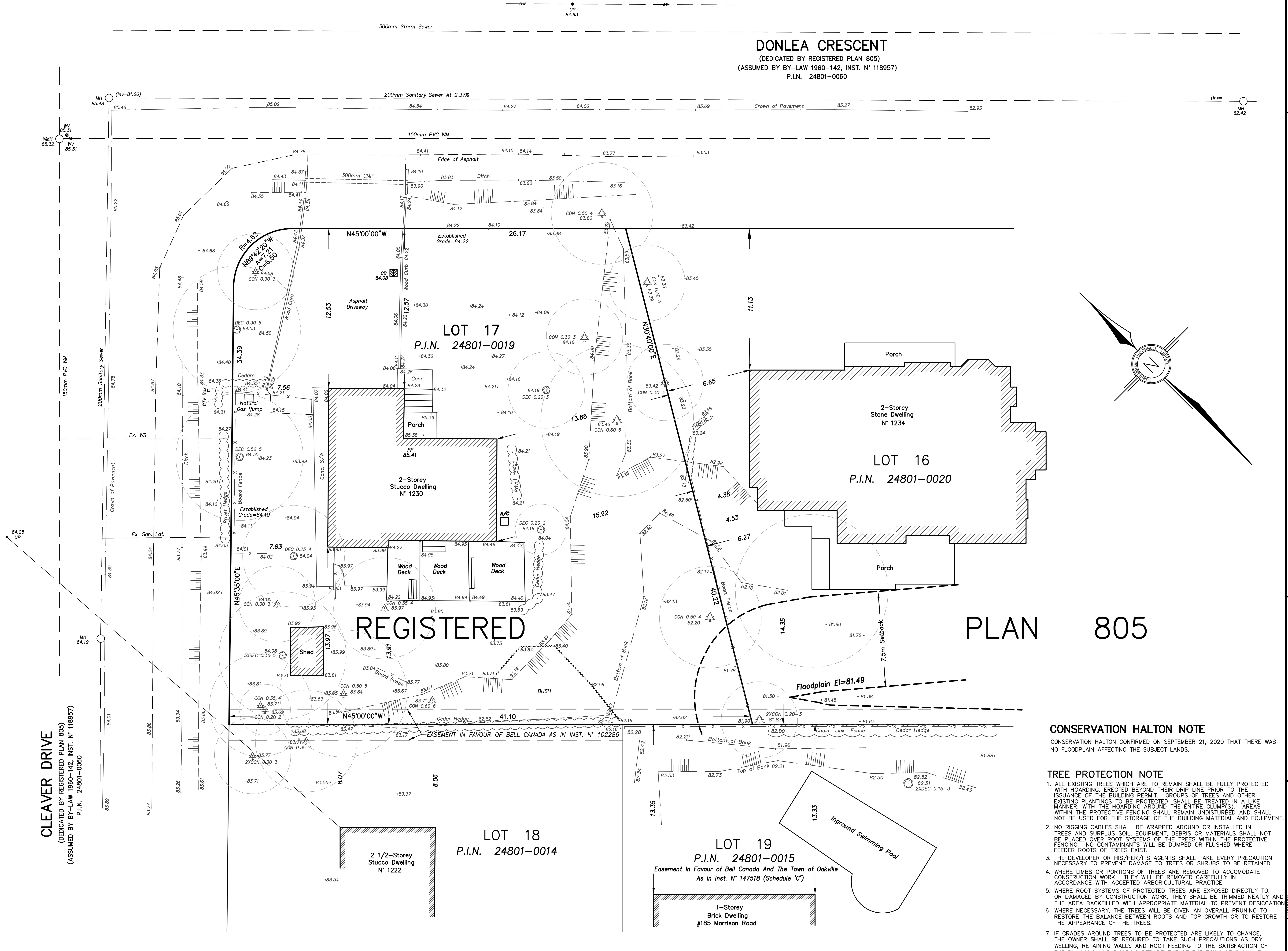
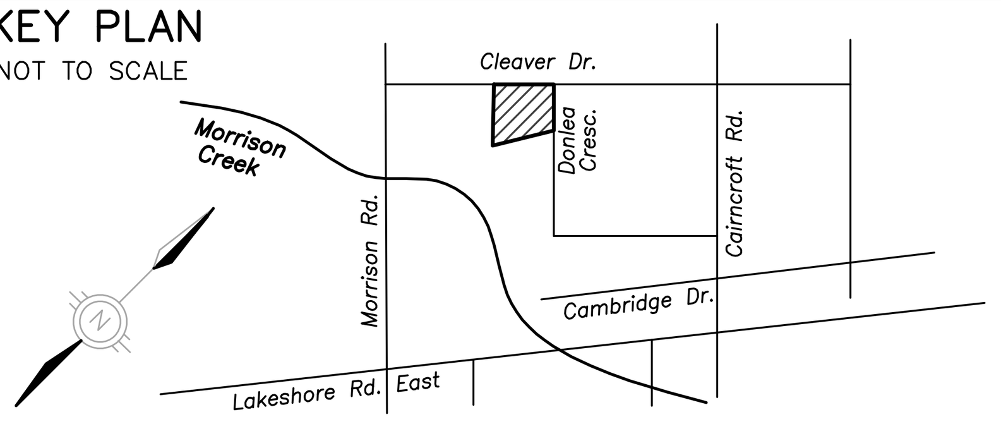


KEY PLAN

NOT TO SCALE



(Professional Seal)

STANDARD DEVELOPMENT NOTES

(A) ENGINEERING AND CONSTRUCTION DEPARTMENT

1. DRIVEWAYS ON THE MUNICIPAL RIGHT-OF-WAY SHALL BE PAVED BY THE APPLICANT.
2. AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR THE ENTRANCE.
3. THE TOPS OF ANY CURBS BORDERING THE DRIVEWAYS WITHIN THE MUNICIPAL BOULEVARD WILL BE FLUSH WITH THE MUNICIPAL SIDEWALK AND ROAD CURB.

(B) GENERAL NOTES

1. THE EXISTING GRADES SHOWN ON THIS DRAWING ARE TO REMAIN UNCHANGED.
2. BELL CANAD EASEMENT OVER THE WEST SIDE AS IN INSTRUMENT N° 102286
3. THE STOCKPILING OF CONSTRUCTION MATERIAL TO BE DONE AT THE SIDE OF THE PROPOSED DWELLING ON PROPOSED DRIVEWAY.
4. ALL ROOF DOWNSPOUTS FROM EAVESTROUGH TO DISCHARGE ONTO SURFACE AND THE RUNOFF DIRECTED TOWARDS THE REAR WHERE POSSIBLE AND TO THE ROAD.
5. ROOF DOWNSPOUT IS LOCATED IN SUCH MANNER AS TO DIRECT DRAINAGE AWAY FROM WALKWAYS, DRIVEWAYS OR PATIO AREAS.
6. MAINTAIN EXISTING GRADES IN AREA AROUND 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 REGIONAL 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 MINIUMUM 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 100 mm OF TOPSOIL AND N° 1 NURSURY 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 2.0% AND NOT GREATER THAN 7.0%.
19. LAWN AND SWALES SHALL HAVE MINIMUM SLOPE OF 2.0% AND A MAXIMUM SLOPE OF 5.0%.
20. WHERE GRADES IN EXCESS OF 5% ARE REQUIRED, THE MAXIMUM SLOPE SHALL BE 3:1. GRADE CHANGES IN EXCESS OF 1.0m ARE TO BE ACCOMPLISHED BY USE OF A RETAINING WALL. RET. WALLS HIGHER THAN 0.6m 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 1.5 m FROM THEMSELVES AND OTHER UTILITIES AND 2.5m MINIMUM FROM ALL SEWERS.
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.
   (B) EXISTING CONNECTION MAIN TO PROPERTY LINE TO BE USED SUBJECT TO REGION OF HALTON APPROVAL.
   (C) NEW LATERAL 125mm SDR-28, PVC TO BE CONSTRUCTED PROPERTY LINE TO DWELLING.
2. STORM: (A) MUNICIPAL STORM SEWER NOT AVAILABLE ON THE SITE.
   (B) STORM WATER TO BE DISCHARGED ONTO GROUND AND INTO THE EXISTING DITCHES.
3. WATER: (A) EXISTING 19mm SERVICE CONNECTION MAIN TO P/L TO BE USED SUBJECT TO REGION OF HALTON APPROVAL.
   (B) NEW 25mm WATER SERVICE, SOFT COPPER, TYPE "K" TO BE CONSTRUCTED P/L TO DWELLING.
   (C) 20mm WATER METER TO BE INSTALLED WHERE SERVICE ENTERS BUILDING.

CONSERVATION HALTON NOTE

CONSERVATION HALTON CONFIRMED ON SEPTEMBER 21, 2020 THAT THERE WAS NO FLOODPLAIN AFFECTING THE SUBJECT LANDS.

