



ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
V-18788



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Regulation 1060, Section 29(3)

**SURVEYOR'S REAL PROPERTY REPORT - PART 1**

PLAN OF SURVEY AND TOPOGRAPHY OF  
**LOT 14**  
**REGISTERED PLAN M-11**  
**TOWN OF OAKVILLE**

REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 200

J. H. Gelbloom Surveying Limited  
Ontario Land Surveyor

2021

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**SURVEYOR'S REAL PROPERTY REPORT - PART 2**

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAY

None

**NOTABLES**

- Note the Location of the Fences around the Subject Property.  
- Note the Location of the Concrete Curb along the Southwesterly Limit  
of the Subject Property.

**LEGEND**

- Survey Monument Found
- SIB Standard Iron Set
- IB Iron Bar
- (OU) Origin Unknown
- 1808 J. H. Gelbloom Surveying Ltd., O.L.S.
- 760 J. H. Gelbloom Surveying Ltd., O.L.S.
- 950 Fred G. Cunningham Inc., O.L.S.
- 936 Robert B. Lee O.L.S.
- JDB J. D. Barnes Surveying O.L.S.
- P1 Registered Plan M-11
- P2 Plan of Survey by McConnell, Maughan Surveying O.L.S., dated  
June 22, 1984
- P3 Plan of Survey by Fred G. Cunningham Inc., O.L.S., dated  
November 4, 1986
- P4 Condominium Plan No. 109
- P5 Plan of Survey by Sewell & Sewell, O.L.S., dated  
November 10, 1972
- UP Utility Pole
- DEC. Deciduous
- CONL. Coniferous
- BF Board Fence
- CLF Chain Link Fence
- WIF Wrought Iron Fence
- MH Maintenance Hole
- FF Finished Floor
- EG Established Grade
- TOS Top of Slope
- WV Water Valve
- N Denotes North
- S Denotes South
- E Denotes East
- W Denotes West

**BENCHMARK**

Elevations are referred to the Town of Oakville Benchmark No. 65, having  
an Elevation of 82.814 m.

**NOTE**

THIS REPORT can be updated by this office, however NO ADDITIONAL  
PRINTS of this ORIGINAL REPORT will be issued, subsequent to the  
DATE OF CERTIFICATION.  
All building ties are from the foundation and are perpendicular to property  
lines, unless otherwise noted.

This REPORT was prepared for Robert Williams and the  
undersigned accepts no responsibility for use by other parties.

**NOTE**

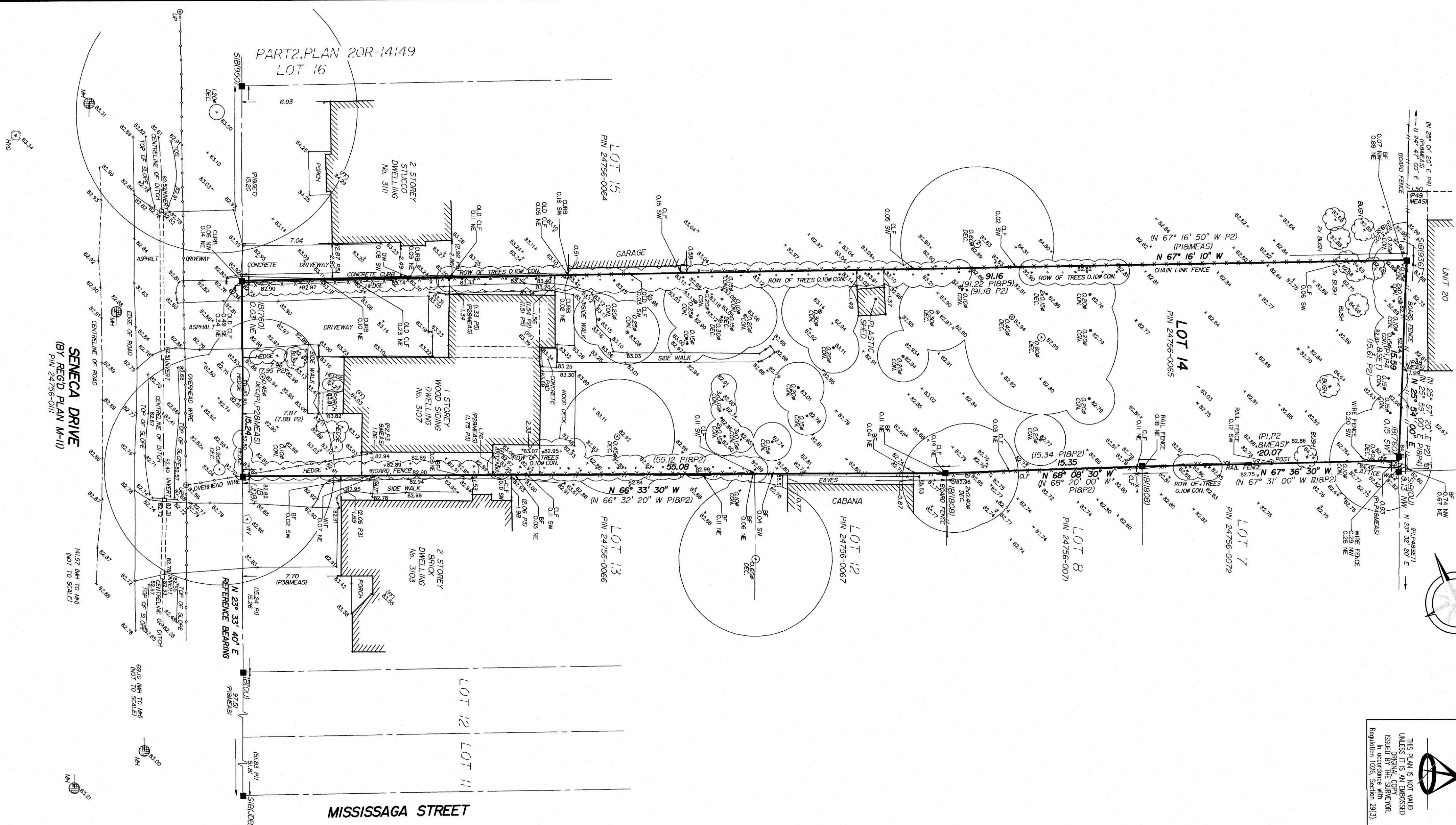
Distances shown on this plan are in metres and can be converted to  
feet by dividing by 0.3048.

**BEARING NOTE**

Bearings are Astronomic, and are referred to the Northwesterly limit of  
Seneca Drive as shown on Reg'd Plan M-11, having a Bearing  
of N 23° 33' 40" E.

**SURVEYOR'S CERTIFICATE**

I certify that:  
1. This survey and plan are correct and in accordance with the Surveys  
Act, the Surveyors Act, and the Regulations made under them.  
2. The survey was completed on the 15th day of September, 2021.



