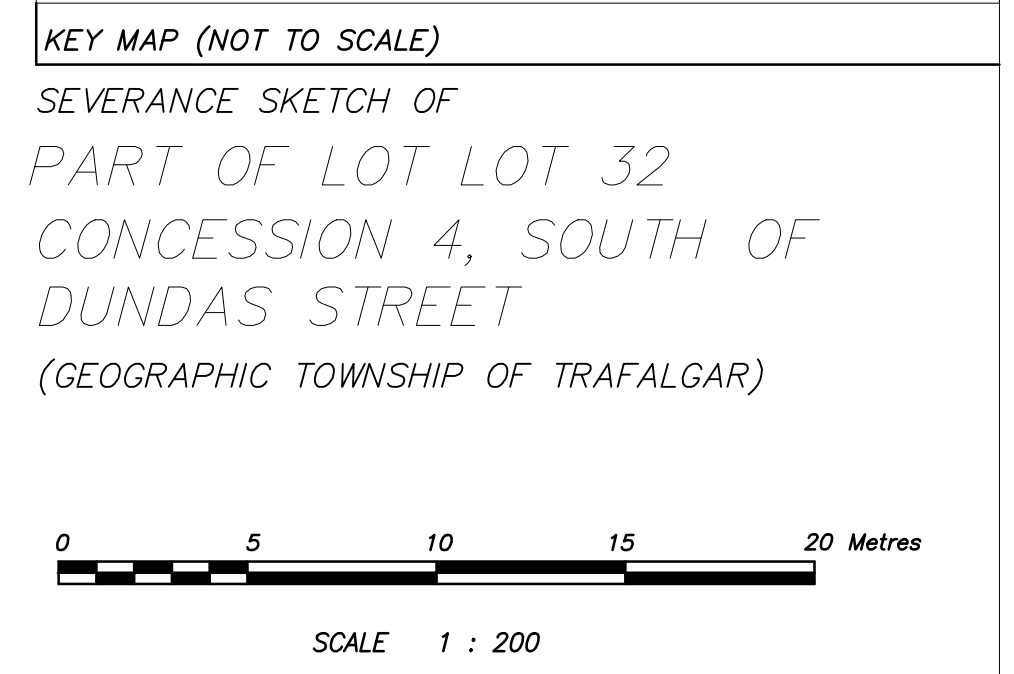


SITE

Z:\Jobs\2020\20-122\Severance Sketch\Untitled.png



- METRIC**  
Distance shown on this plan are in metric and can be converted to feet by dividing by 0.3048.
- LEGEND**
- Survey Monument Found
  - Survey Monument Set
  - SIB Standard Iron Bar
  - IB Iron Bar
  - (WT) Witness
  - (950) Fred G. Cunningham Inc., O.L.S.
  - (760) McConnell Maughan Ltd., O.L.S.
  - N Denotes North
  - S Denotes South
  - E Denotes East
  - W Denotes West
  - CLF Chain Link Fence
  - BF Board Fence
  - UP Utility Pole
  - SPC Specified Control Point

This Plan is based on Field work performed by J. H. Gelbloom Surveying Ltd., O.L.S. dated August 5, 2020.

**BEARING NOTE**  
BEARINGS ARE GRID, DERIVED FROM SPECIFIED CONTROL POINTS LISTED IN THE FOLLOWING TABLE, AND ARE REFERENCED TO THE THE CENTRAL MERIDIAN 81° WEST LONGITUDE, ZONE 17, UNIVERSAL TRANSVERSE MERCATOR, NAD83 (ORIG).