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 ACCOMODATE 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.

SITE STATISTICS – ZONE RL1-0

1. LOT AREA = 0,000.0 m2 (1,395.2 m2 Minimum).
2. LOT FRONTAGE = 32.74m (30.50m Minimum).
3. AREAS FOR COVERAGE =
   (A) MAIN DWELLING (Includes Garage) =
   (B) FRONT PORCH =
4. LOT COVERAGE = 00.0% (30.0% Maximum).
5. ESTABLISHED GRADE = 84.16m.
6. BUILDING HEIGHTS:
   – ROOF RIDGE = 0.00m (9.00m Maximum);
7. SETBACKS:
   – FRONT = 0.00m (Between 11.53m And 17.03m);
   – REAR = 00.00m (Dwelling) (10.50m Minimum);
   – SIDES: 0.00m AND 0.00m (4.20m Min. Each Side);
8. FLOOR AREA = m2.
9. FA/LOT RATIO = % (29% Maximum).
10. DWELLING DEPTH =

REGIONAL APPROVAL

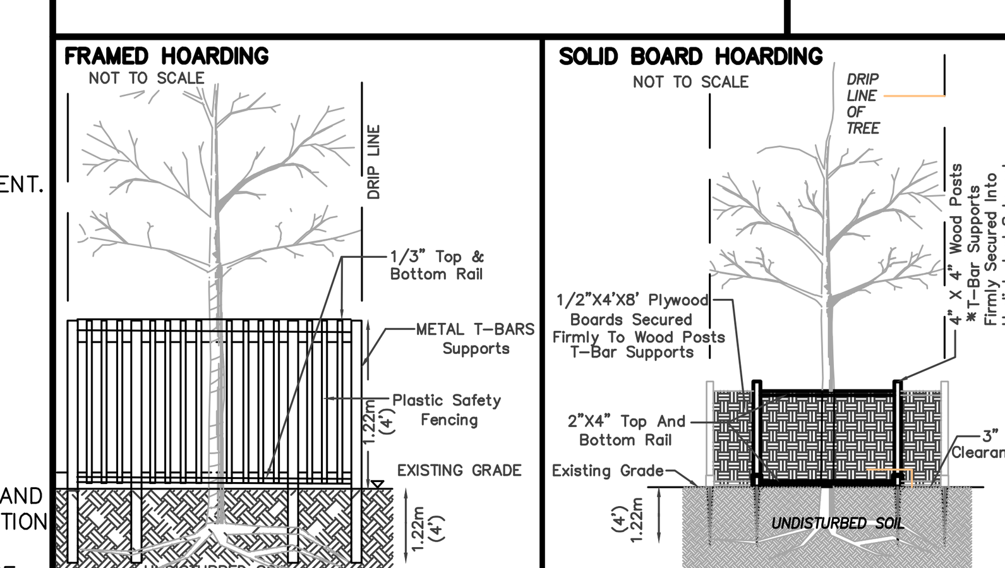
REGION DESIGN OF WATER AND/OR WASTEWATER SERVICES APPROVAL SUBJECT TO DETAIL CONSTRUCTION CONFORMING TO HALTON REGION STANDARDS AND SPECIFICATIONS AND LOCATION APPROVAL FROM AREA MUNICIPALITY.

SIGNED: ______________________DATED: __________

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

ARBORIST'S REPORT NOTE

TREE NUMBERING SHOWN HEREON WAS DERIVED FROM THE ARBORIST'S REPORT PREPARED BY



NOTE:
1. HOARDING DETAILS TO BE DETERMINED FOLLOWING INITIAL SITE INSPECTION.
2. HOARDING TO BE APPROVED BY DEVELOPMENT AND DESIGN.
3. HOARDING MUST BE SUPPLIED, INSTALLED AND MAINTAINED BY THE APPLICANT THROUGHOUT ALL PHASES OF CONSTRUCTION, UNTIL APPROVAL TO REMOVE IS OBTAINED FROM DEVELOPMENT AND DESIGN.
4. DO NOT ALLOW WATER TO COLLECT AND POND BEHIND OR WITHIN HOARDING.

* T-BAR SUPPORTS FOR SOLID HOARDING WILL ONLY BE ALLOWED WITH THE APPROVAL FROM DEVELOPEMENT AND DESIGN.

TREE PROTECTION ZONE

Diameter of Trunk (DBH)(2) in centimeters	Tree Protection Zone(3) Distances From Trunk Measured in Metres
<10cm	1.8 m
10–30 cm	2.4 m
31–50 cm	3.0 m
51–60 cm	3.6 m
61–70 cm	4.2 m
71–80 cm	4.8 m
81–90 cm	5.4 m
91–100+ cm	6.0 m

(1) For Trees over 100cm, add 10cm to the TPZ for every one centimeter of DBH.
(2) Roots can extend from the trunk to 2–3 times the distance of the drip line (see Detail TP-1 Schedule 4 for further information.
(3) Diameter at breast (DBH) measurement of tree trunk taken at 1.37m above ground.
(4) Tree Protection Zone distances are to be measured from the outside edge of the tree base towards the drip line and may be limited by an existing paved surface, provided the existing paved surface remains intact throughout the construction work.

http://www.oakville.ca/townhall/en-tre-001-001.html

MUNICIPAL RIGHT-OF-WAY NOTES

1. ALL WORKS WITHIN THE PUBLIC RIGHT-OF-WAY ARE TO BE CARRIED TO THE SATISFACTION OF THE TOWN OF OAKVILLE PUBLIC WORKS. ADDITIONAL PERMITS MAY BE REQUIRED.
2. ALL STREET TREES ARE TO BE ADEQUATELY PROTECTED WITH PLYWOOD HOARDING.

TOPOGRAPHIC SKETCH OF

LOT 17
REGISTERED PLAN 805
TOWN OF OAKVILLE

REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 150

3 0 3 6 9

GRAPHIC SCALE – METRES

BOUNDARY NOTE

ALL BOUNDARY DATA SHOWN HEREON WAS COMPILED FROM THE REGISTRY OFFICE RECORDS AND WAS VERIFIED IN THE FIELD.

ELEVATION NOTE

ALL ELEVATIONS SHOWN HEREON ARE GEODETIC AND WERE DERIVED FROM THE TOWN OF OAKVILLE BENCHMARK N° G-16 HAVING AN ELEVATION OF 80.102m (CGVD-1928:PRE-1978).

TREE NOTE

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

METRIC NOTE

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

LEGEND

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

UNDERGROUND SERVICES NOTE

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

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

SURVEYOR'S NOTE

I CERTIFY THAT:
1. THIS PLAN WAS PREPARED FOR DESIGN PURPOSES ONLY AND IS NOT SUITABLE FOR ANY LEGAL TRANSACTIONS.
2. THE TOPOGRAPHIC DETAIL SHOWN HEREON WAS ACQUIRED ON SEPTEMBER 14, 2020.

DATE: SEPTEMBER 21, 2020 ---------------

JARO A. LEGAT, M.Sc.
ONTARIO LAND SURVEYOR

CUNNINGHAM McCONNELL LIMITED

ONTARIO LAND SURVEYORS

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OAKVILLE, ONTARIO L6L 2X4
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FAX (905) 845-3519
infooak@cmlsurveyors.ca

