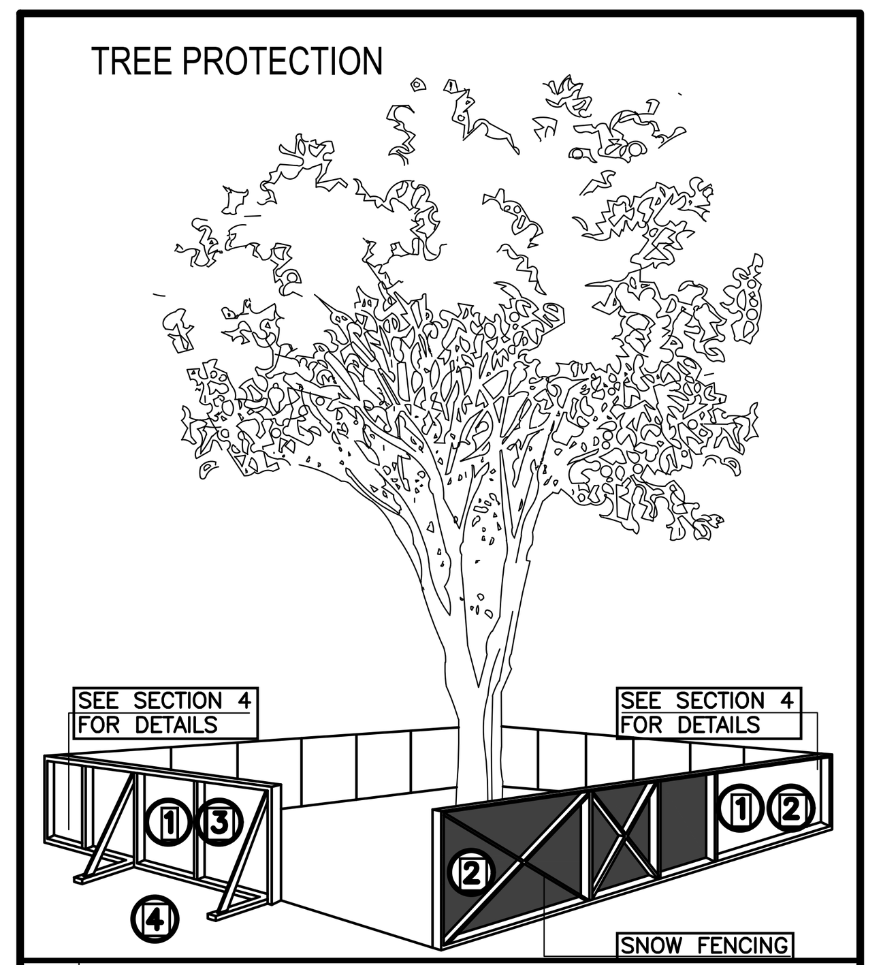
TREE PROTECTION



TREE PROTECTION BARRIERS

1. TREE PROTECTION BARRIERS MUST BE 1.2m (4'–0") HIGH, WAFERBOARD HOARDING OR AN EQUIVALENT APPROVED BY URBAN FORESTRY SERVICES.
2. TREE PROTECTION BARRIERS FOR TREES SITUATED ON THE TOWN ROAD ALLOWANCE WHERE VISIBILITY MUST BE MAINTAINED CAN BE 1.2m (4'–0") HEIGHT AND CONSIST OF ORANGE PLASTIC WEB SNOW FENCING ON A WOOD FRAME MADE OF 2"X4"'S.
3. WHERE SOME EXCAVATE OR FILL HAS TO BE TEMPORARILY LOCATED NEAR A TREE PROTECTION BARRIER, PLYWOOD MUST BE USED TO ENSURE NO MATERIAL ENTERS THE TREE PROTECTION ZONE.
4. ALL SUPPORTS AND BRACING SHOULD BE OUTSIDE THE TREE PROTECTION ZONE. ALL SUCH SUPPORTS SHOULD MINIMIZE DAMAGING ROOTS OUTSIDE THE TREE PROTECTION BARRIER.
5. NO CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT OR EXCAVATIONS OF ANY KIND IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
6. ALL LOCATES MUST BE OBTAINED PRIOR TO THE INSTALLATION OF THE PROPOSED HOARDING WITHIN THE MUNICIPAL RIGHT OF WAY.

SECTION 4, SIGNAGE

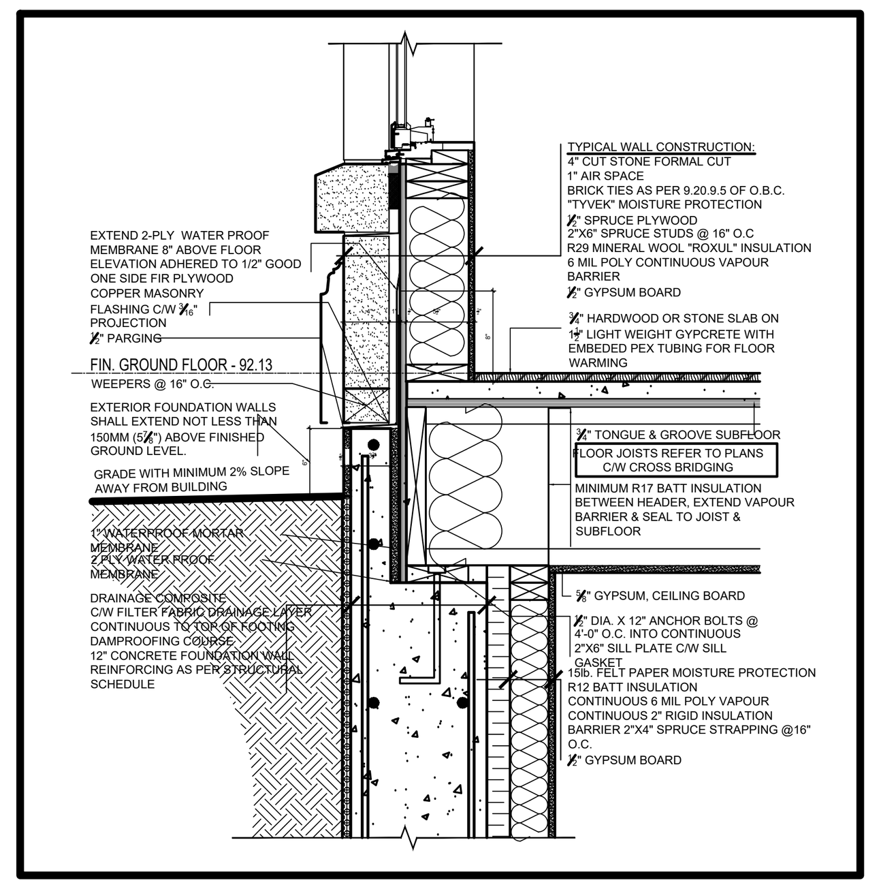
1. A SIGN (AS PER BELOW) MUST BE MOUNTED ON ALL SIDES OF A TREE PROTECTION BARRIER FOR THE DURATION OF THE PROJECT. THE SIGN SHOULD BE A MINIMUM OF 40cmX60cm AND MADE OF WHITE GATOR BOARD OR EQUIVALENT MATERIAL.

"TREE PROTECTION ZONE
NO GRADE CHANGE, STORAGE OF MATERIALS OR EQUIPMENT IS PERMITTED WITHIN THIS AREA. THE TREE PROTECTION BARRIER MUST NOT BE REMOVED WITHOUT THE WRITTEN AUTHORIZATION OF THE TOWN OF OAKVILLE."

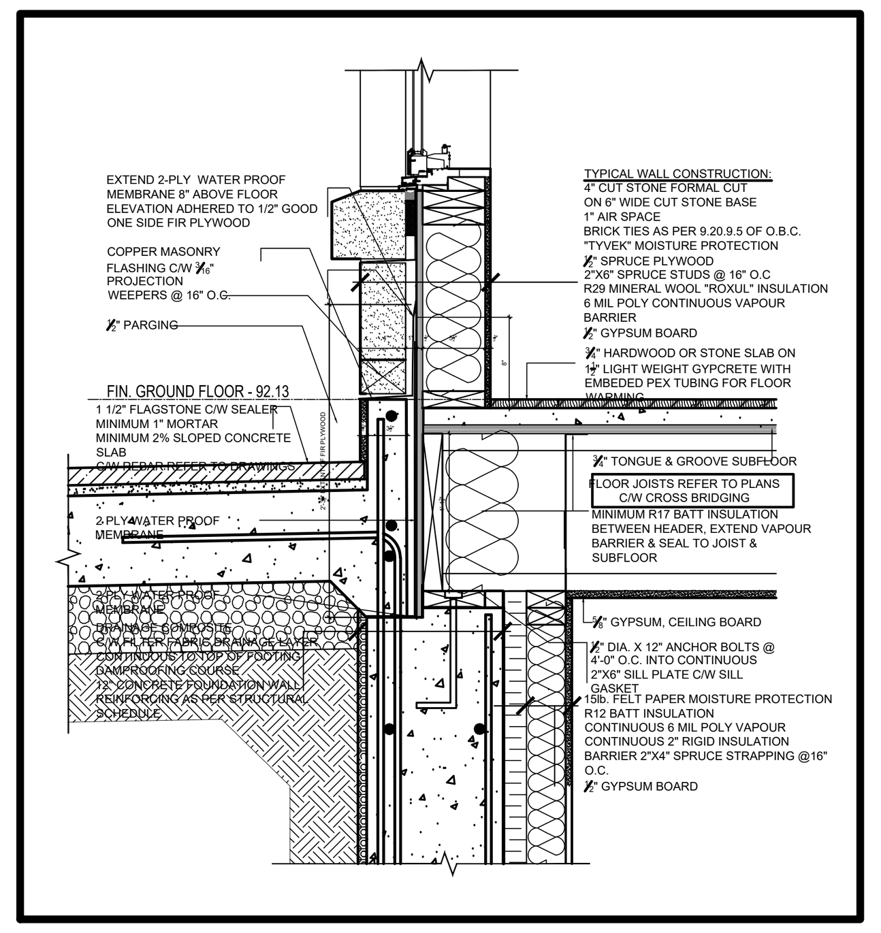
TOWN OF OAKVILLE
PARKS AND RECREATION
DEPARTMENT

NAME: TREE PROTECTION BARRIERS
DATE:
FILE NO.:

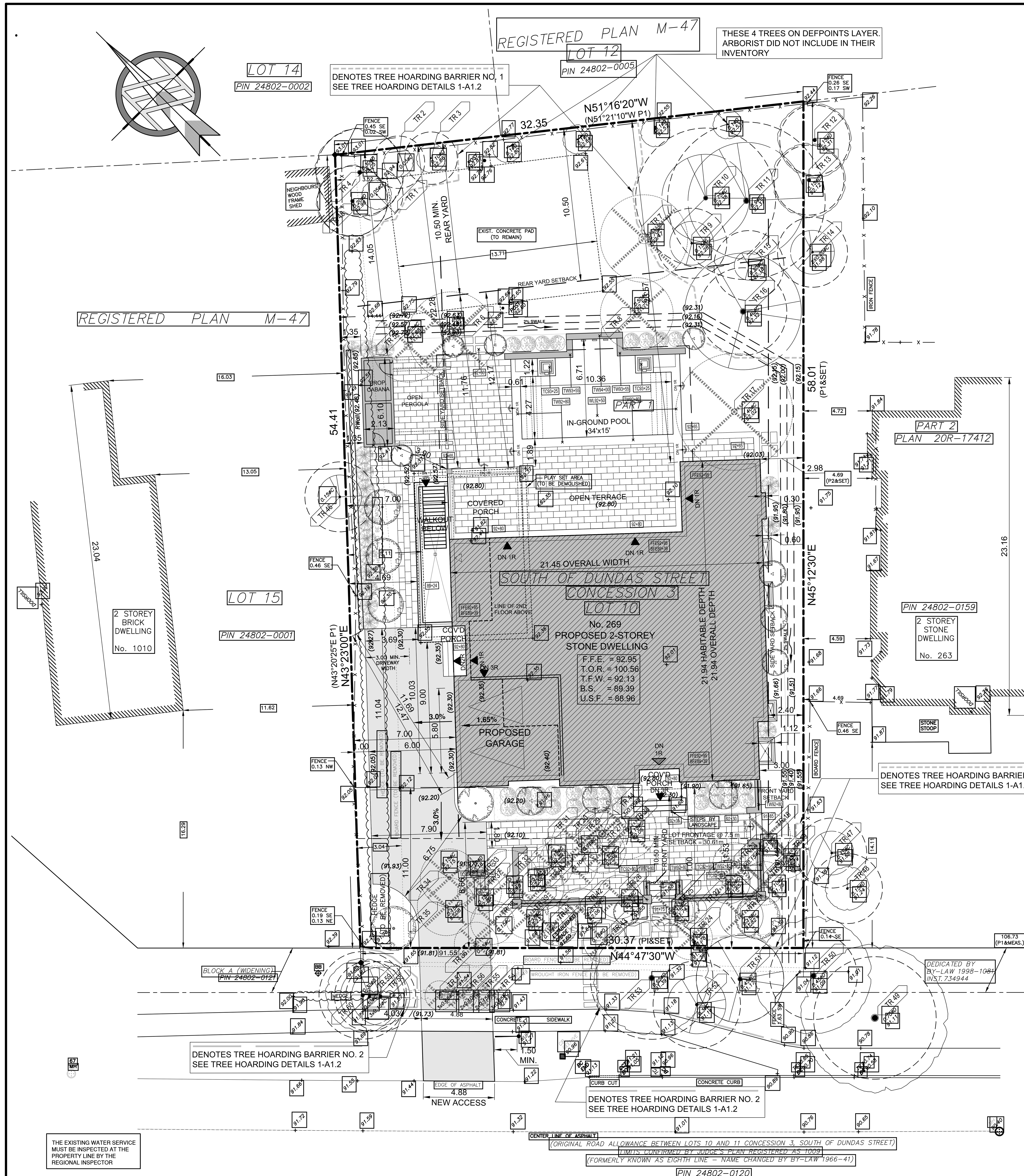
1 A1.2 OAKVILLE SITE REQUIREMENTS
SCALE: NTS



2 A1.2 TOP OF WALL DETAILS
SCALE: NTS



3 A1.2 TOP OF WALL DETAILS
SCALE: NTS



THE EXISTING WATER SERVICE MUST BE INSPECTED AT THE PROPERTY LINE BY THE REGIONAL INSPECTOR

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

ANY EXCAVATION FOR VERIFICATION OF THE EXISTING SANITARY LATERAL MUST BE DONE UNDER THE SUPERVISION OF THE PROJECT ARBORIST. IN THE CASE IT MUST BE REPLACED, IT MUST BE OUTSIDE THE MINIMUM TREE PROTECTION ZONE OF ALL TREES. IF RELOCATION OUTSIDE THE TREE PROTECTION ZONES CANNOT BE ACHIEVED, IT SHALL BE INSTALLED USING A TRENCHLESS METHOD, SUCH AS DIRECTIONAL BORING.

ALL WORK WITHIN THE TREE PROTECTION ZONES MUST BE COMPLETED WITH THE USE OF AIR SPADE (OR AIR VAC) UNDER SUPERVISION OF THE PROJECT ARBORIST

SURVEYOR'S REAL PROPERTY REPORT
PLAN OF SURVEY WITH TOPOGRAPHY OF
PART OF LOT 10
CONCESSION 3
SOUTH OF DUNDAS STREET
(ORIGINALLY IN TOWNSHIP OF TRAFALGAR)
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

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

REPORT SUMMARY

PROPERTY DESCRIPTION: 269 CHARTWELL ROAD, PART OF LOT 10, CONSESSION 3, SOUTH OF DUNDAS STREET, (ORIGINALLY IN TOWNSHIP OF TRAFALGAR), DESIGNATED AS PART 1, PLAN 20R–17412 REGISTERED PLAN 436, TOWN OF OAKVILLE, REGIONAL MUNICIPALITY OF HALTON, PIN 24802–0160.

THERE ARE NO EASEMENTS REGISTERED ON TITLE.

COMMENTS: NOTE LOCATION OF FENCE.

ELEVATION NOTE

ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM–1928, AND WERE DERIVED FROM TOWN OF OAKVILLE BENCHMARK No. 10, HAVING A PUBLISHED ELEVATION OF 93.2180 metres.