Date Nov 1, 2021  
J. H. Gelbloom Surveying Limited  
Ontario Land Surveyor  
478 Morden Road, Unit 102, Oakville, Ont., L6K 3T4  
Phone (905) 339-8210 Fax (905) 339-9446

Project: Seneca Drive (By Reg'd Plan M-11)  
Pin: 24756-0111  
Party Chief: Andrew Musil, O.L.S.  
Drawn By: MS  
Checked By: AW  
Project: 21-283



**SCHEDULE 1**  
**TREE PROTECTION BARRIER**

**OAKVILLE**

**Tree Protection Barriers**

1. Tree protection barriers must be 1.2m (4ft) high, waterboard, hoarding or an equivalent approved by Urban Forestry Services.

2. Tree protection barriers for trees situated on the Town road allowance where visibility must be maintained can be 1.2m (4ft) high and consist of plastic web snow fencing on a wood frame made of 2 x 4's.

3. Where some excavate or fill has to be temporarily located near a tree protection barrier, plywood must be used to ensure no material enters the Tree Protection Zone.

4. All supports and bracing should be outside the Tree Protection Zone. All such supports should ensure damaging roots outside the Tree Protection Zone.

5. No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the Tree Protection Zone.

TREE HOARDING  
NOT TO SCALE

EXISTING GRADE  
UNDISTURBED SOIL

NOTE: TREE PROTECTION ZONES FOR THE PURPOSES OF THIS BY-LAW, THE TREE PROTECTION ZONE (TPZ) FOR ANY TREE SHALL BE DETERMINED AS FOLLOWS:

TRUNK DIAMETER (DBH) <sup>1</sup>	MINIMUM PROTECTION DISTANCES REQUIRED <sup>2</sup>
<10 CM	1.8 M
11-30 CM	2.4 M
31-50 CM	3.0 M
51-60 CM	3.6 M
61-70 CM	4.2 M
71-80 CM	4.8 M
81-90 CM	5.4 M
91-100+ CM	5.4 M

1. DIAMETER AT BREAST HEIGHT (DBH) MEASUREMENT OF TREE TRUNK TAKEN 1.4 METERS ABOVE GROUND
2. TREE PROTECTION ZONE DISTANCES ARE TO BE MEASURED FROM THE OUTSIDE EDGE OF THE TREE BASE TOWARDS THE DRIP LINE AND MAY BE LIMITED AN EXISTING PAVED SURFACE, PROVIDED THAT SURFACE REMAINS INTACT THROUGHOUT SITE ALTERATION

REGIONAL APPROVAL  
REGION DESIGN OF WATER &/OR WASTEWATER SERVICES  
APPROVED SUBJECT TO DETAIL CONSTRUCTION CONFORMING TO HALTON REGION STANDARDS & SPECIFICATIONS & LOCATION APPROVAL FROM AREA MUNICIPALITY.

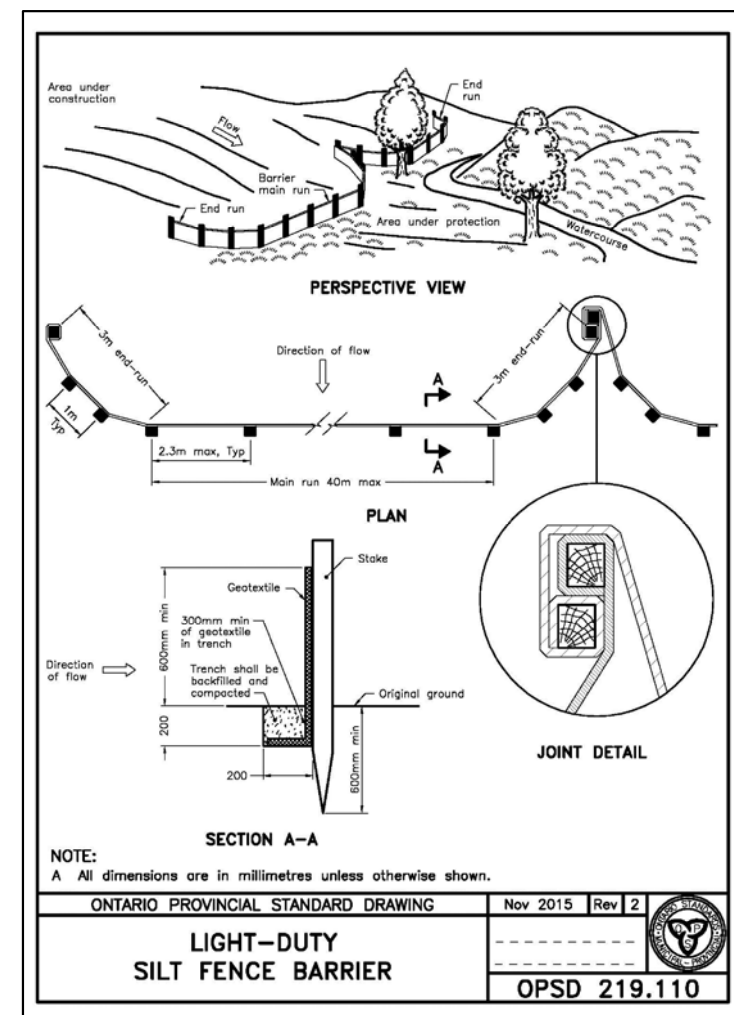
SIGNED: \_\_\_\_\_  
INFRASTRUCTURE PLANNING & POLICY

The Applicant should be aware that the approval of the water system on private property is the responsibility of the Local Municipality. Regardless, the Applicant must ensure that the Region of Halton's standards and specifications are met, the Water and Wastewater Linear Design Manual may be altered from the Data Management Group of 905-825-6032. Furthermore, all water quality tests must be submitted to the Region of Halton's satisfaction, before the water supply can be turned on.



