagaman & Co. made special mention of their "ready pay store". 'We pay no rent, employ no extra clerks to keep books, make out accounts etc., and make NO BAD DEBTS. With our system of READY PAY, we are enabled to sell at all times at 'lower prices than the CHEAPEST CITY HOUSES.' This statement, which appeared in the Oakville Sentinel, April 7, 1854, is of more than ordinary interest. Timothy Eaton, who established his store at Toronto in the late sixties has been credited with having introduced epoch-making ideas in business when he adopted the principles of selling goods for a set price and for cash only. Eaton's biographer affirms that when made public in 1868, these principles were considered so "startling", "revolutionary", and "amazing", that they "caused profound astonishment" and were generally looked upon as "the hallucinations of a madman". Whether the policy of Gage & Hagaman included a fixed price is not indicated, but their advertising proves that in the early fifties, they were selling merchandise for cash only, a practice which fifteen years later was considered such a "radical measure" by Toronto merchants.

By the mid 1860's the combination of economic depression and disruption of the grain trade due to the Civil War brought hardship for all of Oakville's grain dealers, including Gage and Hagaman. About 1865, James P. Gage dissolved partnership with W.E. Hagaman and moved to Iowa, after "trimming his sails to meet the unfavourable wind".

W.E. Hagaman took his brother-in-law, Bennett Jull of Orangeville into partnership in 1872. The firm of Hagaman and Jull reduced their large store by half, leasing the north half to Thomas Patterson, formerly head tailor of their custom-made clothing department.

Hagaman and Jull operated in their reduced premises for several years until in 1890 the business was relocated to Ridgetown, Ontario. Presumably, W.E. Hagaman also moved to Ridgetown at this time. He died two years later at the age of seventy-six.

The period which is documented as being the worst financially for W.E. Hagaman, from circa 1865 to 1872, appears to coincide with the period when W.E. Hagaman resided at 1118 Lakeshore Road East. It seems probable that Hagaman was forced to sell his original home to support his business. Later in 1885, when times were more favourable, W.E. Hagaman built the large brick house which continues to stand today at 72 First Street.

In 1880, the property at 1118 Lakeshore Road East was sold to John Robinson, who is listed in the 1881 census as a farmer who originated in Ireland. Five years later, the property was sold to Phillip Triller Kelley.

In 1902, the property at 1118 Lakeshore Road East was sold to Sarah Page, the wife of Dr. Charles Page. Charles A. Page was one of Oakville's most respected doctors at the turn of the century. In later years, Dr. Page had a home and office built for himself at 334 Lakeshore Road East.

In 1904, the property at 1118 Lakeshore Road East was sold again to a physician, Dr. Andrew William Porte. Dr. Porte and his family lived in the house until 1910, when it was sold to Melville Ross Gooderham and his wife, Charlotte. After a series of owners, the property at 1118 Lakeshore Road East, which originally ran back to Lake Ontario, was subdivided in 1959 and the main house was retained on one of the lots. The barn on the property was also retained on its own lot and was converted into a residence which stands today at 83 Brentwood Road.

In 1971, the house at 1118 Lakeshore Road East was recorded for the Canadian Inventory of Historic Buildings (C.I.H.B.). The C.I.H.B. recorded the house at 1118 Lakeshore Road East as "The Bush House", the origin of the name is, however, unknown.

Architectural Significance

The house at 1118 Lakeshore Road East is a two-storey stucco clad structure, originally built in the L-shaped Italianate style. Some features of this style include round headed double hung windows, richly defined cornice, L-shaped plan and the circular medallion in the north facing gable. The house also presents a number of features of the Classic Revival style. These include the column-like detail and sidelights on the main entrance, the shallow roof pitch and the ornate front porch. The additions to the east probably date from early in this century.

The roof on the house is now of asphalt shingle. Originally, this may have been of wood shingle. The shutters on the house appear to fit the window openings. This indicates that they may be original or reminiscent of the original.

Contextual Significance

Although partially hidden by trees, the house at 1118 Lakeshore Road East is an attractive feature along Lakeshore Road.

See Appendix C for the full by-law.

5 RESEARCH AND ANALYSIS

The following section provides an overview of supplemental historical and geographic context and property morphology that has been reviewed in addition to the history of the Property presented in Schedule A to the designation by-law, in order to articulate the Property's heritage attributes.

5.1 Early Indigenous History

Paleo Period (9500-8000 BCE)

The cultural history of southern Ontario began around 11,000 years ago following the retreat of the Wisconsin glacier.³¹ During this archaeological period, known as the Paleo period (9500-8000 BCE), the climate was like the present-day sub-arctic and vegetation was dominated by spruce and pine forests.³² The initial occupants of the province had distinctive stone tools. They were nomadic big-game hunters (i.e., caribou, mastodon, and mammoth) who lived in small groups and travelled over vast areas, possibly migrating hundreds of kilometres in a single year.³³

Archaic Period (8000-1000 BCE)

During the Archaic archaeological period (8000-1000 BCE) the occupants of southern Ontario continued their migratory lifestyles, although living in larger groups and transitioning towards a preference for smaller territories of land – possibly remaining within specific watersheds. People refined their stone tools during this period and developed polished or ground stone tool technologies. Evidence of long-distance trade has been found on archaeological sites from the Middle and Later Archaic times; including items such as copper from Lake Superior, and marine shells from the Gulf of Mexico.³⁴

Woodland Period (1000 BCE – CE 1650)

The Woodland period in southern Ontario (1000 BCE – CE 1650) represents a marked change in subsistence patterns, burial customs, and tool technologies, as well as the introduction of pottery making. The Woodland period is sub-divided into the Early Woodland (1000–400 BCE), Middle Woodland (400 BCE – CE 500) and Late Woodland (CE 500 - 1650).³⁵ The Early Woodland is defined by the introduction of clay pots which allowed for preservation and easier cooking.³⁶ During the Early and Middle Woodland, communities grew and were organized at a band level. Peoples continued to follow subsistence patterns focused on foraging and hunting.

Woodland populations transitioned from a foraging subsistence strategy towards a preference for agricultural village-based communities around during the Late Woodland. During this period people began cultivating maize in southern Ontario. The Late Woodland period is divided into three distinct stages: Early (CE 1000–1300); Middle (CE 1300–1400); and Late (CE 1400–

³¹ Christopher Ellis and D. Brian Deller, "Paleo-Indians," in *The Archaeology of Southern Ontario to A.D. 1650*, ed. Christopher Ellis and Neal Ferris (London, ON: Ontario Archaeological Society, London Chapter, 1990), 37.

³² "Chapter 3: First Nations." in *Greening Our Watersheds: Revitalization Strategies for Etobicoke and Mimico Creeks*, prepared by the Toronto Region Conservation Authority (Toronto, ON, 2001). <http://www.trca.on.ca/dotAsset/37523.pdf>

³³ Toronto Region Conservation Authority, "Chapter 3: First Nations," 2001.

³⁴ Toronto Region Conservation Authority, "Chapter 3: First Nations," 2001.

³⁵ Toronto Region Conservation Authority, "Chapter 3: First Nations," 2001.

³⁶ Toronto Region Conservation Authority, "Chapter 3: First Nations," 2001.

1650).³⁷ The Late Woodland is generally characterised by an increased reliance on cultivation of domesticated crop plants, such as corn, squash, and beans, and a development of palisaded village sites which included more and larger longhouses. By the 1500s, Iroquoian communities in southern Ontario – and more widely across northeastern North America –organized themselves politically into tribal confederacies. South of Lake Ontario, the Haudenosaunee Confederacy comprised the Mohawks, Oneidas, Onondagas, Cayugas, and Senecas, while Iroquoian communities in southern Ontario included the Petun, Huron, and Neutral Confederacies.³⁸

5.2 Seventeenth- and Eighteenth-Century Historic Context

French explorers and missionaries began arriving in southern Ontario during the first half of the 17th century, bringing with them diseases for which the Indigenous peoples had no immunity, contributing to the collapse of the three southern Ontario Iroquoian confederacies. Also contributing to the collapse and eventual dispersal of the Huron, Petun, and Attiwandaron, was the movement of the Haudenosaunee Confederacy from south of Lake Ontario. Between 1649 and 1655, the Haudenosaunee Confederacy waged military warfare on the Huron, Petun, and Attiwandaron, pushing them out of their villages and the general area.³⁹

As the Haudenosaunee Confederacy moved across a large hunting territory in southern Ontario, they began to threaten communities further from Lake Ontario, specifically the Ojibway (Anishinaabe). The Anishinaabe had occasionally engaged in military conflict with the Haudenosaunee Confederacy over territories rich in resources and furs, as well as access to fur trade routes; but in the early 1690s, the Ojibway, Odawa and Patawatomí, allied as the Three Fires, initiated a series of offensive attacks on the Haudenosaunee Confederacy, eventually forcing them back to the south of Lake Ontario.⁴⁰ Oral tradition indicates that the Mississauga played an important role in the Anishinaabe attacks against the Haudenosaunee.⁴¹ A large group of Mississauga established themselves in the area between present-day Toronto and Lake Erie around 1695, the descendants of whom are the Mississaugas of the Credit.⁴² Artifacts from all major Indigenous communities have been discovered in the Greater Toronto Area at over 300 archaeological sites.⁴³

5.3 Trafalgar Township Survey and European Settlement

Survey of Trafalgar Township (historic Halton County) began with Dundas Street, in 1793, which came to serve as an important and strategic military transportation route between York (Toronto) and the lakehead at Dundas (Hamilton).⁴⁴ On 2 August 1805, Treaty 14 (Head of the Lake) was

³⁷ Toronto Region Conservation Authority, “Chapter 3: First Nations,” 2001.

³⁸ Toronto Region Conservation Authority, “Chapter 3: First Nations,” 2001; Haudenosaunee Confederacy, “Who Are We,” Haudenosaunee Confederacy, 2020, <https://www.haudenosauneeconfederacy.com/who-we-are/>.

³⁹ Mississaugas of the Credit First Nation, “The History of the Mississaugas of the New Credit First Nation,” Mississaugas of the New Credit First Nation, 2018, <http://mncfn.ca/wp-content/uploads/2018/04/The-History-of-MNCFN-FINAL.pdf>.

⁴⁰ Mississaugas of the Credit First Nation, “History,” 3-4.

⁴¹ Mississaugas of the Credit First Nation, “History,” 3-4.

⁴² Mississaugas of the Credit First Nation, “History,” 3-4.

⁴³ Toronto Region Conservation Authority, “Archaeology Opens a Window on the History of Indigenous Peoples in the GTA,” News, 2018, <https://trca.ca/news/archaeology-indigenous-peoples-gta/>.

⁴⁴ Oakville Historical Society, “Our Town,” accessed March 18, 2021, <https://www.oakvillehistory.org/our-town.html>.

signed with the Mississaugas ceding to the Crown a strip of land along the lake about six miles wide from the Etobicoke Creek to the North West Line, a distance of about 20 miles (Figure 3).⁴⁵ However, the Mississaugas reserved sole rights of fishery in the Credit River, and one mile on the flat or low grounds on each side of the Bronte (Twelve Mile) and Sixteen Mile creeks, the Etobicoke River, and the flat or low grounds of these riverine areas for camps, fishing and cultivation.⁴⁶

Deputy Provincial Surveyor Samuel S. Wilmot surveyed the County of Halton, including Trafalgar Township, in 1806, using Dundas Street as a baseline.⁴⁷ Dundas Street through Trafalgar Township had been partially cleared by 1800 and the first lots to be granted to settlers were along this route. Two concessions were laid out parallel to the north of Dundas (i.e., Burnhamthorpe Road which was known as Base Line Road until 1968) and to the south from the lakeshore to the base line.⁴⁸ It was divided into three townships, Toronto, Trafalgar, and Nelson.⁴⁹

European settlers continued to move into Trafalgar Township with a survey in 1806. On 28 October 1818, Treaty 19 (Ajetance Treaty) was signed whereby a block of land reaching from the 2nd Concession above Dundas Street to what is now Highway 9, and from the Etobicoke to the North West Line from Burlington was purchased for an annual amount of goods (Figure 3).⁵⁰ A new survey was instituted with the upper concession line above Dundas Street as the base line. The new concession lines paralleled the North West Line whereas the intersecting crossroads paralleled Dundas Street.

Dundas Street played an important role in the development of the township and served as the main transportation and trade route in the area for goods. This led to the creation a series of inland villages along Dundas Street.⁵¹

In February 1820 William Claus orchestrated the sale of three reserves of land at Twelve Mile Creek, Sixteen Mile Creek, and the Credit River from Mississaugas of the Credit to the Crown. The ceding of the land at Sixteen Mile Creek was documented in Treaty 22.⁵² On 16 August 1827, a sale was held of the Mississauga holdings at the mouth of the Sixteen Mile Creek amounting to 960 acres.⁵³

⁴⁵ Donna Duric, "Head of the Lake, Treaty No. 14 (1806)," MCFN, Treaty Lands & Territory, last modified May 28, 2017, accessed March 11, 2021, <http://mncfn.ca/head-of-the-lake-purchase-treaty-14/>.

⁴⁶ *A History and Atlas of the County of Halton* (Halton Women's Institute, n.d.), 2-10.

⁴⁷ Oakville Historical Society, "Our Town," accessed March 18, 2021, <https://www.oakvillehistory.org/our-town.html>

⁴⁸ *A History and Atlas of the County of Halton* (Halton Women's Institute, n.d.), 2-10.

⁴⁹ Oakville Historical Society, "Our Town,".

⁵⁰ Donna Duric, "Ajetance Treaty, No. 19 (1818)," MCFN, Treaty Lands & Territory, last modified May 28, 2017, accessed March 11 2021, <http://mncfn.ca/treaty19/>. ; Province of Ontario <https://www.ontario.ca/page/map-ontario-treaties-and-reserves#treaties>.

⁵¹ Ellen Langlands, "Bronte Creek Provincial Park Historical Report," Ministry of Natural Resources, 1972, 17.

⁵² Donna Duric, "12 Mile Creek, 16 Mile Creek, and Credit River Reserves – Treaty No.s 22 and 23 (1820)," MCFN, Treaty Lands & Territory, last modified May 28, 2017, accessed March 11, 2021, <http://mncfn.ca/treaty2223/>

⁵³ Halton's Women Institute, *A History and Atlas of the County of Halton*, (Halton Women's Institute, n.d.), 2-10.

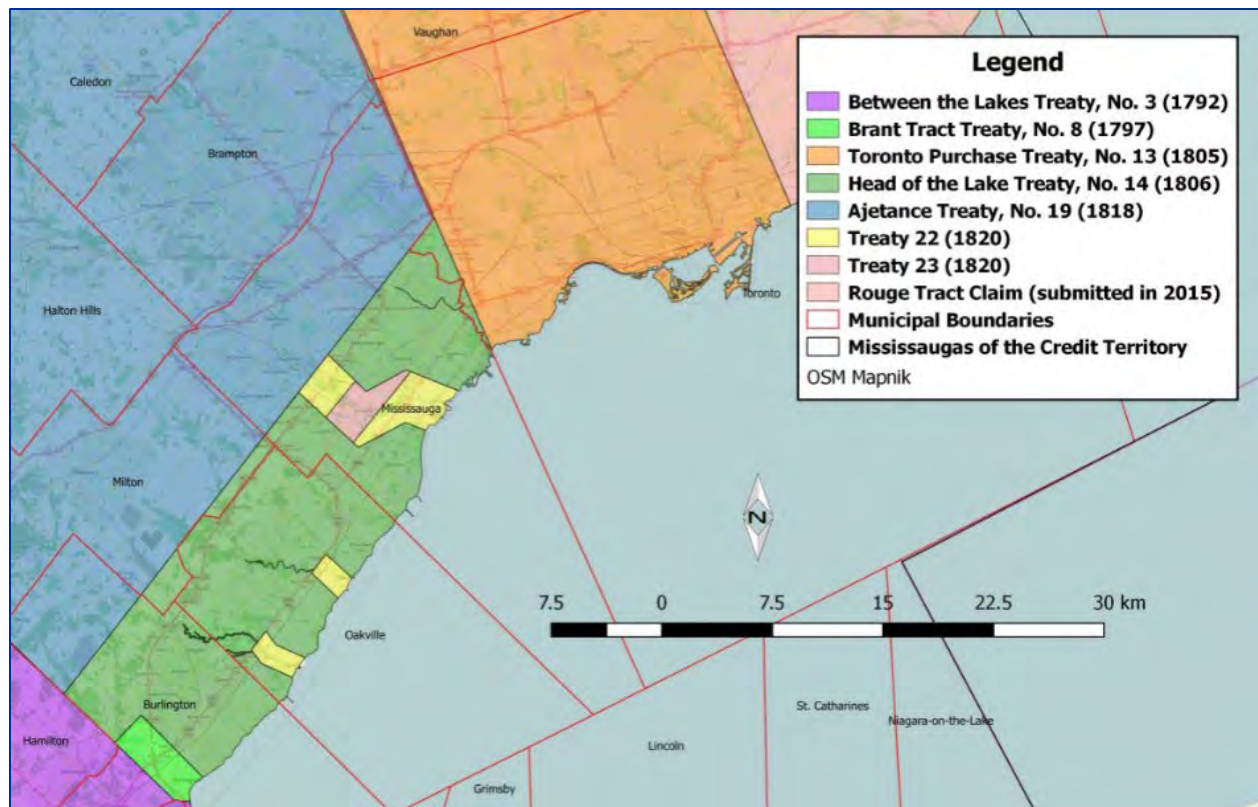


Figure 3: Map of treaties and current municipal boundaries⁵⁴

5.4 Oakville

Col. William Chisholm purchased 960 acres of land from the Crown to plan the town and around his harbour. Col. Chisholm created the harbour with dredging and the construction of piers creating the historic core of present-day Oakville. Chisholm worked in shipping and milling and passed away in 1842, at which time the principal centres of commerce for farms in Trafalgar County were Oakville and Bronte to the south and Milton to the north.⁵⁵ Following his death, Col. Chisholm's land was sold off, with any unsold land transferred to his son, Richard Kerr Chisholm, who continued to develop the town. Oakville's lakefront port experienced an economic boom in the 1840s as goods from the interior travelled along Dundas Street to the harbour.⁵⁶ Oakville's main exports from the 1840s-1850s were pine boards, oak and pine timber, whiskey, flour, oats, peas, and wheat.⁵⁷

Between 1835 to 1867, the lakefront ports developed and expanded to service the interior export boom. The period has been considered one of the most important in Ontario's agricultural history.⁵⁸ Between 1851 and 1856 exports of agriculture increased 280% while population

⁵⁴ Donna Duric, "Head of the Lake, Treaty No. 14 (1806)," MCFN, accessed April 14, 2021.

⁵⁵ *A History and Atlas of the County of Halton* (Halton Women's Institute, n.d.), 2-10.

⁵⁶ Hazel Mathews, *Oakville and the Sixteen: The History of an Ontario Port* (Toronto: University of Toronto Press, 1953), 194-95.

⁵⁷ William Henry Smith, *Canada, Past, Present, and Future being a Historical, Geographical, and Statistical Account of Canada West, Volume 1* (Toronto: T. Maclear, 1851), 26.

⁵⁸ Langlands, "Bronte Creek Provincial Park Historical Report," 1972, 28.

increased 44% a situation not surpassed by the mechanization of agriculture 100 years later.⁵⁹ This tremendous boom and the growth of Canada West's population, estimated at 37% from 1851-1861, relied on the demand for wheat from Britain for the Crimean War, and the development of horse-drawn machinery which enabled the individual farmer to produce a marketable surplus of wheat. Following a crash in wheat prices in 1857, fruit—in particular strawberries—began to be farmed commercially in Trafalgar Township. By 1870, the Oakville area had more than 300 acres of strawberries and orchards were thriving in other parts of the township. The 1877 Historical Atlas identified Oakville as the “greatest strawberry growing district in the Dominion.” Among the early strawberry growers were John Cross, J. Hagaman, Captain John A. Chisholm, W.H. Jones, Captain W.B. Chisholm, E. Skelly, J.T. Howell, and A. Mathews. As this burgeoning fruit industry led to the need for baskets, John Cross set up a factory to produce baskets, of wood veneer fastened with strips of punched tin, in the winter months. Following suit, John A. Chisholm began producing baskets on his farm. His sons bought a second factory in 1874, the former Victoria Brewery. The Chisholm's basket factory was purchased in the 1880s by Pharis Doty and Son and moved. It was owned by the Oakville Basket Company in 1893 when it burned down and was quickly rebuilt. The 1877 map of Trafalgar South illustrates the prevalence of apple-growing in the rural areas surrounding the Town of Oakville – including in the vicinity of the Property (Figure 4).

During this period, the Toronto and Hamilton Branch of the Great Western Railway cut through the county in 1855 on an east-west course north of Oakville and Bronte, and a Grand Trunk Line through the north to Georgetown in 1856. These railways undermined the economic foundations of the lakefront ports and shipping industries as rail became the major means of transportation to Toronto and beyond. The last schooner was built in Oakville in 1867 and in Bronte in 1868.⁶⁰ The inland villages which serviced rural farms, remained stable into the early 20th century until technological developments in transportation and industry displaced these small crossroads communities.

Beginning in the 1850s, Oakville had begun to evolve into a resort town for excursionists, who arrived on steamers to take advantage of Oakville's waterfront for recreation. The role of the harbour evolved as Oakville transformed into a year-round resort town. Amenities were established along the lakefront to support the growing tourist trade, including hotels and boat rentals. Shipyards which had been established to support the shipping industry began producing pleasure craft and by 1871 none of Oakville's shipyards were producing steam vessels or barges. Captain James Andrew, who had been building commercial craft since 1861, began constructing racing and pleasure yachts. He set up his own shipyard on the west bank of the Sixteen Mile Creek in 1887, to take advantage of the growing demand from wealthy private citizens. One of his vessels built in 1896, the *Canada*, won the first “Canada's Cup.”

By the time the yacht-building industry in the harbour began to wane in the 1920s, Oakville was established as a cottage region along the lake shore on both sides of the mouth of the Sixteen Mile Creek. The area along Lakeshore Road, east of the Town centre became the location of a number of large summer estates with large homes, stables, and elaborately landscaped grounds

⁵⁹ Langlands, “Bronte Creek Provincial Park Historical Report,” 1972, 28.

⁶⁰ Hazel C. Mathews, *Oakville and the Sixteen: The History of an Ontario Port* (Toronto: University of Toronto Press, 1953), 334 and 463: cited in Langlands, 29.

constructed in the between 1900 and 1930 for wealthy businessmen; so much so, that the lakefront became known as Millionaire's Row.⁶¹ Some remaining estate properties of note in the vicinity of the subject Property include: Dearcroft Montessori School at 1167 Lakeshore Road East; Ballymena Estate at 1198-1208 Lakeshore Road East; Grenvilla Lodge at 1248-1250 Lakeshore Road East; Gairloch Gardens at 1288-1306 Lakeshore Road East; and, Ennisclare at 40 Cox Drive.

With the increase in automobile traffic following the Second World War, and the continued growth of Oakville, the landscape was dramatically altered. The construction of the Queen Elizabeth Way resulted in the loss of buildings in the inland service villages. The southern portion of the Township of Trafalgar was amalgamated with the Town of Oakville in 1962.⁶²



Figure 4: Detail of 1877 historical atlas showing prevalence of large orchards in the vicinity of the Property. Red star denotes general location of Property.

5.5 Property Morphology

The Property Morphology presented in Table 1, below, focuses on the period of interest described in Schedule A to the designation by-law up to present-day. Side-by-side comparisons of historic maps and 20th century air photos are presented in Figure 5 and Figure 6.

⁶¹ Teresa Casas, *Paving the Way*. 2013: p. 8 and *A History of Oakville: Our Beautiful Town by the Lake, Lifestyle*. <http://images.oakville.halinet.on.ca/202/Exhibit/7> (accessed March 2022)


⁶² Langlands, "Bronte Creek Provincial Park Historical Report," 86-87.