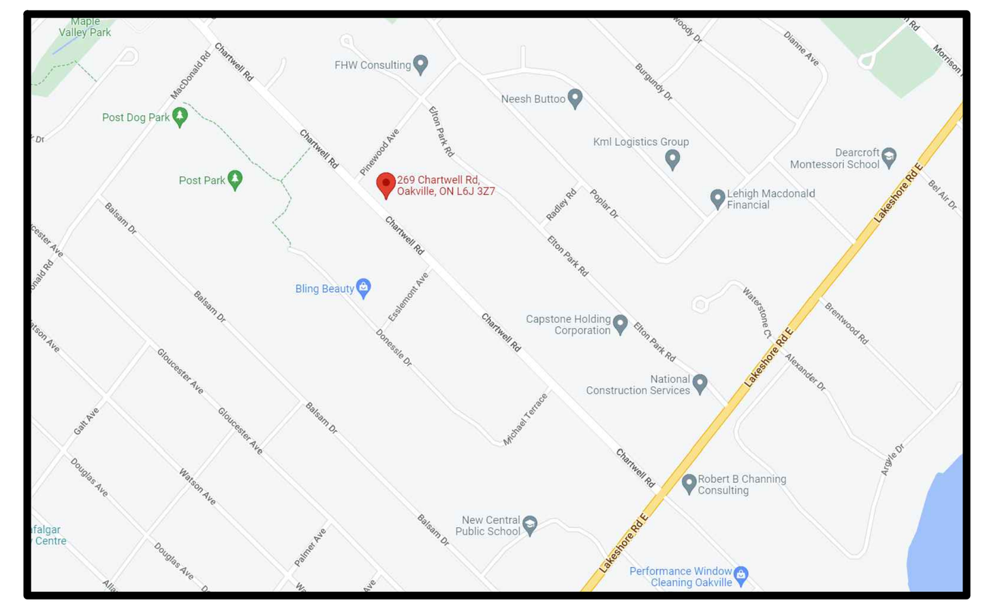
BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHEASTERLY LIMIT OF CHARTWELL ROAD AS SHOWN ON PLAN 20R–17412, HAVING A BEARING OF N44°47'30"W.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
IB	DENOTES	IRON BAR
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
TC	DENOTES	TOP OF CURB
BB	DENOTES	BELL BOX
BC	DENOTES	BOTTOM OF CURB
CC	DENOTES	CURB CUT
MH	DENOTES	MANHOLE
CB	DENOTES	CATCH BASIN
WUP	DENOTES	WOOD UTILITY POLE
WV	DENOTES	WATER VALVE
CC	DENOTES	CUT CROSS
FHT	DENOTES	FIRE HYDRANT TOP
P1	DENOTES	PLAN 20R-17412
	DENOTES	CUNNINGHAM McCONNELL LTD. O.L.S., APRIL 14, 2009
	DENOTES	WITNESS
	DENOTES	CUNNINGHAM McCONNELL LIMITED
0.20ø	DENOTES	DECIDUOUS TREE WITH TRUNK DIAMETER
0.20ø	DENOTES	CONIFEROUS TREE WITH TRUNK DIAMETER
		TREE CANOPIES ARE DRAWN TO SCALE

4 A1.2 SITE PLAN
SCALE: 1:150



5 A1.2 KEY PLAN
SCALE: NTS

	%	METRIC	IMPERIAL
OWNER:			
SANDY & JOHN CIMORONI			
269 CHARTWELL ROAD			
OAKVILLE, ON			
L6J 3Z7			
ARCHITECT:			
APPLICANT:			
HICKS DESIGN STUDIO			
ATTENTION: JULIE ODANSKI			
PH: 905-339-1212			
SITE STATISTICS			
ADDRESS:		269 CHARTWELL ROAD	
		OAKVILLE, ONTARIO	
		L6J 3Z7	
LEGAL DESCRIPTION:		PART OF LOT 10	
		CONCESSION 3	
		REG'D PLAN 436	
ZONING:		RL1-0	
	%	**METRIC**	**IMPERIAL**
LOT AREA:			
LOT AREA		1,756.84	18,911
LOT FRONTAGE:			
1. AT STREET		30.37	99.64
2. AS PER DEFINITION		30.61	100.43
(7.5m back from property line)			
LOT COVERAGE:			
PERMITTED	25.0	439.21	4,727.62
PROPOSED DWELLING	21.9	384.11	4,134.50
PROPOSED FRONT COVERED PORCH	0.2	4.19	45.13
PROPOSED REAR/SIDE COV'D PORCHES	1.6	27.46	295.61
PROPOSED POOL CABANA	0.7	13.01	140.04
PROPOSED TOTAL	24.4	428.77	4,615.27
GROSS FLOOR AREA:			
PROPOSED			
GROUND FLOOR		329.71	3,549.00
SECOND FLOOR		206.32	2,220.85
EXCLUDES 116.71sf STAIR, 1200.97sf OTB, & VOIDS			
TOTAL		536.04	5,769.85
RESIDENTIAL FLOOR AREA RATIO:			
PERMITTED	29.0	509.48	5,484.04
PROPOSED	30.5	536.04	5,769.85
BASEMENT:			
FINISHED AREA		285.23	3,070.24
UNFINISHED AREA		70.96	763.79
TOTAL BASEMENT		356.19	3,834.04
GARAGE AREA (FLOOR AREA):			
ALLOWABLE		56.00	602.78
PROPOSED		51.53	554.65
DWELLING HEIGHT			
MAXIMUM HEIGHT TO RIDGE:			
PERMITTED		9.0	29'-6"
PROPOSED		9.36	30'-8"
BUILDING DEPTH:			
MAXIMUM DWELLING DEPTH		20.0	65'- 7 1/2"
PROPOSED DWELLING DEPTH		21.9456	72'
YARDS:			
FRONT YARD (SOUTH):		11	
MINIMUM PERMITTED		10.5	
INTERIOR SIDE YARD LEFT (WEST):		7.00	
MINIMUM PERMITTED		4.2	
INTERIOR SIDE YARD RIGHT (EAST):		2.4	
MINIMUM PERMITTED		4.2	
TOTAL OF BOTH SIDE YARDS		9.4	8.4 REQ.
REAR YARD (NORTH):		22.28	
MINIMUM PERMITTED		10.5	
GARAGE WALL PROJECTION:			
GARAGE WALL PROJECTION		0.00	
GARAGE WALL PROJECTION PERMITTED		1.50	
FRONT WALL PROPORTIONALITY:			
BUILDING WIDTH		21.45	
MINIMUM ALLOWED	50.0%	10.725	
PROPOSED	68.2%	14.62	
TECHNICAL DRIVEWAY VARIENCE:			
MAXIMUM DEPTH ALLOWED		9.00	
MINIMUM WIDTH ALLOWED		3.00	
PROPOSED DIAG. HAMMERHEAD DEPTH		11.69	
PROPOSED HAMMERHEAD DEPTH		11.04	
PROPOSED MINIMUM WIDTH		3.00	

6 A1.2 SITE STATISTICS
SCALE: NTS

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

SITE LEGEND:

	PROPERTY LINE
82.96	EXISTING GRADE
83.37	FINISHED GRADE
F.F.E.	FINISHED FLOOR ELEVATION
F.B.E.	FINISHED BASEMENT ELEVATION
F.D.E.	FINISHED DECK ELEVATION
	MAIN ENTRANCE
	SECONDARY ENTRANCE
	EXISTING STRUCTURES TO BE REMOVED
BH 3	BORE HOLE LOCATION & No. PER SOILS REPORT
DS	ROOF DOWNSPOUT LOCATION, DISCHARGE ON 600X600 CONC. PAVER
12.09	PROPOSED DIMENSIONS TO NEW STRUCTURES
12.09 EXISTING	EXISTING DIMENSIONS TO EXISTING STRUCTURES
S	NEW SUMP WITH DISCHARGE DIRECTION
A	TREE HOARDING
TR 7	TREE NUMBER PER ARBOURIST REPORT
	EXISTING TREE TO REMAIN - DASHED LINE INDICATES TPZ (TREE PROTECTION ZONE PER ARBOURIST REPORT
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO BE REMAIN.

REGION OF HALTON CERTIFICATE

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

SIGNED:____________________DATED:__________

Planning & Public Works Department
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 Design Criteria, Standard Drawings & Specifications manual may be obtained thru Capital Planning & Data Technologies Department at 905-825-6032).
Furthermore, all water quality tests must be completed to the Region of Halton's satisfaction, before the water supply can be turned on.

REF.	DATE:	DESCRIPTION:
8	24/03/28	ISSUED FOR C of A
7	24/02/23	ISSUED FOR LANDSCAPE COORD.
7	24/02/22	ISSUED FOR LANDSCAPE COORD.
6	24/01/18	ISSUED FOR PRELIMINARY PRICING
5	23/12/22	ISSUED FOR C of A
4	23/10/31	ISSUED FOR GRADING PROPOSAL
3	23/09/13	ISSUED FOR C of A
1	23/09/08	ISSUED FOR C of A
1	23/07/31	ISSUED FOR C of A

REVISIONS / ISSUANCE:

HICKS
DESIGN STUDIO
407 IROQUOIS SHORE RD, UNIT 8, SUITE 102 OAKVILLE, ON, CAN L6H 1M3
WWW.HICKSDESIGNSTUDIO.CA T 905.339.1212

CLIENT:
MANN CIMORONI

ADDRESS: 269 CHARTWELL AVENUE
CITY: OAKVILLE, ON

DRAWING TITLE:
SITE PLAN

DRAWN: S.R.C
DATE: 03.28.2024 SCALE: 1:150
JOB NUMBER: 23-370
SHEET NUMBER: A1.2

	DRAWING SCHEDULE:
A1.1	COVER PAGE
	SITE DRAWINGS
A1.2	SITE PLAN
	ARCHITECTURAL DRAWINGS
A3.1	BASEMENT FLOOR PLAN
A3.2	GROUND FLOOR PLAN
A3.3	SECOND FLOOR PLAN
A3.4	ROOF PLAN
A4.1	SOUTH-WEST ELEVATION
A4.2	NORTH-EAST ELEVATION
A4.3	NORTH-WEST ELEVATION
A4.4	SOUTH-EAST ELEVATION

HICKS DESIGN STUDIO
407 IROQUOIS SHORE RD. UNIT 8, SUITE 102
OAKVILLE ONTARIO, CAN L6H 1M3
WWW.HICKSDESIGNSTUDIO.CA T.905.339.1212

269 CHARTWELL ROAD

23-370

Drawing Set

2024-03-28

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

REF.	DATE:	DESCRIPTION:
8	24-03-28	ISSUED FOR C of A
7	24-03-22	ISSUED FOR CLIENT REVIEW
6	24-01-19	ISSUED FOR PRELIMINARY PRICING
5	23-12-22	ISSUED FOR CLIENT REVIEW
4	23-10-20	ISSUED FOR CLIENT REVIEW
3	23-09-13	ISSUED FOR CLIENT REVIEW
2	23-08-14	ISSUED FOR CLIENT REVIEW
1	23-07-12	ISSUED FOR CLIENT REVIEW

REVISIONS / ISSUANCE:

HICKS DESIGN STUDIO

HICKS DESIGN STUDIO
407 IROQUOIS SHORE RD. UNIT 8, SUITE 102 OAKVILLE, ONTARIO L6H 1M3
WWW.HICKSDESIGNSTUDIO.CA T.905.338.1212

CLIENT:
MANN CIMORONI

ADDRESS: 269 CHARTWELL ROAD
CITY: OAKVILLE, ON

DRAWING TITLE:
NORTH-EAST ELEVATION

DRAWN: S.R.C
DATE: 03.28.24
SCALE: 1/4"=1'-0"
JOB NUMBER: 23-370
SHEET NUMBER: A4.2

3/28/2024 X:\23-370_269 CHARTWELL CIMORONI\DRAWINGS\240328 - 269 CHARTWELL - CIMORONI - ARCHITECTURAL.DWG

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

REF.	DATE:	DESCRIPTION:
7	24-03-28	ISSUED FOR C of A
6	24-01-19	ISSUED FOR PRELIMINARY PRICING
5	23-12-22	ISSUED FOR CLIENT REVIEW
4	23-10-20	ISSUED FOR CLIENT REVIEW
3	23-09-13	ISSUED FOR CLIENT REVIEW
2	23-08-14	ISSUED FOR CLIENT REVIEW
1	23-07-12	ISSUED FOR CLIENT REVIEW

REVISIONS / ISSUANCE:

HICKS DESIGN STUDIO
407 IROQUOIS SHORE RD. UNIT 8, SUITE 102 OAKVILLE, ONTARIO L6H 1M3
WWW.HICKSDESIGNSTUDIO.CA T.905.338.1212

CLIENT:
MANN CIMORONI

ADDRESS: 269 CHARTWELL ROAD
CITY: OAKVILLE, ON

DRAWING TITLE:
NORTH-WEST ELEVATION

DRAWN: S.R.C
DATE: 03.28.24
SCALE: 1/4"=1'-0"
JOB NUMBER: 23-370
SHEET NUMBER: A4.3

3/28/2024 - X:\23-370_269 CHARTWELL CIMORONI\DRAWINGS\240328 - 269 CHARTWELL - CIMORONI - ARCHITECTURAL.DWG

WINDOW CALCULATIONS

CLOSE WALL DISTANCE TO PROPERTY LINE
2.4M – 2.98M ANGLED
TOWARDS BACKYARD

SURFACE AREAS
TOTAL OF CLOSER WALL
SURFACE AREA = 1292.77626 SQ.FT
= 120.1028445938 m²

CLOSER WALLS WINDOWS
SURFACE AREA = 269.340321 SQ.FT
= 25.028377 m²

STONE FACE SURFACE
SURFACE AREA = 1001.46426 SQ.FT
= 93.039074 m²

WINDOW PERCENTAGE OF CLOSE WALL
= 20.8342 %

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

7	24-03-28	ISSUED FOR C of A
6	24-01-19	ISSUED FOR PRELIMINARY PRICING
5	23-12-22	ISSUED FOR CLIENT REVIEW
4	23-10-20	ISSUED FOR CLIENT REVIEW
3	23-09-13	ISSUED FOR CLIENT REVIEW
2	23-08-14	ISSUED FOR CLIENT REVIEW
1	23-07-12	ISSUED FOR CLIENT REVIEW
REF.	DATE:	DESCRIPTION:

REVISIONS / ISSUANCE:

HICKS DESIGN STUDIO
HICKS DESIGN STUDIO
407 IROQUOIS SHORE RD. UNIT 8, SUITE 102 OAKVILLE, ONTARIO L6H 1M3
WWW.HICKSDESIGNSTUDIO.CA T.905.339.1212

CLIENT:
MANN CIMORONI

ADDRESS: 269 CHARTWELL ROAD
CITY: OAKVILLE, ON

DRAWING TITLE:
SOUTH–EAST ELEVATION

DRAWN: S.R.C
DATE: 03.28.24 SCALE: 1/4"=1'-0"
JOB NUMBER: 23-370
SHEET NUMBER: A4.4

3/28/2024 X:\23-370 269 CHARTWELL CIMORONI\DRAWINGS\240328 - 269 CHARTWELL - CIMORONI - ARCHITECTURAL.DWG

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

REF.	DATE:	DESCRIPTION:
8	24-03-28	ISSUED FOR C of A
7	24-03-22	ISSUED FOR PRELIMINARY PRICING
6	24-01-19	ISSUED FOR PRELIMINARY PRICING
5	23-12-22	ISSUED FOR CLIENT REVIEW
4	23-10-20	ISSUED FOR CLIENT REVIEW
3	23-09-13	ISSUED FOR CLIENT REVIEW
2	23-08-14	ISSUED FOR CLIENT REVIEW
1	23-07-12	ISSUED FOR CLIENT REVIEW

REVISIONS / ISSUANCE:

HICKS DESIGN STUDIO
407 IROQUOIS SHORE RD. UNIT 8, SUITE 102 OAKVILLE, ONTARIO L6H 1M3
WWW.HICKSDESIGNSTUDIO.CA T.905.338.1212

CLIENT:
MANN CIMORONI

ADDRESS: 269 CHARTWELL ROAD
CITY: OAKVILLE, ON

DRAWING TITLE:
SOUTH-WEST ELEVATION

DRAWN: S.R.C
DATE: 03.28.24
SCALE: 1/4"=1'-0"
JOB NUMBER: 23-370
SHEET NUMBER: A4.1

BATORY
Planning + Management

269 CHARTWELL ROAD

OAKVILLE, ONTARIO

PLANNING RATIONALE
MINOR VARIANCE APPLICATION

APRIL 2024 // PREPARED BY BATORY PLANNING + MANAGEMENT

1.0 Introduction

Batory Management has been retained as the planning consultant for the development at 269 Chartwell Road in Oakville Ontario.

This Planning Justification Report provides a summary of the proposed development and justification of the required minor variances to support a proposed single-detached dwelling at 269 Chartwell Road, Oakville Ontario (the "subject site").

1.1 Proposed Development

The proposed development, illustrated in figures 1 through 7 below, comprises a two-storey, single-detached dwelling with an overall floor area of 545.87 square metres on a large irregular shaped lot with an overall area of 1,756.84 square metres. The proposed detached dwelling covers 24.8% of the property totalling 435.29 square metres. The proposed height of the dwelling is 9.36 metres. A new access from Chartwell Road is proposed and is designed to mitigate impacts on the existing mature tree canopy, where possible. The proposed building has been located to fit appropriately onto the subject site, falling within the required coverage and the majority of the setback requirements, with the exception of the side yard setback.

The proposed dwelling has been sited to accommodate and protect numerous existing large canopy trees located on the subject site and adjacent properties. A total of sixty (60) trees located on the subject site and adjacent lands are regulated under either the Town of Oakville's Private Tree Protection By-law (2017-038) or the Town of Oakville Tree By-law (2009-025), of which eight (8) will incur injury and twenty (20) will require removal to facilitate the proposed construction.

The proposed architecture of the home has been carefully considered in terms of materials, roofline, and proportions that ensure compatibility with the site on which the building is located, adjacent properties, and the local context while contributing to the varied character of buildings in the immediate neighbourhood, effectively utilizing the dimensions of this large, irregular-shaped lot.

The front façade of the proposed building is characterized by a series of large rectangular windows situated across the 1st and 2nd floors. A prominent front entry is located at the center of the front façade. The building features a shingled, sloped roof on both the two-storey main portion of the residence as well as on the single-storey attached garage. The north façade incudes a double-wide garage door and an otherwise similar façade treatment to the front of the building, and the rear elevation features a series of large rectangular windows overlooking the rear yard. An in-ground swimming pool and 'sports court' are proposed within the rear yard of the property along with a series of landscaped spaces.