## TREE PROTECTION NOTE

1. ALL EXISTING TREES WHICH ARE TO REMAIN SHALL BE FULLY PROTECTED WITH HOARDING, ERECTED BEYOND THEIR DRIP LINE PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT. GROUPS OF TREES AND OTHER EXISTING PLANTINGS TO BE PROTECTED, SHALL BE TREATED IN A LIKE MANNER, WITH THE HOARDING AROUND THE ENTIRE CLUMP(S). AREAS WITHIN THE PROTECTIVE FENCING SHALL REMAIN UNDISTURBED AND SHALL NOT BE USED FOR THE STORAGE OF THE BUILDING MATERIAL AND EQUIPMENT.
2. NO RIGGING CABLES SHALL BE WRAPPED AROUND OR INSTALLED IN TREES AND SURPLUS SOIL, EQUIPMENT, DEBRIS OR MATERIALS SHALL NOT BE PLACED OVER ROOT SYSTEMS OF THE TREES WITHIN THE PROTECTIVE FENCING. NO CONTAMINANTS WILL BE DUMPED OR FLUSHED WHERE FEEDER ROOTS OF TREES EXIST.
3. THE DEVELOPER OR HIS/HER/ITS AGENTS SHALL TAKE EVERY PRECAUTION NECESSARY TO PREVENT DAMAGE TO TREES OR SHRUBS TO BE RETAINED.
4. WHERE LIMBS OR PORTIONS OF TREES ARE REMOVED TO ACCOMMODATE CONSTRUCTION WORK, THEY WILL BE REMOVED CAREFULLY IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICE.
5. WHERE ROOT SYSTEMS OF PROTECTED TREES ARE EXPOSED DIRECTLY TO, OR DAMAGED BY CONSTRUCTION WORK, THEY SHALL BE TRIMMED NEATLY AND THE AREA BACKFILLED WITH APPROPRIATE MATERIAL TO PREVENT DESICCATION.
6. WHERE NECESSARY, THE TREES WILL BE GIVEN AN OVERALL PRUNING TO RESTORE THE BALANCE BETWEEN ROOTS AND TOP GROWTH OR TO RESTORE THE APPEARANCE OF THE TREES.
7. IF GRADES AROUND TREES TO BE PROTECTED ARE LIKELY TO CHANGE, THE OWNER SHALL BE REQUIRED TO TAKE SUCH PRECAUTIONS AS DRY WELLING, RETAINING WALLS AND ROOT FEEDING TO THE SATISFACTION OF THE PLANNING AND BUILDING DEPARTMENT OF THE TOWN OF OAKVILLE.
8. GRADE CHANGES WILL NOT OCCUR WITHIN THE TREE PROTECTION ZONE (TPZ).
9. UTILITY ACCESS CORRIDOR MUST BE OUTSIDE THE TPZ AND/OR NO OPEN TRENCH METHOD OF CONSTRUCTION BELOW-GROUND AS WELL AS NO ABOVE-GROUND LINES WITHIN THE TPZ.



## STANDARD DEVELOPMENT NOTES:

### (A) TRANSPORTATION AND WORKS DEPARTMENT

1. MUNICIPAL BOULEVARD TO BE RESTORED TO THE SATISFACTION OF ENGINEERING CONSTRUCTION STAFF.
2. RESTORE THE PUBLIC ROADWAY TO TOWN STANDARDS AND CLEARLY INDICATE ON THE ENGINEERING DRAWINGS ALL RESTORATION, TO THE SATISFACTION OF THE ENGINEERING & CONSTRUCTION DEPARTMENT.
3. DRIVEWAYS ON THE MUNICIPAL RIGHT-OF-WAY SHALL BE PAVED BY THE APPLICANT.
4. AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR THE ENTRANCE.
5. THE TOPS OF ANY CURBS BORDERING THE DRIVEWAYS WITHIN THE MUNICIPAL BOULEVARD WILL BE FLUSH WITH THE MUNICIPAL SIDEWALK AND ROAD CURB.

### (B) GENERAL NOTES

1. THE EXISTING GRADES SHOWN ON THIS DRAWING ARE TO REMAIN UNCHANGED.
2. THERE IS NO EASEMENTS REGISTERED ON TITLE AND AFFECTING THE SUBJECT LANDS.
3. THE STOCKPILING OF CONSTRUCTION MATERIAL TO BE DONE AT THE FRONT OF THE PROPOSED DWELLING ON THE EXISTING DRIVEWAY.
4. ALL ROOF DOWNSPOUTS FROM EAVESTROUGH TO DISCHARGE ONTO SURFACE AND THE RUNOFF DIRECTED TOWARDS THE REAR WHERE POSSIBLE AND TO THE ROAD.
5. ROOF DOWNSPOUT IS LOCATED IN SUCH MANNER AS TO DIRECT DRAINAGE AWAY FROM WALKWAYS, DRIVEWAYS OR PATIO AREAS.
6. MAINTAIN EXISTING GRADES IN AREA AROUND TREES TO BE PRESERVED.
7. PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY IN FIELD THE EXACT SIZE AND INVERTS OF THE EXISTING WATER SERVICE CONNECTION AND SEWER CONNECTIONS AND REPORT IT TO THE ENGINEER.
8. ALL SURPLUS/EXCAVATED MATERIAL TO BE REMOVED FROM THE SITE.
9. CONTRACTOR TO MATCH EXISTING GRADES ALONG PROPERTY LINES.
10. ALL DISTURBED AREAS WITHIN EXISTING ROAD ALLOWANCE TO BE REINSTATED WITH TOPSOIL AND SOD TO THE SATISFACTION OF THE TOWN OF OAKVILLE.
11. THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS, IF ANY DISCREPANCIES, THEY MUST BE REPORTED TO THE ENGINEER IMMEDIATELY PRIOR TO CONSTRUCTION.
12. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. GAS, HYDRO, TELEPHONE OR ANY OTHER UTILITIES THAT MAY EXIST ON THE SITE OR WITHIN THE STREETLINE MUST BE LOCATED BY ITS OWN UTILITIES AND VERIFIED PRIOR TO CONSTRUCTION.
13. ALL CONNECTIONS SHALL BE INSTALLED AS PER REGION OF HALTON STANDARDS AND SPECIFICATIONS.
14. BUILDER IS TO VERIFY TO THE ENGINEER THAT THE FINAL FOOTING ELEVATION AND TOP OF FOUNDATION WALL ELEVATION ARE IN CONFORMITY WITH THE BUILDING CODE AND THE CERTIFIED GRADING PLAN PRIOR TO PROCEEDING.
15. OUTSIDE FINISHED GRADE TO BE A MINIMUM OF 150 mm BELOW BRICK/STONE VENEER ELEVATION.
16. PRIOR TO ANY SODDING, THE BUILDER IS TO ENSURE TO THE SOIL CONSULTANT AND/OR THE ENGINEER THAT THE LOT HAS BEEN GRADED AND TOPSOILED AND SODDED COMPLETELY WITH A MINIMUM DEPTH OF 200 mm OF TOPSOIL AND N° 1 NURSERY SOD AND A MINIMUM DEPTH OF 150 mm CRUSHED STONE TO BE PROVIDED ON THE ENTIRE LENGTH OF EACH DRIVEWAY ON A FIRM SUBGRADE AND THE DRIVEWAY TO BE PAVED WITH A MINIMUM COMPACTED DEPTH OF 75 mm OF ASPHALT BETWEEN THE CURB AND THE GARAGE.
17. NO SODDING ON ANY LOT IS PERMITTED UNTIL PRELIMINARY INSPECTION IS DONE BY THE ENGINEER AND THE BUILDER.
18. DRIVEWAY GRADES SHOULD BE NOT LESS THAN 1.0% AND NOT GREATER THAN 7.0%.
19. LAWN AND SWALES SHALL HAVE MINIMUM SLOPE OF 2.0% AND A MAXIMUM SLOPE OF 5.0% AND HAVE A MINIMUM DEPTH OF 150mm.
20. WHERE GRADES IN EXCESS OF 5.0% ARE REQUIRED, THE MAXIMUM SLOPE SHALL BE 3:1. GRADE CHANGES IN EXCESS OF 1.0 m ARE TO BE ACCOMPLISHED BY USE OF A RETAINING WALL. RETAINING WALLS HIGHER THAN 0.6 m SHALL HAVE A FENCE INSTALLED ON THE HIGH SIDE.
21. THE SERVICE CONNECTION TRENCH THROUGH THE TRAVELLED PORTION OF THE ROAD ALLOWANCE SHALL BE BACKFILLED WITH UNSHRINKABLE BACKFILL MATERIAL AS PER TOWN OF OAKVILLE STANDARDS UNLESS OTHERWISE SPECIFIED PRIOR APPROVAL FOR OTHER BACKFILL MATERIAL HAS BEEN OBTAIN.
22. ALL WATERMAINS AND WATER SERVICE MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT REGION OF HALTON STANDARDS AND SPECIFICATIONS.
23. WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM DEPTH OF 1.7 m WITH A MINIMUM HORIZONTAL SPACING OF 2.5 m FROM THEMSELVES AND OTHER SERVICES.
24. SEDIMENT CONTROL FENCE TO BE INSTALLED AS PER THE TOWN OF OAKVILLE STANDARDS.
25. ALL DAMAGED AND DISTURBED AREAS TO BE REINSTATED WITH TOPSOIL AND SOD.