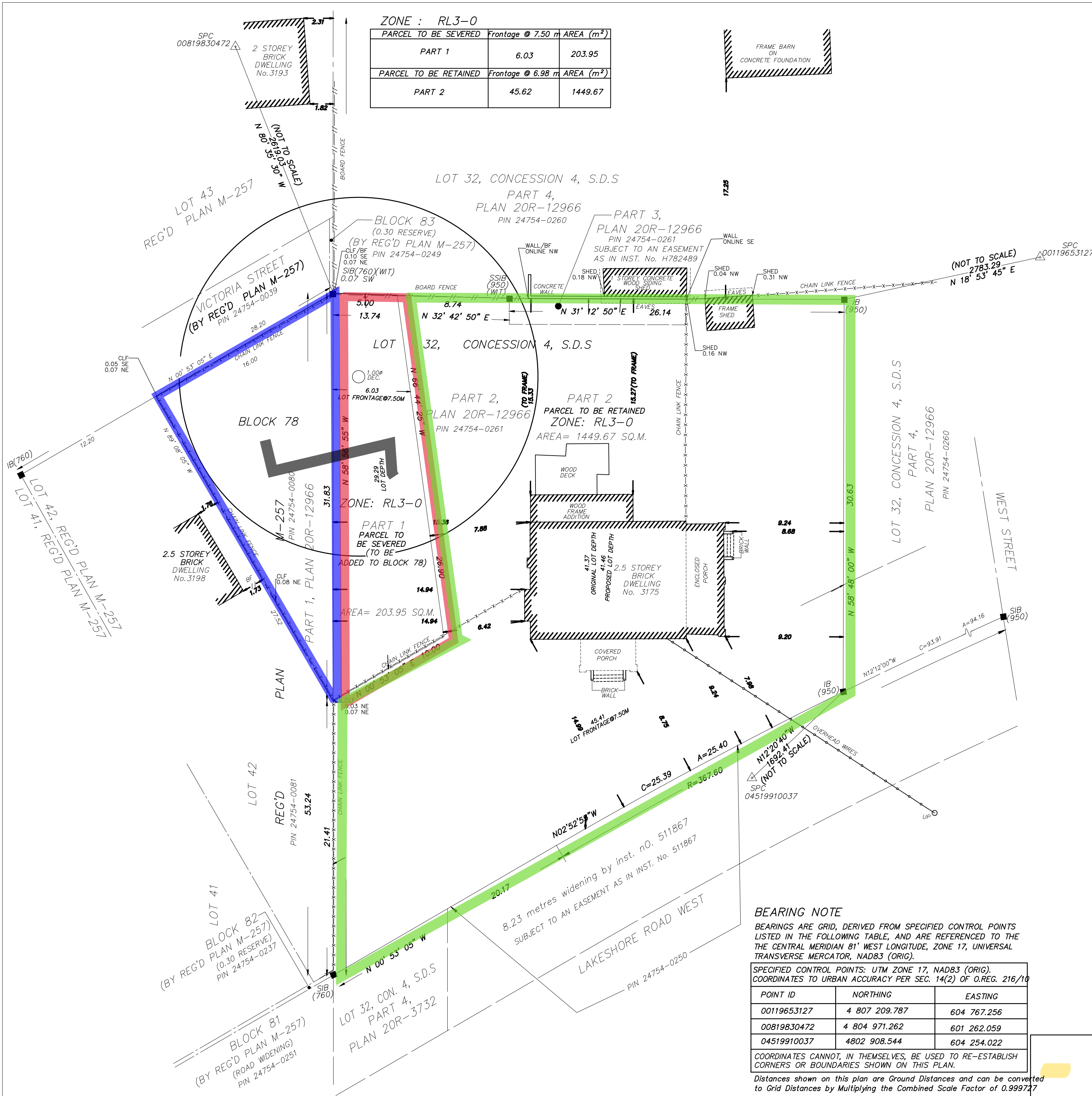
SPECIFIED CONTROL POINTS: UTM ZONE 17, NAD83 (ORIG). COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG. 216/10		
POINT ID	NORTHING	EASTING
00119653127	4 807 209.787	604 767.256
00819830472	4 804 971.262	601 262.059
04519910037	4802 908.544	604 254.022

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

Distances shown on this plan are Ground Distances and can be converted to Grid Distances by Multiplying the Combined Scale Factor of 0.999727