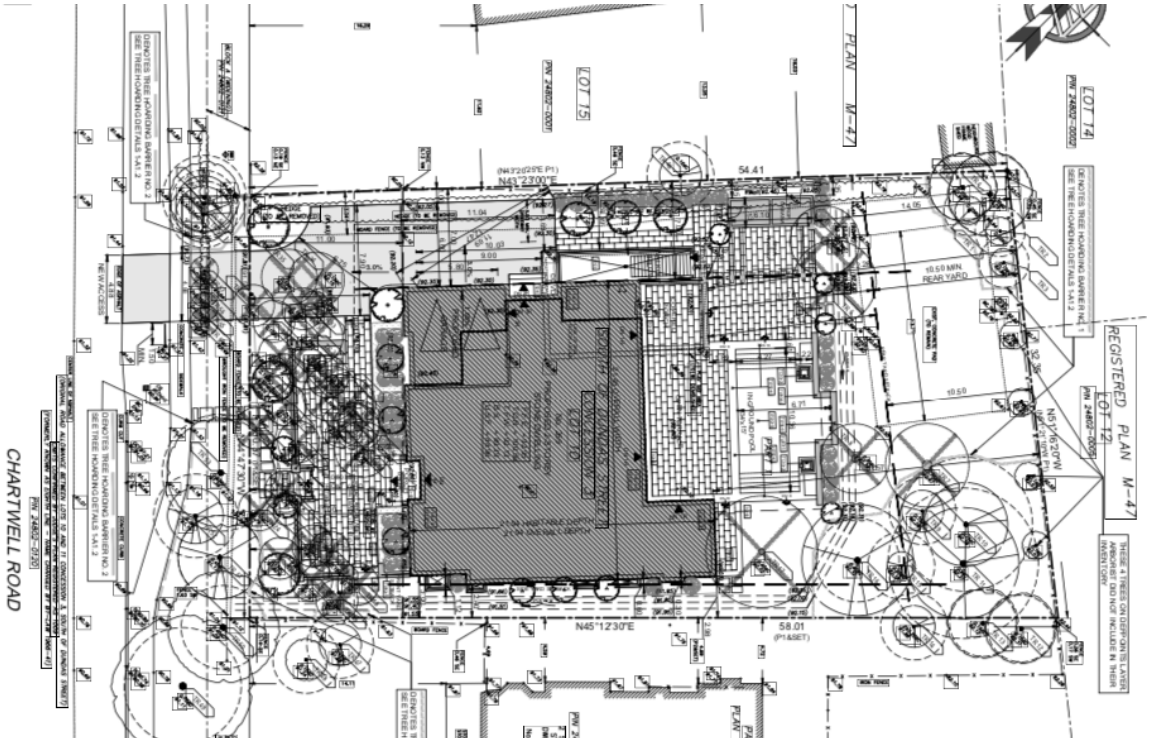


Figure 1 – Site Plan

Figure 2 – Front Elevation

Figure 3 – Rear Elevation

Figure 4 – North Elevation

Figure 5 –South Elevation

Figure 6 – Rendering: Front Elevation

Figure 7 – Rendering: Rear Elevation

1.2 Subject Site

The subject site, measuring 1,756.84 square metres, is an irregularly-shaped lot with 30.37 metres of frontage on Chartwell Road. The subject site is currently vacant and was previously severed from 265 Chartwell Road in 2008.

In September of 2022, a Minor Variance Application (File Number A/149/2022) was submitted to the Town of Oakville for the subject property to permit variances for a proposed dwelling. The variances included an increase to the maximum permitted dwelling depth of 20.0 metre to 23.38 metres, and an increase to the maximum permitted floor area ratio of 29% (509.49 square metres) to 29.74% (522.55 square metres). Both variances were approved by the Committee, however the property was subsequently sold and the current homeowners are seeking an alternative design.

The site is designated as “Urban Area” by the Region of Halton Official Plan and is within the “Residential Areas” and “Low Density Residential” land use designation as shown on Schedule G – South East Land Use in the Oakville Official Plan. It is also subject to the Residential Low Density Lands (RL1 / RL1-0 Zones) policy overlay. The site is zoned RL1-0 Residential Low Zone by the Town of Oakville Zoning By-Law 2014-014.

Figure 8 – Immediate Context

1.3 Area Context

The subject site is located within an established neighbourhood in southeast Oakville comprising primarily two-storey detached residential buildings on a variety of lot sizes and shapes and in a wide variety of architectural styles. The local area is characterized by significant tree canopy. Parking for area residences is provided in driveways and/or in attached or detached garages. A number of properties have rear yard pools.

The Oakville Go station is located a 5 minute drive from the subject site. Post Park, Birchview Park, and Maple Valley Park are located in close proximity to the site. The subject site is within walking distance of Linbrook School and St. Mildred's-Lightbourn School; EJ James Public School, St. Vincent Catholic Elementary School, and Dearcroft and Western Heights Montessori schools are all within a 10 minute drive of the site.

1.4 Zoning By-law and Proposed Variances

The Town of Oakville Zoning By-law 2014-014 establishes standards for how land is to be used and developed. It includes regulations regarding permitted uses, siting, massing, and scales of buildings, minimum and maximum lot sizes, and parking requirements, among others. The Zoning By-law helps implement the policies of the Town's Official Plan. The current iteration of Oakville's Zoning By-Law is consolidated to December 12, 2023.

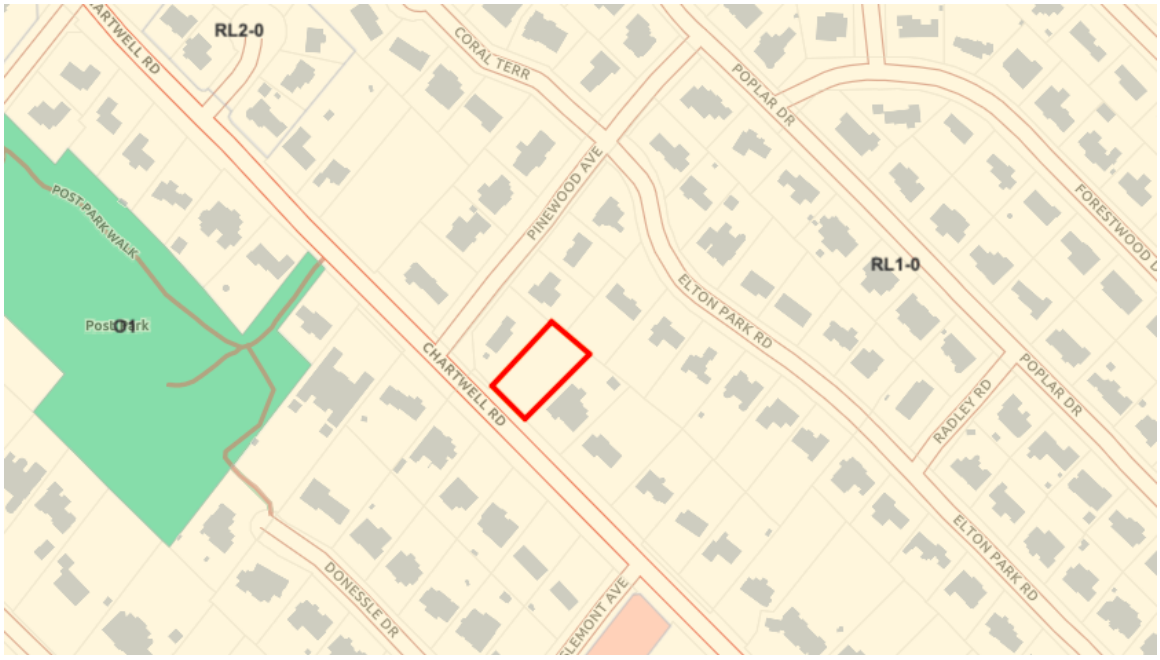


Figure 9 – Zoning By-law 2014-014 map excerpt

The subject site is zoned RL1-0 Residential Low Zone by the Town of Oakville Zoning By-Law 2014-014 (see Figure 7). The RL1-0 zoning permits the use of a detached dwelling, as well as several other conditional uses, such as a day care and a private home day care. The "-0" suffix to the zone adds a series of requirements to the base RL1 zone, including those regarding lot coverage, front yard setbacks, main wall proportionality, height, and others.

The following variances are being requested to facilitate the proposed development.

By-law Provision	Requirement	Requested Variance
Maximum Building Height	9.0 metres	9.36 metres
Maximum Floor Area Ratio	29.0% (509.48 sq. m.)	31.1% (545.87 sq. m.)
Minimum Side Yard Setback	4.2 metres	2.4 metres
Maximum Building Depth	20.0 metres	21.94 metres
Maximum Driveway Width	9.0 metres	11.69 metres

1.5 Evaluation of the Proposed Minor Variances

In support of the proposed development, an application has been submitted to the Town of Oakville Committee of Adjustment seeking approval of a number of minor variances to permit the construction a new detached dwelling. This Planning Justification Report evaluates the requested variance based on the following four tests established in the Section 45(1) of the Planning Act:

1) Are the proposed variances consistent with the general intent and purpose of the Official Plan?
2) Are the proposed variances consistent with the general intent and purpose of the Zoning By-law?
3) Are the proposed variances appropriate and desirable development for the area?
4) Are the proposed variances minor in nature?

2.0 Consistency with the General Intent of the Official Plan

The subject site is located within a two-tier municipality and is subject to the Halton Region Official Plan and the Town of Oakville Official Plan, titled the Livable Oakville Plan.

2.1 Halton Region Official Plan

The Halton Region Official Plan (ROP), formally known as Sustainable Halton, is intended to provide clear direction for how physical development should take place in Halton to meet the Region's current and future needs. The ROP provides land-use guidance in developing a consistent vision for Burlington, Halton Hills, Milton, and Oakville.

The subject site is designated as "Urban Area" as shown on Map 1h – Regional Urban Structure of the ROP.

The objectives of the Urban Area, as established in Policy 72 of the ROP, include:

> 72 (1) To accommodate growth in accordance with the Region's desire to improve and maintain regional unity, retain local community identity, create healthy communities, promote economic prosperity, maintain a high quality, sustainable natural environment, and preserve certain landscapes permanently.
>
> 72 (3) To provide a range of identifiable, inter-connected and complete communities of various sizes, types and characters, which afford maximum choices for residence, work and leisure.

2.1.1 Halton ROP Analysis and Opinion

The proposed development provides for a detached dwelling within the urban area, consistent with the objectives of the ROP to accommodate growth in accordance with the Region's desire to create healthy communities and provide a range of identifiable, interconnected and complete communities of various sizes, types, and characters, affording maximum choices for residence, work, and leisure. In my opinion, the proposed development is consistent with the general intent and purpose of the Regional of Halton Official Plan.

2.2 The Livable Oakville Plan

The Livable Oakville Plan (2009) (the "Plan") was adopted by the Town of Oakville on June 22, 2009 and approved by the Region of Halton on November 30, 2009. Its current iteration incorporates amendments up to August 31, 2021. Livable Oakville establishes the desired land use patterns for lands within the Town of Oakville. The Plan coordinates land use and infrastructure requirements to ensure that the anticipated growth can be accommodated throughout the municipality, and establishes the policy framework for decision-making to provide certainty in the planning process.

2.2.1 Guiding Principles

Part B of the Plan provides Guiding Principles to create a livable community. Section 2.2.1 speaks to preserving and creating a livable community in order to:

a) preserve, enhance, and protect the distinct character, cultural heritage, living environment and sense of community of neighbourhoods,

Section 2.2.2 details the objective of providing choice throughout the Town to:

a) enable the availability and accessibility of a wide range of housing, jobs and community resources to meet the diverse needs to the community throughout all stages in life; and
c) foster the Town's sense of place through excellence in building and community design.

2.2.2 Urban Structure and Land Use

Part C of the Plan contains the general policies for the urban structure within the Town. According to Schedule A1 Urban Structure, the subject lands are located within "Residential Areas."

The Plan intends that the character of Residential Areas be maintained. Policy 3.9 of the Plan notes that Residential Areas include low, medium, and high density residential uses as well as a range of compatible facilities. The Plan further states that some growth and change may occur in the Residential Areas, provided the character of the area is preserved and the overall urban structure of the Town is upheld.

The subject site is within the 'Low Density Residential' land use designation as shown on Schedule G – South East Land Use, and is subject to the Residential Low Density Lands (RL1 / RL1-0 Zones) policy overlay.

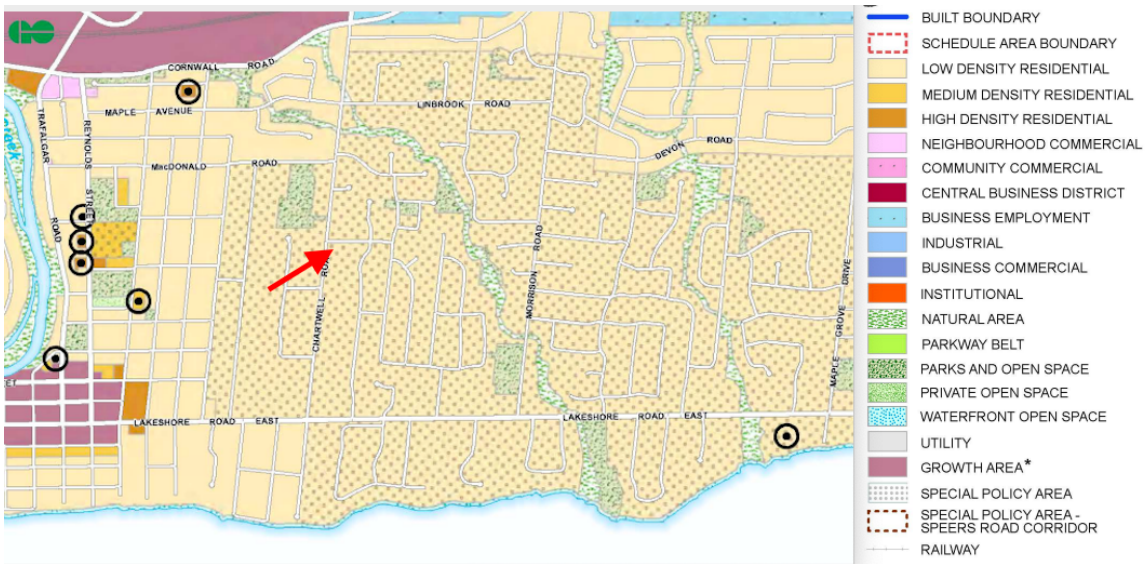


Figure 10 – Livable Oakville Plan Schedule G – South East Land Use Excerpt

Section 11 of the Livable Oakville Plan contains policies to guide the development of properties within the Residential Areas land use designation. The Plan states the following objectives, which apply to all Residential Areas:

a) maintain, protect and enhance the character of existing residential areas;
b) encourage an appropriate mix of housing types, densities, design and tenure throughout the Town;
c) promote housing initiatives to facilitate revitalization, compact urban form and an increased variety of housing for all socio-economic groups
d) encourage the conservation and rehabilitation of older housing in order to maintain the stability and character of the existing stable residential communities

Section 11.1.4 of the Plan states that development in Residential Areas shall conform with the policies relating to urban design and sustainability set out in Part C of the Plan.

The Plan generally considers Residential Areas as being stable, with Sections 11.1.8 and Section 11.1.9 establishing the criteria against which development in stable Neighbourhoods is evaluated, in order to maintain and protect the existing neighbourhood character. Character is defined by the Plan as the collective qualities and characteristics that distinguish a particular area or neighbourhood.

The criteria for development within all stable residential communities, established in Section 11.1.9, includes the following:

a) The built form of development, including scale, height, massing, architectural character and materials, is to be compatible with the surrounding neighbourhood.
b) Development should be compatible with the setbacks, orientation and separation distances within the surrounding neighbourhood.
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.

2.2.3 Special Policy Area–- Residential Low Density Lands (RL1 / RL1-0 Zones)

Section 26.2 of the Plan establishes special policy provisions for Residential Low Density Lands which are also subject to RL1 / RL1-0 zoning. The Special Policy Area is intended to protect the unique character of this area within the Town and limits intensification to development which maintains the integrity of the large lots characteristic of this area. The policy further directs that densities shall not exceed 10 units per site hectare, notwithstanding the Low Density Residential designation.

2.2.4 Design Guidelines for Stable Residential Communities

Section 11.1.9 of the Plan notes the Design Guidelines for Stable Residential Communities (the "Guidelines") that are intended to implement the urban design and residential policies of the Official Plan. Endorsed by Planning and Development Council on April 29, 2013, the Guidelines apply to the development on the subject site and are an important tool in assessing the intent of the Official Plan.

Aligning with the policy text of the Plan, Section 3 of the Guidelines establishes that new development should be compatible with the dwellings in the surrounding neighbourhood; that is, designed to respond to the basic neighbourhood patterns and reoccurring characteristics, such as lot patterns, street edges, placement and orientation of dwellings, existing vegetation, topography, and other common or distinctive elements.

Section 3.1.1 of the Guidelines recommends that new development be designed to maintain and preserve the scale and character of the site, provide a visual reference to existing neighbourhood features and its immediate context, and to create compatible transitions between the new dwelling and existing dwellings in the surrounding neighbourhood.

Section 3.1.3 of the Guidelines states that new development should not have the appearance of being substantially larger than the existing dwellings in the immediate vicinity.

Section 3.1.5 of the Guidelines directs that the design and placement of new development should make every effort to minimize the potential impacts on the privacy of rear yard amenity spaces of adjacent properties by carefully considering building massing and the placement of building projections, decks and balconies, and screening vegetation.

With regard to building design, Section 3.2 states that new development, when contextually designed, may reflect any architectural style and still maintain compatibility with the character of the surrounding neighbourhood.

Where new development is larger in overall massing than adjacent dwellings, Section 3.2.1 recommends that a thoughtful composition of smaller elements and forms that visually reflect the scale and character of the dwellings in the surrounding area be incorporated into the design.

Section 3.2.2 states that new development is encouraged to incorporate upper storey living spaces wholly or partially within the roof structure to de-emphasize the height and overall building scale, and to divide the massing of the roof. Dormer and end gable windows can provide adequate light into these spaces.

Section 3.2.3 intends that new development should be oriented and positioned on the lot to be compatible with the existing pattern of dwelling placement, in terms of front, side, flankage and rear yard setbacks and should maintain the setback or average of setbacks from the street frontage as the existing dwellings in the immediate area.

With regard to the design of the primary building façade, Section 3.2.4 of the Guidelines recommends that new development incorporate a prominent primary entrance on the front façade to provide a clear sense of arrival, as well as a connection to the municipal sidewalk. Section 3.2.5 suggests that new development incorporate adequate window openings, designed in appropriate proportion, on the primary façade to add visual interest and to maximize light penetration and views, while minimizing overlook conditions onto neighbouring properties.

Section 3.3.1 of the Guidelines suggests that new development be designed and sited to retain established landscaping, such as healthy mature trees and existing topography, and incorporate landscaping and proposed trees into the design and development of the site for compatibility with the surrounding landscape patterns.