### (C) UTILITIES CONNECTION

1. SANITARY: (A) MUNICIPAL SANITARY SEWER AVAILABLE ON THE SITE.
2. WATER: (A) SERVICE CONNECTIONS TO BE 25mm DIA. TYPE 'K' SOFT COPPER TUBING
3. STORM: (A) A SUMP PUMP WILL BE REQUIRED TO DRAIN THE BASEMENT FACILITIES. UNLESS OTHERWISE NOTED AS PER REGION OF HALTON STANDARDS.

## EROSION AND SILTATION NOTES

1. ALL EROSION AND SEDIMENT CONTROLS ARE TO BE INSTALLED ACCORDING TO APPROVED PLANS TO COMMENCEMENT OF ANY EARTH MOVING WORK ON THE SITE AND SHALL REMAIN IN PLACE UNTIL A DISTURBED AREAS ARE STABILIZED WITH THE INTENDED FINAL GROUND COVER.
2. EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED BY THE BUILDER/DEVELOPER.
- A. WEEKLY
- B. BEFORE AND AFTER ANY PREDICTED RAINFALL EVENT
- C. FOLLOWING AN UNPREDICTED RAINFALL EVENT
- D. DAILY, DURING EXTENDED DURATION RAINFALL EVENTS
- E. AFTER SIGNIFICANT SNOW MELT EVENTS
3. EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED IN PROPER WORKING ORDER AT ALL TIMES. DAMAGED OR CLOGGED DEVICES SHALL BE REPAIRED WITH 48 HOURS.
4. WHERE A SITE REQUIRES DEWATERING AND WHERE THE EXPELLED WATER CAN BE FREELY RELEASED TO A SUITABLE RECEIVER, THE EXPELLED WATER SHALL BE TREATED TO CAPTURE SUSPENDED PARTICLES GREATER THAN 40 MICRON IN SIZE. THE CAPTURED SEDIMENT SHALL BE DISPOSED OF PROPERLY PER MOEC GUIDELINES. THE CLEAN EXPELLED WATER SHALL BE FREELY RELEASED TO A SUITABLE RECEIVER IN MANNER THAT DOES NOT CREATE DOWNSTREAM ISSUES INCLUDING BUT NOT LIMITED TO EROSION, FLOODING- NUISANCE OR OTHERWISE, INTERFERENCE ISSUES, ETC.
5. EXISTING STORM SEWERS AND DRAINAGE DITCHES ADJACENT TO THE WORKS SHALL BE PROTECTED AT ALL TIMES FROM THE ENTRY OF SEDIMENT/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 INVERTED AND MAINTAINED PER ITEMS 2 AND 3 ABOVE.
6. IN THE EVENT OF A SPILL/RELEASE OF DELETERIOUS MATERIAL ON OR EMANATING FROM THE SITE, THE OWNER AGENT SHALL IMMEDIATELY NOTIFY THE MOEC AND FOLLOW ANY PRESCRIBED CLEAN UP PROCEDURE. THE OWNER OR OWNERS AGENT WILL ADDITIONALLY IMMEDIATELY NOTIFY THE TOWN.

All NEW water and sanitary main taps are to be performed by Region of Halton forces only

NOTE  
DOWN SPOT DISCHARGE LOCATIONS ARE TO BE DISCHARGED ONTO SPLASH PADS.

ANY WATER OR SANITARY SERVICE THAT DOES NOT MEET CURRENT REGIONAL STANDARDS MUST BE DISCONNECTED AT THE MAIN AND A NEW SERVICE CONSTRUCTED AT THE SITE DEVELOPERS EXPENSE.

NOTE  
EAVES DO NOT PROJECT MORE THAN 0.60M INTO PROPOSED SETBACKS.

The existing sanitary lateral must be inspected at the property line by the Regional Inspector, and televised (otherwise, use proposed 25mmrd Copper Type-K water service)

A lateral that does not meet current Regional standards must be disconnected at the main. A revision to the Service Permit, drawings and payment of applicable fees is required

SENECA DRIVE  
(BY REG'D PLAN M-II)  
PIN 24756-011

To re-use existing water service providing it meets Current Standards (otherwise, use proposed 25mmrd Copper Type-K water service)

The existing water service must be inspected at the property line by the Regional Inspector.



**J. H. Gelbloom Surveying Limited**  
Ontario Land Surveyor  
476 Morden Road, Unit 102, Oakville, Ont., L6K 3W4  
office@jhgsurveying.ca  
Phone:(905) 338-8210 Fax:(905) 338-9446

AUGUST 15, 2022  
DATE

Project: 21-283  
Drawn By: M.K.

Checked By: A.M.  
Party Chief: L.K.

## BENCHMARK

Elevations are Referred to the Town of Oakville Benchmark No. 65 having an Elevation of 82.814 m.