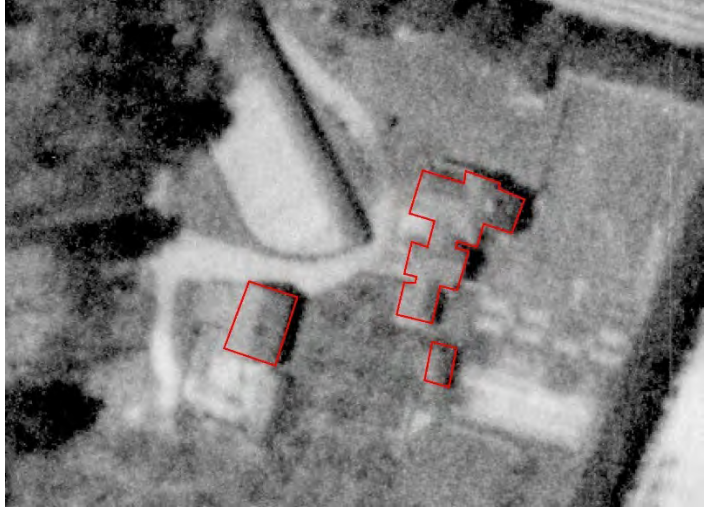
Table 1: Summary of Property Morphology



Date	Description	Image/Source
1828	Crown patent granted to King's College.	By-Law 1993-023 [note: this has not yet been independently confirmed by LHC as historic books for Lot 9, Concession 4 SDS prior to 1914 are not available on ONLAND]
1831	Lot 9, Concession 4 SDS purchased by Robert Kelley. (Kelley had also purchased the east half of Lot 10, Concession 3 SDS in 1830)	By-Law 1993-023 [note: this has not yet been independently confirmed by LHC as historic books for Lot 9, Concession 4 SDS prior to 1914 are not available on ONLAND]
1836	Lot 9, Concession 4 SDS and the east half of Lot 10, Concession 3 SDS were transferred to Kelley's wife.	By-Law 1993-023 HALTON COUNTY (20), TRAFALGAR, Book 28 CONCESSION 3; SOUTH OF DUNDAS STREET; LOT 10 TO 14
1 July 1843	Mary Kelley married Richard Hopgood (who, at the time, resided in Guelph) 1 July 1843 following Robert Kelley's death.	AOO <i>District Marriage Registers, 1801-1858</i> ; Reel: 1
1858	The 1858 historical atlas shows the Hopgood property on the north side of present-day Lakeshore Road. Lot 9, Concession 4 SDS is identified as one of Hopgood's properties; however, no structures are depicted. (This does not necessarily indicate a lack of structures as none of the established farmsteads in this area are depicted on this atlas).	Figure 5
1861	Richard Hopgood is listed in the 1861 census. The agricultural census indicates that he had cleared 60 of 82 acres he held in Lots 9 and 10 (Concessions 3 and 4 SDS). He had an acre of orchard. The nominal census lists both Richard and Mary (both age 56) living in a two-storey brick house in Lot 10. The nominal census provides no indication of anyone occupying Lot 9, Concession 4 SDS as a tenant.	1861 Census of Canada Library and Archives Canada; Ottawa, Ontario, Canada; Census Returns For 1861; Roll: C-1031 Library and Archives Canada; Ottawa, Ontario, Canada; Census Returns For 1861; Roll: C-1031


Date	Description	Image/Source
	The 1861 census returns for the Town of Oakville list W.E. Hagaman, his wife Susan, and children Mary and James (Gage).	
c.1866	According to By-Law 1993-023, the Hopwoods –who had established a home and farm on the north side of present-day Lakeshore Road on the east half of Lot 10, Concession 3 SDS—constructed a farmhouse on the south side of the road at present-day 1118 Lakeshore Road.	By-Law 1993-023 [note: this has not yet been independently confirmed by LHC as historic books for Lot 9, Concession 4 SDS prior to 1914 are not available on ONLAND]
1871	The 1871 census indicates that the Hopgoods continued to reside on the east half of Lot 10, Concession 3 SDS, while farming both their farmstead lot and Lot 9, Concession 4 SDS. The 1871 census lists W.E. Hagaman, his wife Susan, and children, Mary, (James) Gage, and Benjamin as living in the Town of Oakville.	1871 Census; Census Place: Trafalgar, Halton, Ontario; Roll: C-9955; Page: 2; Family No: 10 1871 Census; Census Place: Oakville, Halton, Ontario; Roll: C-9956; Page: 42; Family No: 160
1877	The 1877 historical atlas shows the Hopgood farmstead with residence and orchard on the north side of present-day Lakeshore Road. Lot 9, Concession 4 SDS is identified as one of Hopgood's properties; however, no structures are depicted. This does not necessarily indicate a lack of structures as not all buildings were depicted on the atlases; particularly if a land owner had not subscribed to the atlas.	Figure 5
1880	The property was purchased by John Robertson; a farmer originally from Ireland. Robertson is listed as living at the property in the 1881 census with his wife, Elizabeth, and their children, William, Esther Ann, John, Nelson, and Francis. The Robertson's had previously been listed in the 1871 census living in Trafalgar Township; but further away from the Town and lake. It is unclear if the Robertson's occupied the extant house at 1118 Lakeshore Road.	1881 Census; Census Place: Trafalgar, Halton, Ontario; Roll: C_13257; Page: 18; Family No: 84 1871 Census; Census Place: Trafalgar, Halton, Ontario; Roll: C-9956; Page: 41


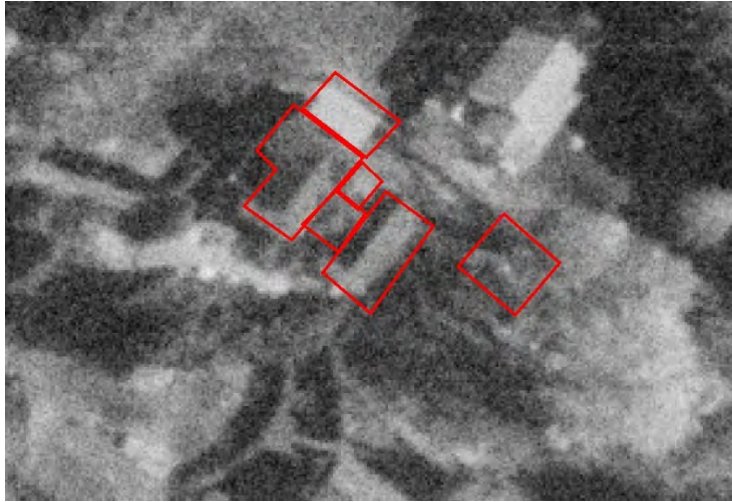
Date	Description	Image/Source
1886	The Property was sold to Phillip Triller Kelley.	By-Law 1993-023 [note: this has not yet been independently confirmed by LHC as historic books for Lot 9, Concession 4 SDS prior to 1914 are not available on ONLAND]
1891-1901	<p>The 1891 Census lists both the Kelley and Robertson families, consecutively. The Robertson family (now with a 7-year-old, Charles) are listed as living in a brick, two-storey, 13-room house. The Kelley's (Phillip, his wife Rebecca, and four-year-old daughter Elenor) lived in a wood, two-storey, 11-room house. The latter of these residences is presumed to be the extant house at 1118 Lakeshore Road. An uninhabited wood, two-storey, seven-room house is also listed on the Kelley property. The Robertsons listed a vessel or shanty on their property – likely at the lake.</p> <p>By the 1901 Census, the Kelley family had grown to include children Irene, Wilfred, Edna, and Gladys. 18-year-old Baltha (?) Colton also lived at the Kelley farmstead as a 'domestic'.</p>	<p>1891 Census; Census Place: Trafalgar, Halton, Ontario, Canada; Roll: T-6341; Family No: 1, 2.</p> <p>1901 Census; Census Place: Trafalgar, Halton, Ontario; Page: 15; Family No: 137</p>
1902	The Property was purchased by Sarah Page, wife of Dr. Charles Page. It is unclear if the Page's occupied the home.	By-Law 1993-023 [note: this has not yet been independently confirmed by LHC as historic books for Lot 9, Concession 4 SDS prior to 1914 are not available on ONLAND]
1904	The Property was sold to Dr. Andrew William Porte.	By-Law 1993-023 [note: this has not yet been independently confirmed by LHC as historic books for Lot 9, Concession 4 SDS prior to 1914 are not available on ONLAND]
1910	<p>The Property was sold to Melville Ross Gooderham (1877-1951) and his wife, Charlotte (née Wheeler Taylor).</p> <p>Born in Toronto, Melville Ross was the grandson of William Gooderham, co-founder of the prominent Gooderham & Worts Co.</p>	<p>By-Law 1993-023</p> <p>HALTON COUNTY (20), TRAFALGAR, Book 32</p> <p>CONCESSION 4; SOUTH OF DUNDAS STREET; LOT 1 TO 22</p> <p><i>Who's who in Canada: An Illustrated Biographical Record of Men and Women of the Time.</i> Vol. 15, 1921: p. 1389</p>


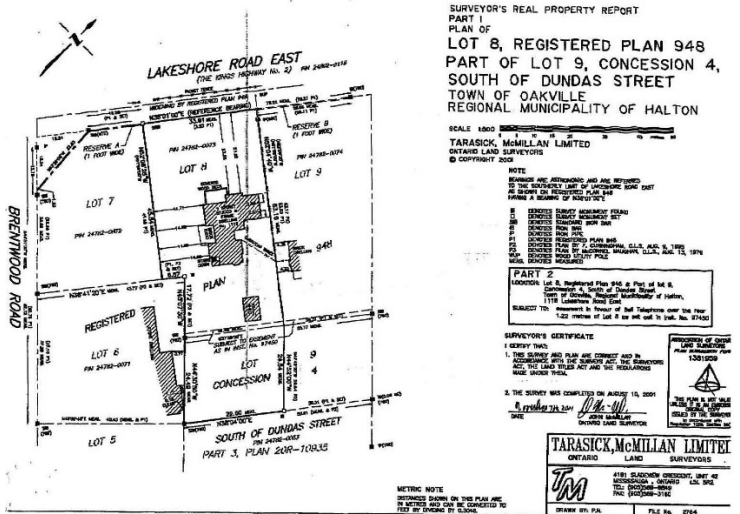
Date	Description	Image/Source
	<p>Gooderham was a Lieutenant in the 48th Highlanders from 1893-1895.</p> <p>He married Charlotte Wheeler Taylor (d.1943) in 1898 and they went on to have two daughters.</p> <p>Gooderham graduated from Osgoode Hall and was called to the Ontario Bar in 1900 (in 1928 he became a King's Counsel).</p> <p>Gooderham had joined Manufacturer's Life Insurance Co. as second vice-president in 1907, became first vice-president in 1911, and became managing director in 1915.</p> <p>In 1915 he enlisted and served in the 74th Battalion, CEF, transferring to the Royal Canadian Artillery as a Major in 1916. He served with the 40th Battery until the end of the war.</p> <p>He returned to Manufacturer's Life Insurance Co. in 1929 and became president in 1935.</p> <p>The Gooderhams appear to have sold off portions of the lot as early as 1918; however, the majority of the Property remained intact throughout the beginning of the 20th century, as it changed hands.</p> <p>It is quite likely that many of the alterations, such as the sunroom, to transition the property from farmstead to a summer estate occurred during this period.</p>	<p>Melville Ross Gooderham obituary https://www.gooderham-worts.ca/showmedia.php?mediaID=153&medialinkID=205</p>  <p>Mjr. Melville Ross Gooderham (source: Who's who in Canada, 1921)</p>

Date	Description	Image/Source
1931	<p>A 1930 air photo of the Property illustrates some subdivision of the original lot had occurred. Within the west half of the lot (where 1118 Lakeshore Road East is currently situated) evidence of an extensive orchard is visible as is a large barn (present-day 83 Brentwood Road). Tree lines delineate several long lots with long laneways from Lakeshore Road. A dock and small building are visible along a sandy shore line. This small building appears to support recreational use of the property.</p> <p>The extent of development supports the evidence provided by the 1891 census entries which suggest that the Roberstons and Kelleys had occupied different portions of lot 9 at the same time.</p>	 <p>This aerial photograph shows a large property with a yellow outline indicating 'Lot 9, Con 4 SDS (approximate)' and a green outline indicating 'c.1931 Property (approximate)'. Red circles mark the 'Location of structure'. The property is situated along a shoreline with a dock and various buildings visible.</p>
1931	<p>The house itself appears quite different and in fact larger than the extant residence at 1118 Lakeshore Road East. The L-shaped, woodframe Italianate structures is clearly visible, as is the two-storey sunroom addition off the east and the balcony above the front porch. Interestingly, the pitch on the roof above the sunroom appears steeper and it is unclear if this is because the roof line has been altered, or if the upper floor of the porch did not exist at that time.</p> <p>Several additions to the rear of the building had been constructed by this time. These additions likely supported the recreational estate use of the property; as opposed to the front L-shaped portion of the residence which appears to be designed as a more traditional farmhouse style residence, facing the road.</p> <p>Access to the residence from Lakeshore was via a laneway from the northwest corner of the lot. A distinct, straight hedgerow ran along the southwest of the laneway and the laneway curved around the hedge, towards the large outbuilding, where it terminated at the side of the residence. The 1931 air photos suggests that, at this time, the primary</p>	 <p>This aerial photograph shows a residence with red outlines indicating the structure. The residence is L-shaped and includes a two-storey sunroom addition. The property is surrounded by trees and a hedgerow is visible.</p>

Date	Description	Image/Source
	entrance to the house was from the west elevation (not the formal front entrance facing the road).	
1940-1965	Beginning in the 1940s, the property was subdivided to form a number of smaller residential properties (by Linwood Estates Ltd.) along present-day Brentwood Road and Argyle Drive. A parcel containing the residence was retained, forming 1118 Lakeshore Road East.	
1965	<p>The 1965 air photo shows a number of changes to the residence itself.</p> <p>The rear-most additions to the rear of the earliest L-shaped portion of the structure had been removed since 1931 and a larger, roughly square structure had been built in the rear yard. A chimney is visible on this smaller structure, suggesting it may have been a guest house or small cottage.</p> <p>Notably, the rooflines of the gable peak and small sitting room off the formal living room (immediately west of the sunroom and north of the present-day elevator) suggests a different configuration for this sitting room.</p>	

Date	Description	Image/Source
1970s	<p>In 1971, the Property was recorded for the Canadian Inventory of Historic Buildings (CIHB). The CIHB package included several photos of the house, which depict the front of the house as largely unaltered, with the exception of the top of the frame around the front door and the porch—which has experienced some alteration, including the addition of a column along the front. Although it is difficult to discern, the 1971 photographs do not appear to depict any trim along the corners of the building. A detailed photograph of the round headed, double-hung windows indicates that some of the two-over-two windows have been replaced with one-over-ones; although little change to the cases or shutters appears to have occurred.</p> <p>The small courtyard on the west elevation appears in the 1971 photograph to have included a pergola.</p> <p>The rear additions have experienced changes, most notably the removal of a screened-in sun room off the present-day kitchen. The photo shows a low fence around the yard to the east of the house and supports the likelihood that the structure to the rear of the house was a small cottage or guesthouse.</p> <p>The 1971 CIHB survey was undertaken on 21 December, 1971. The form indicates that the owner, at the time, was John Robertson and estimates a date of construction of 1865 (based on observation). John Roberston, and his wife Beverly, had purchased the property from Frederick and Margaret Boyer earlier that year. It is unclear if there is any relationship between the John Roberston who owned the Property in 1971 and the John Roberston who owned part of Lot 9, Concession 4 SDS in the 1880s; however, the fact that the two owners—separated by nearly a century—had the same name, has resulted in some confusion in various histories of the home.</p>	<p>Side-by-side comparison of present-day (left) to 1971 (right)</p> 

Date	Description	Image/Source
	<p>The CIHB form indicates that the Property was known as the "Bush House". This is the only known reference to the Property by this name.</p> <p>An air photo from 1974, shortly after the CIHB recorded the house, shows the structure in a very similar configuration to the 1965 photo.</p>	 

Date	Description	Image/Source
1980-1990	<p>In 1986, a permit was granted for an alteration to the rear addition.</p> <p>A 1988 air photo shows the house and shed – this does not appear to be the same structure from earlier images.</p>	
1991-2000	<p>In 1993, the Property was designated under the <i>Ontario Heritage Act</i> through Oakville by-law 1993-023.</p>	
2001-2009	<p>A 2001 survey of the Property depicts the structure prior to alterations in 2004 which included construction of the two-storey garage, breezeway, and elevator.</p> <p>The pool house, rear patio, pool, underground pool storage bunker and fence were constructed between 2004 and 2008.</p>	




Legend

 Property

NOTE(S) 1. All locations are approximate.

REFERENCE(S)

1. Tremaine, Geo. R., "Tremaine's Map of the County of Halton Canada West," (<https://www.arcgis.com/apps/webappviewer/index.html?id=8cc6be34f6b54992b27da17467492d2f>: accessed March 10, 2022), digitized map, scale 31:680, Oakville: Geo. R. Tremaine, 1858.
2. Walker & Miles, "Township of Trafalgar South", In: Walker & Miles, "Illustrated Historical Atlas of the County of Halton, Ont", (<https://digital.library.mcgill.ca/countyatlas/searchmapframes.php>: accessed March 10, 2022), digitized map, McGill University The Canadian County Atlas Digital Project, scale 31:680, Toronto: Walker & Miles, 1877.
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TITLE Historic Mapping of Property		
CLIENT Larry Fletcher & Dona Asciak Fletcher		
PROJECT Heritage Impact Assessment 1118 Lakeshore Road East, Oakville, Ontario		PROJECT NO. LHC0290
	CONSULTANT	YYYY-MM-DD 2022-03-10
	PREPARED	LHC
	DESIGNED	JG
	FIGURE #	5



Legend <div><div></div>Property</div>	
TITLE Aerial Mapping of Property	
CLIENT Larry Fletcher & Dona Asciak Fletcher	
PROJECT Heritage Impact Assessment 1118 Lakeshore Road East, Oakville, Ontario	
PROJECT NO. LHC0290	
NOTE(S) 1. All locations are approximate.	
REFERENCE(S) 1. National Air Photo Library. A3249-025. Scale 1:15,000. A3249 2B photo 25. 1930. 2. National Air Photo Library. A19345-062. Scale 1:20,000. A19345 27E photo 62. 1965. 3. National Air Photo Library. A23669-061. Scale 1:25,000. A23669 8E photo 61. 1974. 4. National Air Photo Library. A31427-057. Scale 1:40,000. A31427 photo 57. 1985. 5. National Air Photo Library. A27356-073. Scale 1:40,000. A27356 1W photo 73. 1988 Portions of this document include intellectual property of Esri and its licensors and are used under license. Copyright (c) Esri and its licensors. All rights reserved.	
CONSULTANT <div>LHC</div>	YYYY-MM-DD 2022-03-11
PREPARED	LHC
DESIGNED	JG
FIGURE #	6

6 ASSESSEMENT OF EXISTING CONDITIONS

6.1 Context

The Property known municipally as 1118 Lakeshore Road East is legally described as Part of Lot 8, Plan 948 and Part of Lot 9, Concession 4, South of Dundas Street, historic Trafalgar Township, in the Town of Oakville (Figure 1). The Property is located on the south side of Lakeshore Road East, west of Burgundy Drive and east of Brentwood Road. It is approximately 260 m north of Lake Ontario.

The Property is an irregular, roughly L-shaped, parcel fronting on Lakeshore Road (Figure 2). The Property includes: a two-storey residence, built in several phases; a two-storey detached garage; a pool and pool house; and, a shed in the rear yard. The structures are surrounded by manicured lawn, gardens, and a paved driveway at the front of the residence and a stone patio surrounding the pool with steps down to the manicured lawn at the rear of the Property. A metal fence with stone pillars runs along the Property boundary. Several mature coniferous and deciduous trees are located in the front yard of the property and on the neighbouring properties, along the Property boundary.

The Property is located in a primarily residential area. Early in the 20th century, the area along Lakeshore Road, east of the Town centre became the location of a number of large summer estates with large homes, stables, and elaborately landscaped grounds constructed in the between 1900 and 1930 for wealthy businessmen; so much so, that the lakefront became known as Millionaire's Row.⁶³ Some remaining estate properties of note in the vicinity of the subject Property include: Dearcroft Montessori School at 1167 Lakeshore Road East; Ballymena Estate at 1198-1208 Lakeshore Road East; Grenvilla Lodge at 1248-1250 Lakeshore Road East; Gairloch Gardens at 1288-1306 Lakeshore Road East; and, Ennisclare at 40 Cox Drive. Mid-20th century homes along Brentwood Road back onto the Property along the west. The Property backs onto the tennis courts of Chelster Hall at 1150 Lakeshore Road East.

See Figure 7 through Figure 11.



Figure 7: Lakeshore Road East, across from the Property, looking south towards the lake

⁶³ Teresa Casas, *Paving the Way*. 2013: p. 8 and *A History of Oakville: Our Beautiful Town by the Lake, Lifestyle*. <http://images.oakville.halinet.on.ca/202/Exhibit/7> (accessed March 2022)



Figure 8: Lakeshore Road East, looking west from Burgundy Drive (Property in far left)



Figure 9: Lakeshore Road East, just east of Property, looking east



Figure 10: Lakeshore Road East, just west of Property, looking west past Brentwood Road








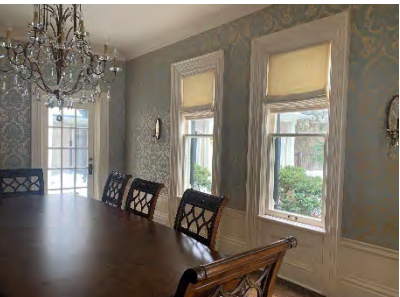
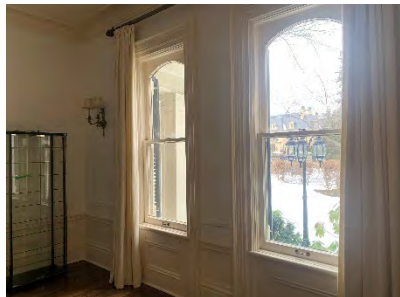
Figure 11: Lakeshore Road East, just east of Property, looking west towards north side of road

6.2 The Residence


An overview of the existing conditions of the Property and its components is presented below in Table 2.



Table 2: Overview of Existing Conditions


Component	Discussion	Image(s)
C.1866 farmhouse	<p>The c.1866 farmhouse portion of the structure comprises the two-storey, L-shaped portion of the structure fronting Lakeshore Road. This is the portion of the house that appears to have been constructed while the Hopgoods owned Lot 9, Concession 4 SDS.</p> <p>This is the portion of the Property that is associated with the following descriptions historical or associative value from Schedule A of the designation by-law:</p> <ul style="list-style-type: none"> • Constructed by the Hopgoods c. 1866; • Rented by W.E. Hagan, who operated the Oakville Gage and Hagan Company store from 1852-c.1890. W.E. Hagan and his family are reported to have rented this house from c.1865-1872, during a difficult financial period. <p>This is the portion of the Property that is associated with the following descriptions of physical or design value from Schedule A of the designation by-law:</p> <ul style="list-style-type: none"> • Round headed double hung windows; • Richly defined cornice • L-shaped plan; • The circular medallion in the north facing gable; 	 <p>Above: c.1866 portion of the structure highlighted. Below: examples of exterior and interior details of the c.1866 farmhouse</p>


Component	Discussion	Image(s)
	<ul style="list-style-type: none"> • The column-like detail and sidelights on the main entrance; • The shallow roof pitch; • The ornate front porch; and, • The shutters on the house appear to fit the window openings. This indicates that they may be original or reminiscent of the original. <p>The date of construction of the front porch is unclear; however, its style, location, and general configuration are in keeping with the c.1866 farmhouse. This is particularly the case as this porch fronts on Lakeshore Road, whereas later alterations to the house for use as a summer estate in the early 20th century appear to have reoriented the primary entry to the west side.</p>	     

Component	Discussion	Image(s)
	<p>The wood frame, two-storey house with 11 rooms occupied by Phillip Triller Kelley, his wife and daughter in the 1891 census, appears to refer to the c.1866 portion of the house, plus the kitchen tail and the two-storey section of the house – which may have been added to the house during Kelley's ownership from c.1886-1902.</p> <p>This portion of the house is not associated with any of descriptions of physical or design value, historical or associative value, and contextual value from Schedule A of the designation by-law. Nor were any aspects of this portion of the house identified which might be directly related to the associative or historical, design or physical, or contextual value of the Property.</p> <p>A review of the current conditions and the property morphology of the structure indicate that this section of the house has undergone extensive alteration throughout the 20th century.</p>	   <p>Above: c.1891 portion of the structure highlighted. Below: examples of exterior and interior details of the c.1891 farmhouse</p>   

Component	Discussion	Image(s)
		
Sunroom	<p>The exact date of construction of the two-storey sunroom off the east side of the residence is unclear; although it appears to date c.1910. This would be consistent with a shift in the Property's use as a farmhouse to a summer estate during the Gooderham ownership of the Property.</p> <p>This is the portion of the Property that is associated with the following descriptions of physical or design value from Schedule A of the designation by-law:</p> <ul style="list-style-type: none"> • The additions to the east probably date from early in this century. 	