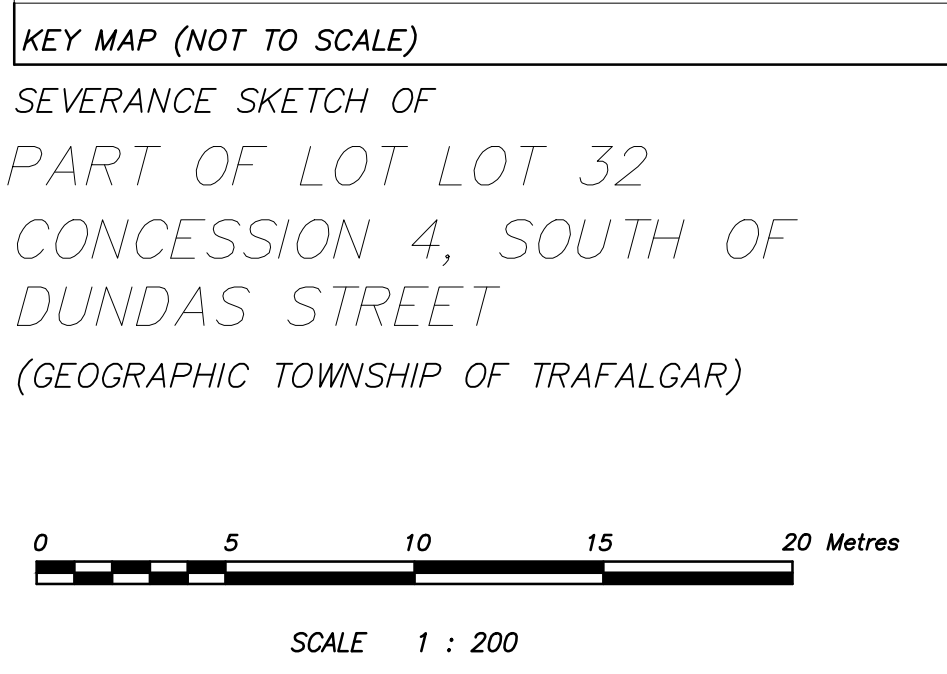
Date: JANUARY 11, 2022

Party Chief:	Project:
D.L.	20-122
Drawn By:	Checked By:
M.A.	A.M.



SITE

Z:\Jobs\2020\20-122\Severance Sketch\Untitled.png



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This Plan is based on Field work performed by J. H. Gelbloom Surveying Ltd., O.L.S. dated August 5, 2020.

Date: JANUARY 11, 2022

Party Chief: D.L.	Project: 20-122
Drawn By: M.A.	Checked By: A.M.



## Ramsay Planning Inc.

### PLANNING BRIEF

#### CONSENT AND MINOR VARIACE APPLICATIONS 3175 LAKESHORE ROAD WEST, OAKVILLE, ON

##### A. BACKGROUND AND SITE CONTEXT

The applications affect lands located at 3175 Lakeshore Road West (the “Subject Lands”). The Subject Lands are owned by Mr. and Mr. Cudmore and comprise a lot area of 1,653.62 m<sup>2</sup> and a lot frontage of 45.6 m along Lakeshore Road West. The Subject Lands were formerly part of the Cudmore Garden Centre property. In 1999 the Subject Lands were severed from the Garden Centre property. The Subject Lands contain a 2 storey dwelling built in 1920 and are listed on the Town’s register of properties of heritage value.

Abutting the Subject Lands on the west side is a vacant, remnant parcel known as Block 78 of Registered Plan M-257. Block 78 comprises a lot area of 219.2 m<sup>2</sup> and has frontage of 12.24 m along Victoria Street. Block 78 is owned by Mr. Cudmore. Block 78 is currently an undersized parcel that can not be developed in a manner that would be compatible with the surrounding neighbourhood.