Section 3.3.2 of the Guidelines state that new development should be designed with minimal paved areas in the front yard. These paved areas should be limited in width to accommodate a driveway plus a pedestrian walkway. Further, new development should be designed with the widest part of the driveway positioned directly in front of the garage door(s). The driveway width should be minimal at the property line to reduce the impact on the pedestrian environment and on street trees in the boulevard.

2.2.5 Livable Oakville Plan and Design Guidelines Analysis and Opinion

The proposed development provides for a new detached dwelling within the urban area, in a form compatible with the character and scale of dwellings in the area and the prevailing low rise residential context. The proposal represents gradual growth and change within the Residential Area. The proposed dwelling type is consistent with the surrounding context.

Relative to the overall size of the subject site, the scale, massing, height, and siting of the proposed development generally reflect the prevailing form of houses in the local context. The site itself is an irregularly-shaped lot, albeit roughly rectangular in shape – similar to many of the lots in the immediate area. The frontage of the property is comparable to the frontages of many lots within the immediate neighbourhood. The dwelling is suitable in size for the lot and has been sited with regard for adjacent properties and the respective dwellings on these lots. The proposed coverage is within the required maximum for this site, and further, the proposed setbacks result in a building that is situated appropriately on the lot to maintain compatibility with adjacent residences and limit any potential for overlook and privacy issues. With the exception of the side yard setback, for which a variance is being sought, all other required setbacks are met or exceeded. Of note, the rear and north side yard setbacks are considerably deeper than the 10.5 metre rear yard and 4.2 metre side yard setbacks prescribed by the Zoning By-law.

As the proposal constitutes the development of a large, detached dwelling on a vacant lot, the proposed development is consistent with the Residential Low Density Special Policy area requirement to maintain the integrity of the large-lot characteristic of this area. As a single-detached dwelling is proposed on the lot, the area density does not exceed 10 units per hectare as required by the Plan.

The Design Guidelines for Stable Residential Communities are an important tool for assessing a proposal's consistency with the intent of the Official Plan. To the greatest degree possible, the proposal has been designed to respond to the neighbourhood patterns and reoccurring characteristics and is consistent with the applicable guidelines contained within the Guidelines.

The proposed development has been designed to maintain and preserve the scale and character of the site as well as the immediate context. The dwelling is situated within an immediate neighbourhood that is characterized by large, single-detached dwellings with heights, floor area, dwelling depths, and setbacks that in many instances are greater than the typical provisions of the Zoning By-law. The dwelling has been further sited on the lot to create compatible transitions between the new dwelling and existing dwellings in the surrounding neighborhood, consistent with Section 3.1.1 of the Guidelines. Further, the proposed dwelling does not have the appearance of being substantially larger than the existing dwellings in the immediate vicinity, consistent with Section 3.1.3 of the Guidelines.

The proposed massing of the dwelling and building projections, including the dwelling depth extension of the southern sunroom, has been designed to mitigate potential impacts on the privacy of rear yard amenity spaces of adjacent properties, consistent with Section 3.1.5 of the Guidelines. The dwelling siting includes a front yard setback that is compliant with the provisions of the Zoning By-law and assists in mitigating any potential rear yard amenity impacts on the adjacent rear yards, notwithstanding it is slightly closer to the street in comparison to the adjacent property to the south.

Consistent with the objective of Section 3.2 in the Guidelines, the proposed dwelling does not necessarily replicate or reflect any particular architectural style common to the immediate neighbourhood context, but still maintains compatibility with the character of the surrounding neighbourhood. The window treatment of the proposed dwelling has been designed in appropriate proportion on the primary façade to add visual interest and to maximize light penetration and views. The development incorporates a prominent primary entrance adjacent to Chartwell Road, which provides a clear sense of arrival. The proposed building design is compatible with the immediate neighbourhood, which includes a significant variety of architectural styles, materials, and built form features. The proposed dwelling is not larger in overall massing in comparison to adjacent properties, and provides for a thoughtful composition of building elements and forms that reflect the scale and character of dwellings in the surrounding neighbourhood. These built form features include portions of the second storey and roof structure that have been designed to de-emphasize the height and overall building scale, consistent with Section 3.2.2 of the Guidelines. These elements also include the roof design above the garage on the north elevation, as well as the roof design on the front elevation that breaks up the overall massing of the dwelling.

As noted, the proposed building has been appropriately sited on the lot to maintain compatibility with adjacent residences both in terms of setbacks and dwelling placement, with the intent of responding to the area character as well as limiting any overlook and privacy issues, consistent with Guideline Section 3.2.3. The distance between the proposed dwelling and the lot line abutting the property to the north is 6.5 metres, and the rear yard setback exceeds 22 metres.

A total of sixty (60) trees are located on the subject site. In accordance with the Guidelines, the proposed residence has been sited to retain forty (40) of these trees, including the majority of trees around the periphery of the property. The proposed landscape treatment is compatible with the surrounding landscape.

The driveway design of the development features an extended driveway to the side entrance garage of the dwelling. The paved area in the front yard is compliant with the Zoning By-law requirements and features a pedestrian walkway to the front entrance of the dwelling, and the widest part of the driveway is positioned in front of the garage door, consistent with Section 3.3.2 of the Guidelines. Further, the driveway width is reduced at the front property line, which reduces the impact on the pedestrian environment and street trees along Chartwell Road.

In my opinion, the proposed development is consistent with the general intent and purpose of the Livable Oakville Plan and the Design Guidelines for Stable Residential Communities.

3.0 Consistency with the General Intent of the Zoning By-law

The subject site is zoned RL1-0 Residential Low Zone by the Town of Oakville Zoning By-Law 2014-014. The RL1-0 zoning permits the use of a detached dwelling, as well as

several other conditional uses, such as a day care and a private home day care. The "-0" suffix to the zone adds a series of requirements to the base RL1 zone, including those regarding lot coverage, front yard setbacks, main wall proportionality, height, and others.

Variances to the prescribed maximum building height, minimum front yard setback, maximum building depth, and maximum garage area are being sought to permit the proposed development.

3.1 Maximum Building Height

The intent of the maximum building height is to limit potential for impacts related to overlook, shadow, and loss of sky view on adjacent properties, as well as maintain consistency in the area's physical character.

The maximum permitted building height is 9.0 metres. The proposed building height is 9.36 metres. Based on the design, siting, and size of the proposed dwelling relative to the lot size, and the characteristics of other houses in the immediate area, the proposed increase in height is not anticipated to result in any appreciable impact on adjacent properties or the character of the area. Further, there is approximately a 1 metre difference in grade from the north property line to the south property line, which slightly impacts the established grade and design of the dwelling on the lot.

The character of dwellings in the surrounding neighbourhood comprises primarily one and two-storey designs both in the style of the original building stock of the neighbourhood and newer, more contemporary two-storey houses. The proposed dwelling is not necessarily larger than many of the houses in the surrounding area, and features a coverage that is compliant with the Zoning By-law provisions. In cases where a building is disproportionate in size relative to the lot on which it is proposed, additional height can be impactful on both adjacent properties and area character. However, these impacts are not present in this case. The proposed height is not disproportionate to the lot on which it is situated and, importantly, the building's setbacks, design, and landscape features serve to satisfactorily limit any impact on adjacent properties associated with the proposed height.

It is my opinion that the requested variance to building height is consistent with the intent of the Zoning By-Law.

3.2 Maximum Driveway Width

The intent of regulating the maximum driveway width is to ensure that reasonable vehicular access can be provided without the hard surface treatment of the driveway dominating the front yard area.

The driveway width has been measured at the widest part of the driveway, which is located at the side yard of the dwelling, with a significant setback from Chartwell Road. The actual paved surface of the driveway for the majority of the driveway is within the Zoning By-law requirements for driveway width and widens toward the side of the

dwelling to allow for appropriate vehicular movements as vehicles enter the garage. The widest portion of the driveway will be mitigated at street level through the presence of trees and other landscaped features on the northern portion of the site to further reduce impacts from the streetscape.

It is my opinion that the requested variance to the maximum driveway width is consistent with the intent of the Zoning By-Law.

3.3 Maximum Residential Floor Area Ratio

The intent of the maximum residential floor area ratio is to ensure a dwelling does not have a mass and scale that appears larger than the dwellings in the surrounding neighbourhood.

Consistent with the intent of the By-law, the proposed design features an entry portico, and a roofline and built form features that provide for a variety of building proportions in the architecture of the home. These massing approaches contribute to breaking up the building mass, diminishing the perception of building scale from the street. The building also locates some of the 2nd floor area within its roof peak on the north side of the dwelling, further diminishing the perception of building mass from the street.

Of note, a number of dwellings on Chartwell Road feature floor area ratios in excess of the Zoning By-law, including a previously approved variance on the subject property in September 2022, which included an increase to the maximum permitted floor area ratio from 29% (509.49 square metres) to 29.74% (522.55 square metres). The proposed variance will not have a negative impact on adjacent properties or the surrounding area since the overall massing and scale of the proposed dwelling is similar to existing dwellings in the surrounding neighbourhood. The request for the additional floor area ratio is compatible and in keeping with the pattern of new development in the area.

It is my opinion that the requested variance to residential floor area ratio is consistent with the intent of the Zoning By-Law.

3.4 Maximum Building Depth

The intent of the maximum building depth provision is to ensure consistency in the depth of buildings to limit overlook and shadow issues that may occur when adjacent buildings have varying depths. The required building depth is 20 meters. The proposed building depth is 21.94 metres.

In this instance, the proposed dwelling is sited closer to the street in comparison to the property to the south, and as such the furthest portion of the rear dwelling wall that exceeds the dwelling depth provision does not create any negative massing or overlook impacts, relative to the rear wall and massing of the adjacent dwelling. Based on the siting of the building, the proposed dwelling's depth will not result in any adverse impacts on the adjacent properties.

Further, the previous minor variance application in September 2022 permitted a variance to the maximum permitted dwelling depth from 20.0 metres to 23.38 metres.

It is my opinion that the requested variance to building depth is consistent with the intent of the Zoning By-Law.

3.5 Minimum Side Yard

The intent of the minimum side yard setback provision of the Zoning By-law is to ensure that the spacing of the future dwelling is adequate in size relative to prevailing building setbacks of the neighbourhood, to protect character and to ensure that new development is not situated undesirably close to an existing structure. The proposed side yard setback applies to the southern side yard, and is compatible with the character of side yard setbacks of other dwellings in the immediate neighbourhood. Adequate space also exists for access, maintenance, and stormwater drainage.

A reduced side yard can also signal that the massing of the dwelling may be too large in comparison to the permitted massing in the Zoning By-law. In this instance, the northern side yard is provided with an increased side yard setback of 7.0 metres, well in excess of the Zoning By-law. As such, the overall width of the dwelling complies with the intent of the By-law, given the typical setback requirements of the RL1-0 Zone.

The proposed side yard setback is not out of character with the surrounding and immediate neighbourhood context, and as such the proposed variance meets the intent of the Zoning By-Law.

4.0 Minor in Nature

The primary basis for determining whether a requested variance is minor in nature is one of impact. This determination is not strictly a mathematical exercise and, even though a variance may present a considerable numerical change, it may still be properly judged as minor in nature if the actual effects of the variance do not result in significant adverse impacts on the surroundings, which include neighbouring properties as well as the ‘streetscape.’

In my opinion, the requested variances are minor in nature.

4.1 Maximum Building Height

The maximum permitted building height is 9.0 metres, while the proposed building height is 9.36 metres. As discussed, the proposed height will not impact the neighbouring properties with regard to overlook, shadow, or loss of sky view. The proposed dwelling’s massing is broken up by varied architectural components, provides a significant setback from the north property line, and is scaled appropriately when compared to the dwellings in the immediate context. The proposed roofline further assists in limiting any incremental impacts resulting from the additional requested 0.36 metre building height.

In my opinion, the proposed building height variance is minor in nature.

4.2 Maximum Driveway Width

Disproportionate driveway widths impact the streetscape when the additional width contributes to an excessive proportion of the front yard being paved, particularly when the driveway area is near the street. In the context of the proposed development, the large front yard ensures that an extensive front yard remains landscaped, and the building configuration and existing vegetation ensure that much of the view of the internal driveway at the side yard will not be within a sightline from Chartwell Road, as well as from neighbouring properties. The requested driveway width is also needed for vehicular movements and turnaround area, specifically required for access to the garage that is designed to interface with the northern side yard and mitigates impact to the streetscape. In my opinion, the proposed front yard setback variance is minor in nature.

4.3 Maximum Residential Floor Area Ratio

The maximum permitted residential floor area ratio is 29% or 509.48 square metres. The proposed residential floor area ratio is 31.1% or 545.87 square metres. The design of the proposed residence breaks up the building mass through a series of architectural elements, including the entry portico, north façade setback, and roofline of the dwelling. These design elements and building siting choices diminish the perception of building scale from the street to ensure that the proposed development is consistent with the massing of other similar two-storey residences in the immediate context. In my opinion, the proposed variance to residential floor area ratio is minor in nature.

4.4 Maximum Building Depth

The Zoning by-law requirement for maximum building depth is 20 meters. The proposed building depth is 21.94 metres. In this case, the design features and context of the dwelling minimize the impact of this depth. The architectural design of the dwelling only occupies a portion of the rear yard with a number of open-air features and built form indentations on the first and second floor to mitigate any impacts of massing. Further, the architectural details are intended to appropriately blend with the existing architecture found within the immediate neighbourhood. In my opinion, the requested variance for building depth is minor in nature.

4.5 Minimum Side Yard

A variance is required for minimum side yard setbacks as the proposed detached dwelling does not meet the minimum criteria of 4.2 metres as described the Zoning By-Law. It is noted that the proposed side yard setback is not out of character with the setbacks of other previously approved dwellings within the immediate neighbourhood, and the proposed massing and impacts to the streetscape will fit harmoniously with the existing character. Further, the side yard setback of the northern lot line is in excess of the requirements of the Zoning By-law and the massing of the proposed dwelling is compatible with the existing streetscape. As such, the proposed variance to the side yard setback is considered minor in nature.

5.0 Appropriate and Desirable Development for the Area

The proposed development is located within an established large lot residential area. The requested variances are necessary to permit the construction of a dwelling that is consistent in all but minor regard from the metrics for a detached dwelling contemplated on the Town of Oakville Zoning By-Law 2014-014, as amended.

The scale, massing, height, and siting of the proposed development reflect an appropriate form and scale of dwelling relative to the size and configuration of the subject site. The dwelling has been sited with regard for the setbacks and yards of adjacent properties. The northern setback is significantly increased from the By-law minimum of 4.2 metres to 6.5 metres to mitigate any potential massing impacts associated with both the requested height and floor area ratio variances.

With consideration of the large size and unique layout of this lot, the proposed height and overall mass of the building fits appropriately in the immediate context, particularly with the more contemporary residences, and has been designed and sited with regard for the immediately adjacent dwellings.

The architecture of the home has been carefully considered, incorporating high quality materials, extensive landscaping, and proportions that ensure compatibility with the adjacent properties and the local context, while contributing positively to the varied nature of designs in the immediate neighbourhood. The proposed development is located within an established neighbourhood in the urban area, is within walking distance to parks and schools, and is a 5 minute drive from the Oakville Go Station.

In my opinion, the proposed development represents appropriate and desirable development for the area.

6.0 Planning Conclusion

The proposed development is located within an established neighbourhood of single-detached dwellings on large, landscaped lots within the urban area. The requested variances are necessary to permit the proposed detached dwelling with a scale and character that is consistent in all but minor regard from the metrics for a detached dwelling contemplated on this lot by Zoning By-Law 2014-014, as amended. Each of the proposed variances has been reviewed in relation to the current requirements of the Zoning By-law and specifically examined with respect to the adverse impact, if any, that would be experienced on the nearby properties should the variances be granted.

The proposed development provides for a new detached dwelling within the urban area, in a form compatible with the character of the existing low rise residential context, representing appropriately gradual growth and change within the Residential Area. The proposed dwelling is consistent with the surrounding context pursuant to the policies of the Livable Oakville Plan and the Design Guidelines for Stable Residential Communities.

In my opinion, the proposed variances are consistent with the general intent and purpose of the Halton Regional Official Plan, the Livable Oakville Plan, and applicable Zoning By-laws, are minor in nature, reflect appropriate and desirable development for the area, and represent good planning.

Respectfully submitted by,

Paul Demczak, MCIP, RPP
Principal, **Batory Planning + Management**

Batory Planning & Management is a multidisciplinary urban planning and project management consulting firm with a focus on helping our clients improve the built environment and embrace unique opportunities within the real estate spectrum. The firm integrates urban planning, project management, and real estate consultancy, prioritizing a customer-focused experience for our clients.

BATORY
Planning + Management

ARBORIST REPORT

269 Chartwell Road
Oakville, Ontario

February 28, 2024

Prepared for:

Hicks Design Studio Inc.
Attn: Bill Hicks
295 Robinson Street, Suite 200
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Prepared by:

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1331 Northaven Drive
Mississauga, ON L5G 4E8

URBAN FOREST INNOVATIONS INC

Contents

NB: This Arborist Report has been prepared using the latest drawings and information provided by the client and/or agents and may be intended for inclusion in a site plan approval or similar planning submission. Any subsequent design or site plan changes affecting trees may require revisions to this report. New drawings and information should be provided to UFI prior to report submission to municipal planning authorities.

Links (URLs) provided to web-based resources are current to the date of the report.

EXECUTIVE SUMMARY

Urban Forest Innovations Inc. (UFI) has been retained by Hicks Design Studio Inc. to prepare an arborist report for the proposed development application at 269 Chartwell Road in Oakville, Ontario. The purpose of the arborist report is to document existing tree and site conditions, to evaluate anticipated impacts to site trees which may occur as a result of the proposed development, and to identify required and recommended tree protection measures and regulatory requirements associated with the proposed development.

In total, 60 trees are addressed in this report. Proposed tree removals and injuries requiring permit approval are summarized in Table 1, below. Based upon the results of the present assessment, it has been determined that 24 trees may be retained and 36 trees will require removal. The proposed works will require the implementation of specific tree protection measures to ensure effective tree retention, including tree protection fencing, root-sensitive excavation and root pruning, and arborist site supervision.