205 MAIN STREET
MILTON, ONTARIO L9T 1N7
PHONE (905) 878-7810
FAX (905) 878-6672
milton.office@cmlsurveyors.ca

CLIENT: S. ZHANG

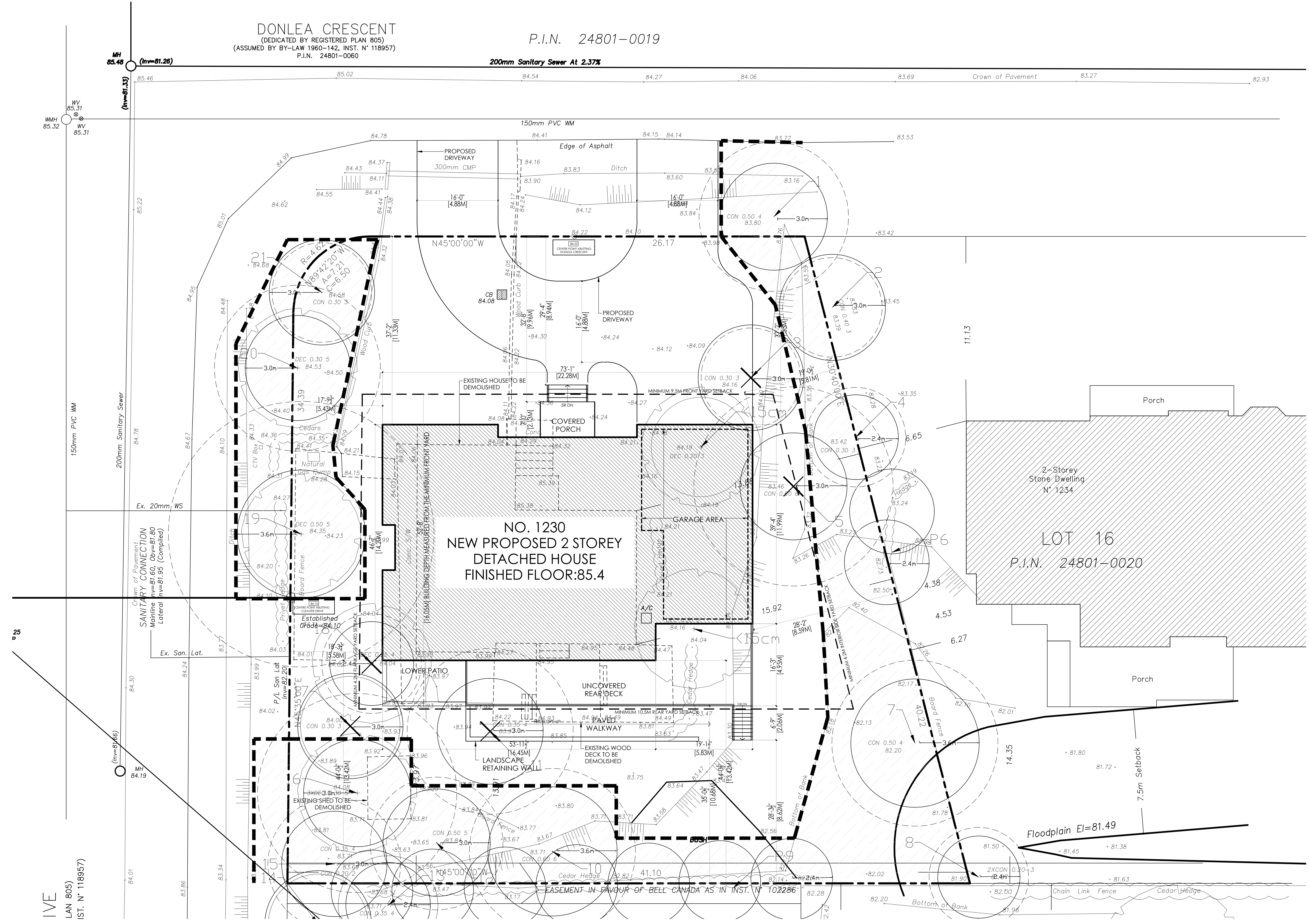
DATE:	REVISIONS	INITIAL
2020/09/21	ISSUED FOR DESIGN	JAL

#1230 DONLEA CRESCENT

SITE PLAN

SITE GRADING AND SERVICING PLAN

DATE: SEPTEMBER 21, 2020	SCALE 1 : 150
REGIONAL DRAWING N°______	PLAN 82-20-1



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9696

01 ISSUED FOR CofA 30/09/22

PRIVATE RESIDENCE

1230 DONLEA CRESCENT | OAKVILLE, ON

A100
SITE PLAN

SCALE	1:200
DRAWN BY	E.X.
CHECKED BY	L.W.
DATE	MAY 2022

UnikHouse

Unit 201, 80 Fulton Way, Richmond Hill, ON, Canada, L4B 1J5
Tel: 1-647-987-0858 | E-mail: leon.unikhouse@gmail.com

October 4th, 2022

Planning & Infrastructure Services
Committee of Adjustment

APPLICATION FOR MINOR VARIANCE

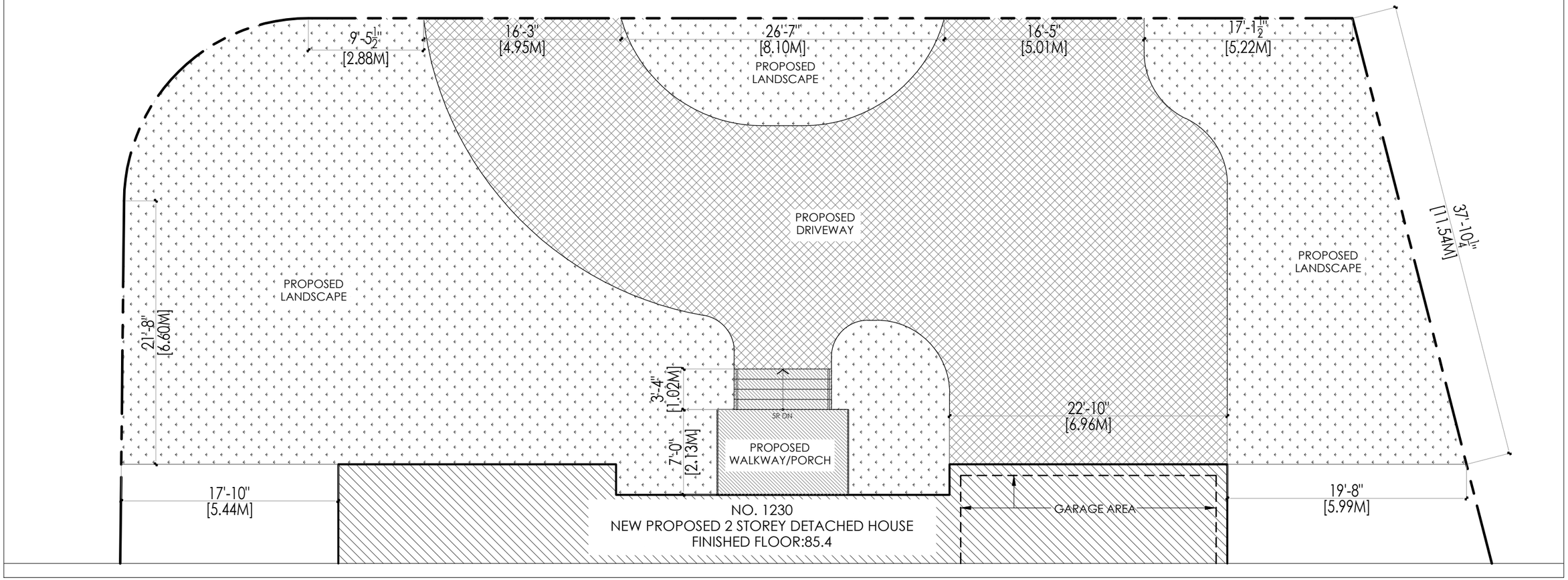
1230 Donlea Crescent, Oakvill, ON, L6J 1V7

Files attached:

- Minor Variance Application Form Filled
- Arborist Report & TPP
- Survey Drawing
- Drawings for Minor Variance - 1230 Donlea Crescent, Oakville, ON

Variance Request:

1. *Floor Area Ratio: Proposed - 33%; Allowable - 29%*
2. *Building Height: Proposed - 9.91m; Allowable - 9m*



FRONT YARD LANDSCAPE

TOTAL FRONT YARD AREA:	3897 SQ.FT [362.0 M2]
PROPOSED DRIVEWAY AREA:	1553 SQ.FT [144.27 M2]
PROPOSED PORCH / STEPS / WALKWAY:	102.5 SQ.FT [9.52 M2]
PROPOSED FRONT YARD LANDSCAPE AREA: 61%	2344 SQ.FT [217.76 M2]
PROPOSED FRONT YARD SOFT LANDSCAPE AREA: 95.6%	2241.5 SQ.FT [208.24 M2]

WINDOW SCHEDULE	
W1	4'-0" W X 6'-0" H
W2	4'-0" W X 8'-6" H
W3	2'-0" W X 19'-0" H
W4	6'-3" W X 10'-6" H
W5	2'-0" W X 6'-0" H
W6	2'-0" W X 8'-6" H
W7	18'-6" W X 2'-0" H
W8	4'-0" W X 2'-0" H
W9	9'-0" W X 6'-0" H
W10	9'-0" W X 8'-6" H
W11	16'-4" W X 10'-8" H