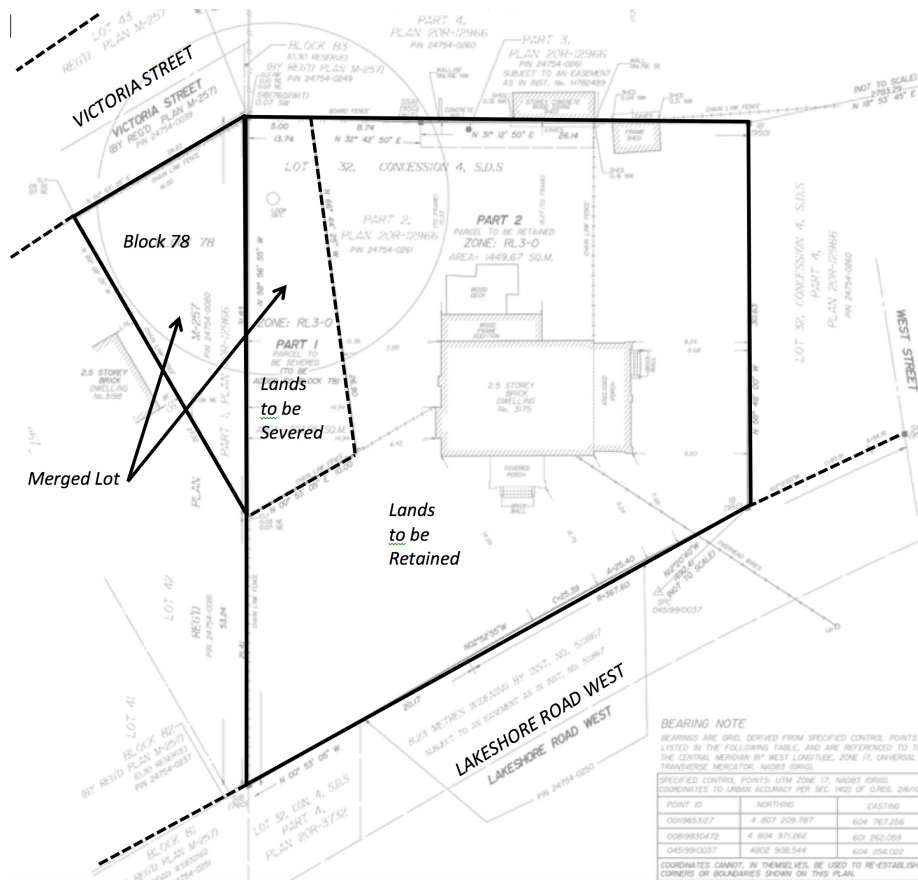
##### B. PROPOSAL

The Cudmores (the “Applicants”) are proposing consent and minor variance applications in order to facilitate a lot addition to Block 78. As described below and as shown on the severance sketch in Appendix A the severed lands from 3175 Lakeshore Road West and to be added to Block 78 to create the Merged Lot:

	<b><u>3175 Lakeshore Road West</u></b>
Retained Lands:	1,449.67 m <sup>2</sup>
Severed Lands:	<u>203.95</u> m <sup>2</sup>
Total Lot Area:	1.653.62 m <sup>2</sup>
	<b><u>Block 78</u></b>
Total Lot Area:	219.20 m <sup>2</sup>
	<b><u>Merged Lot</u></b>
Block 78:	219.20 m <sup>2</sup>
Severed Lands:	<u>203.95</u> m <sup>2</sup>
Total Lot Area:	423.15 m <sup>2</sup>

(i) Consent Application

The Applicants are proposing to sever 203.95 m<sup>2</sup> (the “Severed Lands”) from the Subject Lands and add them to Block 78. Once merged Block 78 and the Severed Lands (together the “Merged Lot”) will have a combined lot area of 423.15 m<sup>2</sup> and a combined lot frontage of 12.24 m along Victoria St. The Merged Lot will be a more functional lot, capable of accommodating a detached dwelling similar in size and character to other dwellings located on Victoria St than Block 78 is on its own. The remaining lands (the “Retained Lands”) will have a lot area of 1,449.67 m<sup>2</sup> and a lot frontage of 45.6 m along Lakeshore Road West. The existing detached dwelling on the Retained Lands will generally be unaffected by the consent application.



**Key Map**

(ii) Minor Variance Application

The Merged Lot will have a split zoning. The easterly portion of the Merged Lot will be subject to the RL3-0 Zone and the westerly portion will be subject to the RL8 Zone. Under Section 2.3.2 a) of the Town of Oakville Zoning By-law 2014-14 where a lot falls into two or more zones, each portion of the lot shall be subject to the applicable use permissions and regulations for the

applicable zone applying to that portion of the lot.

As a result of the split zoning applicable to the Merged Lot variances are required as follows:

1. A min. lot area of 219.2 m<sup>2</sup> on Block 78 whereas By-law 2014-14, as amended, requires a min. lot area of 360 m<sup>2</sup> in a RL8 zone.
2. A min. lot area of 203.95 m<sup>2</sup> on the Severed Lands whereas By-law 2014-14, as amended, requires a min. lot area of 557.5 m<sup>2</sup> in a RL3-0 zone.
3. A min. lot frontage of 0 m on the Severed Lands whereas By-law 2014-14, as amended requires a min. lot frontage of 18 m in a RL3-0 zone.