Table 1: Summary of regulated tree actions at 269 Chartwell Rd., Oakville, ON.

Proposed Action	Municipal Trees	Subtotal	Private Regulated Trees	Subtotal	Total
Injure	#50, 51, 53, 58, 59, 60	6	#16, 46	2	8
Remove (Development)	#54, 55, 56, 57	4	#5, 6, 7, 8, 17, 19, 26, 29, 34, 35, 36, 37, 38, 40, 41, 42	16	20
Remove (Condition)	-	0	-	0	0

INTRODUCTION

Urban Forest Innovations Inc. has been requested by Hicks Design Studio Inc. to prepare an arborist report for the proposed development at 269 Chartwell Road in Oakville, Ontario. The proposed site works include the following activities:

- Construction of a new residential dwelling, driveway, and outdoor recreational amenities.
- Installation of an in-ground pool, site servicing, and landscaping.

This arborist report reviews the potential impacts of the proposed works upon 60 trees within or close to the limits of disturbance, and outlines required and recommended tree protection measures and regulatory requirements associated with the proposed development. General tree maintenance recommendations are also provided where appropriate. The report should be read in conjunction with all other servicing, grading and landscaping plans prepared for the project.

SITE OBSERVATIONS

Field observations were made on August 23, 2022, by Anna Mernieks, ISA Certified Arborist ON-2224A. There was no construction activity on the site at the time of the field observations. Trees within 6 metres of the potential limits of disturbance are included in the inventory. Trees were located using the latest site drawings and information provided by the client; trees for which no surveyed locations were provided were positioned approximately with the aid of field reference markers. Tree diameter was measured at 1.4 metres above grade (DBH) and trees were assessed for health, structural condition, and risk potential. Tree groups were identified where appropriate. All trees were assessed from the ground level. No trees were tagged as part of the inventory. A full explanation of tree assessment categories is included in Appendix 2 – Tree Inventory Attributes.

RESULTS AND DISCUSSION

This section of the report outlines the key issues related to the proposed works from an arboricultural and tree preservation perspective. Specific recommendations regarding tree protection are outlined. General recommendations are also provided in Appendix 5.

By-laws and Legislation

By-laws and legislation enacted by the Town of Oakville and/or the Province of Ontario regulate the injury or destruction of trees depending upon their location, size and other factors.

Oakville – Private Tree Protection By-law

The Town of Oakville's Private Tree Protection By-law (2017-038) regulates the injury or destruction of certain categories of trees located on privately-owned property. Pursuant to this by-law, the removal or

injury of any tree(s) equal to or greater than 15 cm DBH requires the submission and prior approval of a tree permit application.

Note that the Private Tree Protection By-law (2017-038) regulates all trees up until final Site Plan approval. During the Site Plan process trees shall not be removed as they are part of the formal submission. Once final Site Plan approval has been granted, the bylaw is then superseded by conditions that are set out in the approved Site Plan and any private trees that are approved for removal are no longer subject to the private tree bylaw procedure.

Detailed information about the Private Tree Protection By-law can be found online at:
http://www.oakville.ca/residents/private-tree-protection.html

Full text of Private Tree Protection By-law 2017-038 can be found online at:
http://www.oakville.ca/assets/general%20-%20residents/2017-038-PrivateTreeBylaw.pdf

Oakville – Tree Protection Policy and Tree Protection During Construction Procedure

This Town of Oakville policy enables the establishment and implementation of procedures to prevent damage or destruction of trees, provide for replacement of trees and optimize planting provisions and tree health for future arboricultural activities within the Town.

The Tree Protection During Construction Procedure (EN-TRE-001-001) outlines specifications for the size of Tree Protection Zones (TPZs), tree protection barrier materials and construction, tree protection agreements (TPAs), tree protection zone encroachment permits (TPZEPs), tree permits (TPs), securities for tree protection, tree protection audits and other considerations.

Details about the Town of Oakville Tree Protection Policy and the Tree Protection during Construction Procedure can be found online at: http://www.oakville.ca/townhall/en-tre-001.html.

Boundary Trees – Ontario Forestry Act, R.S.O. 1990

The Provincial *Forestry Act, R.S.O. 1990* states:

10. (2) Every tree whose trunk is growing on the boundary between adjoining lands is the common property of the owners of the adjoining lands. 1998, c. 18, Sched. I, s. 21.

    (3) Every person who injures or destroys a tree growing on the boundary between adjoining lands without the consent of the land owners is guilty of an offence under this Act. 1998, c. 18, Sched. I, s. 21.

No inventoried trees appear to be growing on the boundary between the subject site and the adjacent properties.

Endangered, Rare or Protected Species – Endangered Species Act, 2007

The Provincial *Endangered Species Act, 2007* (ESA) provides for the conservation of endangered or threatened species in Ontario. The ESA identifies Species at Risk (SAR) based on the best available scientific information, protects SAR and their habitats, promotes the recovery of species that are at risk, and promotes stewardship activities to assist in the protection and recovery of SAR.

No endangered, rare or otherwise protected tree species were observed within the limits of proposed works.

Tree Removal

Tree removal will be necessary to facilitate the proposed works. Recommendations for tree removal are based upon consideration of the anticipated impacts upon trees due to implementation of the proposed works, the immediate and forecasted health and structural condition of the tree, and the ability of the tree to make continued contributions to the newly modified landscape.

Project Works

The proposed works will require the removal of 26 trees:

- Tree #5, a privately-owned 55 cm diameter Austrian pine (*Pinus nigra*), is proposed for removal to enable construction of an outdoor hardscaped amenity.
- Tree #6, a privately-owned 56 cm diameter Austrian pine (*Pinus nigra*), is proposed for removal to enable construction of an outdoor hardscaped amenity.
- Tree #7, a privately-owned 68 cm diameter Norway spruce (*Picea abies*), is proposed for removal to enable construction of an outdoor hardscaped amenity.
- Tree #8, a privately-owned 51 cm diameter Austrian pine (*Pinus nigra*), is proposed for removal to enable construction of a swale and an outdoor hardscaped amenity.
- Tree #17, a privately-owned 41 cm diameter Douglas-fir (*Pseudotsuga menziesii*), is proposed for removal to enable construction of an outdoor hardscaped amenity.
- Tree #18, a privately-owned 10 cm diameter Norway spruce (*Picea abies*), is proposed for removal to enable construction of a swale and an outdoor hardscaped amenity.
- Tree #19, a privately-owned 15 cm diameter balsam fir (*Abies balsamea*), is proposed for removal to enable construction of a swale and an outdoor hardscaped amenity.
- Tree #20, a privately-owned 10 cm diameter Norway spruce (*Picea abies*), is proposed for removal to enable construction of an outdoor hardscaped amenity.
- Tree #21, a privately-owned 12 cm diameter Norway spruce (*Picea abies*), is proposed for removal to enable construction of a swale and an outdoor hardscaped amenity.

- Tree #22, a privately-owned 11 cm diameter white pine (*Pinus strobus*), is proposed for removal to enable the construction of an outdoor hardscaped amenity.
- Tree #23, a privately-owned multi-stemmed (5, 5 cm diameters) European beech (*Fagus sylvatica*), to enable the construction of an outdoor hardscaped amenity.
- Tree #24, a privately-owned 10 cm diameter white pine (*Pinus strobus*), to enable landscaping.
- Tree #25, a privately-owned 11 cm diameter white pine (*Pinus strobus*), to enable the construction of an outdoor hardscaped amenity.
- Tree #26, a privately-owned 15 cm diameter balsam fir (*Abies balsamea*), to enable the construction of an outdoor hardscaped amenity.
- Tree #27, a privately-owned 10 cm diameter Norway spruce (*Picea abies*), is proposed for removal to enable construction of a walkway.
- Tree #28, a privately-owned 14 cm diameter white pine (*Pinus strobus*), is proposed for removal to enable construction of a walkway.
- Tree #29, a privately-owned 16 cm diameter white pine (*Pinus strobus*), is proposed for removal to enable construction of a walkway.
- Tree #30, a privately-owned 10 cm diameter Norway spruce (*Picea abies*), is proposed for removal to enable construction of a walkway.
- Tree #31, a privately-owned 13 cm diameter white pine (*Pinus strobus*), is proposed for removal to enable construction of a walkway.
- Tree #32, a privately-owned 14 cm diameter white pine (*Pinus strobus*), is proposed for removal to enable construction of a driveway.
- Tree #33, a privately-owned 10 cm diameter European beech (*Fagus sylvatica*), is proposed for removal to enable construction of a driveway.
- Tree #34, a privately-owned 16 cm diameter white pine (*Pinus strobus*), is proposed for removal to enable construction of a driveway.
- Tree #35, a privately-owned 15 cm diameter balsam fir (*Abies balsamea*), is proposed for removal to enable construction of a driveway.
- Tree #36, a privately-owned 15 cm diameter white pine (*Pinus strobus*), is proposed for removal to enable construction of a driveway.
- Tree #37, a privately-owned 15 cm diameter white pine (*Pinus strobus*), is proposed for removal to enable construction of a driveway.
- Tree #38, a privately-owned 15 cm diameter white pine (*Pinus strobus*), is proposed for removal to enable construction of a driveway.

- Tree #39, a privately-owned 12 cm diameter Norway spruce (*Picea abies*), is proposed for removal to enable construction of a driveway.
- Tree #40, a privately-owned 15 cm diameter white pine (*Pinus strobus*), is proposed for removal to enable construction of an outdoor hardscaped amenity.
- Tree #41, a privately-owned multi-stemmed (15, 5 cm) white pine (*Pinus strobus*), is proposed for removal to enable construction of an outdoor hardscaped amenity.
- Tree #42, a privately-owned multi-stemmed (10, 5 cm) white pine (*Pinus strobus*), is proposed for removal to enable construction of an outdoor hardscaped amenity.
- Tree #43, a privately-owned multi-stemmed (3, 3 cm) European beech (*Fagus sylvatica*), is proposed for removal to enable construction of an outdoor hardscaped amenity.
- Tree #44, a privately-owned multi-stemmed (5, 5 cm diameters) European beech (*Fagus sylvatica*), is proposed for removal to enable construction of a walkway.
- Tree #54, a City-owned multi-stemmed (5, 5 cm diameters) eastern white cedar (*Thuja occidentalis*), is proposed for removal to enable construction of a driveway.
- Tree #55, a City-owned multi-stemmed (14, 8 cm diameters) eastern white cedar (*Thuja occidentalis*), is proposed for removal to enable construction of a driveway.
- Tree #56, a City-owned multi-stemmed (8, 5 cm diameters) eastern white cedar (*Thua occidentalis*), is proposed for removal to enable construction of a driveway.
- Tree #57, a City-owned multi-stemmed (3, 3, 3 cm diameters) eastern white cedar (*Thuja occidentalis*), is proposed for removal to enable construction of a driveway.

Tree Retention

All other trees addressed in this report are proposed for retention. This section outlines specific tree preservation and protection measures for retained trees. General tree protection recommendations and specifications are found in Appendix 5.

All trees to be retained within or adjacent to the limits of project works are designated for Preservation, Protection, or Injury.

Tree Preservation

No specific tree protection measures are recommended for 2 trees (#48, 49), which are located beyond anticipated construction limits and/or are protected by existing landscape features.

Tree Protection

Retained trees in proximity to the proposed works shall be protected by restricting access and land use within tree protection zones (TPZs), as through the installation of tree preservation fencing (or hoarding) that satisfies the minimum required distance (TPZ) for each tree, where possible. Minimum required TPZ

distances are specified in Appendix 1, and recommended fencing configurations are illustrated in Appendix 4. Fencing is to be established in advance of all proposed works, including but not limited to material and equipment delivery, staging and storage, demolitions, excavation and grading work, and new construction activity.

Specifications for the establishment of protection fencing and signage are outlined further in Appendix 5 – Section 5.2.1.1.

Tree Injury

During site works, retained trees may undergo injury, which is understood to be the encroachment of established tree protection zones (TPZs), regardless of the extent of actual physical damage sustained by the retained tree.

In addition to tree protection fencing, trees designated for injury at 269 Chartwell Road require the implementation of the following supplemental tree protection measures:

- **Tree-Sensitive Demolition** – The tree protection zones of 6 by-law regulated, inventoried trees (#50, 51, 53, 58, 59, 60) will be impacted by the demolition of the existing fences, resulting in injury. In order to minimize root zone disturbance, demolition of the fences must be undertaken in a tree-sensitive manner within the TPZs of the above-listed trees. All works within TPZs should be supervised by a Certified Arborist to ensure potential root disturbance is minimized, and to enable timely root pruning if required to prevent root damage. Specifications for tree-sensitive demolition are outlined in Appendix 5 – Section 5.2.1.3.

  Note: Tree protection fencing will require temporary removal to enable the demolition of the property fencing. Tree protection fencing must be reinstated immediately once demolition of the property fencing is complete.

- **Root-Sensitive Excavation and Root Pruning –** The tree protection zones of 5 by-law regulated, inventoried trees (#16, 46, 50, 51, 53) will be impacted by excavation to enable construction of a swale, hardscaped amenity, and walkway, resulting in injury. All excavation within TPZs shall be accomplished by root-sensitive excavation utilizing hand-digging, hydrovac or pneumatic soil excavation (e.g., Airspade). Excavations must be supervised by a Certified Arborist, who must be enabled to stop works if, during the course of excavation, significant structural or transport roots (greater than approximately 25mm diameter) are encountered, in order to properly prune the roots. Specifications for root-sensitive excavation and root pruning are outlined in Appendix 5 – Sections 5.2.1.4 and 5.2.1.5.

  Note: Tree protection fencing will require temporary removal to enable construction of the swale within the TPZs of trees #50 and 51. Tree protection fencing must be reinstated immediately once construction of the swale is completed in that area.

Tree Risk and Required Tree Maintenance

At the time of inspection, there were no immediate risks posed by any trees within the project limits.

By-law and Permit Requirements

Private Tree Removal and/or Injury

Permission from the Town of Oakville may be required for the injury or removal of the following 18 inventoried trees:

Table 2: Proposed regulated private tree actions at 296 Chartwell Rd., Oakville, ON.

Tree	Common Name	Scientific Name	DBH	Ownership	Rec.
5	Austrian Pine	*Pinus nigra*	55	Private	Remove
6	Austrian Pine	*Pinus nigra*	56	Private	Remove
7	Norway Spruce	*Picea abies*	68	Private	Remove
8	Austrian Pine	*Pinus nigra*	51	Private	Remove
16	Austrian Pine	*Pinus nigra*	42	Private	Injure
17	Douglas-fir	*Pseudotsuga menziesii*	41	Private	Remove
19	Balsam Fir	*Abies balsamea*	15	Private	Remove
26	Balsam Fir	*Abies balsamea*	15	Private	Remove
29	White Pine	*Pinus strobus*	16	Private	Remove
34	White Pine	*Pinus strobus*	16	Private	Remove
35	Balsam Fir	*Abies balsamea*	15	Private	Remove
36	White Pine	*Pinus strobus*	15	Private	Remove
37	White Pine	*Pinus strobus*	15	Private	Remove
38	White Pine	*Pinus strobus*	15	Private	Remove
40	White Pine	*Pinus strobus*	15	Private	Remove
41	White Pine	*Pinus strobus*	20	Private	Remove
42	White Pine	*Pinus strobus*	15	Private	Remove
46	Eastern White Cedar	*Thuja occidentalis*	15	Neighbour	Injure

Public Tree Injury

Pursuant to the Town's Tree Protection During Construction Procedure (EN-TRE-001-001), TPZ encroachments of bylaw regulated trees due to proposed excavation, grading or other construction activities shall require a Tree Protection Zone Encroachment Permit (TPZEP). A TPZEP may be required for 6 trees:

- Trees #50, 51, 53, 58, 59, 60.

TPZEP applications must be submitted and approved prior to construction activities occurring within the TPZs of protected trees.

An 'Application for Tree Protection Zone Encroachment Permit' can be found online at:
http://www.oakville.ca/assets/forms/EN-TRE-001-001_Tree_Protection_Schedule_2.pdf

Public Tree Removal

Pursuant to the Town's Tree Protection During Construction Procedure (EN-TRE-001-001), removal or injury of bylaw regulated trees due to proposed excavation, grading or other construction activities shall require submission of a Tree Permit application. A Tree Permit may be required for 4 trees:

- Trees #54, 55, 56, 57.

Tree Permit applications must be submitted and approved prior to the commencement of site works, although permit exception may be sought for tree #54, which was observed as standing dead at the time of field observations.

Tree planting in compensation for tree injuries may be required by Town of Oakville staff upon review of the submitted documents.

Tree Valuation

Methodology

Replacement cost or amenity value must be provided for all Town of Oakville-owned trees. Amenity value has been calculated for the following 12 trees:

- Trees #49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60

Due to its small size, the value for Town trees #57 was calculated using a **direct replacement cost** method.

The value for the remaining trees was calculated using the **Trunk Formula Method**, as described in the Guide to Plant Appraisal, 9th Edition (2000). The **Replacement Tree Cost** of the replacement tree is derived from a survey of nurseries. For this project, three nurseries were consulted for current wholesale costs of a suitably sized deciduous or coniferous tree. An average cost was calculated and this value was used in the valuation. The cost of installation was taken to be two and a half times the wholesale cost, and **Installed Tree Cost** was therefore calculated as three and a half times the wholesale cost. To determine the **Basic Tree Cost,** the method calculates the increase in cost due to size by multiplying the **Unit Tree Cost** by the difference in cross sectional area (at 1.4 m) between the appraised tree and the replacement tree (**Appraised Tree Trunk Increase**). The **Installed Tree Cost** is added to the calculated cost for the difference in size to give the **Basic Tree Cost.**

The **Basic Tree Cost** is calculated using the following equation:

Basic Tree Cost = Installed Tree Cost + (**Unit Tree Cost** × **Appraised Tree Trunk Increase**)

The **Basic Tree Cost** is then multiplied by the **species, location** and **condition ratings** to give the **Appraised Value.** The Ontario Supplement (2003) provides regionally relevant data pertaining to species ratings. Location ratings are derived from a weighting of **site**, **contribution**, and **placement** ratings, which reflect the property's location in a maturing suburban neighbourhood, as well as the functional benefits provided by the site trees, including privacy and visual screening, wildlife, and climate control, among others.