WINDOW SCHEDULE

1230 DONLEA CRESCENT, OAKVILLE - 2014-014 PART 6

ZONING:	RL1.0		
LOT AREA:	15015.7 S.F.(1395.0 S.M.)		
PROPOSED BASEMENT:	3176 S.F. (295.1 S.M.)		
PROPOSED GROUND FLOOR:	2358 S.F. (219.07 S.M.)		
PROPOSED SECOND FLOOR:	2432 S.F. (225.94 S.M.)		
TOTAL PROPOSED GFA:	4790 S.F. (445.01 S.M.)		
	ALLOWABLE	PROPOSED	
FLOOR AREA RATIO FSI:	29% (-0 SUFFIX ZONE)	445.01 / 1395 = 31.9%	VARIANCE
LOT COVERAGE: 3612 S.F.(335.56 S.M.) (INCLUDING 0.46M ROOF EAVE; EXCLUDING EAVE PROJECTIONS TO A MAXIMUM OF 0.6M)	25% (-0 SUFFIX ZONE)	3612 / 15015.7 = 24%	
SETBACKS:	ALLOWABLE	PROPOSED	
NORTHEAST (FRONT):	34' 5 1/4" (10.5M)	37'-2" (11.33M)	
SOUTHWEST (REAR):	34' 5 1/4" (10.5M)	44'-1/2" (13.42M)	
NORTHWEST (SIDE):	13' 9 1/4"(4.2M)	17'- 9 3/4" (5.43M)	
SOUTHEAST (SIDE):	13' 9 1/4"(4.2M)	19'- 1/2" (5.81M)	
BUILDING HEIGHT:	9M (-0 SUFFIX ZONE)/10.5M	32'- 8" (9.96M)	VARIANCE
ESTABLISHED GRADE:	(84.22 + 84.10) / 2 = 84.16		

ZONING INFORMATION

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9696

01 ISSUED FOR CofA 30/09/22

PRIVATE RESIDENCE

1230 DONLEA CRESCENT | OAKVILLE, ON

A101
ZONING INFORMATION

SCALE	1:100
DRAWN BY	E.X.
CHECKED BY	L.W.
DATE	MAY 2022

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PRIVATE RESIDENCE

1230 DONLEA CRESCENT | OAKVILLE, ON

A300
PROPOSED FRONT
(NORTHEAST) ELEVATION

SCALE	1:75
DRAWN BY	E.X.
CHECKED BY	L.W.
DATE	MAY 2022

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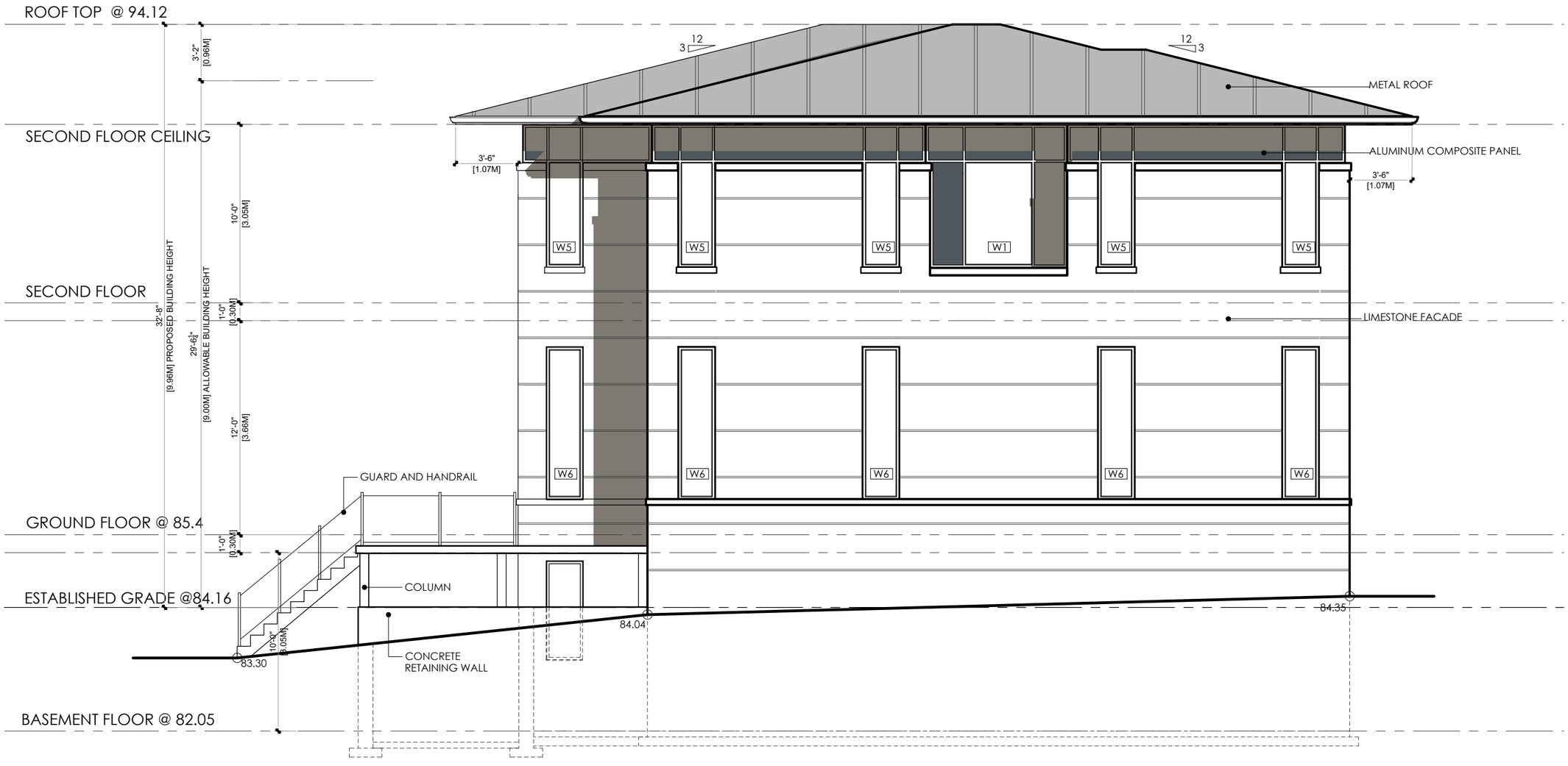
PRIVATE RESIDENCE

1230 DONLEA CRESCENT | OAKVILLE, ON

A301
PROPOSED SIDE
(NORTHWEST) ELEVATION

SCALE	1:75
DRAWN BY	E.X.
CHECKED BY	L.W.
DATE	MAY 2022



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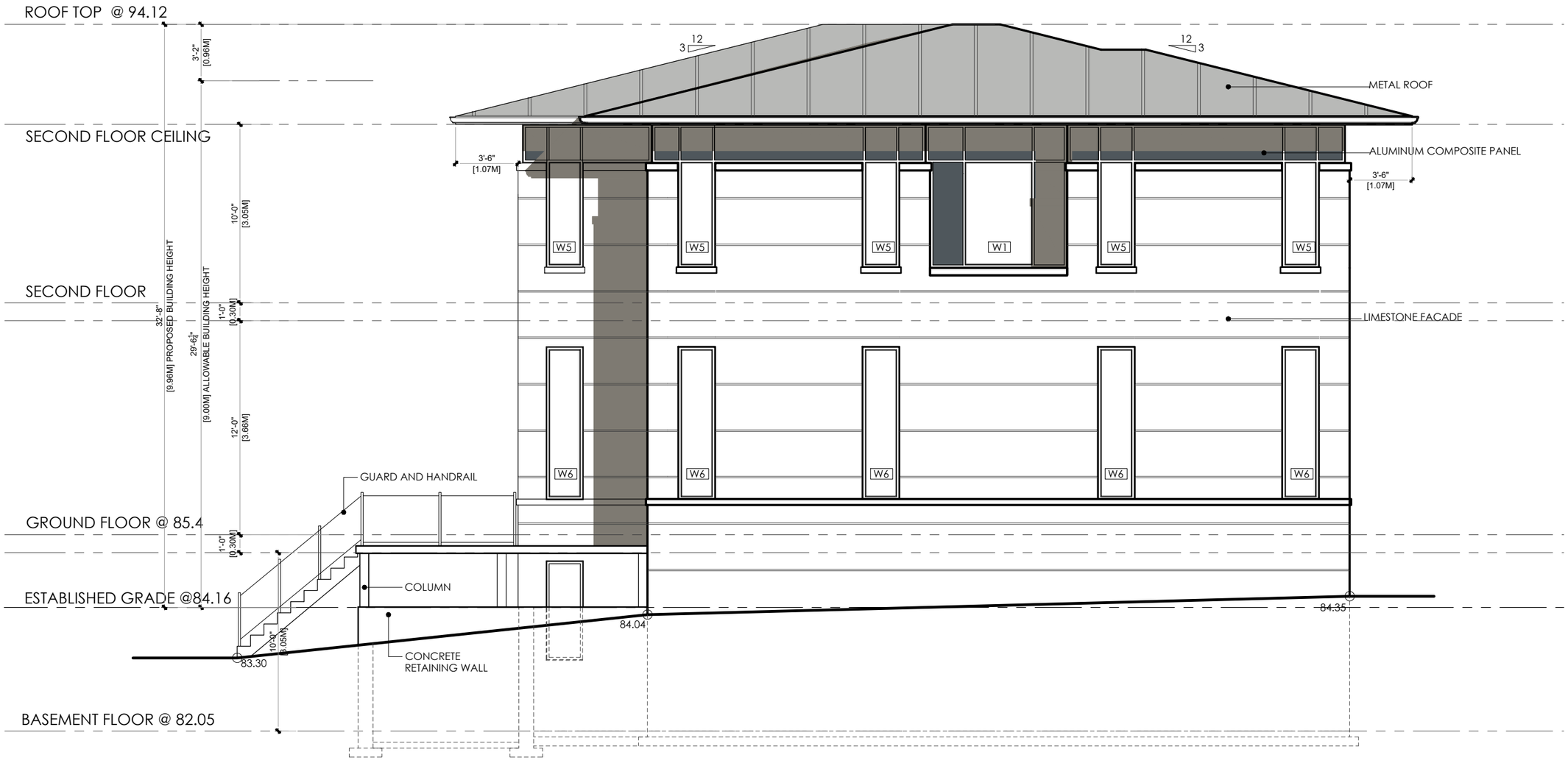
PRIVATE RESIDENCE