Component	Discussion	Image(s)
	<p>This portion of the Property is directly associated with the theme of 1900-1930s summer estates along Lakeshore Road East.</p>	<div data-bbox="1054 248 1871 548"></div> <p data-bbox="1054 578 1906 646">Above: examples of exterior and interior details of the sunroom. Below: c.1910 sunroom highlighted.</p> <div data-bbox="1054 665 1850 1308"></div>

Component	Discussion	Image(s)
Sitting Room	<p>A sitting room located off the rear of the c.1866 farmhouse, west of the sunroom appears to have been constructed prior to the 1931 air photo. The second floor of the sitting room comprises an ensuite off the principal bedroom. The windows of the sitting room are similar to the window along the east elevation of the rear tail connecting to the kitchen; however, the window cases do not match, neither does the cladding of this portion of the structure. It appears as though the sitting room may have been added c. 1900-1931 as the property transitioned into a summer estate from a farmhouse. The addition resulted in an alteration to the rear tail connecting to the kitchen – specifically the truncation of a window in a similar style.</p> <p>This portion of the house is not associated with any of descriptions of physical or design value, historical or associative value, and contextual value from Schedule A of the designation by-law. Nor were any aspects of this portion of the house identified which might be directly related to the associative or historical, design or physical, or contextual value of the Property.</p>	

Component	Discussion	Image(s)
2004 alterations	<p>The 2004 alterations to the Property included the expansion of the kitchen, construction of a two-storey garage/coach house, construction of a breezeway to attach the kitchen expansion to the garage, and addition of an elevator along the east elevation of the rear tail, south of the sitting room.</p> <p>This portion of the house is not associated with any of descriptions of physical or design value, historical or associative value, and contextual value from Schedule A of the designation by-law.</p>	

Component	Discussion	Image(s)
Garage/coach house	<p>A three-car garage with living space in the upper floor is located to the west of the house. It was constructed in 2004. The rounded window with shutters, central gable peak, pillars along the front, and stucco-cladding pick up on elements of the mi- to late-19th century farmhouse.</p> <p>This portion of the house is not associated with any of descriptions of physical or design value, historical or associative value, and contextual value from Schedule A of the designation by-law.</p>	   <p>COACH HOUSE</p> 
Rear yard	<p>The rear yard is generally bounded by large coniferous trees along the east and west. At the south end is an open manicured lawn, at a lower elevation than the rest of the yard. A stone retaining wall and steps separate the lawn from the pool area. The pool is surrounded by a patio. A pool house is situated at the east of the pool and the entrance to the underground pool and equipment bunker is located along the west.</p> <p>This portion of the house is not associated with any of descriptions of physical or design value, historical or associative value, and</p>	 

Component	Discussion	Image(s)
	contextual value from Schedule A of the designation by-law.	
Pool House	<p>Constructed 2004-2008</p> <p>This portion of the house is not associated with any of descriptions of physical or design value, historical or associative value, and contextual value from Schedule A of the designation by-law.</p>	
Shed	<p>Constructed c. 2010</p> <p>This portion of the house is not associated with any of descriptions of physical or design value, historical or associative value, and contextual value from Schedule A of the designation by-law.</p>	

7 IDENTIFICATION OF HERITAGE ATTRIBUTES

Based on the information and analysis presented in Sections 4, 5 and 6 of this document, the following list of heritage attributes have been identified:

- The L-shaped plan of the c.1866 farmhouse;
- Round headed double hung windows and operational shutters on the front and west elevation;
- Richly defined cornice on the L-shaped, c. 1866 farmhouse;
- The circular medallion in the north facing gable;
- The column-like detail and sidelights on the main entrance;
- The shallow roof pitch;
- The ornate front porch; and,
- The c.1910 sunroom addition on the east.

These are the heritage attributes that are directly related to the following physical and design, historical and associative, and contextual value of the Property:

- The following heritage attributes are associated with the Hopgood ownership and W.E. Hagaman tenancy:
 - The L-shaped plan of the c.1866 farmhouse;
 - Round headed double hung windows and operational shutters on the front and west elevation;
 - Richly defined cornice on the L-shaped, c. 1866 farmhouse;
 - The circular medallion in the north facing gable;
 - The column-like detail and sidelights on the main entrance;
 - The shallow roof pitch; and
 - The ornate front porch.
- The following heritage attributes are associated with the value of the Property as a representative example of Italianate and Classic Revival style influences on mid-19th century vernacular farmhouse design:
 - The L-shaped plan of the c.1866 farmhouse;
 - Round headed double hung windows and operational shutters on the front and west elevation;
 - Richly defined cornice on the L-shaped, c. 1866 farmhouse;
 - The circular medallion in the north facing gable;
 - The column-like detail and sidelights on the main entrance;
 - The shallow roof pitch; and
 - The ornate front porch.
- The following heritage attributes are directly related to the thematic association of the Property with the development of 1900-1930s summer estates along Lakeshore Road East
 - The two-storey sunroom at the east end of the house.
- The contextual value of the Property is described in Schedule A, by-law 1993-023 as follows, “Although partially hidden by trees, the house at 1118 Lakeshore Road East is an attractive feature along Lakeshore Road.” Based on the foregoing research and analysis,

the Property has contextual value for its historic links to several other extant grand summer estates along the section of Lakeshore Road East. It is also historically linked to the former barn at 83 Brentwood Road and could be considered a local landmark. The following heritage attributes are directly related to the contextual value of the Property:

- The L-shaped plan of the c.1866 farmhouse;
- Round headed double hung windows and operational shutters on the front and west elevation;
- Richly defined cornice on the L-shaped, c. 1866 farmhouse;
- The circular medallion in the north facing gable;
- The column-like detail and sidelights on the main entrance;
- The shallow roof pitch;
- The ornate front porch; and,
- The two-storey sunroom at the east end of the house.

It is LHC's professional opinion that the Property and its components do not constitute a significant cultural heritage landscape as defined within the 2020 Provincial Policy Statement.

8 DESCRIPTION OF PROPOSED ALTERATION

This HIA is being prepared as part of the submission package for a Minor Variance Application for an addition to the rear of the residence and construction of a new garage. (See Appendix E: Floor Plans and Elevations).

The proposal seeks to retain the front, c.1866 L-shaped farmhouse and the c.1910 sunroom addition on the east side of the structure. The 2004 garage will be replaced with a larger garage, that will be located closer to the road—but still set back from the residence—which will present from the front as the same scale as the existing garage. The house and garage will be connected through an enclosed breezeway. The breezeway is set back from the garage and the rounded top of the door picks up on the Italianate windows, while remaining distinct and of its time. Stone cladding is proposed for the breezeway to differentiate it from the stucco of the c.1866 house.



Figure 12: Rendering, front elevation

Specifically, the design proposes to retain:

- The L-shaped, c.1866 farmhouse with its:
 - Round headed double hung windows and operational shutters on the front and west elevation;
 - Cornice;
 - Circular medallion in the north facing gable;
 - The column-like detail and sidelights on the main entrance;
 - The shallow roof pitch;
 - The ornate front porch; and,
 - The two-storey sunroom at the east end of the house. (Figure 13)



Figure 13: Portions of the Property to be retained

The design proposes to remove:

- The c.1890s tail and kitchen addition at the rear of the house;
- The early 20th century sitting room and second-floor principal ensuite addition;
- The 2004-2008 breezeway, kitchen addition, elevator, pool, pool house, and pool and equipment storage bunker; and
- The c.2010 shed. (Figure 14)

The design proposes to construct:

- A three-car garage addition to the front of the existing garage;
- A breezeway to connect the garage addition to the residence;
- A covered walkway and porch will lead from the breezeway to the rear patio (Figure 12);
- The front foyer stairs will be removed and the foyer will open to a new one-storey addition off the rear of the c.1866 house which will replace the c.1891 and 2004 additions;
- The sitting room off the rear of the c.1866 house is proposed to be removed and replaced with a butler's pantry –making use of the existing opening;
- A new exterior opening is proposed to be constructed off the rear of the sunroom. (Figure 14)

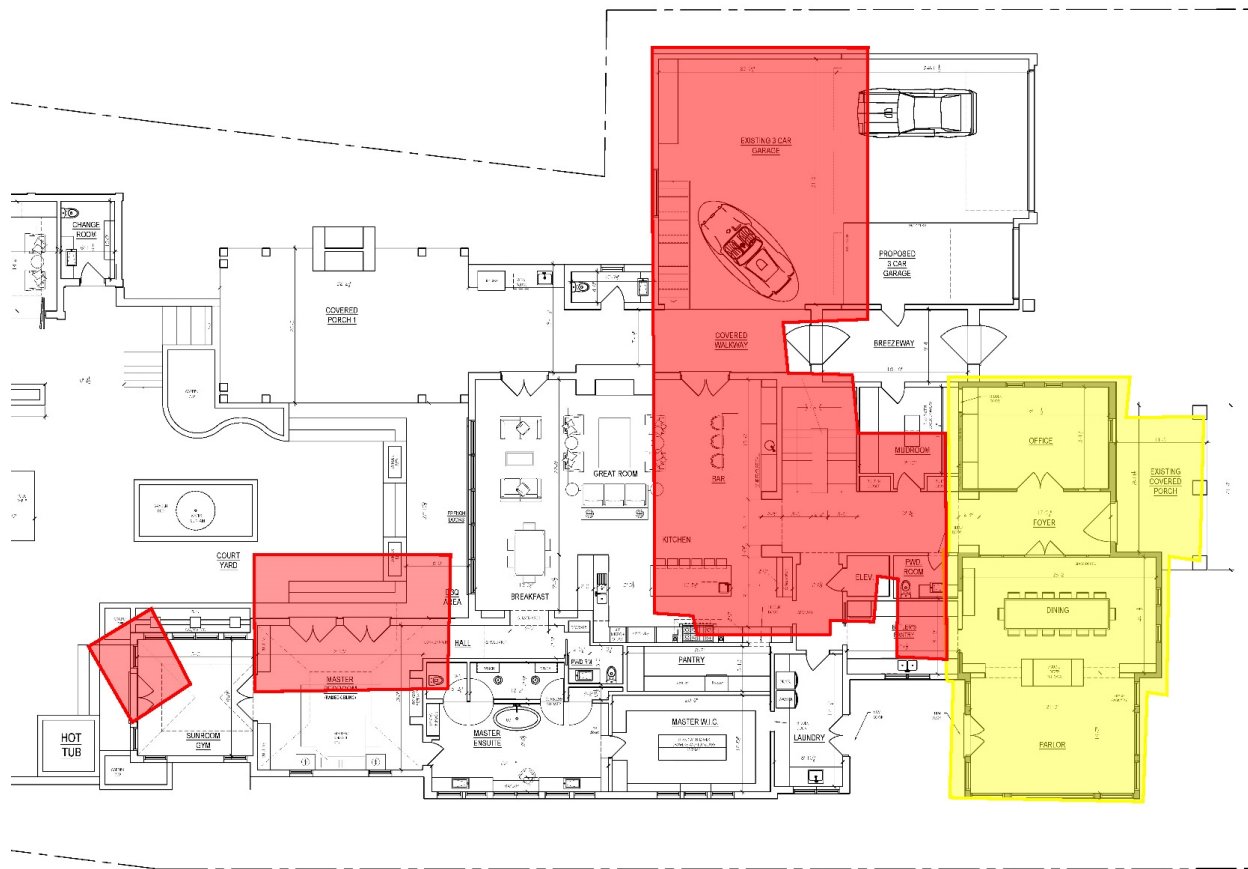


Figure 14: Portion to be retained over detail of the proposed floor plan. Yellow to be retained. Red to be removed (approximate)



Figure 15: Rendering, rear elevation (covered patio (left) great room (centre) sunroom (right))

9 IMPACT OF DEVELOPMENT OF HERITAGE ATTRIBUTES

Based on the heritage attributes identified in Section 7, a review of the proposal for potential adverse impacts was undertaken. As described in Section 2.5, the impact assessment was guided by the MHSTCI's *Information Sheet #5: Heritage Impact Assessments and Conservation Plans*⁶⁴ and the Town's HIA guidelines which outline seven potential negative impacts to be considered with any proposed development or property alteration. The impacts include, but are not limited to:

- 1) **Destruction** of any part of any significant heritage attribute or features;
- 2) **Alteration** that is not sympathetic or is incompatible, with the historic fabric and appearance;
- 3) **Shadows** created that alter the appearance of a heritage attribute or change the viability of a natural feature or planting, such as a garden;
- 4) **Isolation** of a heritage attribute from its surrounding environment, context, or a significant relationship;
- 5) **Direct or indirect obstruction** of significant views or vistas within, from, or built and natural features;
- 6) **A change in land use** such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces; and
- 7) **Land disturbances** such as a change in grade that alters soils, drainage patterns that adversely affect an archaeological resource.

An overview of the impact assessment is presented in Table 3.

Table 3: Overview of Potential Positive (P) and Negative (N) on Heritage Attributes

Cultural Heritage Value and Interest	Heritage Attribute	Type of Effect (P, N, Nil)
The property has physical/design value as a representative example of Italianate and Classic Revival style influences on mid-19th century vernacular farmhouse design	The L-shaped plan of the c.1866 farmhouse	Nil
	Round headed double hung windows and operational shutters on the front and west elevation	Nil
	Richly defined cornice on the L-shaped, c. 1866 farmhouse	Nil

⁶⁴ "Info Sheet #5: Heritage Impact Assessments and Conservation Plans," in *Heritage Resources in the Land Use Planning Process: Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005*, prepared by the Ministry of Culture, (Queen's Printer for Ontario, 2006), 1-4.

Cultural Heritage Value and Interest	Heritage Attribute	Type of Effect (P, N, Nil)
	The circular medallion in the north facing gable	Nil
	The column-like detail and sidelights on the main entrance	Nil
	The shallow roof pitch	Nil
	The ornate front porch	Nil
<p>Comments: The design proposes to retain all of the listed heritage attributes. The c.1866 portion of the house will be retained in its entirety. The addition generally makes use of existing structural openings to connect the first floor of the c.1866 house to the new addition.</p> <p>Potential physical impacts can be mitigated through careful planning and implementation of removals (i.e., removal of later additions) and construction/connection of new elements to the c.1866 structure.</p> <p>Indirect impacts related to visual obstruction and changes to the overall appearance of the heritage attributes were considered. The alteration is primarily proposed for the rear of the structure and will not be visible from Lakeshore Road East. Dense trees along the east and west property boundaries will shield views of the new addition.</p> <p>The garage addition and enclosed breezeway will be set back from the c.1866 structure.</p> <p>Restoration of the heritage attributes should be undertaken by qualified heritage tradespeople.</p>		
The Property has historical and associative value for its direct association with W.E. Hagaman, who is understood to have tenanted the Property from c.1866-1872 and with Richard Hopgood and Mary (Kelley) Hopgood who are believed to have constructed the farmhouse.	The L-shaped plan of the c.1866 farmhouse	Nil
	Round headed double hung windows and operational shutters on the front and west elevation	Nil
	Richly defined cornice on the L-shaped, c. 1866 farmhouse	Nil
	The circular medallion in the north facing gable	Nil
	The column-like detail and sidelights on the main entrance	Nil
	The shallow roof pitch	Nil
	The ornate front porch	Nil
<p>Comments: The design proposes to retain all of the listed heritage attributes. The c.1866 portion of the house will be retained in its entirety.</p> <p>Indirect impacts related to visual obstruction and changes to the overall appearance of the heritage attributes were considered. The alteration is primarily proposed for the rear of the structure and will not be visible from Lakeshore Road East. Dense trees along the east and west property boundaries will shield views of the new addition. The garage addition and enclosed breezeway will be set back from the c.1866 structure.</p>		

Cultural Heritage Value and Interest	Heritage Attribute	Type of Effect (P, N, Nil)
The legibility of the c.1866 farmhouse with Italianate and Classical Revival influences will be maintained when viewing the property from the road.		
The Property has historical and associative value as an example of a mid-19 th century farmhouse that transformed into one of a number of grand summer estates along Lakeshore Road East from 1900-1930.	The two-storey sunroom at the east end of the house	P
<p>Comments: The design proposes to retain and rehabilitate the sunroom to address drainage and foundational issues. A new exterior entrance is proposed to be located at the rear of the sunroom and will not be visible from the front or east of the Property.</p> <p>Potential physical impacts can be mitigated through careful planning and implementation of rehabilitation activities and the relocated entrance feature and by the retention of qualified heritage tradespeople to undertake the work on heritage attributes.</p>		
The Property has contextual value as a landmark and for its historical links with other summer estates along Lakeshore Road East and with the former barn at 83 Brentwood Road.	The L-shaped plan of the c.1866 farmhouse	Nil
	Round headed double hung windows and operational shutters on the front and west elevation	Nil
	Richly defined cornice on the L-shaped, c. 1866 farmhouse	Nil
	The circular medallion in the north facing gable	Nil
	The column-like detail and sidelights on the main entrance	Nil
	The shallow roof pitch	Nil
	The ornate front porch	Nil
	The two-storey sunroom at the east end of the house	Nil
<p>Comments: The design proposes to retain all of the listed heritage attributes. The c.1866 portion of the house and sunroom will be retained.</p> <p>Indirect impacts related to visual obstruction and changes to the overall appearance of the heritage attributes were considered. The alteration is primarily proposed for the rear of the structure and will not be visible from Lakeshore Road East. Dense trees along the east and west property boundaries will shield views of the new addition.</p> <p>The garage addition and enclosed breezeway will be set back from the c.1866 structure. In addition to set back, the breezeway and garage distinguished from the c.1866 house through the use of complimentary stone cladding on the breezeway which also helps to break up the massing of the building from the front. The use of a door with a rounded ensures that the breezeway is 'of its time' and clearly distinguishable and secondary to the wide Classical Revival front door case and porch; while at the same time picking up on the rounded heads of the Italianate windows (Figure 12).</p> <p>The massing of the additions from the side elevations has been broken up through the addition of windows, stone cladding, and rounded dormers which pick up on the Italianate windows, but are</p>		

Cultural Heritage Value and Interest	Heritage Attribute	Type of Effect (P, N, Nil)
<p>distinguishable as modern. Although the one-storey addition is of the same height as the two-storey structure, the use of lower eaves help to ensure that the c.1866 house and c.1910 sunroom are clearly distinguishable as two-storey features next to the tall, one-storey addition (Figure 16).</p> <p>The legibility of the c.1866 farmhouse with Italianate and Classical Revival influences and the two-storey c.1910 sunroom will be maintained when viewing the property from the road.</p>		



Figure 16: Rendering east elevation



Figure 17: Rendering, west elevation

The proposal was also reviewed for compliance/conformance with the applicable heritage planning framework.

In general, the proposed alteration is consistent with PPS 2020 2.6.1, “Significant built heritage resources and significant cultural heritage landscapes shall be conserved” and conforms to 4.2.7 of the Growth Plan, “Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas”.

The Property was included in the list of candidate CHLs reviewed as part of Phase 1 of the Town’s CHL Strategy. Based on the result of the Phase 1 screening, no further action was recommended. However, as the Phase 1 CHL screening of the Property did not include site access or intensive property-specific research, this HIA considered the potential for the Property to constitute a significant cultural heritage landscape as defined within the 2020 Provincial Policy Statement. Based on the foregoing research and analysis, the Property does not constitute a significant cultural heritage landscape as defined within the 2020 Provincial Policy Statement.

An overview of conformance with relevant OP policies related to cultural heritage resources is presented in Table 4.

Table 4: Conformance with Relevant Town of Oakville Official Plan Policies

Applicable OP Policy	Conforming Y/N	Discussion
5.3.1 The Town shall encourage the conservation of <i>cultural heritage resources</i> identified on the register and their integration into new <i>development</i> proposals through the approval process and other appropriate mechanisms.	Y	The proposed alteration retains and integrates the 1866 residence and the Property’s heritage attributes. Additional discussion on conservation measures is provided in Section 10.
5.3.2 A <i>cultural heritage resource</i> should be evaluated to determine its cultural heritage values and <i>heritage attributes</i> prior to the preparation of a heritage impact assessment of a proposed <i>development</i> on the <i>cultural heritage resource</i> .	Y	The Property was evaluated and determined to be a property of cultural heritage value or interest in 1993. This HIA provides additional analysis in order to articulate a list of heritage attributes, which was not included in Schedule A of the designation by-law; as it predates the 2005 OHA amendment.
5.3.7 Where the Town is considering a proposal to alter, remove, or demolish a <i>cultural heritage resource</i> that is protected or registered under the <i>Ontario Heritage Act</i> , or repeal a designating by-law under that Act, it shall ensure that it has before it	Y	This HIA satisfies this policy. A discussion of how the proposal affects the heritage attributes and the cultural heritage value and

Applicable OP Policy	Conforming Y/N	Discussion
<p>any required heritage impact assessment or sufficient information to review and consider:</p> <p>a) how the proposal affects the <i>heritage attributes</i> and the cultural heritage value and interest of the <i>cultural heritage resource</i>; and,</p> <p>b) options that reduce, minimize or eliminate impacts to the <i>cultural heritage resource</i>.</p>		<p>interest of the cultural heritage resource is provided in Table 3.</p> <p>Options that reduce, minimize, or eliminate impacts to the cultural heritage resources are discussed in Section 10.</p>
<p>5.5.1 All options for on-site retention of buildings and structures of cultural heritage significance shall be exhausted before resorting to relocation. Relocation of <i>built heritage resources</i> shall only be considered through a Cultural Heritage Impact Assessment that addresses retention and relocation.</p>	Y	<p>The proposal to alter the Property does not contemplate relocation. Portions of the extant structures will be removed.</p> <p>Heritage attributes will be retained in situ.</p>

10 CONSIDERED MITIGATION AND CONSERVATION MEASURES

Concurrent with the preparation of the HIA, LHC has provided input to the design team with respect to alternatives and mitigation measures to lessen impacts on the Property's cultural heritage value and heritage attributes.

As outlined in Section 9, the design proposal is not in principle anticipated to result in significant adverse impacts to the heritage attributes of the Property as long as project planning and implementation are carried out in a thoughtful manner and with the participation of qualified heritage professionals.

The following principles, derived from the National S&Gs related to conservation and rehabilitation activities⁶⁵, should be applied as design and project planning progresses:

- Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements⁶⁶. Do not move a part of an historic place if its current location is a character-defining element;
- Conserve changes to an historic place that, over time, have become character-defining elements in their own right;
- Conserve heritage value by adopting an approach calling for minimal intervention;
- Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention;
- Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes;
- Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference;
- Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place;
- Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place;

⁶⁵ The listed standards and guidelines have been identified as the most relevant to the current proposal; however, this should not be interpreted as indicating that the other standards and guidelines do not apply.

⁶⁶ Note: *character-defining elements* should be understood here to have the same meaning as *heritage attributes*.

- Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future;
- Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements; and,

LHC recommends the following specific mitigation measures:

- As design progresses, it is recommended that existing structural openings be utilized to connect the addition to the c.1866 structure to the extent possible.
- It is recommended that a structural engineer with heritage expertise be retained to review the existing conditions of the c.1910 sunroom and to provide advice on rehabilitation of the structure as it relates to issues with drainage and foundations.
- It is recommended that heritage tradespeople with recent and relevant experience be retained to: oversee the demolition of portions of the structure immediately adjacent to the c.1866 house; to undertake the stucco work on the c.1866 portion of the building; and, to undertake the work on the sunroom related to creating a new entrance on the rear elevation.

11 RECOMMENDATIONS

Based on the foregoing, the following heritage attributes were identified:

- The L-shaped plan of the c.1866 farmhouse;
- Round headed double hung windows and operational shutters on the front and west elevation;
- Richly defined cornice on the L-shaped, c. 1866 farmhouse;
- The circular medallion in the north facing gable;
- The column-like detail and sidelights on the main entrance;
- The shallow roof pitch;
- The ornate front porch; and,
- The two-storey sunroom at the east end of the house.

It is LHC's professional opinion that the Property does not constitute a significant cultural heritage landscape as defined within the 2020 Provincial Policy Statement.

It is LHC's professional opinion that the proposed alterations –at the time of writing—are consistent with applicable heritage planning legislation and policy and that potential adverse impacts can be mitigated through project planning and implementation. Specifically, LHC recommends the following:

- As design progresses, it is recommended that existing structural openings be utilized to connect the addition to the c.1866 structure to the extent possible.
- It is recommended that a structural engineer with heritage expertise be retained to review the existing conditions of the c.1910 sunroom and to provide advice on rehabilitation of the structure as it relates to issues with drainage and foundations.
- It is recommended that heritage tradespeople with recent and relevant experience be retained to: oversee the demolition of portions of the structure immediately adjacent to the c.1866 house; to undertake the stucco work on the c.1866 portion of the building; and, to undertake the work on the sunroom related to creating a new entrance on the rear elevation.

LHC further recommends that a request be made to the Town to amend designation by-law 1993-023 to include a Statement of Cultural Heritage Value or Interest –including a list of heritage attributes—that is consistent with the current requirements under the OHA in order to better support the future management and conservation of the Property's heritage attributes and overall cultural heritage value and to provide clarity should the owners wish to apply for Heritage Grant Funding for future conservation projects.

SIGNATURE

A handwritten signature in black ink, appearing to read 'CU' with a stylized flourish extending to the right.

Christienne Uchiyama, MA CAHP
Principal | Manager, Heritage Consulting
Services

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APPENDIX B Project Personnel

Christienne Uchiyama, MA CAHP – Principal, LHC

Christienne Uchiyama MA CAHP is Principal and Manager - Heritage Consulting Services with LHC. She is a Heritage Consultant and Professional Archaeologist (P376) with more than a decade of experience working on heritage aspects of planning and development projects. She is a member of the Board of Directors of the Canadian Association of Heritage Professionals and received her MA in Heritage Conservation from Carleton University School of Canadian Studies. Her thesis examined the identification and assessment of impacts on cultural heritage resources in the context of Environmental Assessment.