The final **Appraised Value** is calculated using the following equation:

Appraised Value = Basic Tree Cost × Species Rating × Condition Rating × Location Rating

It should be noted that the minimum value for any single Town-owned tree is $744, which represents the planting and maintenance costs for establishing a new tree on municipal property. Any Appraised Value calculated at less than $744 is adjusted to meet this minimum value requirement.

Results

The appraised values for Town-owned trees are provided in Table 3:

Table 3: Appraisal of Town-owned trees associated with 296 Chartwell Rd., Oakville, ON.

Tree	Common Name	Scientific Name	DBH	Value	Valuation Method
49	Red Maple	*Acer rubrum*	70	$47,300	Trunk Formula
50	Norway Maple	*Acer platanoides*	43	$11,000	Trunk Formula
51	Austrian Pine	*Pinus nigra*	44	$17,700	Trunk Formula
52	Austrian Pine	*Pinus nigra*	32	$7,700	Trunk Formula
53	Norway Maple	*Acer platanoides*	64	$34,700	Trunk Formula
54	Eastern White Cedar	*Thuja occidentalis*	10	$0	Trunk Formula
55	Eastern White Cedar	*Thuja occidentalis*	22	$2,680	Trunk Formula
56	Eastern White Cedar	*Thuja occidentalis*	13	$1,130	Trunk Formula
57	Eastern White Cedar	*Thuja occidentalis*	9	$744	Replacement Cost
58	Eastern White Cedar	*Thuja occidentalis*	40	$10,700	Trunk Formula
59	Eastern White Cedar	*Thuja occidentalis*	29	$5,600	Trunk Formula
60	Norway Maple	*Acer platanoides*	31	$6,900	Trunk Formula

CONCLUSION

There are 60 trees associated with the proposed development at 269 Chartwell Road in Oakville, Ontario. The proposed works will require the implementation of specific tree protection measures to ensure effective tree preservation. 20 by-law regulated trees will require removal and 8 by-law regulated trees will require injury to enable the proposed works. A 'Tree Permit' as well as a 'TPZEP' will likely be required to enable the proposed removals and injuries.

With the implementation of the recommendations provided in this report, no significant adverse effects are anticipated as a result of the proposed works upon the long-term health and condition of inventoried trees that have been designated for retention. It is important that good arboricultural practices be undertaken during the entire course of construction. No material storage or construction access shall take place within tree protection zones (TPZs); sensitive excavation and root pruning shall be undertaken, as required; and any necessary branch and/or root pruning shall be undertaken by an ISA Certified Arborist.

APPENDIX 1 – TREE INVENTORY

Table 4: Tree inventory, 269 Chartwell Rd., Oakville, Ontario. Tree assessments are based upon field observations undertaken on August 22, 2022, by Anna Mernieks, ISA Certified Arborist ON-2224A. Attribute definitions are provided in Appendix 2.

Tree	Species	Common Name	DBH	DBH_M	DBH_Calc	CW	TI	CS	CV	TPZ	Loc.	Rec.	Comments
1	European Beech	*Fagus sylvatica*	5			2	F	G	G	1.8	S	P	
2	European Beech	*Fagus sylvatica*	5			2	G	G	G	1.8	S	P	
3	European Beech	*Fagus sylvatica*	8			2	G	G	G	1.8	S	P	Hedge approx. 30 stems, avg. 8 cm DBH.
4	White Mulberry	*Morus alba*	31			6	G	F	G	3.0	S	P	
5	Austrian Pine	*Pinus nigra*	55			5	G	F	G	3.6	S	R	
6	Austrian Pine	*Pinus nigra*	56			6	G	F	G	3.6	S	R	
7	Norway Spruce	*Picea abies*	68			6	G	F	G	4.2	S	R	
8	Austrian Pine	*Pinus nigra*	51			5	G	F	G	3.6	S	R	
9	Austrian Pine	*Pinus nigra*	14			3	P	F	G	2.4	S	P	Damaged bark
10	White Pine	*Pinus strobus*	73			6	G	F	G	4.8	S	P	
11	White Pine	*Pinus strobus*	87			8	G	G	G	5.4	S	P	Damaged bark
12	European Hornbeam	*Carpinus betulus*	15			5	G	G	G	2.4	N	P	
13	White Mulberry	*Morus alba*	14	9	23	5	G	F	G	2.4	N	P	
14	Eastern White Cedar	*Thuja occidentalis*	19	18, 9	46	3	F	F	F	2.4	N	P	Damaged bark
15	Austrian Pine	*Pinus nigra*	17			2	G	F	G	2.4	S	P	Wound at base
16	Austrian Pine	*Pinus nigra*	42			8	G	G	G	3.0	S	I	Damaged bark
17	Douglas-fir	*Pseudotsuga menziesii*	41			8	G	G	G	3.0	S	R	
18	Norway Spruce	*Picea abies*	10			3	G	F	G	2.4	S	R	
19	Balsam Fir	*Abies balsamea*	15			3	G	F	F	2.4	S	R	DBH estimated.
20	Norway Spruce	*Picea abies*	10			3	G	F	G	2.4	S	R	DBH estimated.
21	Norway Spruce	*Picea abies*	12			3	G	F	G	2.4	S	R	
22	White Pine	*Pinus strobus*	11			3	G	F	G	2.4	S	R	
23	European Beech	*Fagus sylvatica*	5	5	10	3	G	F	G	1.8	S	R	Group of 3 trees, avg. DBH estimated.
24	White Pine	*Pinus strobus*	10			3	G	F	G	2.4	S	R	DBH estimated.
25	White Pine	*Pinus strobus*	11			3	G	F	G	2.4	S	R	
26	Balsam Fir	*Abies balsamea*	15			3	G	F	G	2.4	S	R	DBH estimated.
27	Norway Spruce	*Picea abies*	10			3	G	F	G	2.4	S	R	DBH estimated.
28	White Pine	*Pinus strobus*	14			4	G	F	G	2.4	S	R	
29	White Pine	*Pinus strobus*	16			4	G	G	G	2.4	S	R	
30	Norway Spruce	*Picea abies*	10			4	G	F	G	2.4	S	R	DBH estimated.
31	White Pine	*Pinus strobus*	13			3	G	F	G	2.4	S	R	
32	White Pine	*Pinus strobus*	14			4	G	G	G	2.4	S	R	
33	European Beech	*Fagus sylvatica*	10			2	G	G	G	2.4	S	R	
34	White Pine	*Pinus strobus*	16			4	G	G	G	2.4	S	R	
35	Balsam Fir	*Abies balsamea*	15			4	G	F	G	2.4	S	R	DBH estimated.
36	White Pine	*Pinus strobus*	15			3	G	G	G	2.4	S	R	DBH estimated.
37	White Pine	*Pinus strobus*	15			3	G	F	G	2.4	S	R	
38	White Pine	*Pinus strobus*	15			3	G	G	G	2.4	S	R	
39	Norway Spruce	*Picea abies*	12			3	G	G	G	2.4	S	R	
40	White Pine	*Pinus strobus*	15			3	G	F	G	2.4	S	R	

Tree	Species	Common Name	DBH	DBH_M	DBH_Calc	CW	TI	CS	CV	TPZ	Loc.	Rec.	Comments
41	White Pine	*Pinus strobus*	15	5	20	3	G	F	G	2.4	S	R	DBH estimated.
42	White Pine	*Pinus strobus*	10	5	15	3	G	F	G	2.4	S	R	DBH estimated.
43	European Beech	*Fagus sylvatica*	3	3	6	3	G	F	G	1.8	S	R	Group of 3 trees, avg. DBH estimated.
44	European Beech	*Fagus sylvatica*	5	5	10	3	G	F	G	1.8	S	R	Group of 3 trees, avg. DBH estimated.
45	Norway Maple	*Acer platanoides*	20			5	G	F	G	2.4	S	P	DBH estimated.
46	Eastern White Cedar	*Thuja occidentalis*	15			3	G	F	G	2.4	N	I	Hedge approx. 50 stems, avg. 15 cm DBH.
47	Balsam Fir	*Abies balsamea*	15			3	G	G	G	2.4	N	P	DBH estimated.
48	European Beech	*Fagus sylvatica*	13			3	G	G	G	2.4	N	-	
49	Red Maple	*Acer rubrum*	70			10	G	G	F	4.2	M	-	
50	Norway Maple	*Acer platanoides*	43			8	G	F	F	3.0	M	I	
51	Austrian Pine	*Pinus nigra*	44			6	G	F	G	3.0	M	I	
52	Austrian Pine	*Pinus nigra*	32			4	G	F	F	3.0	M	P	
53	Norway Maple	*Acer platanoides*	64			8	G	G	G	4.2	M	I	
54	Eastern White Cedar	*Thuja occidentalis*	5	5	10	2	G	G	-	1.8	M	R	DBH estimated.
55	Eastern White Cedar	*Thuja occidentalis*	14	8	22	2	G	F	F	2.4	M	R	
56	Eastern White Cedar	*Thuja occidentalis*	8	5	13	2	G	F	G	1.8	M	R	
57	Eastern White Cedar	*Thuja occidentalis*	3	3, 3	9	2	G	F	F	1.8	M	R	
58	Eastern White Cedar	*Thuja occidentalis*	15	13, 12	40	4	G	F	G	2.4	M	I	
59	Eastern White Cedar	*Thuja occidentalis*	29			4	G	F	G	2.4	M	I	
60	Norway Maple	*Acer platanoides*	31			5	G	F	G	3.0	M	I	

APPENDIX 2 – TREE INVENTORY ATTRIBUTES

Species	The common and scientific names are provided for each tree.
Diameter at Breast Height (DBH)	The diameter of each tree, in centimetres, at breast height (1.4 m above grade).
Canopy Width (CW)	An estimation of the average diameter of the tree canopy, in metres.
Trunk Integrity (TI)	An assessment of the tree's trunk for any externally-visible defects or weaknesses. It is rated on an ascending scale of Poor-Fair-Good.
Canopy Structure (CS)	An assessment of the tree's main scaffold branches and the canopy of the tree for defects or weaknesses visible from ground level. It is also rated on an ascending scale of Poor-Fair-Good.
Canopy Vitality (CV)	An assessment of the general health and vigour of the tree, derived partly through a comparison of deadwood and live growth relative to a 100% healthy tree. The size and colour of foliage are also considered in this category. During the leaf-off season, the number and distribution of buds is an important determinant of canopy vitality. This indicator is also rated on an ascending scale of Poor-Fair-Good.
Tree Protection Zone (TPZ)	The tree protection zone, in metres, as measured from the base of the subject tree's stem.
Location (Loc.)	The location of the tree relative to the subject site: on the subject site (S), on neighbouring property (N), on municipal property (M), or on a property boundary (B).
Recommendation (Rec.)	The recommendation for each tree: Protect (P), Injure (I), or Remove (R). Trees to be preserved with no active tree protection are denoted with a dash (-).
Comments	Comments pertaining to the tree provided as needed.

APPENDIX 3 – SELECTED FIGURES

Figure 1: Trees #5, 6, 8, 17 are proposed for removal.

Figure 2: Tree #7 is proposed for removal, trees #10 and 11 are recommended for protection.

Figure 3: Trees #7 and 8 are proposed for removal, trees #9, 14, and 16 are recommended for protection.

Figure 4: Tree #46 is recommended for retention with injury.

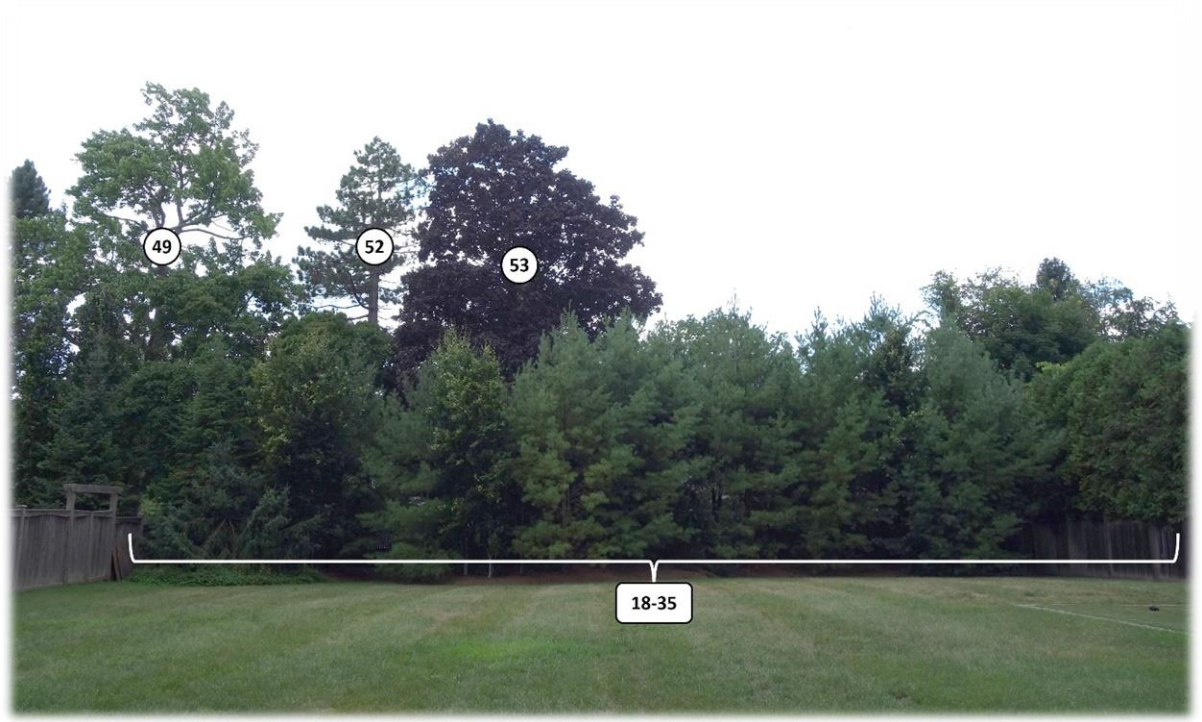


Figure 5: Trees #18-35 are proposed for removal.

Figure 6: Trees #33-38 are proposed for removal.

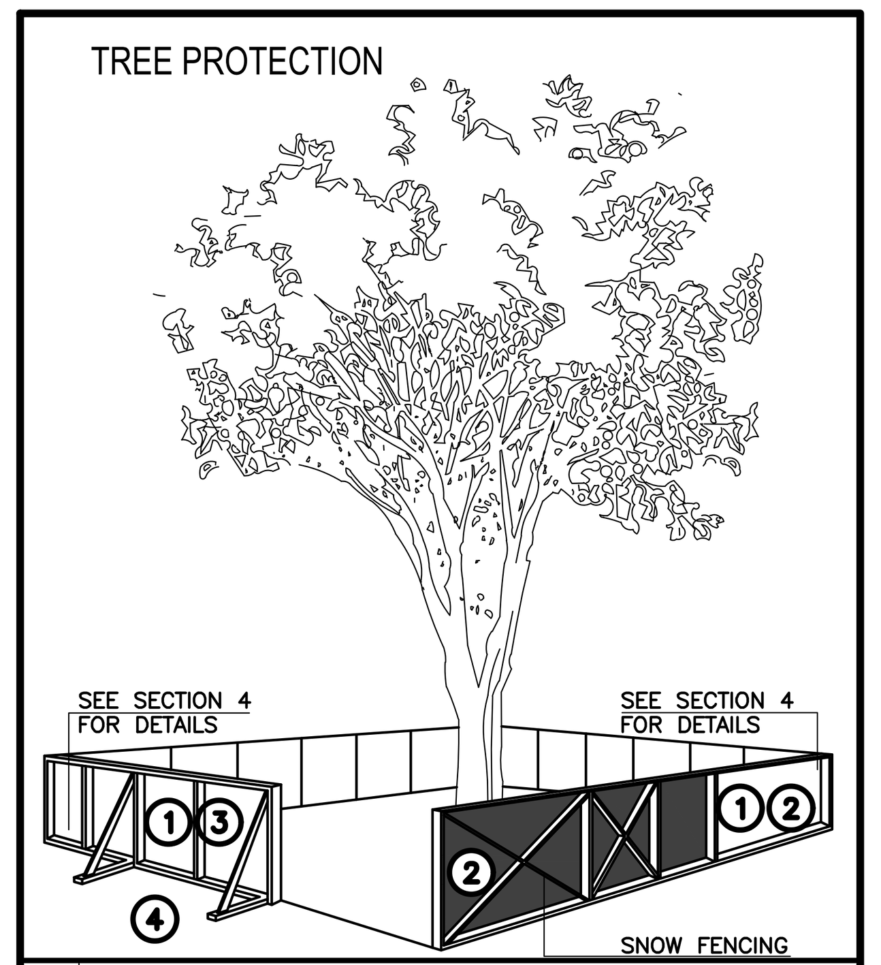
Figure 7: Trees #50, 51 and 53 are recommended for retention with injury; tree #52 is recommended for protection.

Figure 8: Trees #54-57 are proposed for removal; trees 58-60 are recommended for retention with injury.