1230 DONLEA CRESCENT | OAKVILLE, ON

A303
PROPOSED SIDE
(SOUTHEAST) ELEVATION

SCALE	1:75
DRAWN BY	E.X.
CHECKED BY	L.W.
DATE	MAY 2022



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PRIVATE RESIDENCE

1230 DONLEA CRESCENT | OAKVILLE, ON

A303
PROPOSED SIDE
(SOUTHEAST) ELEVATION

SCALE	1:75
DRAWN BY	E.X.
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DATE	MAY 2022

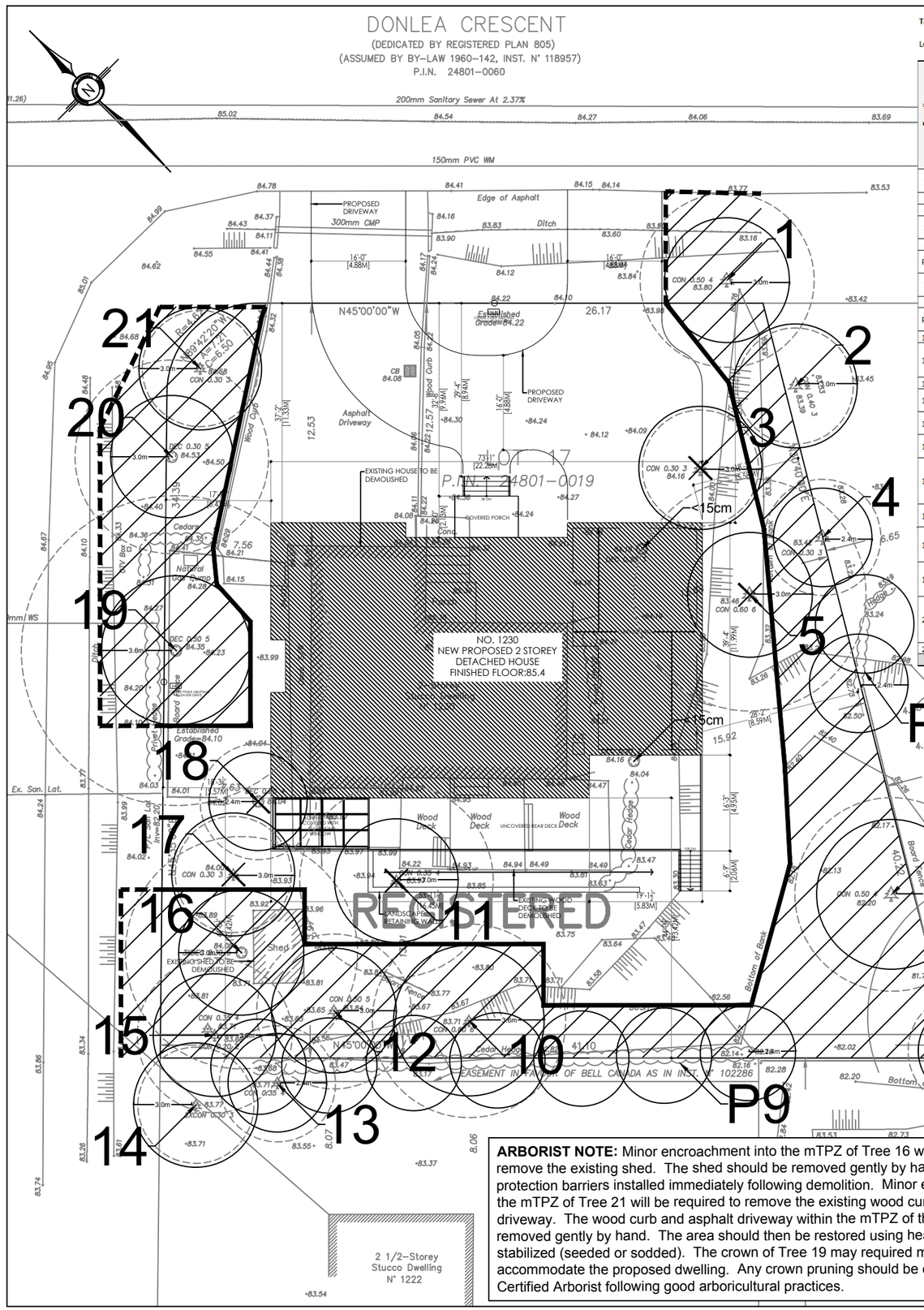
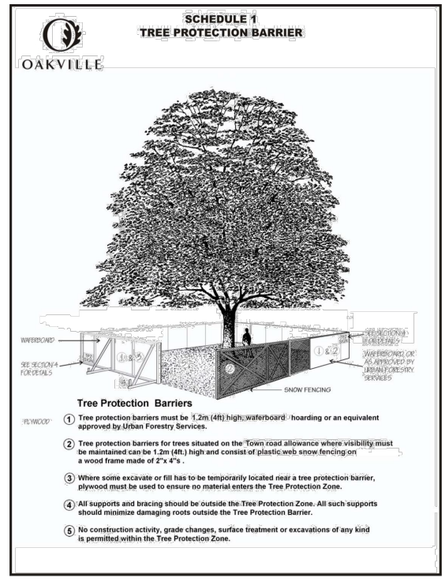


Table 1. Detailed Tree Inventory

Location: 1230 Donlea Crescent, Oakville Date: 22 June 2022 Surveyors: AC

Tree #	Common Name	Scientific Name	Diameter at Breast Height (DBH) (cm)	Trunk Integrity	Crown Structure	Crown Vigour	Crown Dieback (%)	Tree Height (m)	Dripline (radius) (m)	minimum Tree Protection Zone (mTPZ) (radius) (m)	Actual TPZ (radius) (m)	Comments	Action	Ownership
				Good (G), Fair (F), Poor (P)										
1	White Spruce	*Picea glauca*	45	FG	FG	F	5	18	4.5	3	3m+	Town Tree ID: 69731, minor chlorosis, minor broken branches, hanger	Preserve	Town
2	White Spruce	*Picea glauca*	~40	FG	G	FG		16	3	3	3m+	Heavy seed crop, crooks	Preserve	Neighbouring
3	Balsam Fir	*Abies balsamea*	36	G	G	G		16	3	3	-		Remove	Private
4	White Spruce	*Picea glauca*	~30	FG	FG	FG		16	3	2.4	Dripline+	Minor lean to the southeast, moderate vine competition	Preserve	Boundary
5	Norway Spruce	*Picea abies*	45	FG	FG	FG		18	6	3	-	Moderate vine competition	Remove	Private
P6	Eastern White Cedar	*Thuja occidentalis*	10-22	F	F	F		7	1	2.4	2.4m+	5 trees, multi-stem at 1m, raised crown, minor vine competition	Preserve	Neighbouring
7	White Spruce	*Picea glauca*	53	FG	F	FG		18	5	3.6	Dripline+	Minor pruning wounds due to raised crown, multi-stem at 10m, minor broken branches	Preserve	Private
8	Eastern White Cedar	*Thuja occidentalis*	~15	FG	FG	FG		8	3	2.4	Dripline+	3 stems	Preserve	Neighbouring
P9	Eastern White Cedar	*Thuja occidentalis*	~2-12	F	F	F		3-6	1-2	1.8-2.4	2.4m+	~35 trees, minor lean to the southwest	Preserve	Boundary/ Neighbouring
10	Norway Spruce	*Picea abies*	58	FG	FG	FG		18	5	3.6	3.6m+	Minor pruning wounds, minor broken branches	Preserve	Private
11	Blue Spruce	*Picea pungens*	37.5	F	F	F		16	5	3	-	Sparse, minor vine competition, multi-stem at 10m, minor pruning wounds due to raised crown, curved stem	Remove	Private
12	Norway Spruce	*Picea abies*	45.5	FG	FG	FG		18	4	3	3m+		Preserve	Private
13	White Spruce	*Picea glauca*	~30	FG	FG	F		14	3	2.4	Dripline+	Minor deadwood, minor broken branches, minor pruning wounds due to raised crown	Preserve	Neighbouring
14	White Spruce	*Picea glauca*	~28, ~32 [42.5]	FG	FG	FG		16	3	3	Dripline+	Union at 1m, moderate asymmetrical crown due to competition	Preserve	Neighbouring
15	White Spruce	*Picea glauca*	34, 18 [38.5]	F	FG	FG		16	4	3	Dripline+	Fused at base, minor sweep, minor vine competition, moderate asymmetrical crown	Preserve	Private
16	White Birch	*Betula papyrifera*	26, 26, 27 [46]	F	F	F		16	6	3	3m+	Conflict with shed, minor stem wound, union at base, minor pruning wounds, major defoliation, minor deadwood, minor broken branches, minor lean outwards, moderate vine competition	Preserve	Private
17	Balsam Fir	*Abies balsamea*	35	FG	F	FG		16	3	3	-	Union at 6m, minor pruning wounds due to raised crown	Remove	Private
18	Apple species	*Malus sp.*	26	FP	FP	FP		8	3	2.4	-	Moderate pruning wounds with decay and cavity, major epicormic branching, moderate asymmetrical crown, crook	Remove	Private
19	Norway Maple	*Acer platanoides*	51	F	FG	F		18	8	3.6	3.6m+	Union at 2m with moderate included bark, minor growth deficit, moderate pruning wounds, moderate epicormic branching	Preserve	Private
20	English Walnut	*Juglans regia*	32	F	F	F	5	8	5	3	3m+	Town Tree ID: 10756, 2m seam/crack from base, small root flare, minor deadwood, minor epicormic branching, moderate pruning wounds with cavity	Preserve	Private
21	Norway Spruce	*Picea abies*	~34	G	G	G		18	3	3	2.4m+		Preserve	Private
END														