Since 2003 Chris has provided archaeological and heritage conservation advice, support, and expertise as a member of numerous multi-disciplinary project teams for projects across Ontario and New Brunswick, including such major projects as: all phases of archaeological assessment at the Canadian War Museum site at LeBreton Flats, Ottawa; renewable energy projects; natural gas pipeline routes; railway lines; hydro powerline corridors; and highway/road realignments. She has completed more than 100 cultural heritage technical reports for development proposals at all levels of government, including cultural heritage evaluation reports, heritage impact assessments, and archaeological licence reports. Her specialties include the development of Cultural Heritage Evaluation Reports, under both *O. Reg. 9/06* and *10/06*, and Heritage Impact Assessments.

Marcus R. Létourneau, PhD, MCIP, RPP, CAHP – Managing Principal

Marcus Létourneau is the Managing Principal for LHC | Heritage Planning and Archeology, an Ontario-based heritage consultancy with offices in Kingston, Toronto, and Huntsville. He is also an Adjunct Assistant Professor in the Department of Geography and Planning at Queen's University and an Instructor in the School of Planning and Contributing Associate for the Heritage Resources Centre at the University of Waterloo. He co-teaches heritage planning at the Willowbank School of Restoration Arts, co-teaches the facilities management course for historic house museums for the Ontario Museum Association, and teaches a course called "Heritage Planning for Practitioners" at Algonquin College.

Marcus currently serves on the Board of Directors for the Heritage Resources Centre at the University of Waterloo and as Vice-Chair for the Township of Leeds and the Thousand Islands Municipal Heritage Committee. He is an appointed member of the Board of Directors for the Friends of Springfield House Complex and is part of the program development team for a new Bachelor of Applied Science program in Building Conservation at Algonquin College. He is a professional member of the Canadian Institute of Planners (MCIP), a Registered Professional Planner with OPPI (RPP) and a full member of the Canadian Association of Heritage Professionals (CAHP).

Marcus was previously the Manager for the Sustainability and Heritage Management Discipline Team (Ottawa/Kingston) and a Senior Cultural Heritage Specialist for Golder Associates Limited (2011-2015). His other positions included: serving as a contract professor at Carleton University in both the Department of Geography and Environmental Studies and School of Canadian Studies

(Heritage Conservation); as the senior heritage planner for the City of Kingston (2004-2011) where he worked in both the Planning & Development and Cultural Services Departments; and, in various capacities at Queen's University at Kingston (2001-2007). He previously served on the Executive and Board of Directors for the Ontario Association of Heritage Professionals; on the Board of Directors for Community Heritage Ontario; on the Board of Directors of the Friends of the Rideau, and, on the Executive and Board of Directors for the Kingston Historical Society.

Marcus has a PhD in Cultural/Historical Geography (Queen's University); a MA in Cultural Geopolitics (University of Western Ontario); BA (Hons) in Geography with a History Minor (Queen's University); a Diploma in Peace and Conflict Studies (University of Waterloo); a Professional Certificate in Heritage Conservation Planning (University of Victoria); a Certificate in Museum Studies (Ontario Museum Association); and training in Marine/Foreshore Archaeology. In 2018, he completed UNESCO/ICCROM/WHITRAP training in China on impact assessments for heritage.

Marcus brings over 20 years of experience to his practice, which is particularly focused on heritage legislation, process, and heritage planning. He has been involved in over 225 projects either as the project manager or as the senior heritage planner. He has been qualified as an expert heritage witness at the former OMB/LPAT (heritage planning with a specialization in cultural heritage landscapes; land use planning; and, heritage conservation), CRB (cultural heritage specialist), for a Superior Court Hearing, and for a judicial inquiry for the Public Lands Act. He co-authored the second edition of *Heritage Planning* (Routledge) with Dr. Hal Kalman (2020).

Jordan Greene, BA – Mapping Technician

Jordan Greene is a mapping technician with LHC. She holds a Bachelor of Arts in Geography with a Certificate in Geographic Information Science and a Certificate in Urban Planning Studies from Queen's University. The experience gained through the completion of the Certificate in Geographic Information Science allowed Jordan to volunteer as a research assistant contributing to the study of the extent of the suburban population in America with Dr. David Gordon. Prior to her work at LHC, Jordan spent the final two years of her undergraduate degree working in managerial positions at the student-run Printing and Copy Centre as an Assistant and Head Manager. Jordan has had an interest in heritage throughout her life and is excited to build on her existing professional and GIS experience as a part of the LHC team.

APPENDIX C By-Law 1993-023

THE CORPORATION OF THE TOWN OF OAKVILLE
BY-LAW 1993-23

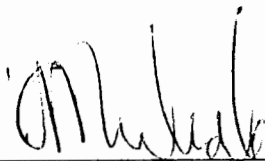
A by-law to designate 1118 Lakeshore Road East
as a property of historical, architectural,
and contextual value and interest

THE COUNCIL ENACTS AS FOLLOWS:

1. The property municipally known as 1118 Lakeshore Road East is hereby designated as a property of historical, architectural, and contextual value and interest pursuant to the Ontario Heritage Act for reasons set out in Schedule "A" to this By-law.
2. The property designated by this By-law is the property described in Schedule "B" attached to this By-law.

PASSED by the Council this 29th day of March,

1993.



MAYOR



A/CLERK

SCHEDULE "A" TO BY-LAW 1993-23

HISTORICAL SIGNIFICANCE

The land on which the building at 1118 Lakeshore Road East was built was patented from the Crown in 1828 to King's College, Toronto. King's College was given substantial land grants in Trafalgar Township in the 1820's to finance their learning institution.

In 1831, the property was sold to Robert Kelley. Five years later, Robert Kelley's wife, Mary, assumed ownership of the property. Robert Kelley evidently died several years later and Mary was remarried to Richard Hopgood. Richard Hopgood is listed in the census as being a farmer who was born in England in 1805.

It was during the Hopgood's ownership of the property, around the year 1866 that the house at 1118 Lakeshore Road East was built. According to an Oakville Historical Society plaque on the home, it is believed that an early occupant of the house at 1118 Lakeshore Road East was W.E. Hagaman.

As the Hopgoods also owned property on the north side of Lakeshore Road East, where according to the Historical Atlas of Halton County, 1877, there was a farm house, it is possible that they lived in the house on that property while they rented the house at 1118 Lakeshore Road East to W.E. Hagaman.

W.E. (Worthington Ely) Hagaman was born in 1820 in the United States. He was the cousin of Benjamin Hagaman, a founder of the Gage and Hagaman Company, one of Oakville's most successful businesses in the nineteenth century. Gage and Hagaman was involved in developing the buying and shipping of grain into an important business in Oakville. Benjamin Hagaman, an American with affiliations with

relatives of the same name at Oswego, formed a partnership with James Gage, one of Oakville's early merchants. This firm became established early at Bronte; in 1842 Charles Sovereign noted in his journal, "Gage and Hagaman is still receiving goods for shipping and putting up a fine store."

At Oakville their frame store stood east of the post office on the southwest corner of Colborne and Navy Streets. Eventually this was replaced by a four storey brick building which was an Oakville landmark for almost a century. Benjamin Hagaman turned over the Oakville business to his cousin, Worthington Ely Hagaman, in 1852, thereafter devoting his time to the Bronte store. Two years later, upon the death of James Gage, his interest in the business was carried on by his son, James Gage.

In addition to grain, Gage and Hagaman were also large importers of manufactured American goods which they shipped from Oswego. These goods initially caused some anti-American sentiment in Oakville and the surrounding areas, as these less costly ready-made goods, particularly clothing, substantially undercut the local manufacturer's prices.

In addition to the goods they imported, Gage & Hagaman were also innovative in their financial operations with their "ready pay" store, one of the first of its kind in Ontario.

Hazel Chisholm Matthews, in her book Oakville and the Sixteen, described Gage and Hagaman's "ready-pay" system:

"Gage, Hagaman & Co. made special mention of their "ready pay store". 'We pay no rent, employ no extra clerks to keep books, make out accounts etc., and make NO BAD DEBTS. With our system of 'READY PAY, we are enabled to sell at all times at lower prices than the CHEAPEST CITY HOUSES.' This statement, which appeared in the Oakville Sentinel, April 7, 1854, is of more than ordinary interest. Timothy Eaton, who established his

store at Toronto in the late sixties has been credited with having introduced epoch-making ideas in business when he adopted the principles of selling goods for a set price and for cash only. Eaton's biographer affirms that when made public in 1868, these principles were considered so "startling", "revolutionary", and "amazing", that they "caused profound astonishment" and were generally looked upon as "the hallucinations of a madman". Whether the policy of Gage & Hagaman included a fixed price is not indicated, but their advertising proves that in the early fifties, they were selling merchandise for cash only, a practice which fifteen years later was considered such a "radical measure" by Toronto merchants."

By the mid 1860's the combination of economic depression and disruption of the grain trade due to the Civil War brought hardship for all of Oakville's grain dealers, including Gage and Hagaman. About 1865, James P. Gage dissolved partnership with W.E. Hagaman and moved to Iowa, after "trimming his sails to meet the unfavourable wind".

W.E. Hagaman took his brother-in-law, Bennett Jull of Orangeville into partnership in 1872. The firm of Hagaman and Jull reduced their large store by half, leasing the north half to Thomas Patterson, formerly head tailor of their custom made clothing department.

Hagaman and Jull operated in their reduced premises for several years until in 1890 the business was relocated to Ridgetown, Ontario. Presumably, W.E. Hagaman also moved to Ridgetown at this time. He died two years later at the age of seventy six.

The period which is documented as being the worst financially for W.E. Hagaman, from circa 1865 to 1872, appears to coincide with the period when W.E. Hagaman resided at 1118 Lakeshore Road East. It seems probable that Hagaman was forced to sell his original home to support his business. Later in 1885, when times were more favourable, W.E. Hagaman built the large brick house which continues to stand today at 72 First Street.

In 1880, the property at 1118 Lakeshore Road East was sold to John Robinson, who is listed in the 1881 census as a farmer who originated in Ireland. Five years later, the property was sold to Phillip Triller Kelley.

In 1902, the property at 1118 Lakeshore Road East was sold to Sarah Page, the wife of Dr. Charles Page. Charles A. Page was one of Oakville's most respected doctors at the turn of the century. In later years, Dr. Page had a home and office built for himself at 334 Lakeshore Road East.

In 1904, the property at 1118 Lakeshore Road East was sold again to a physician, Dr. Andrew William Porte. Dr. Porte and his family lived in the house until 1910, when it was sold to Melville Ross Gooderham and his wife, Charlotte. After a series of owners, the property at 1118 Lakeshore Road East, which originally ran back to Lake Ontario, was subdivided in 1959 and the main house was retained on one of the lots. The barn on the property was also retained on its own lot and was converted into a residence which stands today at 83 Brentwood Road.

In 1971, the house at 1118 Lakeshore Road East was recorded for the Canadian Inventory of Historic Buildings (C.I.H.B.). The C.I.H.B. recorded the house at 1118 Lakeshore Road East as "The Bush House", the origin of the name is, however, unknown.

ARCHITECTURAL SIGNIFICANCE

The house at 1118 Lakeshore Road East is a two storey stucco clad structure, originally built in the L-shaped Italianate style. Some features of this style include round headed double hung windows, richly defined cornice, L-shaped plan and the circular medallion in the north facing gable. The house also presents a number of features of the Classic Revival style. These include the column-like detail and sidelights on the main entrance,

the shallow roof pitch and the ornate front porch. The additions to the east probably date from early in this century.

The roof on the house is now of asphalt shingle. Originally, this may have been of wood shingle. The shutters on the house appear to fit the window openings. This indicates that they may be original or reminiscent of the original.

CONTEXTUAL SIGNIFICANCE

Although partially hidden by trees, the house at 1118 Lakeshore Road East is an attractive feature along Lakeshore Road.

SCHEDULE "B" TO BY-LAW 1993-23

ALL AND SINGULAR that certain parcel or tract of land and premises situate lying and being in the Town of Oakville, in the County of Halton and being composed of:

FIRSTLY: The whole of Lot 8, according to a Plan registered in the Registry Office for the Registry Division of the County of Halton as No. 948.

SECONDLY: Part of Lot 9, Concession 4, South of Dundas Street, in the said Town of Oakville, more particularly described as follows:

COMMENCING at the easterly angle of Lot 8, according to plan registered as Number 948 for the said Town of Oakville;

THENCE southwesterly along the southeasterly limit of said Lot 8, a distance of ninety-six feet seven and three-quarter inches (96' 7 3/4") to the southerly angle of said Lot 8.

THENCE southeasterly parallel to the westerly limit of said Lot 9, Concession 4, S.D.S. being along the northeasterly limit of Lot 6, Plan 948, a distance of eighty feet three and one-quarter inches (80' 3 1/4") to the easterly angle of said Lot 6;

THENCE northeasterly parallel to the southeasterly limit of said Lot 8, a distance of ninety-six feet, seven and three-quarter inches (96' 7 3/4") to a point;

THENCE northwesterly parallel to the northeasterly limit of said Lot 6, a distance of eighty feet three and one-quarter inches (80' 3 1/4") more or less to the point of commencement.

As described in Instrument No. 321219.

APPENDIX D Glossary

Definitions are based on the Ontario Heritage Act, (**OHA**), the Provincial Policy Statement (**PPS**), Halton Region Official Plan (**ROP**) (2018), and the Livable Oakville Official Plan (**OP**) (2018).

Adjacent Lands means those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan. (PPS).

Alter means to change in any manner and includes to restore, renovate, repair, or disturb and “alteration” has a corresponding meaning (“transformer”, “transformation”) (OHA).

Built heritage resource means a building, structure, monument, installation or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers. (OP).

Character means the collective qualities and characteristics that distinguish a particular area or neighbourhood. (OP).

Compatible means the development or redevelopment of uses which may not necessarily be the same as, or similar to, the existing development, but can coexist with the surrounding area without unacceptable adverse impact. (OP).

Conserved (or Conserve) means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decisionmaker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments. (OP).

Cultural heritage resource means built heritage resources, cultural heritage landscapes, and archaeological resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people. While some cultural heritage resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation. (OP).

Development means the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the Planning Act, but does not include:

activities that create or maintain infrastructure authorized under an environmental assessment process works subject to the Drainage Act any other activity deemed by the Director of Planning Services to be minor in nature, which has negligible impact to the natural environment and meets the intent of this Plan. (OP).

Heritage Attributes means the principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest, and may include the property’s built,

constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g., significant views or vistas to or from a protected heritage property). (PPS).

Property means real property and includes all buildings and structures thereon. (OHA).

Significant means in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act. (PPS).

APPENDIX E Floor Plans and Elevations

ARCHITECTURAL DESIGNER

CLIENT/COMPANY:
STEVE HAMELIN DESIGN STUDIO
ADDRESS:
295 ROBINSON STREET
CITY:
OAKVILLE, ON
POSTAL CODE:
L6J 1G7
TEL:
905-491-6797
EMAIL:
STEVE@STEVEHAMELIN.COM
CONTACT:
STEVE HAMELIN

OWNER(S)

CLIENT/COMPANY:
LARRY FLETCHER AND DONA ASCIAK
ADDRESS:
1118 LAKESHORE ROAD EAST
CITY:
OAKVILLE, ON
POSTAL CODE:
L6J 1L2
TEL:
donaa@convoylogistics.ca
CONTACT:
DONA ASCIAK

STRUCTURAL ENGINEER

CLIENT/COMPANY:
STRIK BALDINELLI MONIZ
ADDRESS:
14361 MEDWAY ROAD PO BOX 29
CITY:
LONDON, ON
POSTAL CODE:
NOM 1C0
TEL:
519 471 6667
EMAIL:
AARON@SBMLTD.CA
CONTACT:
AARON STRIK

MECHANICAL DESIGNER

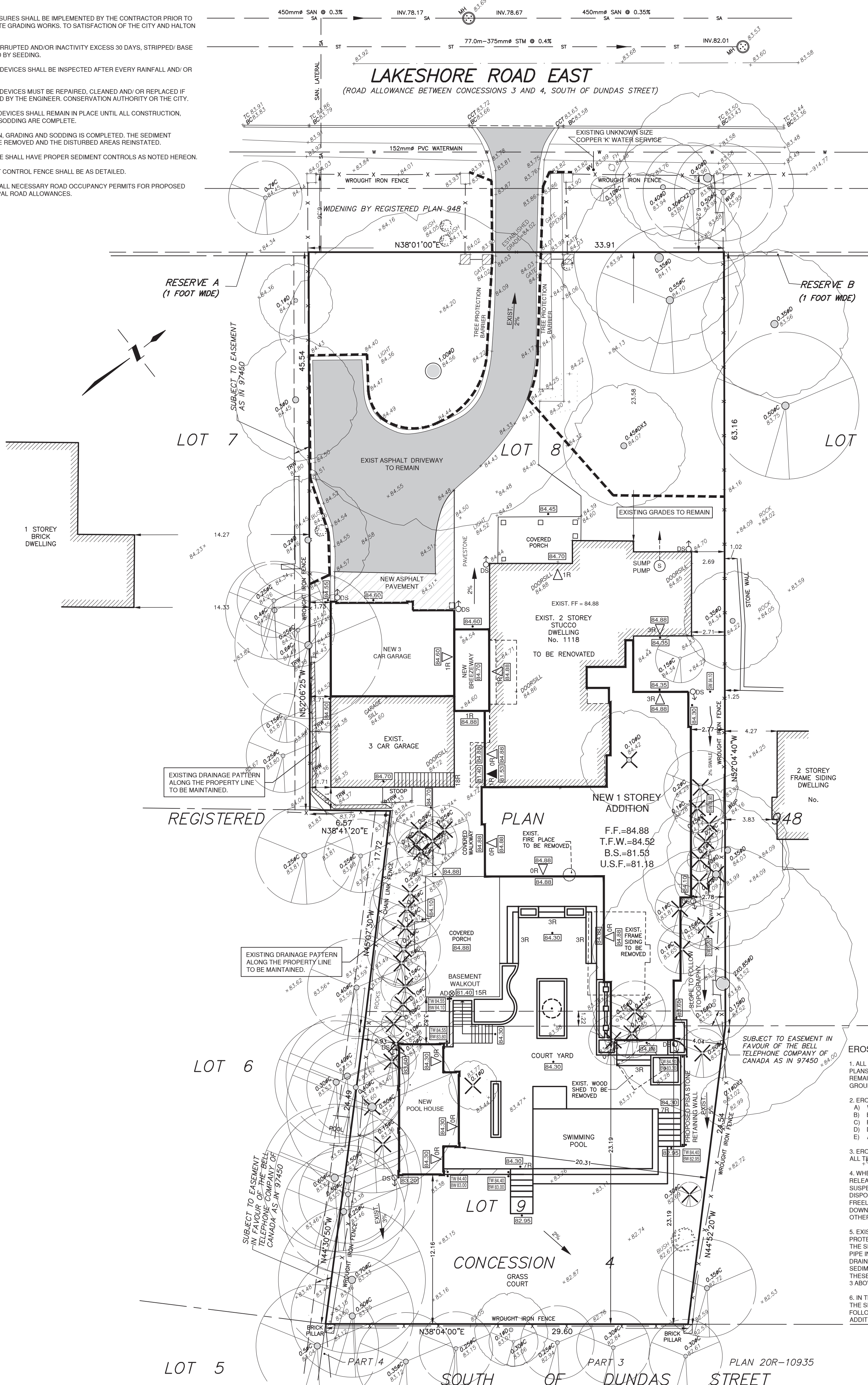
CLIENT/COMPANY:
GLS TOTAL HVAC DESIGN
ADDRESS:
5149 WHITE CHURCH ROAD
CITY:
MOUNT HOPE, ON
POSTAL CODE:
L0R 1W0
TEL:
905-692-3522
EMAIL:
glshvacdesign@rogers.com
CONTACT:
GEORGE LEACH

SURVEYOR

CLIENT/COMPANY:
TARASICK MCMILLAN KUBICKI LTD
ADDRESS:
4181 SLADEVIEW CRESCENT, UNIT 42
CITY:
MISSISSAUGA, ON
POSTAL CODE:
L5L 5R2
TEL:
905-569-8849
EMAIL:
OFFICE@TMKSURVEYORS.COM
CONTACT:
JACK HANG

GENERAL NOTES

- 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.
- IF CONSTRUCTION IS INTERRUPTED AND/OR INACTIVITY EXCESS 30 DAYS, STRIPPED/ BASE AREAS SHALL BE STABILIZED BY SEEDING.
- THE SEDIMENT CONTROL DEVICES SHALL BE INSPECTED AFTER EVERY RAINFALL AND/ OR EVERY WEEK.
- THE SEDIMENT CONTROL DEVICES MUST BE REPAIRED, CLEANED AND/ OR REPLACED IF NECESSARY OR AS DIRECTED BY THE ENGINEER, CONSERVATION AUTHORITY OR THE CITY.
- ALL SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION, GRADING, TOPSOILING AND SODDING ARE COMPLETE.
- WHEN ALL CONSTRUCTION, GRADING AND SODDING IS COMPLETED, THE SEDIMENT CONTROL DEVICES SHALL BE REMOVED AND THE DISTURBED AREAS REINSTATED.
- ALL CATCH BASINS ON SITE SHALL HAVE PROPER SEDIMENT CONTROLS AS NOTED HEREON.
- THE EROSION & SEDIMENT CONTROL FENCE SHALL BE AS DETAILED.
- CONTRACTOR TO OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FOR PROPOSED WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCES.



SURVEY INFORMATION

SURVEY INFORMATION IS TAKEN FROM PLAN PREPARED BY TARASICK MCMILLAN KUBICKI LIMITED, ONTARIO LAND SURVEYORS, DATED OCTOBER 27, 2021

ELEVATION NOTE

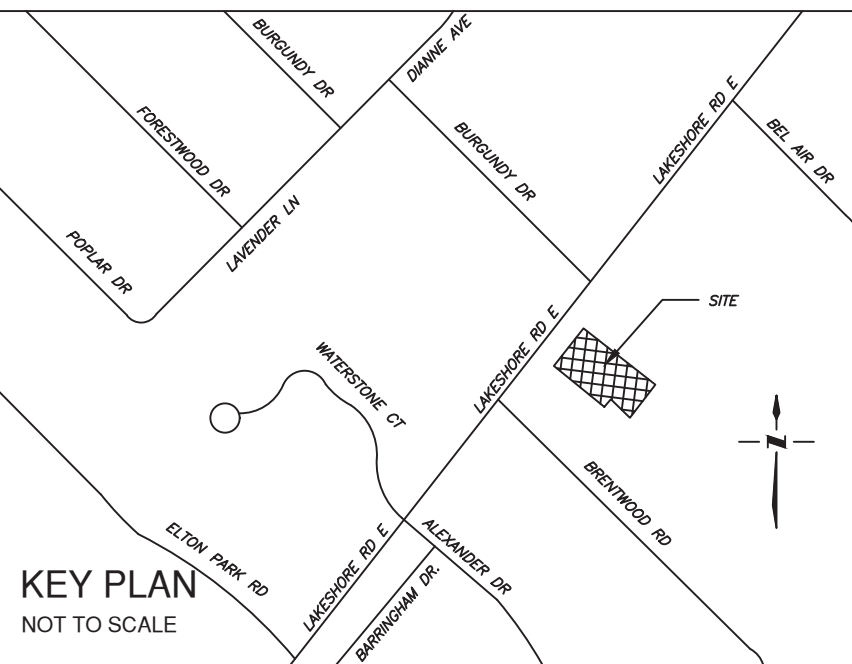
ELEVATIONS ARE REFERRED TO GEODETIC DATUM AND WERE DERIVED FROM TOWN OF OAKVILLE BENCHMARK No. 5, HAVING A PUBLISHED ELEVATION OF 84.516 metres.

UNDERGROUND SERVICES

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. TARASICK, MCMILLAN LIMITED ACCEPTS NO RESPONSIBILITY FOR ANY CLAIMS OR LOSSES DUE TO IMPROPER USE OF THIS INFORMATION.