## SURVEYOR'S CERTIFICATE

I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF A TWO STOREY DWELLING LOCATED AT 3107 SENECA DRIVE, AND HAVE PREPARED THIS PLAN TO INDICATE THE COMPATIBILITY OF THE PROPOSAL, WITH ALL ADJACENT PROPERTIES AND EXISTING MUNICIPAL SERVICES. IT IS MY BELIEF THAT ADHERENCE TO THE PROPOSED ELEVATIONS AND GRADIENTS SHOWN WILL PRODUCE ADEQUATE SURFACE DRAINAGE AND PROPER FACILITY OF THE MUNICIPAL SERVICES WITHOUT DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERNS OR ADJACENT PROPERTIES.

I HEREBY CERTIFY THAT THE DIMENSIONS AND SET-BACKS ARE CORRECTLY SHOWN.

ANDREW MUSK  
2022



# 3107 SENECA DR.

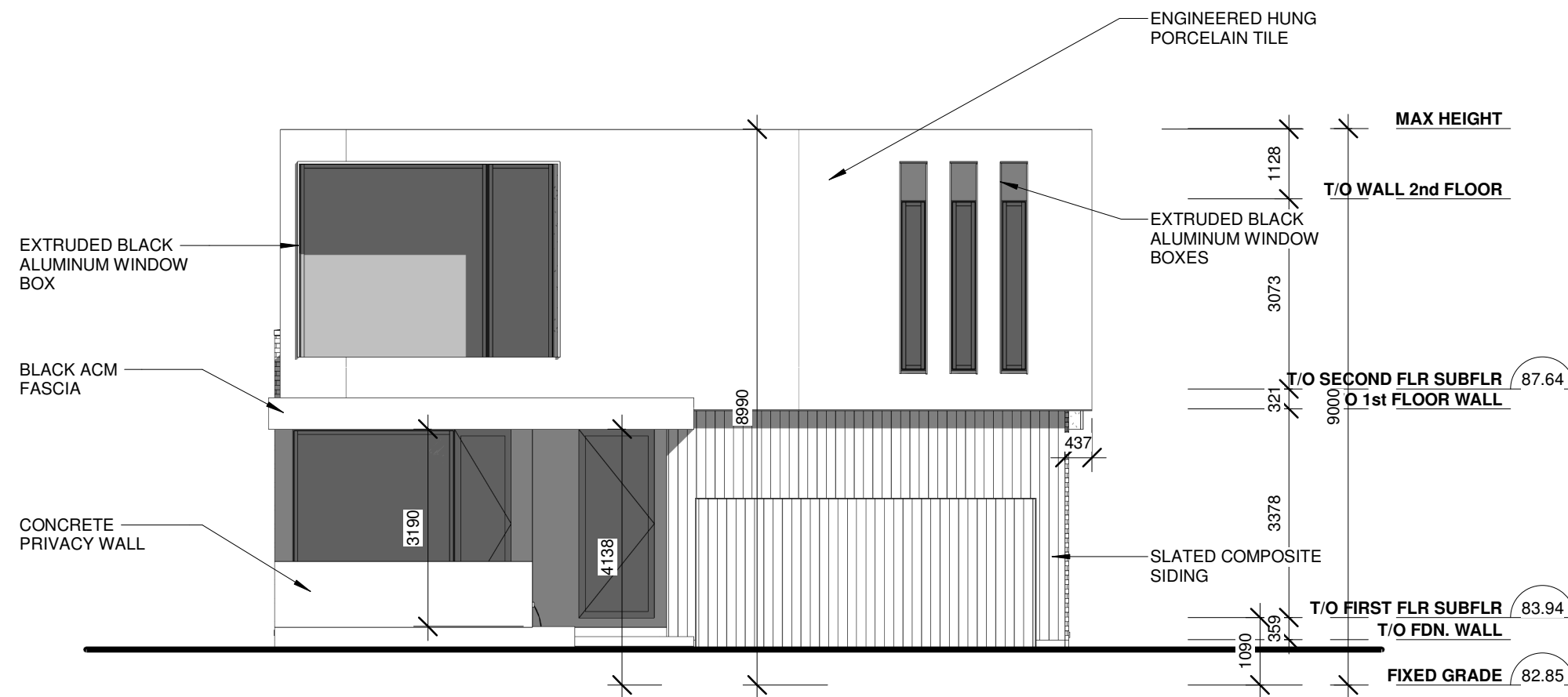


## COMMITTEE OF ADJUSTMENT

Approver

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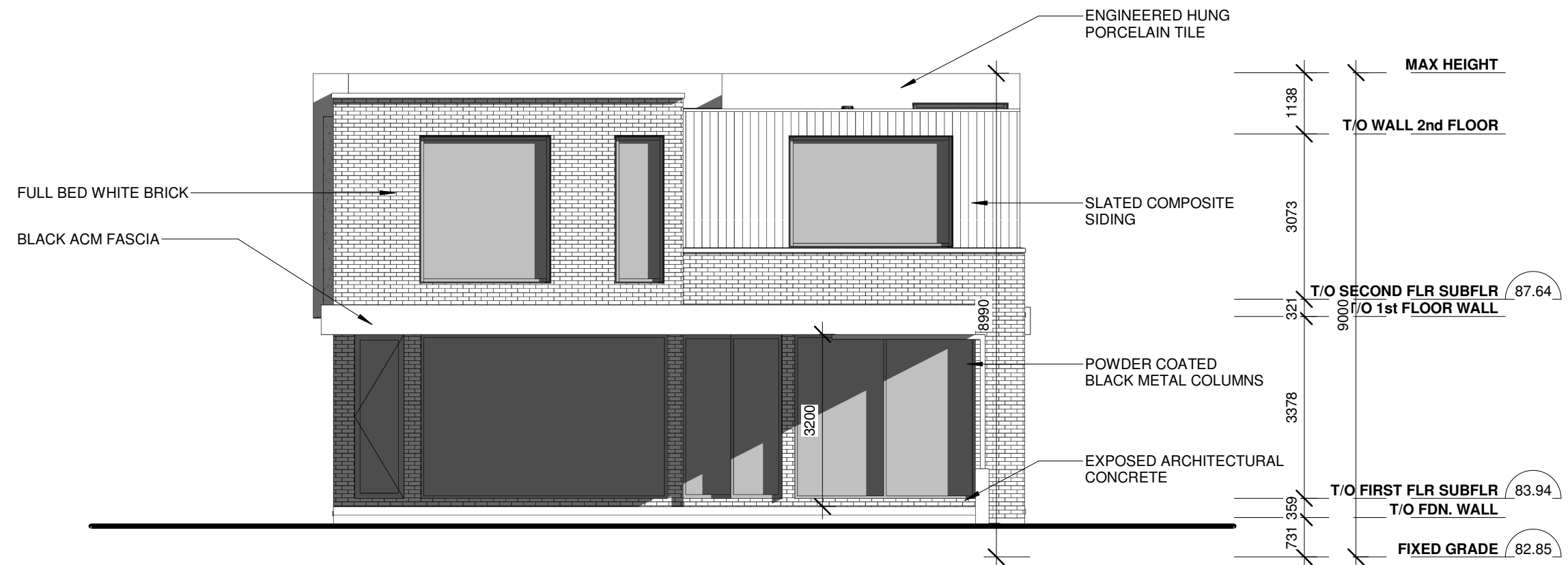
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Approver