ARBORIST NOTE: Minor encroachment into the mTPZ of Tree 16 will be required to remove the existing shed. The shed should be removed gently by hand and the tree protection barriers installed immediately following demolition. Minor encroachment into the mTPZ of Tree 21 will be required to remove the existing wood curb and asphalt driveway. The wood curb and asphalt driveway within the mTPZ of this tree should be removed gently by hand. The area should then be restored using healthy topsoil and stabilized (seeded or sodded). The crown of Tree 19 may required minor pruning to accommodate the proposed dwelling. Any crown pruning should be conducted by a Certified Arborist following good arboricultural practices.



Tree Protection Zone
No grade change, storage of materials or equipment is permitted within this area.
This tree protection barrier must not be removed without the written authorization of the Town of Oakville.
Report any contraventions to
Contact Name ____ Tel No. ____
Unauthorized removal of the tree protection barrier or other contraventions may result in prosecution.

LEGEND

- 1 — Tree Identification Number*
- Surveyed Tree Location with Arborist Dripline
- Minimum Tree Protection Zone (mTPZ)*
- Required Tree Protection Barrier (waferboard)
- Required Tree Protection Barrier (snow)
- Tree Identified for Removal

*Please refer to Table 1 for the detailed tree inventory and minimum tree preservation zone distances.

Tree Protection Plan Notes

- Tree protection barriers must be 1.2m high, waferboard hoarding or equivalent as approved by the Town of Oakville.
- No construction activity, grade changes, surface treatment or excavations of any kind if permitted within the Tree Protection Zone
- Tree protection barriers must be erected prior to the commencement of any construction activity that may injure a tree on the site and are to remain in place throughout the entire duration of the project. The applicant shall notify the appropriate town department in writing prior to the commencing any such activities to confirm that the tree protection barriers are in palce.
- Tree protection barriers must remain in place until all site activities including landscaping are complete. Authorization from the appropriate town department must be obtained prior to the removal of tree protection barriers.
- If some fill or excavated material must be temporarily located near the tree protection barrier, a wooden barrier (plywood) must be used to ensure no material enters the TPZ.
- A sign provided by the Town will be paid for by the application and mounted on one side of the tree protection barrier for the duration of the project.
- It is the applicants' responsibility to discuss potential impacts to trees located near or wholly on adjacent properties or on shared boundary lines with their neighbours. Should such trees be injured to the point of instability or death the applicant may be held responsible through civil action.

Submission and Revision Notes

No.	Description	Date	By
1	Report and Plan Submission	5 July 2022	AC

Source Data: Cunningham McConnell Limited (topo), Unikhouse Inc. (site plan)

Project:
1230 Donlea Crescent
Oakville, ON

Client:
Zheng ShuYu
1230 Donlea Crescent
Oakville, ON
L6T 1V7

Date:
5 July 2022

Amy Choi Consulting
www.achoiconsulting.ca
info@achoiconsulting.ca
647.983.8817

Amy Choi, B.Sc. (Env.), M.Sc.F.
ISA Certified Arborist® #ON-1609A
ISA Tree Risk Assessment Qualified

TREE PROTECTION PLAN

Figure 1 Scale 1:250

ARBORIST REPORT AND TREE PROTECTION PLAN

ADDRESS:

1230 Donlea Crescent
Oakville, ON

OWNER:

Zheng ShuYu
1230 Donlea Crescent
Oakville, ON
L6T 1V7

APPLICANT:

Unikhouse Inc.
Unit 201, 80 Fulton Way
Richmond Hill, ON
L4B 1J5

leon.unikhouse@gmail.com
647.987.0858

5 July 2022

Amy Choi Consulting
www.achoiconsulting.ca
info@achoiconsulting.ca
647.983.8817

Table of Contents

INTRODUCTION

This Arborist Report and Tree Protection Plan was completed as part of a development application for the property located at 1230 Donlea Crescent in Oakville, Ontario. The subject property is located northeast of Morrison Road and Lakeshore Road East. Removal, retention and protection of trees on this property will be discussed in accordance to Town of Oakville by-laws and policies. The property is subject to the following by-laws and policies.

- Town Tree Protection By-law 2009-025 as amended by By-law 2009-188
- Private Tree Protection By-law 2017-038
- Tree Protection Policy EN-TRE-001
- Tree Protection During Construction Procedure EN-TRE-001-001

Existing Conditions and Proposed Works

The subject property is currently occupied by an existing 2 - storey dwelling with driveway and associated landscaping. Existing tree resources on and adjacent to the subject property consist of landscape trees. The proposed work includes the construction of a new 2-storey dwelling with new driveway location. Refer to Figure 1 for the topographic survey (existing conditions) and site plan.

METHODOLOGY

Tree Inventory

Field assessments to collect tree inventory data were completed on 22 June 2022 by Amy Choi. Trees greater than 15 cm in diameter on the subject property, trees greater than 15cm within 6m of the subject property on neighbouring properties, and trees of all sizes within the Town road allowance, were included in this inventory.

Trees were labeled 1 to 21. Groups of tree (tree polygons) were labelled with the prefix 'P'. Trees were located using the topographic survey provided. Species, diameter at breast height (DBH), health, condition, approximate tree height, dripline and relevant comments were recorded for each of the trees. Trees located on neighbouring property were assessed to the greatest extent possible from subject property limits. All assessments were limited to ground survey.

Tree Valuation

The appraised value of individual Town tree(s) was calculated using the Trunk Formula Technique as described in International Society of Arboriculture's 'Guide to Plant Appraisal, 10th Edition'.

RESULTS

Tree Inventory

A total of 19 individual trees and two tree polygons were included in the tree inventory. Tree 1 is located within the City road allowance. Trees 2, 8, 13, 14, and tree polygon P6 are located on neighbouring properties. Tree 4, and tree polygon P9 is located near the property line (boundary trees). Trees 3, 5, 7, 10 to 12, and 15 to 21 are located on the subject property.

Species found include: White Spruce (*Picea glauca*), Balsam Fir (*Abies balsamea*), Norway Spruce (*Picea abies*), Eastern White Cedar (*Thuja occidentalis*), Blue Spruce (*Picea pungens*), Apple species (*Malus* sp.), Norway Maple (*Acer platanoides*), English Walnut (*Juglans regia*). Refer to Table 1 for the detailed tree inventory, Appendix A for photos of the trees and Figure 1 for the locations of the trees.

ANALYSIS AND DISCUSSION

Tree Removals

The removal of five (5) trees will be required to accommodate the proposed development. The removal of Tree 3 will be required to accommodate the proposed driveway. Tree 5 will require removal to accommodate the proposed dwelling; a large percentage of the crown would require removal to accommodate the building in addition to loss of roots. Tree 11 will require removal to accommodate a retaining wall. Trees 17 and 18 will require removal to accommodate excavation for the proposed patio and/or foundation excavation. Trees 3, 5, 11, 17, and 18 are greater than 15cm DBH and will require a permit prior to removal.