LEGEND

- | | | |
|-----|---------|-------------------------------------|
| CB | DENOTES | CATCH BASIN |
| PH | DENOTES | FIRE HYDRANT |
| MH | DENOTES | MANHOLE |
| WUP | DENOTES | WOOD UTILITY POLE |
| WV | DENOTES | WATER VALVE |
| ▲ | DENOTES | ENTRY POINT AT LOWER LEVEL |
| ▲ | DENOTES | ENTRY POINT AT GROUND FLOOR |
| ▲ | DENOTES | EXISTING SPOT ELEVATION |
| ▲ | DENOTES | PROPOSED SPOT ELEVATION |
| ○ | DENOTES | PROPOSED RAINWATER DOWNSPOUT |
| ○ | DENOTES | AREA DRAIN |
| ○ | DENOTES | CONIFEROUS TREE WITH TRUNK DIAMETER |
| ○ | DENOTES | DECIDUOUS TREE WITH TRUNK DIAMETER |
| ○ | DENOTES | TREE TO BE REMOVED |
| ○ | DENOTES | REPLACEMENT TREE |
| ○ | DENOTES | TREE PROTECTION ZONE |
| ○ | DENOTES | DIRECTION AND GRADIENT OF DRAINAGE |
| ○ | DENOTES | DIRECTION OF SWALE |



LEGAL DESCRIPTION:

**LOT 8
REGISTERED PLAN 948 AND
PART OF LOT 9 CONCESSION 4,
SOUTH OF DUNDAS STREET
(ORIGINALLY IN TOWNSHIP OF TRAFALGAR)
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON**

SCALE 1 : 200



SITE STATISTIC CHART			
PROJECT ADDRESS:	1118 LAKESHORE ROAD E		
MUNICIPALITY:	OAKVILLE, ON		
DESIGNATED ZONE:	RL-1.0	BY LAW #	NEW BY LAW 254.04
CREDIT VALLEY CONSERVATION:			
HERITAGE:	NO		
HALTON CONSERVATION:	YES		
LOT AREA			
	AREA (S.F.)	AREA (S.M.)	PERCENTAGE
	2973.77	2762.38	
LOT COVERAGE			
MAXIMUM ALLOWABLE	7433.44	690.59	25.00%
PROPOSED BUILDING LOT COVERAGE	6970.44	647.67	23.44%
MAN HOUSE AND GARAGE			
ADDITIONAL LOT COVERAGE FOR LARGE 36" (0.91 m) EAVES OVERHANGS			
	363.55	33.77	1.22%
EXISTING COVERED PORCH	236.60	21.98	0.80%
PROPOSED BREEZEWAY	236.60	21.98	0.80%
PROPOSED COVERED WALKWAY	491.69	45.68	1.55%
PROPOSED COVERED AREA 1	22.15	2.06	0.07%
COVERED PORCH #1	699.85	61.87	2.34%
PROPOSED POOL HOUSE	497.20	46.20	1.67%
TOTAL PROPOSED LOT COVERAGE	7333.99	681.35	31.79%
GROSS FLOOR AREA			
MAXIMUM ALLOWABLE	8622.79	801.08	29.00%
EXISTING MAIN FLOOR	2435.32	228.25	
EXISTING MAIN FLOOR TO DEMOLISH	46.34	4.31	
EXISTING SECOND FLOOR	2603.83	271.35	INCLUDES GARAGE, APARTMENT
EXISTING SECOND FLOOR TO DEMOLISH	412.18	38.29	
PROPOSED MAIN FLOOR PLAN	2969.16	272.49	
PROPOSED SECOND FLOOR	362.44	33.67	
EXISTING POOL HOUSE TO DEMOLISH	340.89	32.13	
TOTAL GFA DEDUCTIONS AND ADDITIONS			
	8218.93	765.56	27.94%
BUILDING HEIGHT FROM ESTABLISHED GRADE			
MAXIMUM BUILDING HEIGHT	9.00	29.53	
PROPOSED BUILDING HEIGHT - MAIN HOUSE	9.00	29.53	
PROPOSED BUILDING HEIGHT - POOL HOUSE	4.00	14.76	MATCHED WITH EXISTING
PROPOSED BUILDING HEIGHT - SKYLIGHT	4.91	16.11	TO PARAPET
BUILDING HEIGHT FROM FINISHED GRADE - POOL HOUSE ONLY			
MAXIMUM BUILDING HEIGHT	4.00	13.12	
PROPOSED BUILDING HEIGHT - PARAPET	4.42	14.50	
PROPOSED BUILDING HEIGHT - SKYLIGHT	4.83	15.85	
DWELLING DEPTH			
MAXIMUM ALLOWABLE (2-STORY)	20.00	69.62	
MAXIMUM ALLOWABLE (1-STORY)	20.00	75.46	
EXISTING DWELLING DEPTH	20.00	69.68	
PROPOSED DWELLING DEPTH	42.52	130.00	
REQUIRED SETBACKS			
FRONT	20.76	68.11	
REAR	13.50	34.45	
INTERIOR SIDE 1	4.00	13.78	
INTERIOR SIDE 2	4.00	13.78	
POOL HOUSE SIDE AND REAR	2.00	6.56	
POOL HOUSE SEPARATION TO DWELLING	2.00	6.56	
PROVIDED SETBACKS TO BUILDING			
FRONT	21.76	71.39	
REAR	23.23	78.21	
LEFT SIDE	1.71	5.61	
RIGHT SIDE	1.71	5.61	
PROVIDED SETBACKS TO EAVES DEDUCTION OF 12" (0.3 m) FOR THE LARGE 36" (0.91 m) EAVES OVERHANGS (REAR / LEFT / RIGHT)			
FRONT	21.76	71.39	
REAR	23.23	78.21	
LEFT SIDE	2.47	8.10	
RIGHT SIDE	1.71	5.61	
PROVIDED SETBACKS TO DWELLING			
MINIMUM SEPARATION TO DWELLING	3.92	12.53	
FRONT	12.18	39.00	
REAR	20.31	69.63	
LEFT SIDE	2.93	9.61	
RIGHT SIDE	2.93	9.61	

EROSION AND SILTATION NOTES

- ALL EROSION AND SEDIMENT CONTROLS ARE TO BE INSTALLED ACCORDING TO APPROVED PLANS PRIOR TO COMMENCEMENT OF ANY EARTH MOVING WORK ON THE SITE AND SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS ARE STABILIZED WITH THE INTENDED FINAL GROUND COVER.
- EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED BY THE BUILDER/DEVELOPER:
 - BEFORE AND AFTER ANY PREDICTED RAINFALL EVENT
 - FOLLOWING AN UNPREDICTED RAINFALL EVENT
 - DAILY, DURING EXTENDED DURATION RAINFALL EVENTS
 - AFTER SIGNIFICANT SNOW MELT EVENTS
- EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED IN PROPER WORKING ORDER AT ALL TIMES. DAMAGED OR CLOGGED DEVICES SHALL BE REPAIRED WITHIN 48 HOURS.
- 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 40micron IN SIZE. THE CAPTURED SEDIMENT SHALL BE DISPOSED OF PROPERLY PER MOCCO GUIDELINES. THE CLEAN EXPELLED WATER SHALL BE FREELY RELEASED TO A SUITABLE RECEIVER IN A MANNER THAT DOES NOT CREATE DOWNSTREAM ISSUES INCLUDING BUT NOT LIMITED TO: EROSION, FLOODING, NUISANCE OR OTHERWISE, INTERFERENCE ISSUES, ETC.
- EXISTING STORM SEWERS AND DRAINAGE DITCHES ADJACENT TO THE WORKS SHALL BE PROTECTED AT ALL TIMES FROM THE ENTRY OF SEDIMENT/SILT 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 DEVICES MUST BE INSTALLED TO TRAP AND CONTAIN SEDIMENT. THESE SILTATION CONTROL DEVICES SHALL BE INSPECTED AND MAINTAINED PER ITEMS 2 AND 3 ABOVE.
- IN THE EVENT OF A SPILL (RELEASE OF DELETERIOUS MATERIAL) ON OR EMANATING FROM THE SITE, THE OWNER OR OWNERS AGENT SHALL IMMEDIATELY NOTIFY THE MOCCO AND FOLLOW ANY PRESCRIBED CLEAN UP PROCEDURE. THE OWNER OR OWNERS AGENT WILL ADDITIONALLY IMMEDIATELY NOTIFY THE TOWN.

METRIC

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

CONST NORTH

Ministry of Municipal Affairs and Housing

QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATION AND MEETS THE REQUIREMENTS SET OUT IN THE CITY BUILDING CODE TO BE A DESIGNER. REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 'C' SECTION 2.1 OF THE O.A.C.

STEVEN HAMELIN 31977
FIRM NAME HAMELIN ARCH INC 43835

DESIGNER NOTES

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY.

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A3.0	PROPOSED SECOND FLOOR PLAN
A4.0	PROPOSED POOL HOUSE
A5.0	PROPOSED FRONT AND REAR ELEVATIONS
A6.0	PROPOSED LEFT AND COURTYARD SIDE ELEVATIONS

05	NOV 25, 2021	ISSUED FOR CLIENT REVIEW	SH
04	JUL 09, 2021	ISSUED FOR CLIENT REVIEW	SH
03	MAY 31, 2021	ISSUED FOR CLIENT REVIEW	SH
02	MAY 18, 2021	ISSUED FOR CLIENT REVIEW	SH
01	APR 12, 2021	ISSUED FOR CLIENT REVIEW	SH
ND	DATE	ISSUES/REVISIONS	BY
DRAWING ISSUES/REVISIONS			

CERTIFICATION FOR PROPOSED GRADING

I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF AN ADDITION LOCATED AT 1118 LAKESHORE ROAD EAST AND HAVE PREPARED THIS PLAN TO INDICATE THE COMPATIBILITY OF THE PROPOSAL TO EXISTING ADJACENT PROPERTIES AND MUNICIPAL SERVICES. IT IS MY BELIEF THAT ADHERENCE TO THE PROPOSED GRADING AS SHOWN WILL PROVIDE ADEQUATE DRAINAGE AND NO DETRIMENTAL EFFECT TO EXISTING DRAINAGE PATTERNS OR ADJACENT PROPERTIES.

DATE: MARCH 21, 2022

COMPANY NAME

STEVE HAMELIN
design studio

COMPANY INFO

60 HURONTARIO STREET, COLLINGWOOD, ON L9Y 2L7
TEL: 705-293-1532 EMAIL: steve@stevehamelin.com
www.stevhamelin.com

PROJECT NAME

FLETCHER / ASCIAK
CUSTOM RENOVATION

ADDRESS

1118 LAKESHORE ROAD EAST

CITY

OAKVILLE

POSTAL CODE

L6J 1L2

DRAWING TITLE

COVER PAGE,
SITE PLAN & SITE
STATISTICS

CLIENT

FLETCHER / ASCIAK

PROJECT NO.

(2021-11)

SCALE

1:200

DESIGN BY

HAMELIN
ARCH INC

DATE

NOV 2021

DRAWN BY

HAMELIN
ARCH INC

DWG NO.

A0.0

APPROVED BY

HAMELIN
ARCH INC



CONST NORTH

Ministry of Municipal Affairs and Housing

QUALIFICATION INFORMATION

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STEVEN HAMELIN 31977
FIRM NAME: HAMELIN ARCH INC 45935

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DRAWING ISSUES/REVISIONS

ENGINEERS SEAL

COMPANY NAME:

STEVE HAMELIN
design studio

COMPANY INFO:

60 HURONTARIO STREET, COLLINGWOOD, ON L9Y 2L7
TEL: 705-293-1532 EMAIL: steve@stevehamelin.com
www.stevehamelin.com

PROJECT NAME:

FLETCHER / ASCIAK
CUSTOM RENOVATION

ADDRESS:

1118 LAKESHORE ROAD EAST

CITY:

OAKVILLE

POSTAL CODE:

L6J 1L2

DRAWINGS NAME:

PROPOSED FRONT AND
LEFT ELEVATIONS

CLIENT:

FLETCHER / ASCIAK

PROJECT NO:

(2021-11)

SCALE:

3/16" = 1'-0"

DESIGN BY:

HAMELIN
ARCH INC

DATE:

MAR 2022

DRAWN BY:

HAMELIN
ARCH INC

DWG NO:

A2.1

APPROVED BY:

HAMELIN
ARCH INC



CONST NORTH

Ministry of Municipal Affairs and Housing

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STEVEN HAMELIN

31977

FIRM NAME: HAMELIN ARCH INC 45935

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DRAWING ISSUES/REVISIONS

ENGINEER'S SEAL

STEVE HAMELIN
design studio

COMPANY INFO:

60 HURONTARIO STREET, COLLINGWOOD, ON L9Y 2L7
TEL: 705-293-1532 EMAIL: steve@stevehamelin.com
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PROJECT NAME:

FLETCHER / ASCIAK
CUSTOM RENOVATION

ADDRESS:

1118 LAKESHORE ROAD EAST

CITY:

OAKVILLE

POSTAL CODE:

L6J 1L2

DRAWINGS NAME:

PROPOSED REAR AND
COURTYARD SIDE
ELEVATIONS

CLIENT:

FLETCHER / ASCIAK

PROJECT NO:

(2021-11)

SCALE:

3/16" = 1'-0"

DESIGN BY:

HAMELIN
ARCH INC

DATE:

MAR 2022

DRAWN BY:

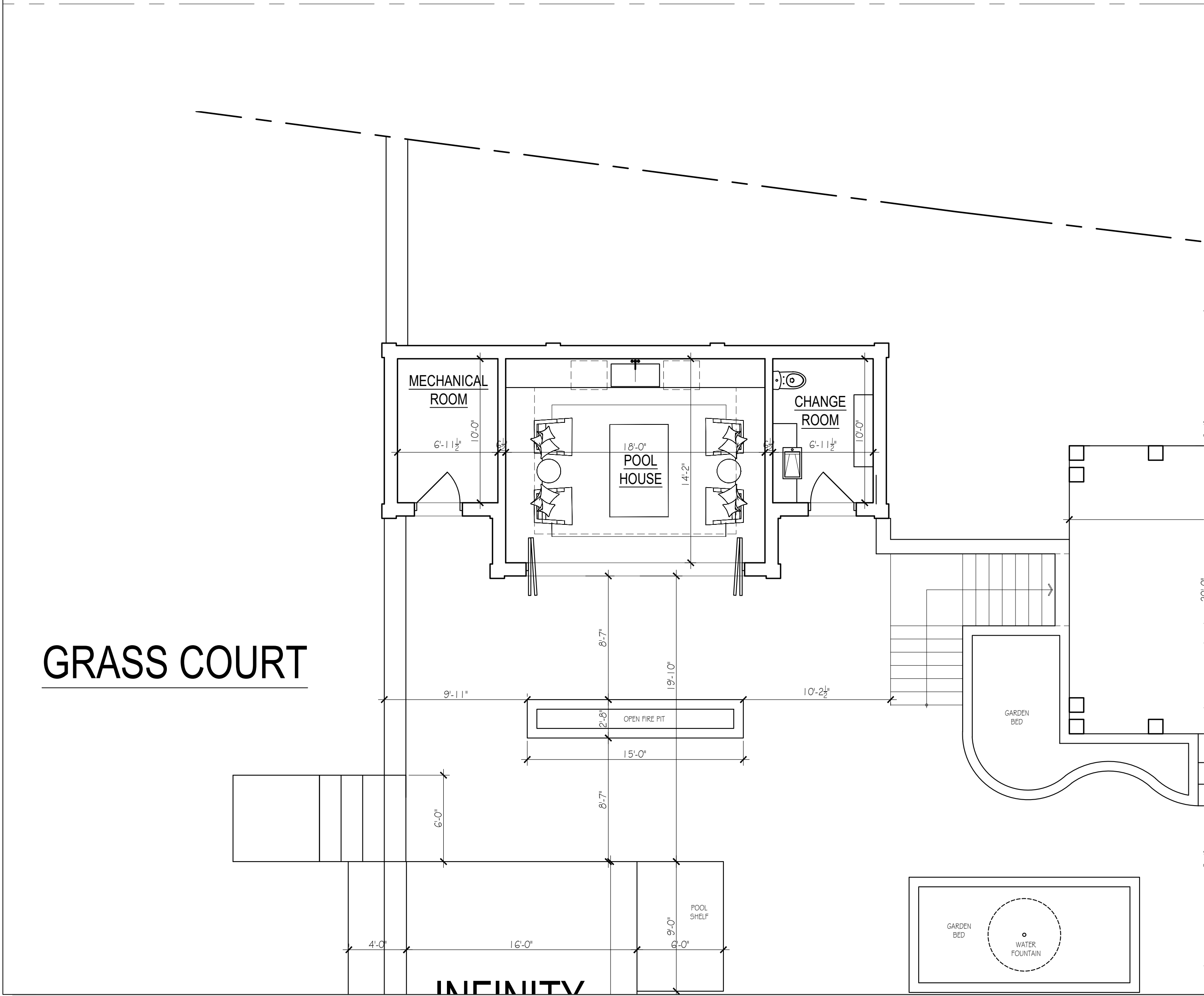
HAMELIN
ARCH INC

DWG NO:

A2.2

APPROVED BY:

HAMELIN
ARCH INC



CONST NORTH

Ministry of Municipal Affairs and Housing

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STEVEN HAMELIN

31977

FIRM NAME: HAMELIN ARCH INC 45503

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DRAWING ISSUES/REVISIONS

ENGINEER'S SEAL

COMPANY NAME:

COMPANY INFO:

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TEL: 705-293-1532 EMAIL: steve@stevhamelin.com
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PROJECT NAME:

FLETCHER / ASCIAK
CUSTOM RENOVATION

ADDRESS:

1118 LAKESHORE ROAD EAST

CITY:

OAKVILLE

POSTAL CODE:

L6J 1L2

DRAWING NAME:

PROPOSED RIGHT
ELEVATION AND POOL
HOUSE

CLIENT:

FLETCHER / ASCIAK

PROJECT NO:

(2021-11)

SCALE:

3/16" = 1'-0"

DESIGN BY:

HAMELIN
ARCH INC

DATE:

MAR 2022

DRAWN BY:

HAMELIN
ARCH INC

DWG NO.:

A2.3

APPROVED BY:

HAMELIN
ARCH INC

PLANNING JUSTIFICATION REPORT

PROPOSED MINOR VARIANCE APPLICATION

Dona Asciak and Larry Fletcher
1118 Lakeshore Road East
Town of Oakville

March 2022
GSAI File # 1444-001

**Planning Justification Report
Proposed Minor Variance Application
1118 Lakeshore Road East
Town of Oakville**

1.0 INTRODUCTION

Glen Schnarr & Associates Inc. has been retained by Dona Asciak and Larry Fletcher to assist with the submission of a minor variance application required to permit the redevelopment of the lands municipally known as 1118 Lakeshore Road East ('Subject Property') in the Town of Oakville. Our client is seeking the approval of a number of minor variances which will facilitate a rear yard addition to the existing residential dwelling. The application also seeks the approval of variances related to the construction of a new pool cabana located in the rear yard.

This Planning Justification Report is prepared in support of an application for a Minor Variance submitted under Section 45(1) of the Planning Act. The purpose of this report is to outline the nature of the proposed application and to provide an evaluation and independent professional planning opinion on the proposed variances. In addition, the report will provide a framework for which the proposed development has been evaluated in the context of the policies of the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the Region of Halton Official Plan (ROP), the Livable Oakville Official Plan (OP) as well as the Town of Oakville Zoning By-law 2014-014.

This report will provide a planning opinion in support of the proposed minor variances which are required to facilitate the proposed residential addition.

2.0 CONTEXT ANALYSIS

The following provides a summary of the physical context of the Subject Property within the surrounding neighbourhood as well as a general summary of the character of the surrounding neighbourhood.

2.1 Site Description

The Subject Property is known municipally as 1118 Lakeshore Road East and is legally described as Part of Lot 8, Plan 948 and Part of Lot 9, Concession 4, South of Dundas Street. The Subject Property is located on the south side of Lakeshore Road East, west of Burgundy Drive and east of Brentwood Road.

The Subject Property is irregular in shape and is of a roughly L-shaped configuration with the widest portion located at the frontage along Lakeshore Road East. The lot frontage along Lakeshore Road East measures 33.91 m and the lot depth measures 87.7 m when measured along the easterly lot line. The lot area is 2,762.3 m². The dwelling located on the Subject Property is setback approximately 22 m from the front lot line and approximately 32 m from the travelled

portion of Lakeshore Road East. The Subject Property is approximately 260 m north of Lake Ontario. The Subject Property is designated under Section 29 Part IV of the Ontario Heritage Act (OHA) as a property of historical, architectural, and contextual value and interest through Town of Oakville By-Law 1993-23.

The Subject Property has been developed with a two storey single detached dwelling. The original dwelling is understood to have been developed in, or around, 1866, with several additions to the main dwelling occurring following the original construction. The main addition of importance is the 1910 sunroom addition on the east side of the dwelling. Adjacent to the dwelling, on the west side, a detached garage with coach house above was constructed in 2004. The garage is connected to the dwelling by a breezeway. The rear yard of the Subject Property has been developed with a pool and pool house. Additionally, a below grade bunker located on the westerly side of the pool and contains the pool equipment. The pool and adjacent landscaped area are elevated above grade in a paved patio area surrounding the pool. The paved patio is accessed from the dwelling by way of a terraced patio adjacent to the rear door of the dwelling. At the rear of the paved patio, the patio steps down to a manicured lawn.

A winding driveway, with hammerhead, provides vehicular access from the Town's right of way to the existing three car garage. The existing garage is designed with 3 bays, each with individual overhead doors. The coach house above the garage is accessed from the rear of the structure via a set of covered exterior stairs. The garage is setback approximately 45 m from the edge of the traveled portion of Lakeshore Road East and approximately 35 m from the property line. Additionally, the garage is recessed back from the main façade of the dwelling providing a setback approximately 15 m from the main façade.

There are a number of large stature mature trees that are located in the front yard and along the property boundary within the front yard. A manicured lawn with numerous planting beds is located within the front yard between the dwelling and the property line. There are no tree removals that are proposed within the front yard and there are no significant changes proposed to the current landscaping.

Within the rear yard there are a number of large stature mature trees that are located predominantly along the periphery of the rear yard. There are a number of trees located in the rear yard which are proposed to be removed due the proposed development. Along the westerly side of the rear yard, a number of coniferous trees are required to be removed as a result of the removal of the underground bunker which contains the pool equipment. Given the proximity of these trees, located on top of the bunker, the demolition of the bunker is not possible without the removal of these trees. None of the trees proposed to be removed along the westerly side of the rear yard are boundary trees and the existing hedgerow along the property line is being maintained. Additional tree removals are required along the easterly side of the rear yard to accommodate the proposed residential addition. Of these tree removals, one tree is a boundary tree with the neighbouring property to the east, that being 1124 Lakeshore Road East. The neighbouring property owners to the east has been consulted as part of the development process for the Subject Property and they have provided their written consent for the removal of the boundary tree as well as the proposed development.

In addition to the trees located on the Subject Property, there are a number of large stature trees that are located on the adjacent parcels which assist in providing a landscaped screen of the rear yard of the Subject Property. Trees on the adjacent parcels are not proposed to be removed or damaged as a result of the residential addition.

2.2 Adjacent Land Uses

The area surrounding the Subject Property is a well-established, stable residential Neighbourhood predominantly characterized by large 1 and 2-storey detached dwellings. The neighbourhood can be described as having a diverse character as there is a range of dwelling designs and sizes. It also contains various older, single storey and 2-storey detached dwellings as well as newer 2-storey detached dwellings. Generally speaking, the area surrounding the Subject Property is one of the areas of Town that have the largest residential lots with the greatest lot frontages. The existing development pattern and the special attributes of the large lots and related homes is recognized at an Official Plan level through the Residential Low Density Lands (RL1 / RL1-0 Zones) Special Policy Area overlay.

The property immediately abutting the rear (southerly) property line for the Subject Property is 1150 Lakeshore Road East which has national acclaim as the location of Chelster Hall. The dwelling on this property is approximately 3,800 m² (40,000 ft²) in gross floor area. This dwelling is one of the largest single detached dwellings in the Town of Oakville. The dwelling and associated accessory structures required a number of variances in order to be developed. Some of these variances are similar to what is being sought under this application. These variances were supported by Town staff and approved by the Committee of Adjustment. The entire periphery of this property is well screened with mature trees and shrubbery. The tennis court for this dwelling is located immediately adjacent to the rear yard of the Subject Property.

On the north side of Lakeshore Road East and across from the Subject Property, is 1097 and 1111 Lakeshore Road East. The dwelling located on this property is 1,366 m² (14,704 ft²) in gross floor area. This dwelling is also one of the largest single detached dwellings in the Town of Oakville. The dwelling and associated accessory structures also required a number of variances in order to be developed. Some of the variances are similar to what is being sought under this application. These variances were supported by Town staff and approved by the Committee of Adjustment.

The dwelling immediately adjacent to the west, located at 91 Brentwood Road, is a corner lot and the dwelling is oriented so that it fronts onto Brentwood Road. The dwelling is a one storey, single detached dwelling and is approximately 256 m² (2,755 ft²) in gross floor area. The siting of the dwelling results in a rear to side yard relationship to the Subject Property. The mutual property line between the Subject Property and 91 Brentwood is screened with numerous large stature coniferous trees as well as low lying shrubs, most of which are located on the adjacent property (91 Brentwood).