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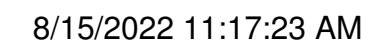
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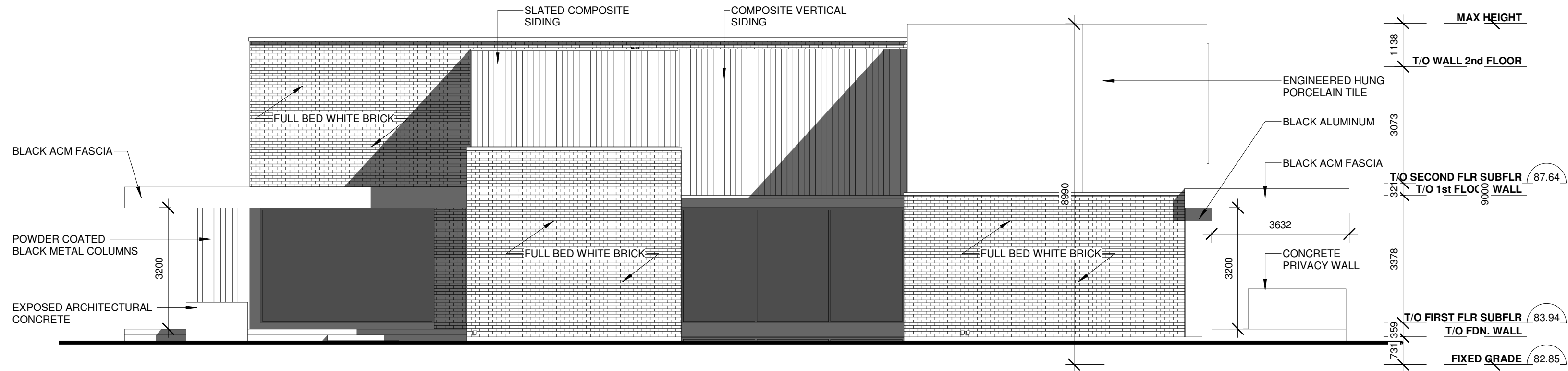


Approver

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Approver

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**Prepared for:**

**Element Modern Dwellings**

603 York St, Oakville, ON L6L 4B4

905-208-7771

[brad@elementmoderndwellings.com](mailto:brad@elementmoderndwellings.com)

**Project Address:**

**5135 Mulberry Drive, Burlington, Ontario**

**DENG File # n/a**

**Data Collection and Report Prepared by:**

Stephen Shelton ON-0542AT, TRAQ 1589

[steve@summitsks.ca](mailto:steve@summitsks.ca)

28 March 2022



**Arborist Report - 3107 Seneca Drive, Oakville, Ontario**

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## Arborist Report - 3107 Seneca Drive, Oakville, Ontario

Summit SKS Limited have been retained by the property owner to prepare this Arborist Report and Tree Protection Plan for 3107 Seneca Drive in Oakville, Ontario. The owner intends to demolish the existing house and build a new one. The tree assessment was completed on the 22nd day of March 2022. All field and appraisal work was conducted by qualified consultants as defined by the Town and in accordance with Private Tree Protection By-Law 2017-038. A Tree Protection Agreement will be required for this project.

The purpose of this report is to inventory and assess trees 10cm in diameter, measured at breast height and larger on the subject property, in the city road allowance adjacent to the property and any trees within 6m of the property line.

The owner of this property intends to demolish the existing house and build a new one. There are sixteen (16) trees recommended for removal as a result of this proposed construction and/or their current condition.

### Municipally Owned Trees

Tree number M1 is a 93cm dbh Maple Silver that is growing on the municipally owned boulevard. This tree is in fair condition and requires a tree protection zone of 6m. An encroachment is expected into this trees recommended tree protection zone to allow for the excavation of the proposed driveway. The proposed driveway shall be excavated by hand in the is area and constructed using a porous paving material. A qualified arborist shall be present to direct, inspect and photo document any excavation required in this encroachment area and to perform any necessary remedial arboricultural actions at that time. An impact report may be required by the local municipality.



Tree Number	Tree Species	Diameter of Appraised Tree (cm)	Area Of Appraised Tree (cm)	Diameter of Replacement Tree (cm)	Area of the Replacement Tree (cm)	Cost of Replacement Tree	Basic Price	Species Rating	Basic Value	Location Rating	Condition s Rating	Appraised Value
M1	Silver Maple	93	6789.465	8	50.24	927.5	18.46139	56.00%	70600.14	75.00%	80.00%	42360.0844



## **Arborist Report - 3107 Seneca Drive, Oakville, Ontario**

### **Neighbouring Trees**

Tree number N1 is a 55cm dbh Maple Manitoba that is growing near the east property line of 3111 Seneca Drive. This tree is in fair condition and requires a tree protection zone of 3.6m.

Tree number N2 is a 52cm dbh Walnut Black that is growing near the west property line in the backyard of 70 Mississauga Street. This tree is in fair condition and requires a tree protection zone of 3.6m.

Tree number N3 is a 15cm dbh Cedar White that is growing near the west property line in the backyard of 70 Mississauga Street. This tree is in poor condition and requires a tree protection zone of 2.4m.

Tree number N4 is a 45cm dbh Walnut Black that is growing near the west property line in the backyard of 66 Mississauga Street. This tree is in fair condition and requires a tree protection zone of 3m.

Tree number N5 is a 40cm dbh Walnut Black that is growing near the west property line in the backyard of 66 Mississauga Street. This tree is in fair condition and requires a tree protection zone of 3m.

Tree number N6 is a 55cm dbh Maple Silver that is growing near the west property line in the backyard of 3103 Seneca Drive. This tree is in fair condition and requires a tree protection zone of 3.6m.

### **Privately Owned Trees**

Tree number P1 is a 39cm dbh Birch Paper that is growing near the middle of the front yard. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number P2 is a 5 to 10cm dbh Cedar White that is growing near the west property line of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P3 is a 18, 19cm dbh Fir White that is growing near the proposed dwelling. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number P4 is a 19cm dbh Spruce White that is growing near the proposed dwelling. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number P5 is a 38cm dbh Birch Paper that is growing near the proposed dwelling. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number P6 is a 28cm dbh Pine Scots that is growing near the west property line of the subject property. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number P7 is a 27cm dbh Pine Scots that is growing near the west property line of the subject property. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number P8 is a 18, 33cm dbh Birch Paper that is growing near the proposed dwelling. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number P9 is a 15cm dbh Spruce White that is growing near the west property line of the subject property. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number P10 is a 29cm dbh Pine Eastern White that is growing near the proposed dwelling. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number P11 is a 22cm dbh Pine Scots that is growing near the west property line of the subject property. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number P12 is a 15cm dbh Spruce White that is growing near the proposed dwelling. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number P13 is a 15cm dbh Cedar White that is growing near the proposed dwelling. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number P14 is a 15cm dbh Cedar White that is growing near the proposed dwelling. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number P15 is a 15cm dbh Cedar White that is growing near the east property line of the subject property. This tree is in fair condition however it is recommended for removal due to development impacts.