Tree Retention

All remaining trees will be preserved given the appropriate tree preservation measures mentioned in this report and plan are implemented.

Tree Preservation Recommendations

Trees 1, 2, 4, 7, 8, 10, 12 to 16, 19 to 21, and tree polygons P6 and P9 will be protected by a tree protection barrier consisting of a wood frame made of 2" x 4"s with orange snow fencing for visibility when within the Town road allowance, and with plywood hoarding when on private property, as per the Town of Oakville's Schedule 1, to be installed in accordance with the Tree Protection Plan (Figure 1).

Minor encroachment into the mTPZ of Tree 16 will be required to remove the existing shed. The shed should be removed gently by hand and the tree protection barriers installed immediately following demolition. Minor encroachment into the mTPZ of Tree 21 will be required to remove the existing wood curb and asphalt driveway. The wood curb and asphalt driveway within the mTPZ of this tree should be removed gently by hand. The area should then be restored using healthy topsoil and stabilized (seeded or sodded). The crown of Tree 19 may required minor pruning to accommodate the proposed dwelling. Any crown pruning should be conducted by a Certified Arborist following good arboricultural practices.

It is the owner/applicant's responsibility to discuss potential impacts to trees located near or wholly on adjacent properties or on share boundary lines with their neighbours. Should such trees be injured to the point of instability or death, the owner/applicant may be held responsible through civil action. The location of the trees are approximate and ownership of the trees should be confirmed prior to any potential impacts or removals.

Refer to Table 1 for the mTPZ and dripline distances for each tree. Tree protection barriers should be erected according to the Tree Protection Plan (Figure 1), prior to the start of demolition and maintained throughout the construction process, unless specified above.

Tree Valuation

The total appraised value of individual Town-owned road allowance Tree 1 is $7,129. Refer to Table 2 for the tree valuation calculations.

Replacement Trees

To compensate for the removal of the four (4) healthy trees greater than 15 cm DBH, a total of 15 trees will need to be planted at a rate of one trees for every 10 cm DBH of healthy tree removed. Tree 18 is in poor and declining condition and has been excluded from the calculations. The minimum tree replacement size is a 30-mm caliper deciduous tree, or a 150-cm high coniferous tree in a five-gallon container, balled in burlap, or in a wire basket.

Tree Protection Notes

The following notes taken from the Town of Oakville's Tree Protection During Construction Procedure EN-TRE-001-001 regarding tree protection barriers should be adhered to in order to ensure adequate protection of trees.

- Tree protection barriers must be erected prior to the commencement of any construction activity that may injure a tree on the site and are to remain in place throughout the entire duration of the project. The applicant shall notify the appropriate Town department in writing prior to commencing any such activities to confirm that the tree protection barriers are in place.

- The tree protection barriers specified herein must remain in a condition satisfactory to the Town until all site activities including landscaping are complete.

- Authorization from the appropriate Town department must be obtained prior to the removal of tree protection barriers.

- If some fill or excavated material must be temporarily located near the tree protection barrier, a wooden barrier must be used to ensure no material enters the TPZ.

- A sign, provided by the Town … will be paid for by the application and mounted on one side of a tree protection barrier for the duration of the project.

(The Corporation of the Town of Oakville, 2019)

Tree protection barriers should be erected at distances prescribed in Table 1 and Figure 1. Refer to Figure 1 for the minimum tree protection zones, tree protection barrier locations, and the Town of Oakville's tree protection barrier detail and signage.

This 18-page report was prepared by:

Amy Choi, B.Sc.(Env.), M.Sc.F.
Principal, Consulting Arborist and Forest Ecologist
ISA Certified Arborist #ON-1609A
ISA Tree Risk Assessment Qualified
Certified Butternut Assessor #024

_____

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e-mail: info@achoiconsulting.ca
web: www.achoiconsulting.ca

REFERENCES

The Corporation of the Town of Oakville. 2017. Private Tree Protection By-law 2017-038 as to repeal by-law 2008-156 and to amend By-law 2010-163.

The Corporation of the Town of Oakville. 2009. Town Tree Protection By-law 1981-031 as amended by By-law 2003-110.

The Corporation of the Town of Oakville. 2019. Tree Protection: Policy EN-TRE-001. http://www.oakville.ca/townhall/en-tre-001.html

The Corporation of the Town of Oakville. 2014. Tree Protection During Construction: Procedure EN-TRE-001-001. http://www.oakville.ca/townhall/en-tre-001-001.html

TABLE 1. DETAILED TREE INVENTORY

Location: 1230 Donlea Crescent, Oakville Date: 22 June 2022 Surveyor: AC

Tree #	Common Name	Scientific Name	Diameter at Breast Height (DBH)	Trunk Integrity	Crown Structure	Crown Vigour	Crown Dieback	Tree Height	Dripline (radius)	minimum Tree Protection Zone (mTPZ) (radius)	Actual TPZ (radius)	Comments	Action	Ownership
			(cm)	*Good (G), Fair (F), Poor (P)*			*%*	*(m)*	*(m)*	*(m)*	*(m)*			
1	White Spruce	*Picea glauca*	45	FG	FG	F	5	18	4.5	3	3m+	Town Tree ID: 69731, minor chlorosis, minor broken branches, hanger	Preserve	Town
2	White Spruce	*Picea glauca*	~40	FG	G	FG		16	3	3	3m+	Heavy seed crop, crooks	Preserve	Neighbouring
3	Balsam Fir	*Abies balsamea*	36	G	G	G		16	3	3	-		Remove	Private
4	White Spruce	*Picea glauca*	~30	FG	FG	FG		16	3	2.4	Dripline+	Minor lean to the southeast, moderate vine competition	Preserve	Boundary
5	Norway Spruce	*Picea abies*	45	FG	FG	FG		18	6	3	-	Moderate vine competition	Remove	Private
P6	Eastern White Cedar	*Thuja occidentalis*	10-22	F	F	F		7	1	2.4	2.4m+	5 trees, multi-stem at 1m, raised crown, minor vine competition	Preserve	Neighbouring
7	White Spruce	*Picea glauca*	53	FG	F	FG		18	5	3.6	Dripline+	Minor pruning wounds due to raised crown, multi-stem at 10m, minor broken branches	Preserve	Private
8	Eastern White Cedar	*Thuja occidentalis*	~15	FG	FG	FG		8	3	2.4	Dripline+	3 stems	Preserve	Neighbouring
P9	Eastern White Cedar	*Thuja occidentalis*	~2-12	F	F	F		3-6	1-2	1.8-2.4	2.4m+	~35 trees, minor lean to the southwest	Preserve	Boundary/Neighbouring
10	Norway Spruce	*Picea abies*	58	FG	FG	FG		18	5	3.6	3.6m+	Minor pruning wounds, minor broken branches	Preserve	Private
11	Blue Spruce	*Picea pungens*	37.5	F	F	F		16	5	3	-	Sparse, minor vine competition, multi-stem at 10m, minor pruning wounds due to raised crown, curved stem	Remove	Private
12	Norway Spruce	*Picea abies*	45.5	FG	FG	FG		18	4	3	3m+		Preserve	Private

Tree #	Common Name	Scientific Name	Diameter at Breast Height (DBH)	Trunk Integrity	Crown Structure	Crown Vigour	Crown Dieback	Tree Height	Dripline (radius)	minimum Tree Protection Zone (mTPZ) (radius)	Actual TPZ (radius)	Comments	Action	Ownership
			(cm)	*Good (G), Fair (F), Poor (P)*			*%*	*(m)*	*(m)*	*(m)*	*(m)*			
13	White Spruce	*Picea glauca*	~30	FG	FG	F		14	3	2.4	Dripline+	Minor deadwood, minor broken branches, minor pruning wounds due to raised crown	Preserve	Neighbouring
14	White Spruce	*Picea glauca*	~28, ~32 [42.5]	FG	FG	FG		16	3	3	Dripline+	Union at 1m, moderate asymmetrical crown due to competition	Preserve	Neighbouring
15	White Spruce	*Picea glauca*	34, 18 [38.5]	F	FG	FG		16	4	3	Dripline+	Fused at base, minor sweep, minor vine competition, moderate asymmetrical crown	Preserve	Private
16	White Birch	*Betula papyrifera*	26, 26, 27 [46]	F	F	F		16	6	3	3m+	Conflict with shed, minor stem wound, union at base, minor pruning wounds, major defoliation, minor deadwood, minor broken branches, minor lean outwards, moderate vine competition	Preserve	Private
17	Balsam Fir	*Abies balsamea*	35	FG	F	FG		16	3	3	-	Union at 6m, minor pruning wounds due to raised crown	Remove	Private
18	Apple species	*Malus sp.*	26	FP	FP	FP		8	3	2.4	-	Moderate pruning wounds with decay and cavity, major epicormic branching, moderate asymmetrical crown, crook	Remove	Private
19	Norway Maple	*Acer platanoides*	51	F	FG	F		18	8	3.6	3.6m+	Union at 2m with moderate included bark, minor growth deficit, moderate pruning wounds, moderate epicormic branching	Preserve	Private
20	English Walnut	*Juglans regia*	32	F	F	F	5	8	5	3	3m+	Town Tree ID: 10756, 2m seam/crack from base, small root flare, minor deadwood, minor epicormic branching, moderate pruning wounds with cavity	Preserve	Private
21	Norway Spruce	*Picea abies*	~34	G	G	G		18	3	3	2.4m+		Preserve	Private
END														