No variances are required on the Retained Lands as the existing dwelling and reconfigured lot will comply with all requirements of the Zoning By-law.

A review of the applicable zoning provisions and the determination of the zoning compliance is found below in Section C (vi).

### **C. PROVINCIAL, REGIONAL AND LOCAL POLICIES AND REGULATIONS**

#### (i) Planning Act, R.S.O 1990, c. P.13

Section 2 of The Planning Act requires decision makers, in carrying out their responsibilities under the Act, to have regard to, among other matters, matters of provincial interest.

The following matters of Provincial interest are relevant to the Application:

“p) appropriate location of growth and development”

The Lot Addition will result in a parcel of land which can accommodate a modest and appropriate amount of growth through the development of underutilized lands. The development is located within the Town of Oakville Built Up Area and is serviced by existing infrastructure without the need for uneconomical expansion of services. It is my opinion that the proposed development is at a scale that is in keeping with the community and neighbourhood character.

#### (ii) Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. It requires that all decisions on planning matters in Ontario “shall be consistent with” the PPS.

Section 1.0 of the PPS deals with Building Strong Healthy Communities and states that:

“1.1.1 Healthy, livable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- d) avoiding development and land use patterns that would prevent the efficient expansion of *settlement areas* in those areas which are adjacent or close to *settlement areas*;
- e) promoting the integration of land use planning, growth management, *transit-supportive* development, *intensification* and *infrastructure* planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;
- f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;
- g) ensuring that necessary *infrastructure* and *public service facilities* are or will be available to meet current and projected needs;
- h) promoting development and land use patterns that conserve biodiversity; and
- i) preparing for the regional and local impacts of a changing climate.

The Subject Lands are located within the Town of Oakville Settlement Area. Section 1.3.1 of the PPS states that “Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.” The retention of the existing dwelling on the retained lot and enlargement of Block 78 will promote a cost-effective development pattern by utilizing available infrastructure and minimizing land consumption through the better use of existing lots within the already serviced, existing Settlement Area.

The PPS provides further direction on the basis for land use patterns within settlement areas in Section 1.1.3.2 of the PPS, which states:

“1.1.3.2 Land use patterns within *settlement areas* shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources;
- b) are appropriate for, and efficiently use, the *infrastructure* and *public service facilities* which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
- c) minimize negative impacts to air quality and climate change, and promote energy efficiency;
- d) prepare for the *impacts of a changing climate*;
- e) support *active transportation*;
- f) are *transit-supportive*, where transit is planned, exists or may be developed; and
- g) are *freight-supportive*.

Land use patterns within *settlement areas* shall also be based on a range of uses and opportunities for *intensification* and *redevelopment* in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.”

The lot addition will make efficient use of an underutilized parcel of land that is located in an already serviced residential area. The Merged Lot will be able to utilize existing infrastructure and resources within an existing Settlement Area. The lot addition and subsequent development supports the intensification policies of the PPS.

Based on a review of the relevant policies contained in the PPS, it is my opinion that the proposed application is consistent with the policies in the PPS.

(iii) Growth Plan for the Greater Golden Horseshoe (2020)

All planning decisions must conform with and not conflict with the Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan). The overall purpose of Growth Plan is to guide decisions on transportation, infrastructure, land use planning, urban form, and housing.

The Vision for the Greater Golden Horseshoe Area (GGHA) is grounded in the following principles found in Section 1.2.2 of the Growth Plan:

- Support the achievement of complete communities-That are designed to support healthy active living and meeting people’s needs for daily living throughout an entire lifetime
- Prioritize intensification and higher densities to make efficient use of land and infrastructure

and support transit viability

- Support a range and mix of housing options, including second units and affordable housing to serve all sizes, incomes and ages of households
- Improve the integration of land use planning with planning and investment in infrastructure and public service facilities, including integrated service delivery through community hubs, by all levels of government
- Provide for different approaches to manage growth that recognize the diversity of communities in the GGH.

Section 2.2.2.1 of the Growth Plan establishes a minimum annual intensification target of 50% of all residential development occurring annually will be within the delineated built-up area. The proposed lot addition will assist in contributing to this target in the future by allowing for development located in an established community.