## **Arborist Report - 3107 Seneca Drive, Oakville, Ontario**

Tree number P16 is a 15cm dbh Pine Scots that is growing near the back of the proposed dwelling. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number P17 is a 27cm dbh Pine Eastern White that is growing near the back of the proposed dwelling. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number P18 is a 35cm dbh Pine Scots that is growing near the back of the proposed dwelling. This tree is in fair condition and requires a tree protection zone of 3m.

Tree number P19 is a 29cm dbh Pine Scots that is growing near the back of the proposed dwelling. This tree is in fair condition and requires a tree protection zone of 5.4m.

Tree number P20 is a 31, 33cm dbh Maple Silver that is growing near the west side of the backyard of the subject property. This tree is in poor condition and requires a tree protection zone of 3m.

Tree number P21 is a 37cm dbh Maple Silver that is growing near the west side of the backyard of the subject property. This tree is in poor condition and requires a tree protection zone of 3m.

Tree number P22 is a 68cm dbh Maple Silver that is growing near the west side of the backyard of the subject property. This tree is in poor condition and requires a tree protection zone of 4.2m.

Tree number P23 is a 10, 15cm dbh Ash Mountain that is growing near the west side of the backyard of the subject property. This tree is in poor condition and requires a tree protection zone of 3m.

Tree number P24 is a 15cm dbh Cedar White that is growing near the west side of the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P25 is a 15cm dbh Cedar White that is growing near the west side of the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P26 is a 15cm dbh Cedar White that is growing near the east side of the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 2.4m.

Tree number P27 is a 15cm dbh Cedar White that is growing near the east side of the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 3.6m.

Tree number P28 is a 10 to 20cm dbh Cedar White that is growing near the north property line in the backyard of the subject property. This tree is in fair condition and requires a tree protection zone of 3m.

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



## Arborist Report - 3107 Seneca Drive, Oakville, Ontario

Tree #	Common Name	Latin Name	DBH (cm)	Height (m)	Crown Reserve (m)	Crown Height (m)	Canopy Cover Area (m)	Health	Structure	TPZ (m)	Site Plan Results
M1	Maple Silver	Acer saccharinum	93	20	15	9	225	fair	fair	6m	preserve
N1	Maple Manitoba	Acer negundo	55	15	10	12	100	fair	poor	3.6 m	preserve
N2	Walnut Black	Juglans nigra	52	15	8	7	64	fair	fair	3.6 m	preserve
N3	Cedar White	Thuja occidentalis	15	4	3	4	9	poor	fair	2.4 m	preserve
N4	Walnut Black	Juglans nigra	45	16	10	10	100	fair	poor	3m	preserve
N5	Walnut Black	Juglans nigra	40	16	7	6	49	fair	fair	3m	preserve
N6	Maple Silver	Acer saccharinum	55	20	14	14	196	fair	poor	3.6 m	preserve
P1	Birch Paper	Betula papyrifera	39	14	7	10	49	fair	fair	3m	remove
P2	Cedar White	Thuja occidentalis	5 to 10	4	2	4	4	fair	fair	2.4 m	preserve
P3	Fir White	Abies concolor	18, 19	8	5	6	25	fair	poor	3m	remove
P4	Spruce White	Picea glauca	19	8	5	7	25	fair	fair	5.4 m	remove
P5	Birch Paper	Betula papyrifera	38	12	7	9	49	fair	poor	3m	remove
P6	Pine Scots	Pinus sylvestris	28	10	5	8	25	fair	poor	2.4 m	remove
P7	Pine Scots	Pinus sylvestris	27	10	5	8	25	fair	poor	2.4 m	remove
P8	Birch Paper	Betula papyrifera	18, 33	12	5	8	25	fair	fair	3m	remove
P9	Spruce White	Picea glauca	15	8	3	6	9	fair	poor	2.4 m	remove
P10	Pine Eastern White	Pinus strobus	29	10	5	7	25	fair	fair	2.4 m	remove
P11	Pine Scots	Pinus sylvestris	22	7	3	4	9	fair	fair	2.4 m	remove
P12	Spruce White	Picea glauca	15	4	3	4	9	fair	poor	3.6 m	remove
P13	Cedar White	Thuja occidentalis	15	5	3	5	9	fair	poor	3m	remove
P14	Cedar White	Thuja occidentalis	15	5	3	5	9	fair	poor	2.4 m	remove
P15	Cedar White	Thuja occidentalis	15	4	3	4	9	fair	poor	2.4 m	remove
P16	Pine Scots	Pinus sylvestris	15	6	3	5	9	fair	fair	2.4 m	remove
P17	Pine Eastern White	Pinus strobus	27	7	3	6	9	fair	poor	2.4 m	remove
P18	Pine Scots	Pinus sylvestris	35	11	7	7	49	fair	poor	3m	preserve

## Arborist Report - 3107 Seneca Drive, Oakville, Ontario

P19	Pine Scots	Pinus sylvestris	29	10	5	5	25	fair	fair	5.4 m	preserve
P20	Maple Silver	Acer saccharinum	31, 33	12	5	5	25	poor	poor	3m	preserve
P21	Maple Silver	Acer saccharinum	37	14	5	6	25	poor	poor	3m	preserve
P22	Maple Silver	Acer saccharinum	68	14	7	7	49	poor	poor	4.2 m	preserve
P23	Ash Mountain	Sorbus americana	10, 15	6	4	3	16	poor	poor	3m	preserve
P24	Cedar White	Thuja occidentalis	15	4	3	4	9	fair	fair	2.4 m	preserve
P25	Cedar White	Thuja occidentalis	15	4	3	4	9	fair	fair	2.4 m	preserve
P26	Cedar White	Thuja occidentalis	15	4	3	4	9	fair	fair	2.4 m	preserve
P27	Cedar White	Thuja occidentalis	15	4	3	4	9	fair	fair	3.6 m	preserve
P28	Cedar White	Thuja occidentalis	10 to 20	6	3	6	9	fair	poor	3m	preserve