APPENDIX 4 – TREE-RELATED PLANS

Inclusions:

1. Site Plan (Tree Protection Plan), produced by Hicks Design Studio and dated February 23, 2024 (1 page)



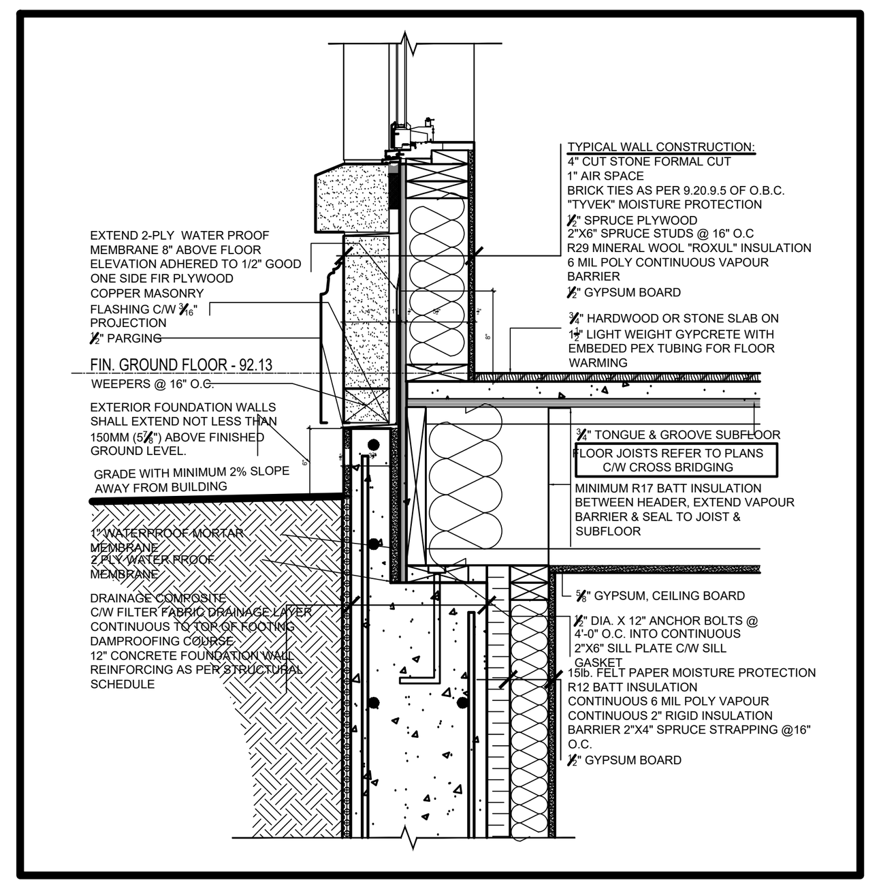
	TREE PROTECTION BARRIERS
1.	TREE PROTECTION BARRIERS MUST BE 1.2m (4'–0") HIGH, WAFERBOARD HOARDING OR AN EQUIVALENT APPROVED BY URBAN FORESTRY SERVICES.
2.	TREE PROTECTION BARRIERS FOR TREES SITUATED ON THE TOWN ROAD ALLOWANCE WHERE VISIBILITY MUST BE MAINTAINED CAN BE 1.2m (4'–0") HEIGHT AND CONSIST OF ORANGE PLASTIC WEB SNOW FENCING ON A WOOD FRAME MADE OF 2"X4"'S.
3.	WHERE SOME EXCAVATE OR FILL HAS TO BE TEMPORARILY LOCATED NEAR A TREE PROTECTION BARRIER, PLYWOOD MUST BE USED TO ENSURE NO MATERIAL ENTERS THE TREE PROTECTION ZONE.
4.	ALL SUPPORTS AND BRACING SHOULD BE OUTSIDE THE TREE PROTECTION ZONE. ALL SUCH SUPPORTS SHOULD MINIMIZE DAMAGING ROOTS OUTSIDE THE TREE PROTECTION BARRIER.
5.	NO CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT OR EXCAVATIONS OF ANY KIND IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
6.	ALL LOCATES MUST BE OBTAINED PRIOR TO THE INSTALLATION OF THE PROPOSED HOARDING WITHIN THE MUNICIPAL RIGHT OF WAY.
	SECTION 4, SIGNAGE
1.	A SIGN (AS PER BELOW) MUST BE MOUNTED ON ALL SIDES OF A TREE PROTECTION BARRIER FOR THE DURATION OF THE PROJECT. THE SIGN SHOULD BE A MINIMUM OF 40cmX60cm AND MADE OF WHITE GATOR BOARD OR EQUIVALENT MATERIAL.

"TREE PROTECTION ZONE
NO GRADE CHANGE, STORAGE OF MATERIALS OR EQUIPMENT IS PERMITTED WITHIN THIS AREA. THE TREE PROTECTION BARRIER MUST NOT BE REMOVED WITHOUT THE WRITTEN AUTHORIZATION OF THE TOWN OF OAKVILLE."

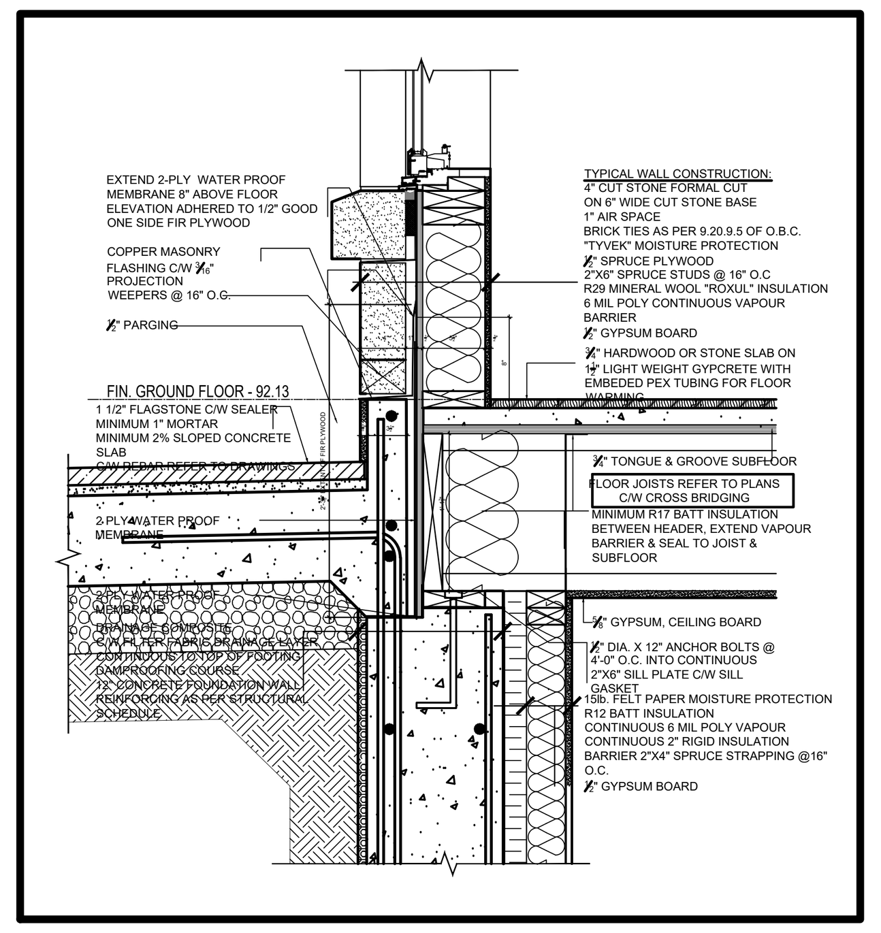
TOWN OF OAKVILLE
PARKS AND RECREATION
DEPARTMENT

NAME: TREE PROTECTION BARRIERS
DATE:
FILE NO.:

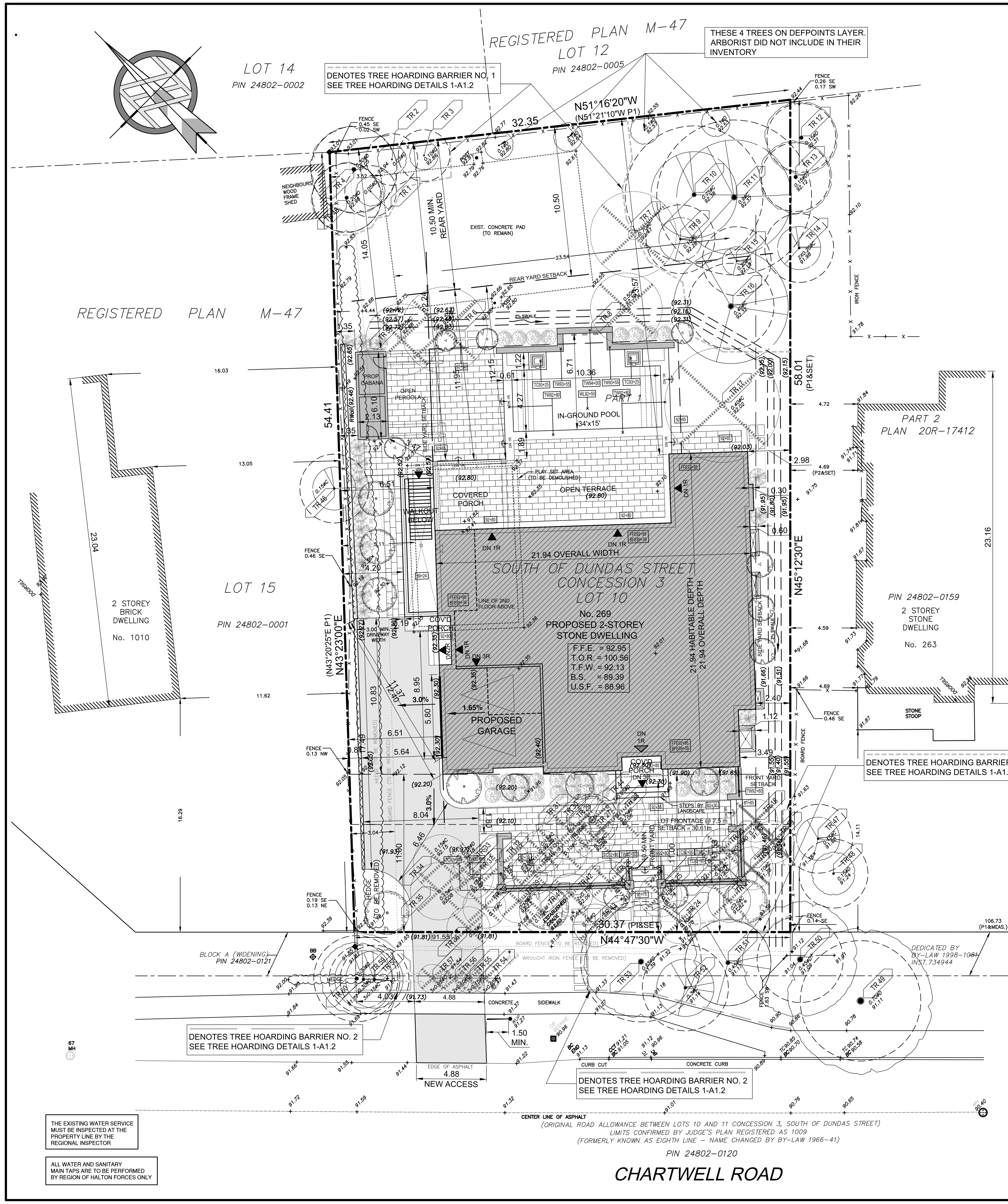
1 / A1.2 OAKVILLE SITE REQUIREMENTS
SCALE: NTS



2 / A1.2 TOP OF WALL DETAILS
SCALE: NTS



3 / A1.2 TOP OF WALL DETAILS
SCALE: NTS



SURVEYOR'S REAL PROPERTY REPORT
PLAN OF SURVEY WITH TOPOGRAPHY OF
PART OF LOT 10
CONCESSION 3
SOUTH OF DUNDAS STREET
(ORIGINALLY IN TOWNSHIP OF TRAFALGAR)
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 150

REPORT SUMMARY

PROPERTY DESCRIPTION: 269 CHARTWELL ROAD, PART OF LOT 10, CONSESSION 3, SOUTH OF DUNDAS STREET, (ORIGINALLY IN TOWNSHIP OF TRAFALGAR), DESIGNATED AS PART 1, PLAN 20R–17412 REGISTERED PLAN 436, TOWN OF OAKVILLE, REGIONAL MUNICIPALITY OF HALTON, PIN 24802–0160.

THERE ARE NO EASEMENTS REGISTERED ON TITLE.

COMMENTS: NOTE LOCATION OF FENCE.

ELEVATION NOTE

ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM–1928, AND WERE DERIVED FROM TOWN OF OAKVILLE BENCHMARK No. 10, HAVING A PUBLISHED ELEVATION OF 93.2180 metres.

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHEASTERLY LIMIT OF CHARTWELL ROAD AS SHOWN ON PLAN 20R–17412, HAVING A BEARING OF N44°47'30"W.

LEGEND

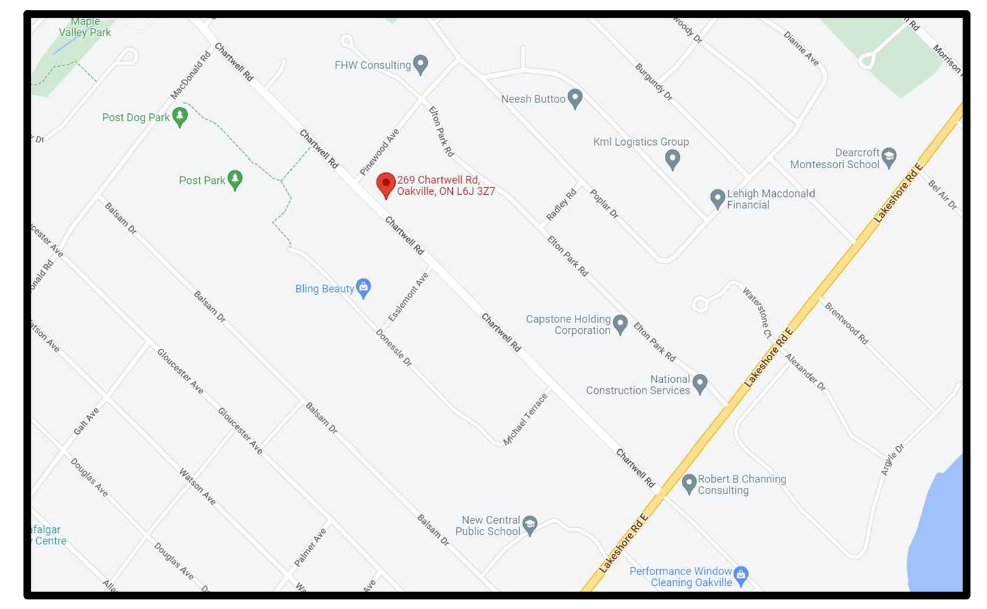
■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
IB	DENOTES	IRON BAR
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
TC	DENOTES	TOP OF CURB
BB	DENOTES	BELL BOX
BC	DENOTES	BOTTOM OF CURB
CCT	DENOTES	CURB CUT
MH	DENOTES	MANHOLE
CB	DENOTES	CATCH BASIN
WUP	DENOTES	WOOD UTILITY POLE
WV	DENOTES	WATER VALVE
CC	DENOTES	CUT CROSS
FHT	DENOTES	FIRE HYDRANT TOP
P1	DENOTES	PLAN 20R–17412
P2	DENOTES	CUNNINGHAM MCCONNELL LTD. O.L.S., APRIL 14, 2009
(WIT)	DENOTES	WITNESS
(950)	DENOTES	CUNNINGHAM McCONNELL LIMITED
0.20⌀D	DENOTES	DECIDUOUS TREE WITH TRUNK DIAMETER
0.20⌀C	DENOTES	CONIFEROUS TREE WITH TRUNK DIAMETER

TREE CANOPIES ARE DRAWN TO SCALE.

ANY EXCAVATION FOR VERIFICATION OF THE EXISTING SANITARY LATERAL MUST BE DONE UNDER THE SUPERVISION OF THE PROJECT ARBORIST. IN THE CASE IT MUST BE REPLACED, IT MUST BE OUTSIDE THE MINIMUM TREE PROTECTION ZONE OF ALL TREES. IF RELOCATION OUTSIDE THE TREE PROTECTION ZONES CANNOT BE ACHIEVED, IT SHALL BE INSTALLED USING A TRENCHLESS METHOD, SUCH AS DIRECTIONAL BORING.