The dwelling immediately adjacent to the east, located at 1124 Lakeshore Road East, is a two storey single detached dwelling. The dwelling is approximately 425 m² (4,560 ft²) in gross floor area. The dwelling is setback approximately 50 m from the traveled portion of Lakeshore Road East and approximately 35 m from the front property line. The siting of the dwelling on this

property locates the dwelling almost entirely behind the main part of the dwelling located on the Subject Property. There is extensive vegetation that is located along the mutual property line with a number of shrubs and trees being located on both side of the mutual property line. Both properties are well screened with vegetation.

3.0 PROPOSED DEVELOPMENT

The proposed Minor Variance application seeks the approval of variances which are intended to facilitate a residential addition to the rear of the existing dwelling located on the Subject Property. Additionally, the application seeks the approval of variances associated with the forward extension and enlargement of the existing 3 car garage to facilitate the storage of classic collector cars.

The proposal seeks to retain the front, L-shaped farmhouse which was built in 1866 as well as the easterly sunroom addition which was built in 1910. There is little to no change occurring to these two areas of the dwelling except for repair and maintenance. The existing garage is proposed to be enlarged by extending it forward toward the front lot line to allow for additional storage space in the rear of the garage. The additional storage space is required for the owners classic car collection. The garage will maintain the appearance of a three car garage albeit slightly closer to the front lot line and remaining setback from the main dwelling facade. The new garage will continue to present as the same scale as the existing garage.

The house will be connected to the garage through an enclosed breezeway which is set back from the garage. Stone cladding is proposed for the breezeway in order to differentiate it from the stucco used for the main portion of the dwelling.

In the rear yard, two new single storey wings are proposed as additions to the existing two storey dwelling. These new wings are oriented perpendicular to the rear face of the existing structure, thereby creating an internal courtyard for the dwelling. The new wings are sited parallel to the side lot lines and maintain the existing side yard setback to the existing building. The easterly wing contains a new primary bedroom, primary ensuite and walk in closet as well as a sunroom and laundry. The westerly wing is an open air, covered patio providing private amenity space adjacent to the rear courtyard and the proposed pool. Between the two wings and within the dwelling, a new kitchen, great room and bar area are proposed to be added to the dwelling.

The proposed residential addition will require the approval of the following variances in order to be implemented:

1. To permit a maximum dwelling depth of 42.52 metres whereas the Zoning By-law permits a maximum dwelling depth of 20.0 metres in the RL1-0 Zones;
2. To permit a maximum lot coverage of 31.79% whereas the Zoning By-law permits a maximum lot coverage of 25% in the RL1-0 Zones;
3. To permit a minimum easterly side yard setback of 2.70 metres whereas the Zoning By-law requires a minimum side yard setback of 4.2 metres;
4. To permit a minimum westerly side yard setback of 1.71 metres whereas the Zoning By-law requires a minimum side yard setback of 4.2 metres;

5. To permit a maximum garage floor area of 149.7 m² whereas the Zoning By-law permits a maximum garage floor area of 56 m² in the RL1-0 Zones;
6. To permit a maximum building height of 9.2 metres for the proposed addition whereas the Zoning By-law permits a maximum building height of the 9.0 metres;
7. To permit a maximum height for an accessory structure (pool house) of 5.11 metres (measured from established grade to top of skylight) whereas the Zoning By-law permits a maximum height for accessory structures of 4.0 metres;
8. To permit a maximum driveway width of 11.03 metres whereas the Zoning By-law permits a maximum driveway width of 9.0 metres.

A full analysis of the proposed variances is provided in the later sections of this report.

4.0 POLICY FRAMEWORK

4.1 The Planning Act

Section 2 of The Planning Act requires decision makers, in carrying out their responsibilities under the Planning Act, to have regard to, among other matters, matters of Provincial interest. The following matters of Provincial interest are relevant to the evaluation of the proposed development:

- “(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*
- (s) the mitigation of greenhouse gas emissions and adaptation to a changing climate.”*

With respect to Section 2.d) (the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest), the proposed development has been reviewed through the preparation of a Heritage Impact Assessment prepared by LHC Heritage Planning and Archaeology, dated March 2022, and submitted in support of the Minor Variance application. I have relied on the findings and recommendations of the LHC report in determining whether the proposed redevelopment has regard to Section 2.d. of the Planning Act. This report concludes that the proposed redevelopment is consistent with applicable heritage planning legislation and policy and that potential adverse impacts can be mitigated through project planning and implementation.

With respect to Section 2.s) (the mitigation of greenhouse gas emissions and adaptation to a changing climate), the approval of the Minor Variance application would result in the redevelopment of an addition to the existing dwelling that will be required to comply the Energy Efficiency Design requirements of the Ontario Building Code (OBC). Meeting such requirements will assist in reducing the impact of climate change through the introduction of buildings which are required to function more efficiently than older building stock. Increased energy efficiency of buildings assists in mitigating greenhouse gas emissions and adapting to the impacts of climate change.

Based on my review of Section 2 a) through s) of the Planning Act conducted for the preparation of this report, the approval of the proposed redevelopment will not conflict with the above-mentioned matters of Provincial interest as identified in this section of the Planning Act. On this

basis, it is my opinion that the proposed Applications have regard for matters of Provincial interest as required by Section 2 of the Planning Act.

4.2 The Provincial Policy Statement 2020

The Provincial Policy Statement 2020 (PPS) provides policy direction on matters of Provincial interest related to land use planning and development. Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act. With respect to matters relating to Cultural Heritage, the Province deems cultural heritage and archaeological resources to provide important environmental, economic, and social benefits. The PPS directly addresses cultural heritage in Section 1.7.1e and Section 2.6.

Section 1.7 of the PPS provides Provincial direction on the long-term economic prosperity of the province. Section 1.7.1.e) of the PPS states that long-term economic prosperity should be supported by:

- e) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.*

In this regard, I note that the proposed minor variance application seeks to conserve the existing dwelling located on the Subject Property in situ thereby meeting the Provincial directive provided in Section 1.7 of the PPS. Additionally, I note that the proposed redevelopment has been reviewed through the preparation of a Heritage Impact Assessment prepared by LHC Heritage Planning and Archaeology, dated March 2022, and submitted in support of the Minor Variance application. I have relied on the findings and recommendations of the LHC report in determining whether the proposed redevelopment is consistent with Section 1.7 of the PPS.

Section 2.6 of the PPS provides Provincial direction on matters relating to Cultural Heritage and Archaeology. Section 2.6.1 of the PPS states that significant built heritage resources and significant cultural heritage landscapes shall be conserved. The proposed redevelopment has been evaluated through a Heritage Impact Assessment prepared by LHC Heritage Planning and Archaeology, dated March 2022, and submitted in support of the Application. This report concludes that the proposed redevelopment conserves the Subject Property’s identified cultural heritage value. I rely on the opinions to be provided by LHC Heritage Planning and Archaeology in this regard.

Based on the review conducted for this report, it is my opinion that the proposed minor variance application is consistent with the policies in the PPS.

4.3 Growth Plan for the Greater Golden Horseshoe (2020 Office Consolidation)

The Growth Plan for the Greater Golden Horseshoe, 2020 (the “Growth Plan”) is a long-term plan intended to manage growth through building complete communities, curbing sprawl and protecting the natural environment. The Growth Plan builds upon the initial Growth Plan (2017) and responds to the key challenges that the region will face over the coming decades, with enhanced policy

directions. The guiding principles of the Growth Plan include building complete communities that are vibrant and compact, and utilizing existing and planned infrastructure to support efficient growth within communities.

Section 1.2.1 of the Growth Plan notes that its policies are based on key principles such as:

Conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Métis communities.

In this regard, the proposed redevelopment of the Subject Property will allow for the conservation of one of the Town's designated cultural heritage resources.

Section 4.1 of the Growth Plan states that *"the GGH contains a broad array of important hydrologic and natural heritage features and areas, a vibrant and diverse agricultural land base, irreplaceable cultural heritage resources, and valuable renewable and non-renewable resources."* This section of the Growth plan goes on to state that *"these valuable assets must be wisely protected and managed as part of planning for future growth."*

With respect to Cultural Heritage Resources, Section 4.1 of the Growth Plan states that:

"The GGH also contains important cultural heritage resources that contribute to a sense of identity, support a vibrant tourism industry, and attract investment based on cultural amenities. Accommodating growth can put pressure on these resources through development and site alteration. It is necessary to plan in a way that protects and maximizes the benefits of these resources that make our communities unique and attractive places to live."

Section 4.2.7 of the Growth Plan provides further policy direction on matters relating to Cultural Heritage Resources and states that:

- "1. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas;*
- 2. Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources; and,*
- 3. Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision-making."*

The proposed redevelopment will conserve the existing cultural heritage resource in situ while allowing for a residential addition to the rear of the existing dwelling. The proposed residential addition has been evaluated in the context of a Heritage Impact Assessment and this report concludes that the proposed redevelopment conserves the Subject Property's identified cultural heritage value.

Based on the above analysis, and relying on the findings and recommendations contained in the Heritage Impact Assessment prepared by LHC Heritage Planning and Archaeology, dated March 2022, it is my opinion that the proposed minor variance application conforms to the policy directions provided in the Growth Plan

4.6 Region of Halton Official Plan (Office Consolidation June 2018)

The Halton Region Official Plan (Office Consolidation June 19, 2018) (the “ROP”) was the result of the last Official Plan Review (ROPA 38), which the OMB modified, approved and concluded in 2017 (with the exceptions of certain site-specific appeals). The current ROP reflects the policies currently in force. The ROP outlines the policies, strategies and long-term vision for the Region’s physical form and community. The ROP reflects Halton Region’s aspirations for the character of the landscape and the quality of life to be developed. Building on this framework, the ROP illustrates a regional land use structure and allocates growth to the four local municipalities.

The Subject Property is designated ‘Urban Area’ with Regional Phasing to 2021 as shown on Map 1 of the ROP. The ROP designation is illustrated on *Figure 2 -Region of Halton Official Plan Schedule 1 – Regional Structure* included as Appendix 2 to this Report.

Section 165 of the ROP establishes the goal to protect the material, cultural and built heritage of Halton for present and future generations.

Section 167 (3) of the ROP states that it is policy of the Region to:

- (3) *Require that development proposals on adjacent lands to protected Cultural Heritage Resources:*
 - a) *study and consider the preservation, relocation and/or adaptive re-use of historic buildings and structures based on both social and economic costs and benefits;*
 - b) *incorporate in any reconstruction or alterations, design features that are in harmony with the area's character and existing buildings in mass, height, setback and architectural details; and*
 - c) *express the Cultural Heritage Resources in some way, including: display of building fragments, marking the traces of former locations, exhibiting descriptions of former uses, and reflecting the former architecture and uses.*

In this regard, I note that the existing dwelling is being retained in situ with the new residential addition being accommodated predominantly in the rear yard of the dwelling, the policy objective in Section 167 (3) is being met.

Based on a review and analysis of the relevant ROP policies, and relying on the findings and recommendations contained in the Heritage Impact Assessment prepared by LHC Heritage Planning and Archaeology, dated March 2022, it is my opinion that the proposed minor variance application conforms to the policy directions and objectives of the Region of Halton.

4.7 Town of Oakville Livable Oakville Official Plan

The Subject Property is designated “Low Density Residential” as shown on *Schedule G – South East Land Use* of the Livable Oakville Official Plan. The Low Density Residential designation permits a variety of low density housing types including single detached, semi-detached, and duplex dwellings (Section 11.2.1). A density of up to 29 dwelling units per site hectare may be permitted in areas designated Low Density Residential. Notwithstanding the maximum permitted density, the density in the area is restricted by way of the RL1-0 Special Policy Area which is applicable to the Subject Property.

The Subject Lands are also subject to a Special Policy Area overlay which is applicable to the Residential Low Density Lands which are located within the RL1 / RL1-0 Zones. The Special Policy Area is intended to protect the unique character of those areas of the Town that are zoned RL1 /RL1-0. Such characteristics as described as large lots and related homes located within the area. Within the Special Policy Area, intensification is to be limited to development which maintains the integrity of the large lots and densities are not to exceed 10 units per site hectare.

Section 5 of the OP contains policies relevant to Cultural Heritage. The policies note that *“conservation of cultural heritage resources forms an integral part of the Town’s planning and decision making. Oakville’s cultural heritage resources shall be identified and conserved so that they may be experienced and appreciated by existing and future generations, and enhance the Town’s sense of history, sense of community, identity, sustainability, economic health and quality of life.”*

With respect to Heritage Conservation, Section 5.3.1 of the OP states that the *“Town shall encourage the conservation of cultural heritage resources identified on the register and their integration into new development proposals through the approval process and other appropriate mechanisms.”*

In this regard, I note that the proposed redevelopment will both conserve a cultural heritage resource that has been identified by the Town as well as integrate that resource into a new development proposal and thereby ensuring the longevity of this resource.

Section 5.3.2 of the OP states that *“A cultural heritage resource should be evaluated to determine its cultural heritage values and heritage attributes prior to the preparation of a heritage impact assessment of a proposed development on the cultural heritage resource.”*

Section 5.3.5 of the OP states that *“The Town should require a heritage impact assessment where development or redevelopment is proposed:*

- a) on, adjacent to, or in the immediate vicinity of, an individually designated heritage property;*
- b) within, adjacent to, or in the immediate vicinity of, the boundaries of a Heritage Conservation District;*
- c) within, adjacent to, or in the immediate vicinity of, a cultural heritage landscape; or,*

d) on a property listed on the Oakville Register of Properties of Cultural Heritage Value or Interest.”

Section 5.3.6 of the OP states that *“The Town may impose, as a condition of any development approvals, the implementation of appropriate measures to ensure the conservation of any affected cultural heritage resources, and where appropriate, their integration into new development.”*

Section 5.3.7 of the OP states that *“Where the Town is considering a proposal to alter, remove, or demolish a cultural heritage resource that is protected or registered under the Ontario Heritage Act, or repeal a designating by-law under that Act, it shall ensure that it has before it any required heritage impact assessment or sufficient information to review and consider:*

- a) how the proposal affects the heritage attributes and the cultural heritage value and interest of the cultural heritage resource; and,*
- b) options that reduce, minimize or eliminate impacts to the cultural heritage resource.”*

With respect to the OP policies regarding cultural heritage matters, I note that the proposed redevelopment has been evaluated through a Heritage Impact Assessment prepared by LHC Heritage Planning and Archaeology, dated March 2022, and submitted in support of the Application. This report concludes that the proposed redevelopment conserves the Subject Property’s identified cultural heritage value. I rely on the opinions and findings provided by LHC Heritage Planning and Archaeology in this regard.

Section 11.1.9 of the OP establishes a set of evaluative criteria for development in stable residential communities. The proposed redevelopment is required to be evaluated in the context of the policies contained in Section 11.1.9. The following table provides commentary on how the proposed redevelopment is in accordance with Section 11.1.9 of the Livable Oakville Plan:

Table 1 – Evaluation of the Proposed Redevelopment under Section 11.1.9

<i>11.1.9 Development within all stable residential communities shall be evaluated using the following criteria to maintain and protect the existing neighbourhood character:</i>	
<i>a) The built form of development, including scale, height, massing, architectural character and materials, is to be compatible with the surrounding neighbourhood.</i>	<p>The proposed residential addition is compatible with the character of the surrounding neighbourhood. The proposed one storey addition has been designed so as to allow for a sensitive architectural design which respects the adjacent properties to the east and west through the provision of an articulated easterly façade, sloping roofline and materiality that is respectful of the existing cultural heritage resource.</p> <p>The garage addition maintains the setback for the existing garage and the roofline has been articulated with a new gable end so as to reduce the amount of massing in the side yard and adjacent to the rear yard of 91 Brentwood Road.</p>

<i>b) Development should be compatible with the setbacks, orientation, and separation distances within the surrounding neighbourhood.</i>	But for the proposed garage addition, the proposed residential addition is located entirely in the rear yard of the Subject Property. The proposed addition provides building setbacks that are similar to that of the existing dwelling along the easterly property
<i>c) Where a development represents a transition between different land use designations or housing forms, a gradation in building height shall be used to achieve a transition in height from adjacent development.</i>	The proposed redevelopment does not result in a change in land use or housing form. The existing building has a building height of 9.2 metres, the proposed residential addition maintains this building height within a single storey building with a sloped roof.
<i>d) Where applicable, the proposed lotting pattern of development shall be compatible with the predominant lotting pattern of the surrounding neighbourhood.</i>	There is no change to the lotting pattern proposed nor resulting from the approval of the minor variance application.
<i>e) Roads and/or municipal infrastructure shall be adequate to provide water and wastewater service, waste management services and fire protection.</i>	The proposed residential addition will use the existing services that are provided to the Subject Property. Although it is not anticipated, any required upgrades to the existing sanitary and water connections will be achieved through the Regional Servicing Permit process.
<i>f) Surface parking shall be minimized on the site</i>	The existing driveway is being maintained as is with the slight modification adjacent to the expanded garage.
<i>g) A proposal to extend the public street network should ensure appropriate connectivity, traffic circulation and extension of the street grid network designed for pedestrian and cyclist access.</i>	Not applicable
<i>h) Impacts on the adjacent properties shall be minimized in relation to grading, drainage, location of service areas, access and circulation, privacy, and microclimatic conditions such as shadowing.</i>	<p>The proposed residential addition is a single storey addition with a sloping roofline, it is not anticipated that shadow impact will occur as a result of this addition.</p> <p>The easterly façade, which is the area of the proposed residential additions that is closest to the adjacent property to the east, has been designed with the use of minimal low windows to prevent potential overlook situations. The majority of the large windows along the easterly façade are high windows which cannot be looked out of.</p> <p>Grading information has been provided on the site plan</p>

	and illustrates how stormwater management will be achieved internal to the site.
<i>j) Development should maintain access to amenities including neighbourhood commercial facilities, community facilities including schools, parks and community centres, and existing and/or future public transit services.</i>	Not applicable
<i>k) The transportation system should adequately accommodate anticipated traffic volumes.</i>	Not applicable
<i>l) Utilities shall be adequate to provide an appropriate level of service for new and existing residents.</i>	Not applicable

The evaluation criteria of 11.1.9 focuses on the compatibility of intensification and new development within the existing neighbourhood. In relation to compatibility in the existing neighbourhood, the proposed redevelopment incorporates various architectural features that maintain and respect the existing character including dwelling size, landscaping and natural buffers. The Livable Oakville Plan defines *Compatible* to mean the development or redevelopment of uses which may not necessarily be the same as, or similar to the existing development, but can coexist with the surrounding area without unacceptable adverse impact. Based on the analysis provided in the preceding table, it is my opinion that the proposed development when evaluated in the context of Section 11.1.9 of the Livable Oakville Plan will not present an unacceptable adverse impact to the surrounding Community.

Section 26.2 Residential Low Density Lands (RL1 / RL1-0 Zones) of the OP establishes policies applicable to the intensification of properties within areas of southeast Oakville. The intent of the policies is to ensure that intensification occurring within stable residential neighbourhoods maintains a density of 10 units per hectare and preserves the integrity of the large lots in the area. The policy states that:

“26.2.1 The Special Policy Area in Southeast, Central and Southwest Oakville that applies to the Low Density Residential designation is intended to protect the unique character of this area within the Town. Due to the special attributes of the large lots and related homes in this Special Policy Area, intensification shall be limited to development which maintains the integrity of the large lots. Densities in the Special Policy Area shall not exceed 10 units per site hectare notwithstanding the Low Density Residential designation.”

The Special Policy Area acknowledges that within the RL1-0 Special Policy Overlay area, the prevailing lotting pattern and built form is of larger residential lots and correspondingly larger homes than is found in other stable residential areas of the Town.

Based on the analysis conducted for this Report, it is my opinion that the proposed development, which would be implemented through the proposed minor variances, is in keeping with the intent of the relevant Official Plan policies and would allow for the continuance of the planning objectives of the Livable Oakville Official Plan.

4.8 Town of Oakville Zoning By-Law 2014-014

The Subject Property is regulated by the Town of Oakville Zoning By-law 2014-014 ('By-law 2014-014'), as amended, which zones the Subject Lands as 'Residential Low Density (RL1-0)'. Detached dwellings and associated accessory buildings and structures are permitted uses within the RL1-0 zone.

The proposed residential addition and pool house does not comply with a number of the zoning regulations and as such approval of a number of variances to the parent zoning provisions is required in order to implement the proposed additions.

5.0 PROPOSED MINOR VARIANCES

The proposed residential addition will require the approval of the following minor variances in order to be implemented:

1. To permit a maximum dwelling depth of 42.52 metres whereas the Zoning By-law permits a maximum dwelling depth of 20.0 metres in the RL1-0 Zones;
2. To permit a maximum lot coverage of 31.79% whereas the Zoning By-law permits a maximum lot coverage of 25% in the RL1-0 Zones;
3. To permit a minimum easterly side yard setback of 2.70 metres whereas the Zoning By-law requires a minimum side yard setback of 4.2 metres;
4. To permit a minimum westerly side yard setback of 1.71 metres whereas the Zoning By-law requires a minimum side yard setback of 4.2 metres;
5. To permit a maximum garage floor area of 149.7 m² whereas the Zoning By-law permits a maximum garage floor area of 56 m² in the RL1-0 Zones;
6. To permit a maximum building height of 9.2 metres for the proposed addition whereas the Zoning By-law permits a maximum building height of the 9.0 metres;
7. To permit a maximum height for an accessory structure (pool house) of 5.11 metres (measured from established grade to top of skylight) whereas the Zoning By-law permits a maximum height for accessory structures of 4.0 metres;
8. To permit a maximum driveway width of 11.03 metres whereas the Zoning By-law permits a maximum driveway width of 9.0 metres.

1. Dwelling Depth Variance

The application seeks to permit an increase in the maximum dwelling depth of 42.52 metres whereas the Zoning By-law permits a maximum dwelling depth of 20.0 metres in the RL1-0 Zones.

The maximum dwelling depth regulation is intended to control the scale and massing of dwellings. The provision is particularly important with two storeys structures as it prevents a two storey building wall from becoming overbearing to any adjacent properties and/or dwellings.

With the exception of a handful of site specific Special Provisions, the maximum dwelling depth provision applies only to those lots that are zoned as RL1-0. The provision was originally introduced to the former Zoning By-law 1894-063 in response to the construction of larger 'monster homes' which could be constructed on the larger lots and lot frontages located within the R1-0 (1984-063)/RL1-0 (2104-014) zones.

As previously described the Subject Property is irregular in shape and is roughly L-shaped in configuration with the widest portion located at the frontage along Lakeshore Road East. The widest point of the lot measures approximately 34 metres. Within the rear yard of the Subject Property, the lot width is reduced to approximately 27 metres. Given that the Subject Property is a designated cultural heritage resource, redevelopment of the widest portion and within the front yard of the lot is not feasible as it would detract from the heritage value of the Subject Property. As such the residential addition has been sited in the rear yard of the property and has been deliberately designed so that it is deep and narrow but maintained at a one storey height with a sloping roofline. Additionally, the dwelling depth along the easterly side of the dwelling has been designed to include several undulations within the building façade so as to provide relief in the building wall and thereby reduce the potential for the building wall to appear dominating to the adjacent residential property to the east.

When examined only from a quantitative perspective, the resultant increase in dwelling depth may be considered to be excessive by some. However, it is critical that the proposed variance be viewed holistically and from a qualitative perspective. When doing so, one concludes that the proposed variance achieves a delicate balance of conserving a designated cultural heritage resource and allowing for a reasonable residential addition to be constructed on the subject property so that it is complementary to the cultural heritage resource and is compatible with the surrounding development.

On the basis of the above analysis, it is my opinion that the proposed minor variance for an increased dwelling depth, is considered to be consistent with the purpose and intent of the Town of the OP and Zoning By-law. It is considered desirable for the appropriate development of the subject lands. The required relief of the zoning provision is considered to be minor in nature. It is my opinion that the Minor Variance meet the four tests as outlined in Section 45(1) of the Planning Act.

2. Lot Coverage Variance

The application seeks to permit a maximum lot coverage of 31.79% whereas the Zoning By-law permits a maximum lot coverage of 25% in the RL1-0 Zones. The variance will result in the approval of 187.56 m² (2,018 sq. ft.) of additional coverage area being achieved on the lot.

The intent of maximum lot coverage regulation is to ensure that an appropriately sized dwelling is constructed on a lot. Furthermore, the intent of the maximum lot coverage provision is to regulate

the overall scale and massing of a dwelling so as to ensure that the dwelling is in keeping with the character of the surrounding neighbourhood. The maximum lot coverage regulation works hand in hand with the zoning regulation for residential floor area to ensure that a reasonable building footprint can be established and that the overall mass within that footprint is further regulated by limiting the amount of floor area that can be accommodated.

I note that the proposed residential addition incorporates a number of covered porch areas, a breezeway, large eave overhangs (36 inches) and covered walkway. These design features have been included as part of the proposed residential addition as they are reoccurring architectural features within the surrounding community and they compliment the existing cultural heritage resource. As such, these design features are considered to be in keeping with the character of the neighbourhood. These design features account for 8.35 % of the total lot coverage. The existing residential dwelling and proposed residential addition account for 23.44 % of the lot coverage and are below the maximum lot coverage of 25%.