TABLE 2. TREE VALUATION CALCULATIONS

SUBJECT TREE									FUNCTIONAL REPLACEMENT TREE			CALCULATIONS			TOTAL VALUE
Tree #	Common Name	Scientific Name	Line 1	Line 2 (Line 1² x 0.7854)	Line 3		Line 4	Line 5	Line 6	Line 7: Line 6² x 0.7854	Line 8	Line 9: RPAC	Line 10 (line 2 x line 9)	Line 11 (line 10 x line 3 x line 4 x line 5)	
			Diameter at Breast Height (DBH)	Cross-sectional Area	Overall Condition Rating		Functional Limitations	External Limitations	Size (30mm caliper)	Cross-sectional Area	Functional replacement tree cost	Unit Tree Cost	Basic functional replacement cost	Depreciated functional replacement cost	
			cm	*cm²*	*Health, Structure, form*		*%*	*%*	*cm*	*cm²*	*$*	*$*	*$*	*$*	*$*
1	White Spruce	*Picea glauca*	45	1590	FG	0.85	0.9	0.9	3	7	300	6.51	10354	7129	7129
END															

APPENDIX A. PHOTOS OF THE TREES

Photo 1. Tree 1 (centre, foreground), view looking south

Photo 2. Tree 2 (centre), view looking southwest

Photo 3. Tree 3 (centre), view looking south

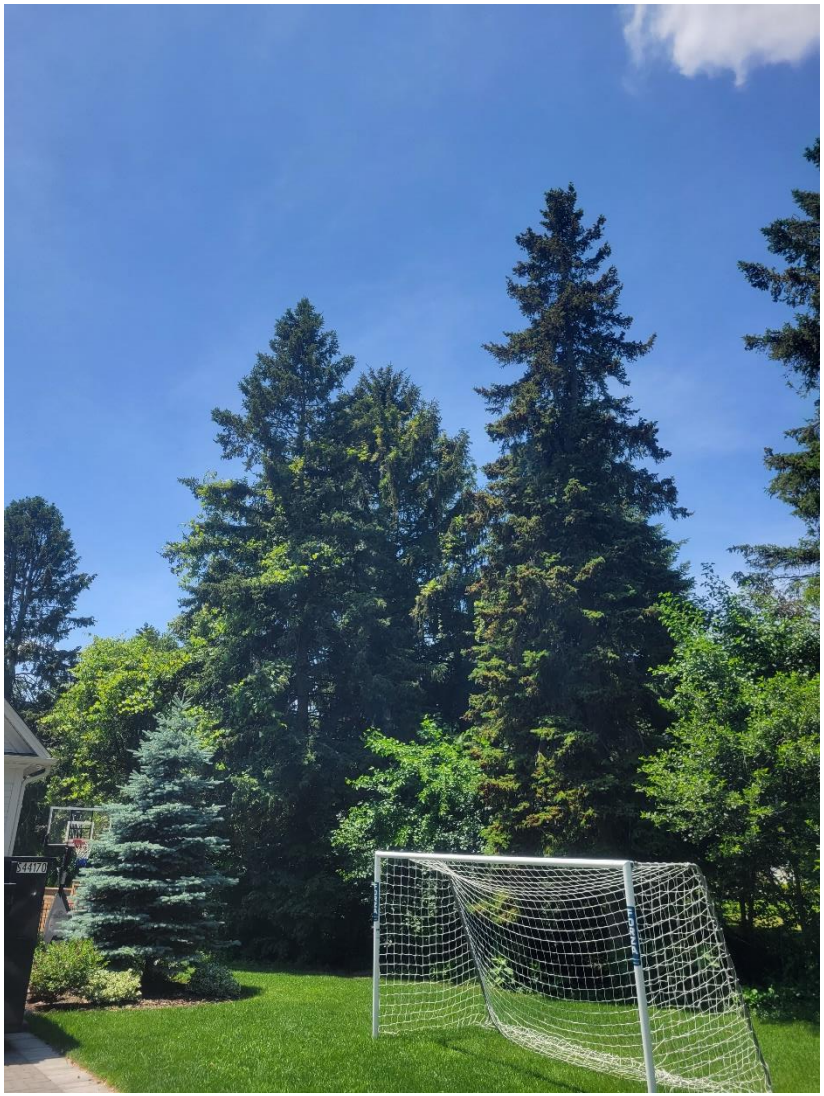

Photo 4. Trees 2 and 4 (right to left), view looking west

Photo 5. Tree 5, view looking northeast

Photo 6. Tree polygon P6, view looking northeast

Photo 7. Tree 7, view looking south

Photo 8. Tree 8, view looking south

Photo 9. Tree polygon P9, view looking west

Photo 10. Trees 10 and 11 (left to right), view looking northwest

Photo 11. Trees 12 to 15, view looking southeast

Photo 12. Tree 16 (centre), view looking southeast

Photo 13. Trees 17 and 18 (left to right), view looking northwest

Photo 14. Tree 19, view looking south

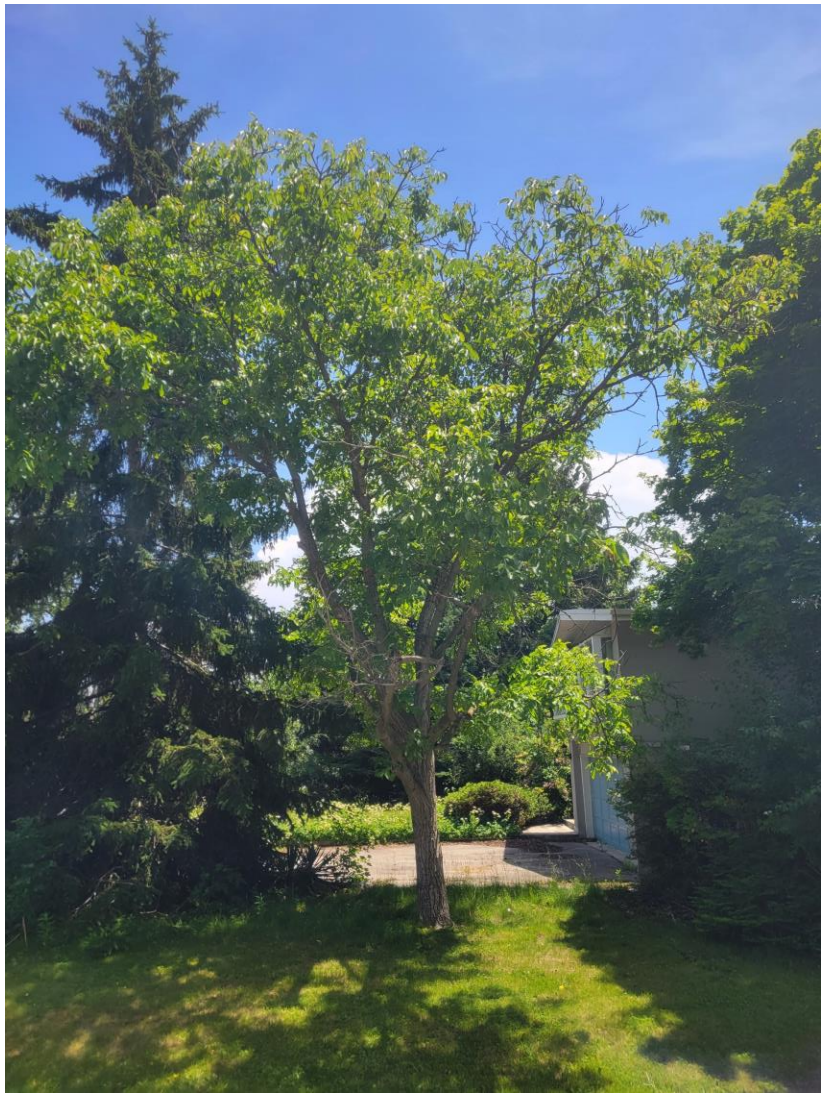

Photo 15. Tree 20 (centre), view looking southeast

Photo 16. Tree 21 (centre), view looking northwest