ALL WORK WITHIN THE TREE PROTECTION ZONES MUST BE COMPLETED WITH THE USE OF AIR SPADE (OR AIR VAC) UNDER SUPERVISION OF THE PROJECT ARBORIST

4 / A1.2 SITE PLAN
SCALE: 1:150



5 / A1.2 KEY PLAN
SCALE: NTS

	%	METRIC	IMPERIAL
OWNER:			
SANDY & JOHN CIMORONI			
269 CHARTWELL ROAD			
OAKVILLE, ON			
L6J 3Z7			
ARCHITECT:			
APPLICANT:			
HICKS DESIGN STUDIO			
ATTENTION: JULIE ODANSKI			
PH: 905-339-1212			
SITE STATISTICS			
ADDRESS:		269 CHARTWELL ROAD OAKVILLE, ONTARIO L6J 3Z7	
LEGAL DESCRIPTION:		PART OF LOT 10 CONCESSION 3 REG'D PLAN 436	
ZONING:		*RL1-0*	
LOT AREA:			
LOT AREA		1,756.84	18,911
LOT FRONTAGE:			
1. AT STREET		30.37	99.64
2. AS PER DEFINITION		30.61	100.43
(7.5m back from property line)			
LOT COVERAGE:			
PERMITTED	25.0	439.21	4,727.62
PROPOSED DWELLING	22.2	390.62	4,204.63
PROPOSED FRONT COVERED PORCH	0.2	4.19	45.13
PROPOSED REAR/SIDE COV'D PORCHES	1.6	27.46	295.61
PROPOSED POOL CABANA	0.7	13.01	140.04
PROPOSED TOTAL	24.8	435.29	4,685.40
GROSS FLOOR AREA:			
PROPOSED			
GROUND FLOOR		336.81	3,625.35
SECOND FLOOR		209.06	2,250.33
EXCLUDES 118.86sf STAIR, 1233.54sf OTB, & VOIDS			
TOTAL		545.87	5,875.68
RESIDENTIAL FLOOR AREA RATIO:			
PERMITTED	29.0	509.48	5,484.04
PROPOSED	31.1	545.87	5,875.68
BASEMENT:			
FINISHED AREA		291.74	3,140.23
UNFINISHED AREA		70.96	763.79
TOTAL BASEMENT		362.70	3,904.02
GARAGE AREA (FLOOR AREA):			
ALLOWABLE		56.00	602.78
PROPOSED		50.48	543.34
DWELLING HEIGHT			
MAXIMUM HEIGHT TO RIDGE:			
PERMITTED		9.0	29'-6"
PROPOSED		9.36	30'-8"
BUILDING DEPTH:			
MAXIMUM DWELLING DEPTH		20.0	65'- 7 1/2"
PROPOSED DWELLING DEPTH		21.9456	72'
YARDS:			
FRONT YARD (SOUTH):		11	
MINIMUM PERMITTED		10.5	
INTERIOR SIDE YARD LEFT (WEST):		6.51	
MINIMUM PERMITTED		4.2	
INTERIOR SIDE YARD RIGHT (EAST):		2.4	
MINIMUM PERMITTED		4.2	
TOTAL OF BOTH SIDE YARDS		8.91	8.4 REQ.
REAR YARD (NORTH):		23.08	
MINIMUM PERMITTED		10.5	
GARAGE WALL PROJECTION:			
GARAGE WALL PROJECTION		0.00	
GARAGE WALL PROJECTION PERMITTED		1.50	
FRONT WALL PROPORTIONALITY:			
BUILDING WIDTH		21.94	
MINIMUM ALLOWED	50.0%	10.97	
PROPOSED	66.6%	14.62	
TECHNICAL DRIVEWAY VARIENCE:			
MAXIMUM DEPTH ALLOWED		9.00	
MINIMUM WIDTH ALLOWED		3.00	
PROPOSED DIAG. HAMMERHEAD DEPTH		11.37	
PROPOSED HAMMERHEAD DEPTH		10.83	
PROPOSED MINIMUM WIDTH		3.00	

6 / A1.2 SITE STATISTICS
SCALE: NTS

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

SITE LEGEND:

- PROPERTY LINE
- EXISTING GRADE
- FINISHED GRADE
- F.F.E. FINISHED FLOOR ELEVATION
- F.B.E. FINISHED BASEMENT ELEVATION
- F.D.E. FINISHED DECK ELEVATION
- MAIN ENTRANCE
- SECONDARY ENTRANCE
- EXISTING STRUCTURES TO BE REMOVED
- BORE HOLE LOCATION & No. PER SOILS REPORT
- ROOF DOWNSPOUT LOCATION, DISCHARGE ON 600X600 CONC. PAVER
- PROPOSED DIMENSIONS TO NEW STRUCTURES
- EXISTING DIMENSIONS TO EXISTING STRUCTURES
- NEW SUMP WITH DISCHARGE DIRECTION
- TREE HOARDING
- TREE NUMBER PER ARBOURIST REPORT
- EXISTING TREE TO REMAIN - DASHED LINE INDICATES TPZ (TREE PROTECTION ZONE PER ARBOURIST REPORT
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE REMAIN.

REGION OF HALTON CERTIFICATE

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

SIGNED:________ DATED:________

Planning & Public Works Department
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 Design Criteria, Standard Drawings & Specifications manual may be obtained thru Capital Planning & Data Technologies Department at 905-825-6032).
Furthermore, all water quality tests must be completed to the Region of Halton's satisfaction, before the water supply can be turned on.

REF.	DATE:	DESCRIPTION:
7	24/02/23	ISSUED FOR LANDSCAPE COORD.
7	24/02/22	ISSUED FOR LANDSCAPE COORD.
6	24/01/18	ISSUED FOR PRELIMINARY PRICING
5	23/12/22	ISSUED FOR C of A
4	23/10/31	ISSUED FOR GRADING PROPOSAL
3	23/09/13	ISSUED FOR C of A
1	23/09/08	ISSUED FOR C of A
1	23/07/31	ISSUED FOR C of A

REVISIONS / ISSUANCE:

HICKS DESIGN STUDIO

HICKS DESIGN STUDIO
407 IROQUOIS SHORE RD, UNIT 8, SUITE 102 OAKVILLE, ON, CAN L6H 1M3
WWW.HICKSDESIGNSTUDIO.CA T.905.339.1212

CLIENT:
MANN CIMORONI

ADDRESS: 269 CHARTWELL AVENUE
CITY: OAKVILLE, ON

DRAWING TITLE:
SITE PLAN

DRAWN: S.R.C
DATE: 02.23.2024 SCALE: 1:150
JOB NUMBER: 23-370
SHEET NUMBER: A1.2

APPENDIX 5 – TREE PROTECTION SPECIFICATIONS

5.1 Scope and Purpose

This section outlines specifications for tree protection, and **not all recommendations may apply to the subject project**. Refer to the main body of the arborist report for tree-by-tree protection recommendations.

5.2 General Provisions

5.2.1 Tree Protection

Four important tree protection measures should be undertaken on the project site if trees are to be preserved in a manner which will maintain their health over the long term. These include:

1. Establishment of tree protection fencing and/or hoarding around adequately-sized Tree Protection Zones (TPZs) prior to the commencement of any construction activity;
2. Installation of root zone compaction protection where compaction may be caused by construction traffic or materials/equipment storage and staging;
3. Implementation of root-sensitive excavation wherever Tree Protection Zones (TPZs) or significant rooting areas may be encroached upon by excavation and/or grading, and;
4. Root pruning in advance of conventional excavation, on an as-needed basis.

5.2.1.1 Tree Protection Zones (TPZs)

The purpose of a Tree Protection Zone (TPZ) is to prevent root damage, soil compaction and soil contamination, and workers and machinery must not encroach upon Tree Protection Zones in any way.

To prevent access and ensure that the TPZ is effective, the following steps shall be implemented in the establishment of TPZ fencing and/or hoarding.

1. The locations of TPZs should be clearly identified on the project Site Plan and associated tree-related plans. Typically, TPZs are to be shown as circles around tree location points, and drawn to scale in accordance with the minimum required TPZ radius, as specified in Appendix 1.
2. No groundbreaking activities or demolition should occur until all tree protection requirements have been met and the consulting arborist has confirmed the establishment of Tree Protection Zone fencing and/or hoarding.
3. Hoarding shall consist of 4’ x 8’ sheets of plywood lain lengthwise and supported using “L” shaped supports to prevent root damage. Hoarding shall be affixed to the frame in such a manner as to prevent removal of individual sections or movement of the entire hoarding structure. Construction fencing can be used where pedestrian or motorist sightlines may be obscured by solid hoarding. Framed construction fencing can also be used to frame large Tree Protection Zones or tree groups, with expressed prior approval of the municipal arborist or their designate. Framed

fencing must be supported by a solid 2' × 4' frame. Fencing and/or hoarding shall be maintained intact throughout the duration of the construction project, unless otherwise specified.

4. Upon installation, all tree protection fencing and/or hoarding must be approved by the municipal arborist or their designate.
5. All fencing and/or hoarding is to remain in place in good condition throughout the entire duration of the project. No fencing and/or hoarding is to be removed, relocated or otherwise altered without the written permission of the municipal arborist or their designate.
6. No grade change, excavation, or storage of fill, equipment or supplies is permitted within the TPZ at any time. Any encroachment of the TPZ shall not be undertaken without expressed written permission of the municipal arborist or their designate. TPZ encroachment may constitute Tree Injury as defined by various municipal tree protection policies and by-laws, and may subject the responsible parties to prescribed penalties.
7. All contractors and supervisors should be informed of the tree protection requirements, including potential penalties, at a pre-construction meeting.
8. Trees and TPZs should be regularly monitored by a consulting arborist throughout the duration of the project.
9. If TPZ encroachment should occur at any time during construction, the consulting arborist should evaluate the trees immediately so that appropriate treatment can be performed in a in a timely manner.
10. Signage similar to the figure shown below should be mounted on each side of TPZ fencing and/or hoarding immediately upon establishment and should be maintained for the duration of the project. Every sign should have minimum dimensions of 40 cm × 60 cm.

Figure 9: Sample TPZ information sign.

5.2.1.2 Root Zone Compaction Protection

Where traffic or access through the root zone is anticipated, a Root Zone Compaction Protection treatment should be installed.

Where limited non-vehicular access across the root zone is anticipated (e.g., occasional foot traffic, wheelbarrow), a Light Root Zone Compaction Protection specification should be implemented:

- Installation of medium-weight non-woven geotextile fabric or landscape cloth over affected area;
- Installation of 150 mm of wood chips over the fabric area;
- Installation of ½" plywood over wood chip mulch, and;
- Installation of appropriate covering material, if desired.

Where moderate non-vehicular access across the root zone is anticipated (e.g., materials staging) a Moderate Root Zone Compaction Protection specification should be implemented:

- Installation of medium-weight non-woven geotextile fabric or landscape cloth over affected area;
- 100 mm of granular clear stone lain over fabric area;
- Installation of medium-weight non-woven geotextile fabric or landscape cloth over the stone;
- Installation of 150 mm of wood chips over fabric area, and;
- Installation of ½" plywood over wood chip mulch.

In areas where frequent non-vehicular access or longer-term materials storage in the root zone is anticipated, or in areas where additional measures must be implemented to ensure complete exclusion of excavation activity, a Horizontal Hoarding/Excavation Exclusion specification should be implemented:

- Installation of medium-weight non-woven geotextile fabric or landscape cloth over affected area;
- Installation of 3 stacked and joined courses of 4" x 4" timbers around the area to be protected (including cross-members or joists, as required to maintain structural integrity);
- Installation of wood chip mulch in entire protected area, and;
- Installation of 2 layers of ¾" plywood or 1 steel plate over the protected area.

In areas where vehicular access or severe potential root zone compaction are anticipated, such as site access roads, temporary parking areas or heavy machine staging areas, a more robust Heavy Root Zone Compaction Protection specification should be developed and implemented on a site-specific basis. Key elements of such a specification may include multiple steel plates over load-dissipating materials, or modular geocellular systems such as Permavoid ArborRaft.

5.2.1.3 Tree-sensitive Demolition

Trees are often damaged by demolition activities undertaken during the clearing stage of the development process. For trees to be adequately protected during site demolitions, root-sensitive demolition protections must be implemented within Tree Protection Zones, as described below:

1. Prior to the commencement of site demolition, tree protection fencing must be established for retained trees.
2. Hardscape materials shall be broken up by hand or hand-operated machinery only (e.g., a hand-operated jackhammer to break up pavement, building foundations, etc.).
3. Machinery should be operated at shallow angles and broken-up materials should be removed by pulling away radially from the protected tree bases, or parallel to the direction of anticipated or observed root growth.
4. Upon removal of demolished materials, uncovered vertical soil profiles must be maintained in good structural integrity and prevented from disintegration (i.e. crumbling, erosion, fragmentation, etc.). Between the time of demolitions and new construction, exposed vertical soils may require shoring reinforcement, including a layer of burlap between shoring and exposed soil.
5. Following demolitions, affected TPZ areas should be reinstated with a high quality soil, such as triple mix soil, to provide a favourable growing medium for the development of new roots of the injured trees. Soil amendments, such as biochar, may also be considered for backfills inclusion. Soil depth should be sufficient to match existing surrounding soil grades.
6. Any roots exposed by demolition should be inspected and, where necessary, pruned by the supervising Certified Arborist in order to minimize permanent root damage.

5.2.1.4 Root-sensitive Excavation

Efforts should be made to exclude excavation or grade changes, including cutting or filling, from all TPZs. Where this is not possible, and unless otherwise specified, excavation shall utilize a root-sensitive methodology such as hand-digging, hydrovac or pneumatic (e.g., AirSpade) soil excavation, as specified in the arborist report.

Root-sensitive excavation must be conducted in advance of excavation using conventional excavation machinery. The objective of root-sensitive excavation is twofold: 1) to determine whether roots will be present beneath areas to be excavated and therefore determine the likely extent of damage to trees to be retained, and 2) to enable proper root pruning, as described below.

Root-sensitive excavation typically entails the creation of a trench approximately 200-300 mm wide between the subject tree (e.g., outside the established tree protection fencing) and the area to be excavated, without damaging existing significant roots. Unless otherwise specified, root-sensitive excavation should be undertaken to a minimum depth of 800 mm, unless excavation is proposed to a

shallower final depth. If excavation is for exploratory reasons and root pruning is not anticipated, equipment utilized during root-sensitive excavation should be operated at reduced pressures to prevent damage to root bark.

No excavation, whether undertaken by conventional or root-sensitive means shall take place within established tree protection zones without expressed written permission of the municipal arborist or their designate.

5.2.1.5 Root Pruning

Root pruning can help reduce the stresses experienced by a tree with root damage, encourage the growth of new fine and feeder roots, and prevent the spread of decay. Root pruning should be undertaken in conjunction with root-sensitive excavation in advance of conventional excavation, or immediately afterwards if unexpected roots are encountered. Root pruning should only be undertaken by an ISA Certified Arborist, and in the manner outlined below:

1. Roots that are severed, exposed, or diseased and are greater than 2.0 cm in diameter should be properly pruned. All roots must be pruned with clean and sharp hand tools only. Shovels, picks or other construction tools shall not be used to prune roots. Wound dressings or pruning paint must not be used to cover the ends of any cut.
2. Roots should be pruned in a similar fashion as branches, taking care to maintain the integrity of the root bark ridge. Root should be pruned back to native soil; root stubs must not be left upon completion of root pruning.
3. Prolonged exposure of tree roots must be avoided – exposed roots should covered and kept moist with soil, mulch, irrigation, or at least moistened burlap if they are to be exposed for longer than 3 hours. All cut roots should be covered with soil or excavated trenches should be backfilled with native material as soon as possible following root pruning.

5.2.1.6 Crown Pruning

During the course of project works, the branches of retained trees may interfere with project works, including site access, materials storage, and new construction. Where any project works present an unavoidable conflict with the branches of retained trees, appropriate clearance crown pruning shall be performed in the manner outlined below:

1. Wherever possible, branches found to be in conflict with construction and equipment should be temporarily tied back, using non-constricting knots to secure the branch. If branches cannot be safely tied back without causing branch damage, including breaking or bark stripping, pruning should be performed, as required.
2. No branches larger than 10 cm in diameter shall be removed, and no more than 20% of the total live crown volume shall be removed from the tree.

3. Crown pruning shall be conducted by an ISA Certified Arborist in accordance with good arboricultural practice, as detailed in the pruning standard *ANSI A300 Part 1 – Tree, Shrub, and Other Woody Plant Maintenance – Standard Practices, Pruning*, and in the ANSI Z133.1 safety standard.

5.2.2 Post-construction Care

The following recommendations should be implemented upon completion of construction to ensure that the health and condition of retained and newly-planted trees is maintained and improved.

5.2.2.1 Retained Trees

1. Trees which have been retained through the construction process should be regularly monitored by an ISA Certified Arborist for signs of construction-induced stress, which may not be apparent until 3-6 years after site disturbance.
2. Wherever possible, root zone amelioration including watering and mulching should be undertaken. However, treatments such as fertilization should be avoided unless directly specified by the project consulting arborist.
3. Any physical damage to retained trees should be assessed by the project consulting arborist and properly mitigated, as required. If necessary, broken limbs or exposed roots should be pruned, damaged bark should be traced, and soil decompaction and/or decontamination should be undertaken by an ISA Certified Arborist. Stability of trees with significant root zone disturbance should be assessed, and advanced stability assessment or mitigation should be implemented if necessary.

5.2.2.2 New Trees

1. All newly planted trees and shrubs should be provided with a bed of composted woodchip mulch 10-15 cm thick, extending to at least the dripline of the plant. Mulch should be periodically replaced as it decomposes, and weeds should be removed from the mulch bed manually. The mulch must not touch the bark of the tree and under no circumstances should it be mounded up against the stem in a “volcano” style. This is especially damaging for young trees with thin bark.
2. All new plantings should be watered at least once per week during the growing season within the first two years after planting. Watering intensity should be increased during periods of drought. Watering should be deep and slow, ensuring that water penetrates to deep roots. Trees should not be watered directly adjacent to the trunk, but rather in a circular pattern extending from the trunk to at least the dripline. The soil should be allowed to dry in between watering periods to allow air to reach the roots.
3. Minimal pruning should be undertaken in the first two years after planting. Foliage should be retained to allow for the roots to establish. Only dead, crossing and broken branches should be pruned back to an appropriate pruning point at the time of planting.

APPENDIX 6 – LIMITATIONS OF ASSESSMENT

It is the policy of Urban Forest Innovations to attach the following clause regarding limitations. We do this to ensure that the client is aware of what is technically and professionally realistic in assessing and retaining trees.

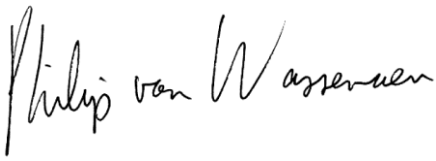
The assessment(s) of the tree(s) presented in this report has been made using accepted arboricultural techniques. These may include, among other factors, a visual examination of: the above-ground parts of the tree(s) for visible structural defects, scars, external indications of decay such as fungal fruiting bodies, evidence of pests or pathogens, discoloured foliage, the condition of any visible root structures, the degree and direction of lean (if any), the general condition of the tree(s) and the surrounding site, and the proximity of property and people. Except where specifically noted, the tree(s) was not cored, probed, climbed or assessed using any advanced methods, and there was no detailed inspection of the root crown(s) involving excavation.

Notwithstanding the recommendations and conclusions made in this report, it must be recognized that trees are living organisms, and their health and vigour constantly change over time. They are not immune to changes in site or weather conditions, or general seasonal variations. Weather events such as wind or ice storms may result in the partial or complete failure of any tree, regardless of assessment results.

While reasonable efforts have been made to accurately assess the overall condition of the subject tree(s), no guarantee or warranty is offered, expressed or implied, that the tree(s) or any of its parts will remain standing or in stable condition. It is both professionally and practically impossible to predict with absolute certainty the behaviour of any single tree or its component parts, regardless of the assessment methodology implemented. Inevitably, a standing tree will always pose some level of risk. Most trees have the potential for failure under adverse weather conditions, and the risk can only be eliminated if the tree is removed.

Although every effort has been made to ensure that this assessment is reasonably accurate, the tree(s) should be re-assessed periodically. The assessment presented in this report is only valid at the time of inspection.

Respectfully submitted by,



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ASCA RCA #678
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