It is my opinion that the proposed residential addition has been designed in a manner which does not result in a dwelling which is of a scale that is out of character with the surrounding development. The mass of the dwelling is reduced by way of including a single storey residential addition with sloping rooflines so as to reduce its overall appearance.

On the basis of the above analysis, it is my opinion that the proposed minor variance for an increased lot coverage, is considered to be consistent with the purpose and intent of the Town of the OP and Zoning By-law. It is considered desirable for the appropriate development of the subject lands. The required relief of the zoning provision is considered to be minor in nature. It is my opinion that the Minor Variance meet the four tests as outlined in Section 45(1) of the Planning Act.

3. Reduce Easterly Side Yard

The application seeks to permit a minimum easterly side yard setback along the easterly property line of 2.70 metres whereas the Zoning By-law requires a minimum side yard setback of 4.2 metres.

The intent of the minimum side yard regulation is to ensure that a sufficient amount of space exists between the dwelling and the property line to ensure appropriate access into the rear yard. Additionally, the regulation is intended to ensure that an adequate degree of separation is provided between dwellings on adjacent parcels.

I note that the existing easterly façade of the dwelling is currently set back 2.69 metres from the easterly property line. I note that although this setback is provided to the heritage portion of the dwelling, this setback was legalized by way of a minor variance approved by the Town in August 2004 (CAV.A 130/2004).

With respect to the proposed residential addition, I note that the building is located at 2.79 metres at the closest point to the easterly property line and 4.04 metres at its most distant point. The easterly façade of this portion of the residential addition has been designed so as to include a

number of undulations to provide relief in the building wall. Additionally, the number of primary windows along this wall have been minimized so as to reduce the potential for overlook situations. The windows along the easterly wall have been designed to incorporate high windows to achieve the same goal of reducing the potential for creating an overlook situation. Based on the inclusion of these design considerations, an adequate degree of separation is considered to be provided from the proposed residential addition to the adjacent dwelling to the east.

I note that the proposed plans for the residential dwelling have been shared with the abutting property owner to the east. Included in the submission package is a letter from the neighbouring property owner noting no objection to the proposed residential addition.

On the basis of the above analysis, it is my opinion that the proposed minor variance for a decreased easterly side yard, is considered to be consistent with the purpose and intent of the Town of the OP and Zoning By-law. It is considered desirable for the appropriate development of the subject lands. The required relief of the zoning provision is considered to be minor in nature. It is my opinion that the Minor Variance meet the four tests as outlined in Section 45(1) of the Planning Act.

4. Reduce Westerly side yard setback

The application seeks to permit a minimum westerly side yard setback along the westerly property line of 1.71 metres whereas the Zoning By-law requires a minimum side yard setback of 4.2 metres.

The application seeks to extend the existing garage northward to allow for an addition of approximately 74 m². The proposed addition maintains the setback of the existing garage of 1.71 metres. The setback to the existing garage was authorized by way of a minor variance approved by the Town in August 2004 (CAV.A 130/2004). Given the approval of the previous variance, it is unclear if a further variance is required in order to permit the expanded garage with the same setback. In an abundance of caution, I have included a variance to permit the proposed garage addition with a setback of 1.71 metres which is consistent with that of the existing garage.

As previously mentioned, the intent of the minimum side yard regulation is to ensure that a sufficient amount of space exists between the dwelling and the property line to ensure appropriate access into the rear yard. Additionally, the regulation is intended to ensure that an adequate degree of separation is provided between dwellings on adjacent parcels.

The garage addition maintains the setback for the existing garage and the roofline has been articulated with a new gable end so as to reduce the amount of massing in the side yard and adjacent to the rear yard of 91 Brentwood Road. As previous described, the mutual property between these two dwellings is substantially screened with mature vegetation. As such, the additional garage floor area is not considered to present an undue impact to the neighbouring property to the west.

On the basis of the above analysis, it is my opinion that the proposed minor variance for a decreased westerly side yard, is considered to be consistent with the purpose and intent of the Town of the OP and Zoning By-law. It is considered desirable for the appropriate development of

the subject lands. The required relief of the zoning provision is considered to be minor in nature. It is my opinion that the Minor Variance meet the four tests as outlined in Section 45(1) of the Planning Act.

5. Maximum Garage Floor Area

The application seeks to permit a maximum garage floor area of 149.7 m² whereas the Zoning By-law permits a maximum garage floor area of 56 m² in the RL1-0 Zones.

The intent of the maximum garage floor area zoning regulation is to regulate the scale and massing of garages. Additionally, the regulation is intended to ensure that a reasonable amount of floor area is dedicated to parking vehicles while ensuring that the garage does not dominate the streetscape. Increases in garage floor area, beyond what is permitted in the Zoning By-law have a potential negative impact on the streetscape and the adjacent properties as the width of a garage can dominate the façade of a dwelling leading to a disproportionate amount of space along the dwellings façade being dedicated to accommodating garage doors. Increases in garage floor area that result in wider garages and additional garage doors can offset the balance of the streetscape by reducing the visibility of the main dwelling.

In this regard I note that the proposed increase in garage floor area will generally maintain the existing appearance of the garage. The additional area is being accommodated through the provision of tandem parking through an increased depth of the garage. The proposed additional garage floor area is sufficiently setback from the street that is not considered to create an impact on the streetscape.

The additional floor area is being sought in order to facilitate the storage of classic collector cars as the owner of the property is an avid Ford collector. The additional floor area will allow for these vehicles to be accommodated within the garage through the introduction of new tandem parking spaces.

It is my opinion that the proposed additional garage floor area has been designed and sited so as to minimize disruption to the streetscape and the adjacent properties. Additionally, it is my opinion that the additional garage floor area is adequately screened from the adjacent properties through extensive mature landscaping and appropriate fencing within the side yard of the Subject Property as well as on the adjacent properties.

On the basis of the above analysis, it is my opinion that the proposed minor variance for an increase in the maximum garage floor area, is considered to be consistent with the purpose and intent of the Town of the OP and Zoning By-law. It is considered desirable for the appropriate development of the subject lands. The required relief of the zoning provision is considered to be minor in nature. It is my opinion that the Minor Variance meet the four tests as outlined in Section 45(1) of the Planning Act.

6. Maximum Building Height

The application seeks to permit a maximum building height of 9.2 metres for the proposed addition whereas the Zoning By-law permits a maximum building height of the 9.0 metres.

The intent of the maximum building height provision is to assist in regulating the overall mass and size of residential dwellings. The height of the existing heritage portion of the dwelling is 9.2 metres. The proposed residential addition has been designed to achieve a consistent building height in order to be cohesive with and sympathetic to the designated cultural heritage resource. The overall height of the residential addition is reduced as the roofline transitions away from the designated portion of the dwelling.

Given that the increase in building height is being sought to integrate the proposed residential addition into the existing cultural heritage resources and ensure that the addition is sensitive to the cultural heritage resource, the proposed increase in building height of 0.2 metres is considered to be appropriate.

On the basis of the above analysis, it is my opinion that the proposed minor variance for an increase in the maximum building height, is considered to be consistent with the purpose and intent of the Town of the OP and Zoning By-law. It is considered desirable for the appropriate development of the subject lands. The required relief of the zoning provision is considered to be minor in nature. It is my opinion that the Minor Variance meet the four tests as outlined in Section 45(1) of the Planning Act.

7. Maximum Height for an Accessory Structure (pool house)

The application seeks to permit a maximum building height for an accessory structure of 5.11 metres (measured from established grade to top of skylight) whereas the Zoning By-law permits a maximum height for accessory structures of 4.0 metres.

With respect to this variance, I note that the maximum building height provision is being sought to the highest point of the accessory structure (pool house) that being the sloped skylight located in the centre of the roof for the structure. Although there are provisions in the By-law which exempt skylights for the maximum height provisions, the proposed skylight is slightly larger than the maximum size permitted for the exemption. As such, the height of the structure is measured to the top of the skylight. Excepting the skylight, the majority of the accessory structure (pool house) is 4.42 metres high when measured to the top of the parapet.

The intent of the maximum height provisions for accessory structures is, in part, to ensure that such structures remain ancillary and subordinate to the main use permitted on the subject property. Additionally, this height regulation is intended to ensure that accessory structures are maintained at a scale which does not present an impact to adjacent properties.

It is my opinion that the requested increase in building height for the proposed accessory structure (pool house) is considered to be technical in nature in that it seeks to recognize the height of the

proposed skylight. In this regard, the increase of 1.11 metres is considered to be a reasonable request.

On the basis of the above analysis, it is my opinion that the proposed minor variance for an increase in the maximum building height for an accessory structure, is considered to be consistent with the purpose and intent of the Town of the OP and Zoning By-law. It is considered desirable for the appropriate development of the subject lands. The required relief of the zoning provision is considered to be minor in nature. It is my opinion that the Minor Variance meet the four tests as outlined in Section 45(1) of the Planning Act.

8. Maximum Driveway Width

The application seeks an increase in the maximum width of 11.03 metres whereas the Zoning By-law permits a maximum driveway width of 9.0 metres.

The intent of the maximum driveway width regulation is to reduce the amount of paved and impermeable surface within a front yard area and to ensure that sufficient area exists to accommodate landscaping within the front yard of a property. The proposed dwelling has an existing partially circular driveway which does not require a variance. The widest part of the existing driveway is 15.79 metres. A new portion of driveway is being constructed adjacent to the expanded garage to a width of 11.03 metres. This portion of the driveway requires a variance because it is new. As such the variance is required to recognize this widest part of the new portion of the driveway at the closest to the garage door which is 11.03 metres.

On the basis of the above analysis, it is my opinion that the proposed minor variance for an increase in the maximum driveway width, is considered to be consistent with the purpose and intent of the Town of the OP and Zoning By-law. It is considered desirable for the appropriate development of the subject lands. The required relief of the zoning provision is considered to be minor in nature. It is my opinion that the Minor Variance meet the four tests as outlined in Section 45(1) of the Planning Act.

6.0 CONCLUSION

On the basis of the analysis prepared for this report, it is my opinion that the proposed minor variances, both collectively and individually, meet the four tests as established in the Planning Act.

The proposed variances meet the general intent of the Official Plan policies regarding development within stable residential neighbourhoods.

As described in the Planning Commentary section above, the proposed variances meet the general intent of the zoning provisions contained in the RL1-0 Zone in the Zoning By-law 2014-014.

The proposed variances are considered desirable for the development of the lands, as it allows for additional floor area to be achieved while maintaining compatibility with the surrounding neighbourhood.

Finally, the proposed variances are considered minor in nature, as it does not alter the manner in which the property is used and is in keeping with the existing development patterns in the surrounding neighbourhood

Based on the findings presented in this Planning Justification Report, it is my opinion that the proposed minor variance application meets the four tests as established in the Planning Act. As such, I respectfully request that the Committee of Adjustment approve the application.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

A handwritten signature in dark ink, appearing to read 'D. Capper', is written over a horizontal line.

David Capper, MCIP, RPP
Senior Associate



The Urban Tree Management Group

Tree/Tag Number	Common Name	Botanical Name	dbh (cm) @ 1.4 m	Tree Ownership	Tree Protection Zone (m)	Health	Structure	Construction Impact (None, Low, Medium, High)	Preservation Fencing Required	Removal	Field Observations	Recommendations
1	hemlock, eastern	Tsuga canadensis	10	Client	2.4	Good	Good	None	yes	No		
2	hemlock, eastern	Tsuga canadensis	10	Client	2.4	Good	Good	None	Yes	No		
3	hemlock, eastern	Tsuga canadensis	10	Client	2.4	Good	Good	None	Yes	No		
4	hemlock, eastern	Tsuga canadensis	10	Client	2.4	Good	Good	None	Yes	No		
5	spruce, Norway	Picea abies	45	Client	3.0	Fair	Fair	None	Yes	No		
6	spruce, Norway	Picea abies	50	Client	3.0	Fair	Fair	None	Yes	No		
7	maple, Norway	Acer platanoides	44	Client	3.0	Fair	Fair	None	Yes	No		
8	spruce, Norway	Picea abies	60	Client	3.6	Fair	Fair	none	Yes	No		
9	maple, Norway	Acer platanoides	36	Client	2.4	Fair	Fair	none	Yes	No		
10	spruce, Norway	Picea abies	61	Client	4.2	Fair	Fair	None	Yes	No		
11	apple, common	Malus pumila	22	Client	2.4	Fair	Fair	None	Yes	No	Twin Stem	
12	pine, eastern white	Pinus strobus	15	Client	2.4	Good	Good	High	No	Yes	Vanderwolf Pine	Remove
13	maple, Norway	Acer platanoides	115.5	Client	6.0	Good	Poor	None	Yes	No		
14	maple, Norway	Acer platanoides	12	Neighbour	2.4	Good	Good	None	Yes	No	estimated	
15	maple, Norway	Acer platanoides	15	Neighbour	2.4	Good	Good	None	Yes	No	estimated	
16	maple, Norway	Acer platanoides	30	Neighbour	2.4	Fair	Fair	None	Yes	No	estimated	
17	mulberry, white	Morus alba	20	Neighbour	2.4	Good	Fair	None	Yes	No	estimated	
18	maple, Norway	Acer platanoides	15	Neighbour	2.4	Fair	Fair	None	Yes	No	estimated	
19	cherry/plum, spp.	Prunus spp.	22	Shared	2.4	Fair	Poor	None	Yes	No	estimated	
20	spruce, Norway	Picea abies	30	Neighbour	2.4	Fair	Fair	None	Yes	No	estimated	
21	spruce, Norway	Picea abies	60	Neighbour	3.6	Fair	Fair	None	Yes	No	estimated	
22	spruce, Norway	Picea abies	30	Neighbour	2.4	Fair	Fair	High	No	Yes	estimated	Remove
23	spruce, Norway	Picea abies	60	Neighbour	3.6	Fair	Poor	High	No	Yes	estimated	Remove
24	spruce, Serbian	Picea omorika	10	Client	2.4	Fair	Fair	None	Yes	No		Remove
25	spruce, Colorado	Picea pungens	20	Client	2.4	Fair	Fair	None	Yes	No		
26	spruce, Colorado	Picea pungens	20	Client	2.4	Fair	Fair	None	Yes	No		

The Urban Tree Management Group

Tree/Tag Number	Common Name	Botanical Name	dbh (cm) @ 1.4 m	Tree Ownership	Tree Protection Zone (m)	Health	Structure	Construction Impact (None, Low, Medium, High)	Preservation Fencing Required	Removal	Field Observations	Recommendations
27	spruce, Colorado	Picea pungens	20	Client	2.4	Fair	Fair	None	Yes	No		
28	spruce, Colorado	Picea pungens	10	Client	2.4	Fair	Fair	None	Yes	No		
29	spruce, Colorado	Picea pungens	20	Client	2.4	Fair	Fair	None	Yes	No		
30	hemlock, eastern	Tsuga canadensis	10	Client	2.4	Good	Fair	none	Yes	No		
31	hemlock, eastern	Tsuga canadensis	10	Client	2.4	Good	Fair	none	Yes	No		
32	hemlock, eastern	Tsuga canadensis	10	Client	2.4	Good	Fair	none	Yes	No		
33	spruce, Colorado	Picea pungens	30	Neighbour	2.4	Good	Fair	None	Yes	No	estimated	
34	spruce, Colorado	Picea pungens	20	Neighbour	2.4	Good	Fair	None	Yes	No	estimated	
35	spruce, Colorado	Picea pungens	16	Client	2.4	Good	Poor	High	No	Yes		Remove
36	spruce, Colorado	Picea pungens	20	Client	2.4	Good	Poor	High	No	Yes		Remove
37	spruce, Colorado	Picea pungens	15	Client	2.4	Good	Poor	High	No	Yes		Remove
38	spruce, Colorado	Picea pungens	14	Client	2.4	Good	Poor	High	No	Yes		Remove
39	spruce, Colorado	Picea pungens	14	Client	2.4	Good	Poor	High	No	Yes		Remove
40	spruce, Colorado	Picea pungens	18	Client	2.4	Good	Poor	High	No	Yes		Remove
41	spruce, Colorado	Picea pungens	10	Client	2.4	Good	Poor	High	No	Yes		Remove - renumber from here
42	spruce, Colorado	Picea pungens	10	Client	2.4	Good	Poor	High	No	Yes		Remove
43	spruce, Colorado	Picea pungens	10	Client	2.4	Good	Poor	High	No	Yes		Remove
44	spruce, Colorado	Picea pungens	12	Client	2.4	Good	Poor	High	No	Yes		Remove
45	beech, European	Fagus sylvatica	10	Neighbour	2.4	Good	Fair	None	Yes	No		estimated
46	beech, European	Fagus sylvatica	10	Neighbour	2.4	Good	Fair	None	Yes	No		estimated
47	beech, European	Fagus sylvatica	10	Neighbour	2.4	Good	Fair	None	Yes	No		estimated
48	beech, European	Fagus sylvatica	10	Neighbour	2.4	Good	Fair	None	Yes	No		estimated
49	beech, European	Fagus sylvatica	10	Neighbour	2.4	Good	Fair	None	Yes	No		estimated
50	beech, European	Fagus sylvatica	10	Neighbour	2.4	Good	Fair	None	Yes	No		estimated
51	beech, European	Fagus sylvatica	10	Neighbour	2.4	Good	Fair	None	Yes	No		estimated

The Urban Tree Management Group

Tree/Tag Number	Common Name	Botanical Name	dbh (cm) @ 1.4 m	Tree Ownership	Tree Protection Zone (m)	Health	Structure	Construction Impact (None, Low, Medium, High)	Preservation Fencing Required	Removal	Field Observations	Recommendations
52	beech, European	Fagus sylvatica	10	Neighbour	2.4	Good	Fair	None	Yes	No		estimated
53	beech, European	Fagus sylvatica	10	Neighbour	2.4	Good	Fair	None	Yes	No		estimated
54	beech, European	Fagus sylvatica	10	Neighbour	2.4	Good	Fair	None	Yes	No		estimated
55	beech, European	Fagus sylvatica	10	Neighbour	2.4	Good	Fair	None	Yes	No		estimated
56	beech, European	Fagus sylvatica	10	Neighbour	2.4	Good	Fair	None	Yes	No		estimated
57	spruce, Norway	Picea abies	50	Neighbour	3.0	Good	Fair	Medium	Yes	No		estimated, root prune
58	pine, eastern white	Pinus strobus	50	Neighbour	3.0	Fair	Fair	Medium	Yes	No		estimated, root prune
59	pine, eastern white	Pinus strobus	40	Neighbour	2.4	Fair	Fair	Medium	Yes	No		estimated, root prune
60	pine, eastern white	Pinus strobus	50	Neighbour	3.0	Fair	Fair	Medium	Yes	No		estimated, root prune
61	pine, eastern white	Pinus strobus	58	Client	3.6	Fair	Poor	Low	No	Yes	heavy lean, compression root side concerning	remove
62	spruce, Colorado	Picea pungens	20	Client	2.4	Good	Good	None	No	Yes		remove
63	pine, eastern white	Pinus strobus	60	Neighbour	3.6	Good	Fair	None	Yes	No		estimated
64	pine, eastern white	Pinus strobus	70	Neighbour	4.2	Good	Fair	None	Yes	No		estimated
65	pine, eastern white	Pinus strobus	30	Neighbour	2.4	Good	Poor	None	Yes	No		estimated
66	pine, eastern white	Pinus strobus	20	Neighbour	2.4	Good	Fair	None	Yes	No		estimated
67	pine, eastern white	Pinus strobus	80	Client	4.8	Good	Fair	None	Yes	No		
68	spruce, Norway	Picea abies	50	Client	3.0	Good	Good	None	Yes	No		
69	pine, eastern white	Pinus strobus	40	Neighbour	2.4	Good	Good	None	Yes	No		estimated
70	spruce, Norway	Picea abies	30	Neighbour	2.4	Fair	Fair	None	Yes	No		estimated
71	Manitoba Maple	Acer Negundo	15	Shared	2.4	Fair	Poor	None	Yes	No		estimated, on fence
72	spruce, Norway	Picea abies	40	Neighbour	2.4	Good	Fair	None	Yes	No		estimated
73	spruce, Norway	Picea abies	40	Neighbour	2.4	Good	Fair	None	Yes	No		estimated
74	spruce, Norway	Picea abies	40	Neighbour	2.4	Good	Fair	None	Yes	No		estimated
75	spruce, white	Picea glauca	40	Neighbour	2.4	Fair	Fair	None	Yes	No		estimated
76	spruce, white	Picea glauca	40	Neighbour	2.4	Fair	Fair	None	Yes	No		estimated

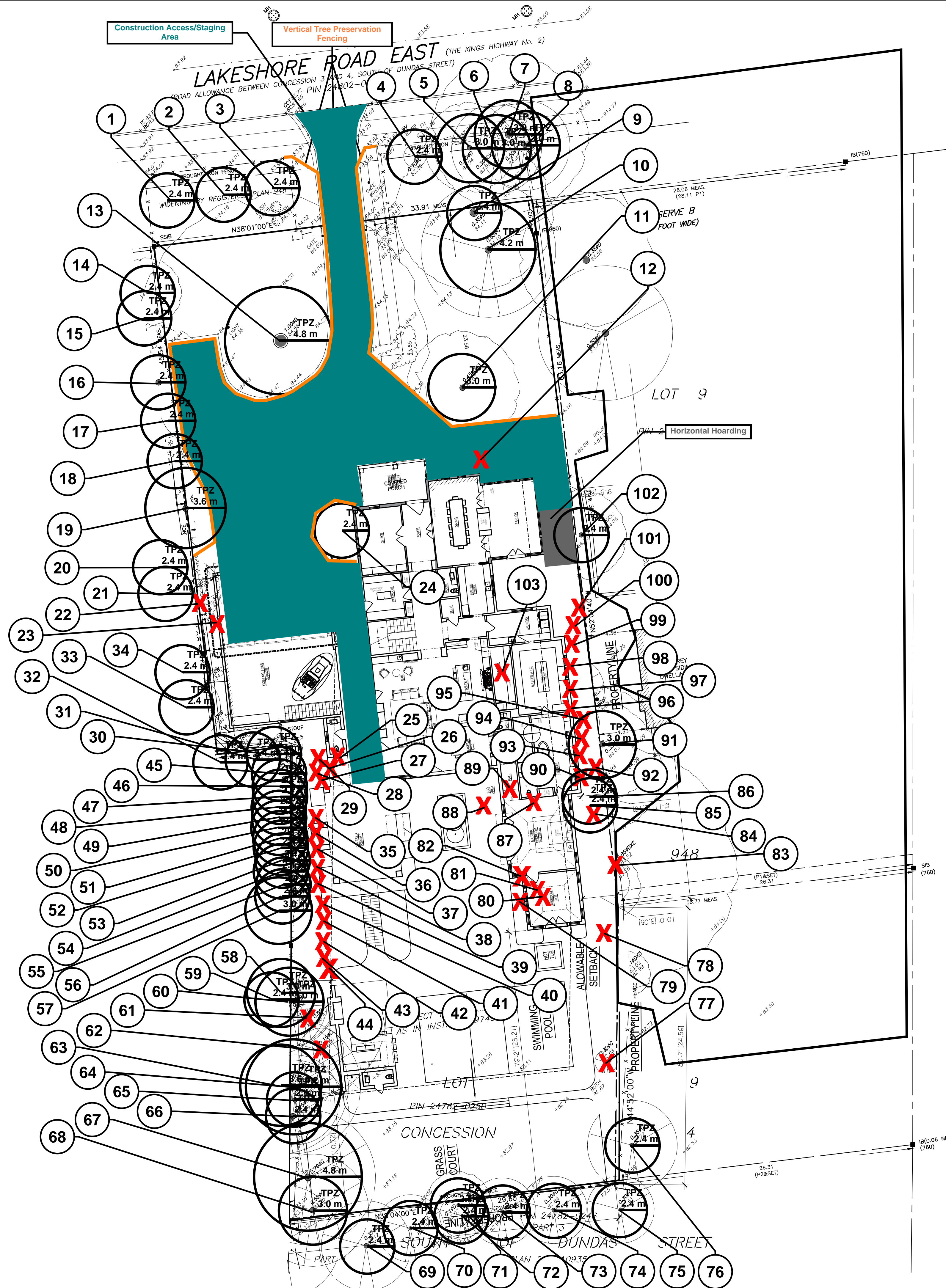
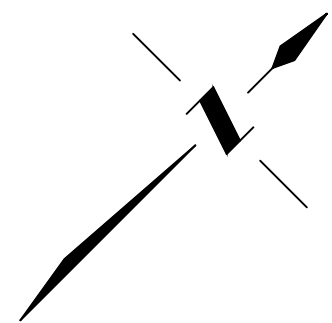
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Tree/Tag Number	Common Name	Botanical Name	dbh (cm) @ 1.4 m	Tree Ownership	Tree Protection Zone (m)	Health	Structure	Construction Impact (None, Low, Medium, High)	Preservation Fencing Required	Removal	Field Observations	Recommendations
77	spruce, Colorado	Picea pungens	20	Client	2.4	Good	Good	High	No	Yes		Remove
78	spruce, Colorado	Picea pungens	20	Client	2.4	Good	Good	High	No	Yes		Remove
79	spruce, Colorado	Picea pungens	20	Client	2.4	Good	Good	High	No	Yes		Remove
80	spruce, Colorado	Picea pungens	20	Client	2.4	Good	Good	High	No	Yes		Remove
81	spruce, Colorado	Picea pungens	20	Client	2.4	Good	Fair	High	No	Yes		Remove
82	beech, European	Fagus sylvatica	14	Client	2.4	Fair	Fair	High	No	Yes		Remove
83	maple, silver	Acer saccharinum	150	Shared	6.0	Good	Poor	High	No	Yes	Dryad's saddle polypore in limb over current pool shed, estimated size	Remove
84	spruce, Colorado	Picea pungens	15	Client	2.4	Good	Fair	High	No	Yes		Remove
85	spruce, Colorado	Picea pungens	15	Client	2.4	Good	Fair	High	No	Yes		Remove
86	spruce, Colorado	Picea pungens	15	Client	2.4	Good	Fair	High	No	Yes		Remove
87	spruce, Norway	Picea abies	10	Client	2.4	Good	Good	High	No	Yes		Remove
88	spruce, Norway	Picea abies	10	Client	2.4	Good	Good	High	No	Yes		Remove
89	spruce, Norway	Picea abies	10	Client	2.4	Good	Good	High	No	Yes		Remove
90	spruce, Colorado	Picea pungens	20	Client	2.4	Good	Fair	High	No	Yes		Remove
91	cherry/plum, spp.	Prunus spp.	44	Client	3.0	Good	Poor	High	No	Yes		Remove
92	cherry/plum, spp.	Prunus spp.	50	Neighbour	3.0	Good	Fair	Medium	Yes	No		estimated, twin stem, 30,20, large split in trunk, suggest neighbour remove due to condition
93	spruce, Colorado	Picea pungens	10	Client	2.4	Good	Fair	High	No	Yes		Remove
94	spruce, Colorado	Picea pungens	15	Client	2.4	Good	Fair	High	No	Yes		Remove
95	spruce, Colorado	Picea pungens	10	Client	2.4	Good	Fair	High	No	Yes		Remove
96	spruce, Colorado	Picea pungens	15	Client	2.4	Good	Fair	High	No	Yes		Remove
97	spruce, Colorado	Picea pungens	15	Client	2.4	Good	Fair	High	No	Yes		Remove