Based on my review of the policies contained in the Growth Plan, it is of my opinion that the proposed application conforms with the policies in the Growth Plan.

(iv) Region of Halton Official Plan

The Region of Halton Official Plan outlines a long-term vision for Halton's physical form and community character.

The Subject Lands is located within the “Urban Area” as shown on Map 1 - Regional Structure Plan of the Region of Halton Official Plan. Relevant policies from the Regional Official Plan are as follows:

65. The creation of new lots in any land use designation is permitted only by specific policies of this Plan.
- 72(9). To facilitate and promote intensification and increased densities.
75. The Urban Area is planned to accommodate the distribution of population and employment for the Region and the four Local Municipalities as shown in Table 1 and the Regional phasing as shown in Table 2a.
76. The range of permitted uses and the creation of new lots in the Urban Area will be in accordance with Local Official Plans and Zoning By-laws. All development, however, shall be subject to the policies of this Plan.
- 77(2.1) Direct, through Table 2 and Table 2a, to the Built-Up Area a minimum of 40 per cent of new residential development occurring annually within Halton in 2015 and every year thereafter.



86(11) Permit intensification of land use for residential purposes such as infill, redevelopment, and conversion of existing structures provided that the physical character of existing neighbourhoods can be maintained.

The proposed lot addition will assist in increasing the number of residential lots within the built-up area and will assist in achieving the Region's outlined growth targets within the defined planning horizon. Furthermore, the proposed lot addition is consistent with the existing character of the neighbourhood.

In my opinion, the proposed development conforms with the Region of Halton Official Plan.

(v) Town of Oakville Livable Oakville Official Plan

The Subject Lands are designated "Low Density Residential" in the Town of Oakville Official Plan as shown on Schedule F – South West Land Use. The Low Density Residential designation permits a variety of low density housing types including single detached, semi-detached, and duplex dwellings (Section 11.2.1). A density of up to 29 dwelling units per site hectare may be permitted in areas designated Low Density Residential.

The proposed development maintains the integrity and cohesion of the existing unique residential character found in the immediate area. The Merged lot will have a lot area consistent with the lot areas in the surrounding development, particularly along Victoria Street. The Subject Lands are currently one of the largest properties in the area and the proposed severance will continue to maintain the large-lot character of the lot while at the same time allowing the development of the Merged Lot in a manner that is sensitive to the character of the neighbourhood.

The proposed development is considered to be consistent and compatible with the character area qualities of the existing immediate area and surrounding residential development.

Section 11.1.8 of the Livable Oakville Plan provides policies for development in stable residential areas, which include:

"Intensification within the stable residential communities shall be provided as follows:

- a) Within stable residential communities, on lands designated Low Density Residential, the construction of a new dwelling on an existing vacant lot, land division, and/or the conversion of an existing building into one or more units, may be considered where it is compatible with the lot area and lot frontages of the surrounding neighbourhood and subject to the policies of section 11.1.9 and all other applicable policies of this Plan;
- b) Within the stable residential communities, on lands designated Low

Density Residential, there may also be sites at the intersection of arterial and/or collector roads, or sites with existing non-residential uses, that have sufficient frontage and depth to accommodate appropriate intensification through development approvals. Intensification of these sites may occur with Low Density Residential uses in accordance with sections 11.1.9 and all other applicable policies of this Plan.”

The proposed lot addition is compatible with the existing lot areas and frontages in the area surrounding the subject lands. Compatible, as defined by the Official Plan, means “the development or redevelopment of uses which may not necessarily be the same as, or similar to, the existing development, but can coexist with the surrounding area without unacceptable adverse impact.” The proposed lot reconfigurations are within the general range of existing lot areas and frontages in the surrounding area and will not cause unnecessary or adverse impact to neighbourhood character.

Section 11.1.9 of the Livable Oakville Plan establishes evaluative criteria for infill development in stable residential communities. The policies within Section 11.1.9 of the Livable Oakville Plan directly applicable to the evaluation of the proposed development are as follows:

“Development within all stable residential communities shall be evaluated using the following criteria to maintain and protect the existing neighbourhood character:

- 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.
- d) Where applicable, the proposed lotting pattern of development shall be compatible with the predominant lotting pattern of the surrounding neighbourhood.
- e) Roads and/or municipal infrastructure shall be adequate to provide water and wastewater service, waste management services and fire protection.
- h) Impacts on the adjacent properties shall be minimized in relation to grading, drainage, location of service areas, access and circulation, privacy, and microclimatic conditions such as shadowing.
- i) The preservation and integration of heritage buildings, structures and uses within a Heritage Conservation District shall be achieved.
- l) Utilities shall be adequate to provide an appropriate level of service for new and

existing residents.”