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



## Arborist Report - 3107 Seneca Drive, Oakville, Ontario

### Limitations of Assessment

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

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

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

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

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

On Behalf of Summit SKS Limited



Stephen Shelton,  
Certified Arborist ON-0542AT  
TRAQ 1589



**Arborist Report - 3107 Seneca Drive, Oakville, Ontario**



**The International Society of Arboriculture**

Hereby Announces That

*Stephen W. Shelton*

Has Earned the Credential

**ISA Certified Arborist ®**

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

  
Caitlyn Pollihan  
CEO & Executive Director

18 March 2000	30 June 2024	ON-0542AT
Issue Date	Expiration Date	Certification Number



**The International Society of Arboriculture**

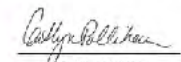
Hereby Announces That

*Stephen W. Shelton*

Has Earned the Credential

**ISA Tree Risk Assessment Qualification®**

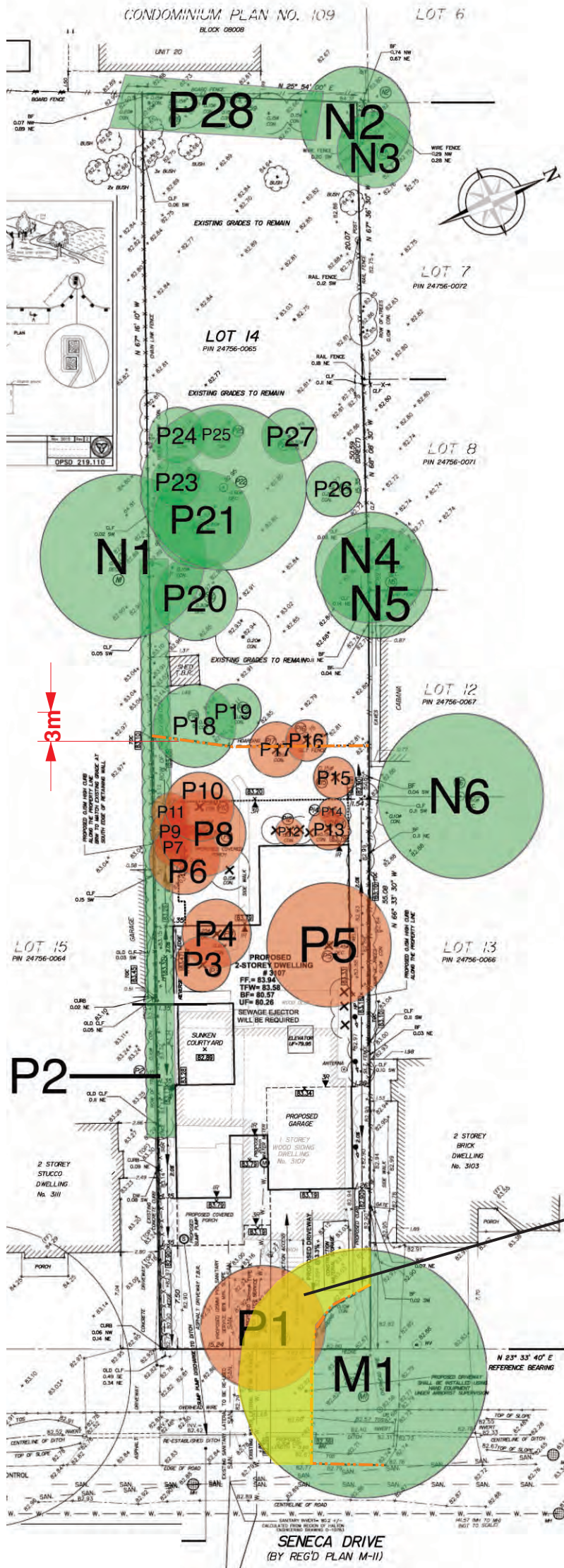
By successfully meeting ISA Tree Risk Assessment Qualification certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

  
Caitlyn Pollihan  
CEO & Executive Director

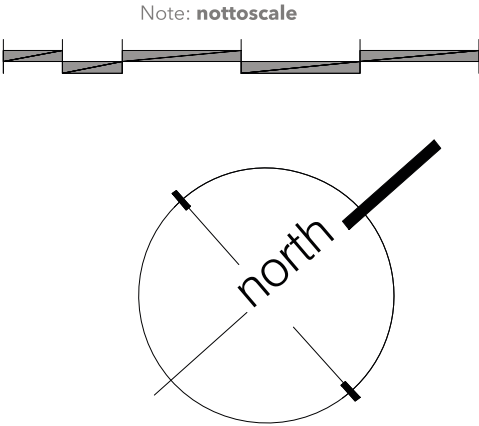
1 February 2013	19 August 2021
Issue Date	Expiration Date







Tree Number	Common Name	Latin Name	DBH (cm)	Height (m)	Crown Reserve (m)	Crown Height (m)	Canopy Cover Area (m)	Health	Structure	TPZ (m)	Site Plan Results
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P3	Fir White	Abies concolor	18, 19	8	5	6	25	fair	poor	3m	remove
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P28	Cedar White	Thuja occidentalis	10 to 20	6	3	6	9	fair	poor	3m	preserve



KEY MAPN.T.S.

- LEGEND
- propertyline
  - 2 existingtr eenumber(r efertchart)
  - existingvegetationto remain
  - existingvegetationto be removed
  - minimumtr eepr otectionzone(tpz) - as perT ownof Oakvilleguidelines
  - locationofproposedtree(s)
  - tr eepr otection

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

REVISIONS/SUBMISSIONS

#	D A TE	DESCRIPTION
1	03/28/22	1stSubmission
2		
3		
4		
5		

Certifications

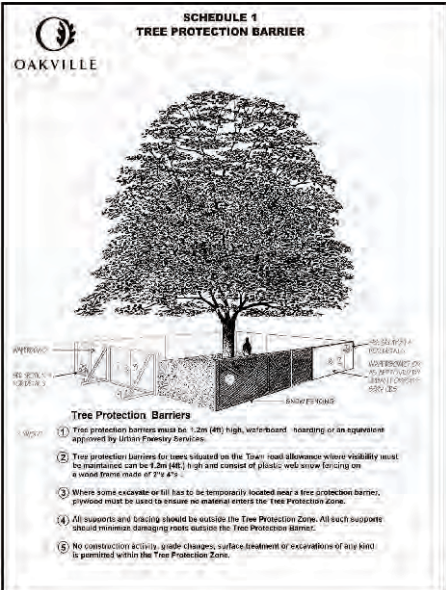


CLIENT  
Element Modern Dwellings  
MUNICIP ALITY  
Town of Oakville

PROJECT  
Private Residence  
3107 Seneca Drive

MUNICIP AL FILENUMBER  
#-n/a

SHEET  
Tree Protection Plan



SUMMIT  
PROFESSIONAL CONSULTING ARBORISTS

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