The Urban Tree Management Group

Tree/Tag Number	Common Name	Botanical Name	dbh (cm) @ 1.4 m	Tree Ownership	Tree Protection Zone (m)	Health	Structure	Construction Impact (None, Low, Medium, High)	Preservation Fencing Required	Removal	Field Observations	Recommendations
98	spruce, white	Picea glauca	28	Client	2.4	Good	Good	High	No	Yes		Remove
99	spruce, white	Picea glauca	20	Client	2.4	Good	Good	High	No	Yes		Remove
100	spruce, white	Picea glauca	20	Client	2.4	Good	Good	High	No	Yes		Remove
101	spruce, Colorado	Picea pungens	26	Client	2.4	Good	Fair	Low	Yes	No		root prune
102	apple, common	Malus pumila	40	Neighbour	2.4	Fair	Poor	None	Yes	No		estimated
103	beech, European	Fagus sylvatica	15	Client	2.4	Fair	Poor	High	No	Yes		Remove





PLAN OF SURVEY WITH TOPOGRAPHY OF
LOT 8
REGISTERED PLAN 948
AND PART OF LOT 9
CONCESSION 4,
SOUTH OF DUNDAS STREET
(ORIGINALLY IN TOWNSHIP OF TRAFALGAR)
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 200
5 0 5 10 metres

TARASICK McMILLAN KUBICKI LIMITED
ONTARIO LAND SURVEYORS

© COPYRIGHT, 2020

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

EASEMENTS
SUBJECT TO EASEMENT IN FAVOUR OF BELL TELEPHONE COMPANY OF
CANADA OVER THE REAR 1.22 metres OF LOT 8, REGISTERED PLAN 948
AS IN 97450

ELEVATION NOTE
ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM-1928,
AND WERE DERIVED FROM TOWN OF OAKVILLE BENCHMARK No. 5, HAVING
A PUBLISHED ELEVATION OF 84.516 metres.

BEARING NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY
LIMIT OF LAKESHORE ROAD EAST AS SHOWN ON REGISTERED PLAN
948, HAVING A BEARING OF N38°01'00"E.

LEGEND		
■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
IB	DENOTES	IRON BAR
SIB	DENOTES	STANDARD IRON BAR
IP	DENOTES	IRON PIPE
TC	DENOTES	TOP OF CURB
BC	DENOTES	BOTTOM OF CURB
CCT	DENOTES	CURB CUT
MH	DENOTES	MANHOLE
CB	DENOTES	CATCH BASIN
WUP	DENOTES	WOOD UTILITY POLE
WV	DENOTES	WATER VALVE
FHT	DENOTES	FIRE HYDRANT TOP
P1	DENOTES	REGISTERED PLAN 948
P2	DENOTES	F. CUNNINGHAM, O.L.S., AUG. 9, 1995
P3	DENOTES	McCONNELL MAUGHAN, O.L.S., AUG. 13, 1979

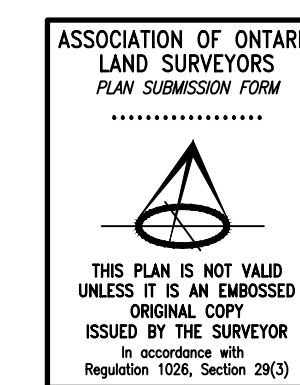
0.20#D DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER

0.20#C DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER

TREE CANOPIES ARE DRAWN TO SCALE.

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 OCTOBER 1, 2021.

OCTOBER 8, 2021
DATE BORYS KUBICKI
ONTARIO LAND SURVEYOR



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

DRAWN BY: H.P. FILE No. 4189-21-T





Arborist Assessment Letter

Prepared For:

Dona Asciak Fletcher

Site Address:

**1118 Lakeshore Rd E
Oakville, ON
L6J 1L2**

Date:

November 8, 2021

Prepared By:

John Stewart

Principal Consulting Arborist
ISA ON-0455AM

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The Urban Tree Management Group assessed one Silver Maple (*Acer saccharinum*) which is a shared subject tree at 1118 Lakeshore Road East Oakville. The subject tree was assessed for health, structure, overall condition as well as for potential hazards. The subject tree was given an estimated size of 150cm dbh (diameter at breast height). It is in good health but poor structure with several indicator's such as Dryad's Saddle fruiting bodies and weak unions/included bark. There is also a large cavity in the stem leaning over infrastructure at the subject site. The subject tree is also part of a current inventory and see the relevant cells below for more information.

Tree/Tag Number	Common Name	Botanical Name	dbh (cm) @ 1.4 m	Tree Ownership	Tree Protection Zone (m)	Health	Structure	Construction Impact (None, Low, Medium, High)	Field Observations
83	maple, silver	<i>Acer saccharinum</i>	150	Shared	6.0	Good	Poor	High	Dryad's saddle polypore in limb over current pool shed, estimated size

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POLYPORUS SQUAMOSUS – DRYADS SADDLE, SCALY POLYPORE

Scientific name: Polyporus squamosus

Common name: Dryad's saddle, scaly polypore

Type of decay: White rot

Description

This annual bracket appears at two times of the year, May-June and September- October. The fruiting body can grow up to 50cm across into a large fan shaped bracket with a short tough black-brown stem. The underside of the bracket is pale yellow with large pores in a honeycomb formation. The surface of the bracket begins pale cream-white with small brown scales in a ring formation. With age the surface becomes browner in colour with more scales. The brackets can grow singularly or in clusters that overlap. The spore powder is white. The bracket grows at the base and higher up the stem and often on thicker branches or pruning wounds. Old fruiting bodies are visible all year round.

Effects of fungus on tree

Causes white heart rot to the stem and branches. Sometimes the wood at first becomes brittle and then soft forming cavities in the stem and branches. The result of the rot is brittle and ductile fractures.

Hosts: Most common broadleaf species can be affected by Polyporus squamosus but it is most commonly found on Sycamore, Beech, Elm and Ash.

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DRYADS SADDLE fruiting structure in the subject tree.

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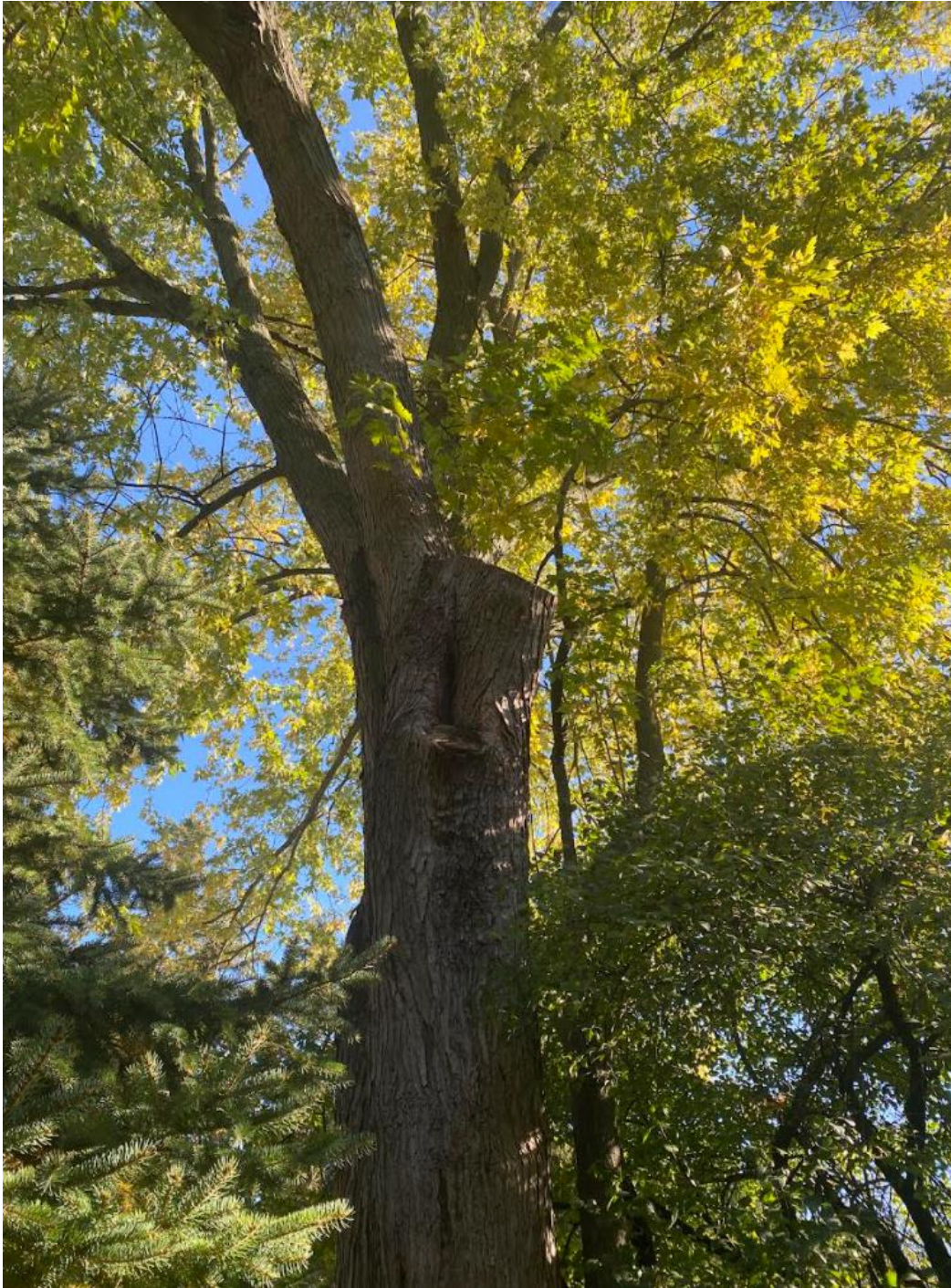
Subject Tree

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Large limb from subject tree with DRYADS SADDLE fruiting body over the subject site's infrastructure.

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Stem from subject tree with DRYADS SADDLE fruiting body.

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Arborist Qualifications

John Stewart

| urbantreemanagementgroup@gmail.com | (905) 979 8244

WORK EXPERIENCE

PRINCIPAL CONSULTING ARBORIST, THE URBAN TREE MANAGEMENT GROUP

2016 - PRESENT

Conduct site monitoring and reporting for public and private sector construction projects for delivery to municipal foresters to ensure adherence to Tree Protection bylaws and specifications. Reports include mitigating recommendations as needed if subject trees are negatively impacted.

Perform vegetation impact assessments and pre-construction reports for civil infrastructure projects for various municipalities.

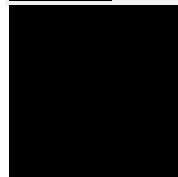
Complete tree risk assessments in both public and private settings through the utilization of TRAQ/QTRA/TRACE protocols and procedures.

Provide expert witness testimony in a variety of municipal and private tree risk related situations.

Conduct various tree health assessments and provide mitigating options and procedures. Create and carry out Plant Health Care (PHC) programs.

Perform professional expert arboriculture practices necessary to provide complete and ethical tree care.

Comprehensive knowledge of tree dendrology of over 150 trees with the ability to identify trees in all seasons.



SENIOR CONSULTING ARBORIST, DAVEY RESOURCE GROUP

2014 - 2016

Perform vegetation impact assessments and pre-construction reports for civil infrastructure projects for various municipalities throughout the Golden Horseshoe and Greater Toronto Areas.

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Conduct site monitoring and reporting for public and private sector construction projects for delivery to municipal foresters' to ensure adherence to Tree Protection bylaws and specifications. Reports include mitigating recommendations as needed if subject trees were negatively impacted.

Supervision and management of consulting arborists.

Completion of tree risk assessments utilizing GIS software in both public and private settings through the utilization of TRAQ protocols.

Completion of several visual tree inventory projects within a municipal context. Tree data was recorded electronically in a GIS program for future access by the municipality.

Comprehensive knowledge of tree dendrology for over 150 trees with the ability to identify trees in all seasons.

Provide expert witness testimony in a variety of municipal and private tree risk related situations.

MANAGER OF FORESTRY AND HORTICULTURE, CITY OF WATERLOO

2010 – 2014

Responsible for the daily activities and programs of the Forestry and Horticulture Departments.

Create and maintain budgets, report writing, briefing notes, strategies and council presentations.

Developed Emerald Ash Borer Management Plan and oversaw execution of plan.

Responsible for tree maintenance on Region of Waterloo right of ways.

Filled in as Acting Director of Environment and Parks on a regular basis.

Liaised with local media as necessary.

Oversaw winter snow removal operations for Parks Department.

Liaised with community groups such as TD Green Streets, Trees Canada and 10000 Trees.

Negotiated easement and secondary land use agreements with organizations such as Hydro One and Grand River Conservation Authority.

FORESTRY OPERATIONS COORDINATOR, GRAND RIVER CONSERVATION AUTHORITY

2008 – 2010

Responsible for the daily activities of the forestry operations.

Risk assessment and hazard mitigation within the conservation areas and lands.

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Responsible for the care of nursery stock including bare root refrigerated stock and potted material.

Liaised with tree planting initiative groups such as Trees for Guelph, Trees for Mapleton and Green Legacy.

Responsible for noxious weed management with all conservation properties.

Responsible for chainsaw safety training for all GRCA employees.

Developed Forestry Operations Safety Protocol.

URBAN FORESTRY FOREMAN, CITY OF BRAMPTON

2006 – 2008

Responsible for the daily activities and scheduling of the cities forestry department.

Met with residents, councilors and consultants to discuss, diagnosis and prescribe courses of action on Brampton's urban forest.

Had a key role in several events and initiatives such as the Communities in Bloom competition in which the City of Brampton was named the National Champion 2006 and World Champion 2008. During the 2008 event our forestry department received the highest ranking amongst Canada's other municipality forestry departments.

Acted as Brampton's delegate in a cooperative with Trees Canada and Toronto Conservation. This cooperative designed and created a community education forest from a regional buffer zone in order to help educate local schools and community groups on their urban forest.

Led a team from Brampton's forestry department to help out the Callander Bay community, which was devastated by a summer storm in 2006.

Oversaw winter snow removal operations within Parks Department.

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**EDUCATION AND
TRAINING**

INTERNATIONAL SOCIETY OF ARBORICULTURE

CERTIFIED ARBORIST: ON 0455AM

CERTIFIED MUNICIPAL SPECIALIST

CERTIFIED TREE RISK ASSESSMENT QUALIFIED

HUMBER COLLEGE

HORTICULTURE APPRENTICESHIP PROGRAM

ARBORICULTURE APPRENTICESHIP PROGRAM

EUSA

SAFETY AND AWARENESS FOR LINE CLEARING CERTIFICATE

SAFETY IN LINE CLEARING CERTIFICATE

8 TON CRANE CERTIFICATE

ARBORICULTURE CANADA

CHAINSAW SAFETY AND TECHNICAL TREE FELLING CERTIFICATE

HAZARD AND DANGER TREE CUTTING AND FELLING CERTIFICATE

TREE DYNAMICS AND INTEGRATED RISK ASSESSMENT CERTIFICATE

ONTARIO ARBORIST PROVINCIAL DESIGNATION 444A-373728

HORTICULTUREALIST LANDSCAPER GREENSKEEPER 441B-31950

PNW-International Society of Arboriculture – Certified Tree Risk Assessor Qualification (TRACE)

Quantified Tree Risk Assessment System – Quantified Tree Risk Assessor (QTRA No.4426)

Butternut Health Assessor – BHA # 569 designated by the Ministry of Natural Resources and Forestry (MNR).

Ontario Exterminator License – Landscape Exterminator 047496

OFSWA – PROFESSIONAL CHAINSAW OPERATOR AND TRAINER

EMERGENCY FIRST AID, CPR/AED A

MENTAL FIRST AID CANADA – BASIC MENTAL FIRST AID CERTIFICATE

ONTARIO DZ DRIVER'S LICENSE

OCCUPATIONAL HEALTH AND SAFETY, SUPERVISOR HEALTH AND SAFETY AWARENESS

TOWN OF OAKVILLE BUSINESS LICENCE TYPE: ARBORIST/NO. 19-102706

**TEACHING AND
TRAINING EXPERIENCE**

HUMBER COLLEGE OF APPLIED TECHNOLOGIES, *Teacher Arboriculture Apprenticeship Program*

Taught the classes of Plant Health Care and Arboriculture Theory for three years
Technician for the Advanced Climbing class for two years

COLLEGE OF THE NORTH ATLANTIC, *Instructor, Skills Development Program*

Contract Instructor for the college delivering modern climbing and felling techniques for this skills development program

UNIVERSITY OF TORONTO, *Instructor, Employee Safety Training*

Delivered chainsaw safety and operation, chipper and stump operation and felling procedures programs to the maintenance staff for the university.

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PROFESSIONAL	ISAO Past President Executive Board of Directors
VOLUNTEER	ISAO President 2018
ACTIVITIES	ISAO Board Member with duties including Trade Magazine and MAUF Liaison Technical Editor of Ontario Arborist magazine for ISAO ISAO Climbing Competition Committee Member ISA Exam Proctor for ISA Certifications MTCU Industry Committee Member - Arboriculture Part of a risk management for woodlots committee for MAUF (Municipal Arborist and Urban Foresters Association).

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March 30, 2022

Our File: 1444-001

Town of Oakville -Planning Services
1225 Trafalgar Road
Oakville, ON
L6H 0H3

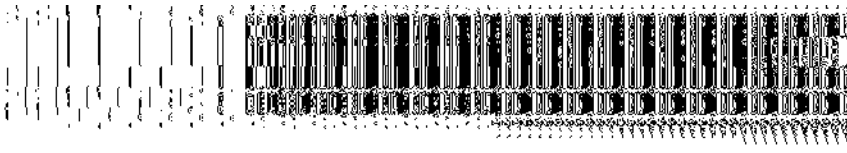
Attention: Ms. H. McCrae

RE: Minor Variance Application for 1118 Lakeshore Road East, Oakville

Our firm has been retained by Ms. Dona Asciak and Mr. Larry Fletcher whom are the owners of the above-mentioned property. The purpose of our retainer is to assist with the preparation and submission of a minor variance application. The application seeks the approval of a number of minor variances required to facilitate a residential addition to the rear of the existing designated heritage dwelling. The proposal also seeks an expansion to the existing garage to allow for the storage of antique collector cars.

In support of the minor variance application please find attached the following submission materials:

- Planning Justification Report prepared by Glen Schnarr & Associates Inc. dated March 2022;
- Heritage Impact Assessment prepared by LHC Heritage Planning and Archaeology dated March 2022;
- Arborist Assessment Letter prepared by Urban Tree Management Group dated November 8, 2021;
- Tree Removals and Protection Plan prepared by Urban Tree Management Group undated;
- Tree Inventory Table prepared by Urban Tree Management Group undated;
- Letter of consent for removal of a boundary tree dated November 18, 2021;
- Letter of support from owners of 1124 Lakeshore Road East dated November 1, 2021;
- Completed application form (commissioned);



- Architectural Drawings package (including floor plans) prepared by Steve Hamelin Design Studio dated March 21, 2022; and,
- Architectural renderings (4) of the proposed addition prepared by Steve Hamelin Design Studio dated March 21, 2022.

We trust this information is sufficient for the purpose of application submission. Should additional materials be required, please contact the undersigned.

Yours very truly,
GLEN SCHNARR & ASSOCIATES INC.

David Capper, MCIP, RPP
Senior Associate

November 1, 2021

1124 Lakeshore Road East
Oakville, ON
L6j 1l2

Dear Neighbour:

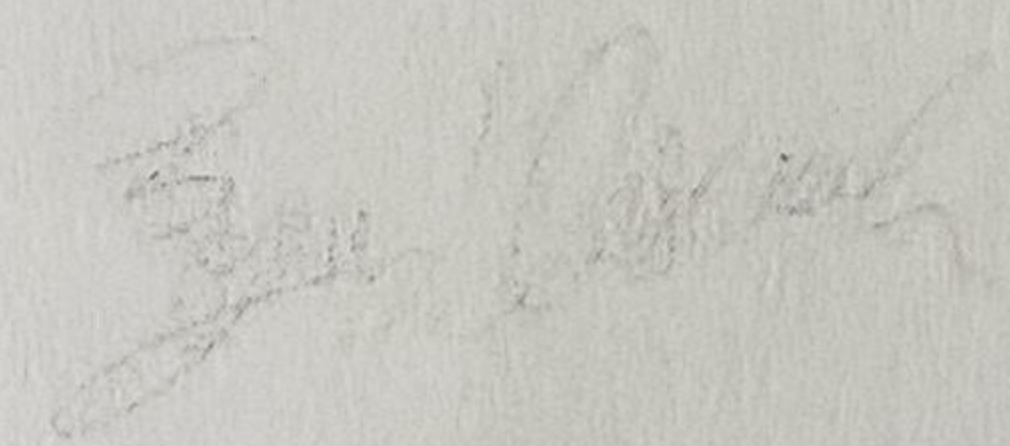
As noted in the email sent November 15th, we Larry Fletcher and Dona Asciak; as owners of 1118 Lakeshore road East are seeking to make renovations on our existing dwelling. Given it is a heritage home, we are required to maintain certain attributes and request for renovations require town of Oakville approval. Part of this approval considers the effects on the adjacent properties.

With this in mind, we have attached the plans in place as at date of this letter, and kindly request your review in anticipation of moving forward with these plans and acknowledgement of support by signing the enclosed.

Should you have any questions at all, please do not hesitate to contact us.

Thank you again,

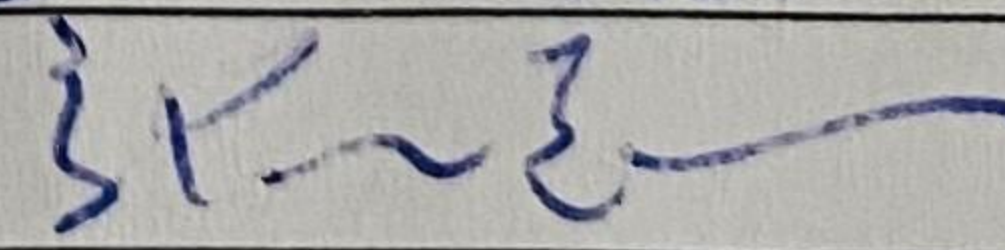
Sincerely



Dona Asciak

1118 Lakeshore Road Owner

1124 Owner Name – Printed ZHI HONG ZHANG

1124 Owner Signature 

Date: Nov 15, 2021