The evaluation criteria established in Section 11.1.9 of the Livable Oakville Plan are intended to ensure that new development maintains the existing character of the neighbourhood. The proposed lot addition will not alter the character of the surrounding area. The existing dwelling on the Retained Lands will be retained. The Merged Lot is of comparable size to other lots on Victoria St. Furthermore, the Merged Lot can accommodate a 2 storey dwelling similar in size and design to other dwellings located on Victoria Street (i.e. see 3198 and 3200 Victoria Street St.). The lot addition will result in a lotting pattern that will be consistent and compatible with that of the surrounding neighbourhood.

For illustrative purposes, the sketch in Appendix B shows a conceptual building footprint based on similar dwellings found on Victoria Street has been included on the sketch. In my opinion this information demonstrates that the lot addition will result in future development that will maintain and protect the existing neighbourhood character and satisfy the evaluation criteria of Section 11.1.9.

Section 28.12 addresses consent policies. Section 28.12. 1 states that “consents may be permitted for the creation of a new lot, boundary adjustments, rights-of-way, easements, long-term leases, and to convey additional lands to an abutting lot, provided an undersized lot is not created.” The proposed application for consent do not create undersized lots as demonstrated by the Lot Area and Lot Frontage Analysis as shown in Appendix B.

Section 28.12.2 establishes criterion to be met in order to permit the creation of a new lot through the severance process. According to Section 28.12.2 applications for consent to create new lots may only be granted where:

- “a) A plan of subdivision is not necessary;
- b) The number of resulting lots is 3 or less;
- c) The lot can be adequately serviced by water, wastewater and storm drainage facilities;
- d) No extensions, improvement or assumption of municipal services is required;
- e) The lot will have frontage on a public street and access will not result in traffic hazards;
- f) The lot will not restrict the ultimate development of adjacent lands;
- g) The size and shape of the lot conforms with the requirements of the Zoning By-law, is appropriate to the use proposed and is compatible with adjacent lots; and
- h) The consent conforms to all relevant policies of this Plan.”

A plan of subdivision is not required as no new lots are proposed to be created through the proposed consent application. Additionally, there is no notable resultant impact on traffic or other required infrastructure. The proposal does not hinder the current and future performance of adjacent lands with regard to development potential.

With the exception of the reduced lot frontages and a reduced lot frontage arising from the split zoning regulations, the proposed lot addition will comply to the Zoning By-law provisions. It is my opinion that the proposed development conform with the relevant Official Plan policies. A Consent application is the appropriate method to complete a lot addition.

(vi) Town of Oakville Zoning By-law 2014-014

The Subject Lands are zoned “Residential Low Density – RL3-0” in the Town of Oakville Zoning By-law 2014-014. Table 2: Zoning Regulations below provides a summary of the applicable lot area and lot frontage zoning regulations related to the severance:

**Table 2: Zoning Regulations – Lot Severance**

	Retained Lands (Part 2) RL3-0		Severed Lands (Part 1) RL3-0	
	Required	Proposed	Required	Proposed
Min. Lot Area:	557.5 m <sup>2</sup>	1,449.67 m	557.5 m <sup>2</sup>	<b>203.95 m<sup>2</sup></b>
Min. Lot Frontage:	18 m	45.62 m	18 m	<b>0 m</b>

Note: Areas of non-compliance denoted in **BOLD text**.

The Severed Lands will be deficient with respect to lot area and lot frontage.

The Merged Lot will have a split zoning. Block 78 is zoned “Residential Low Density - RL8 in the Town of Oakville Zoning By-law 2014-014 and the Severed Lands are zoned “Residential Low Density – RL3-0”. Under Section 2.3.2 a) of the Town of Oakville Zoning By-law 2014-14 where a lot falls into two or more zones, each portion of the lot shall be subject to the applicable use permissions and regulations for the applicable zone applying to that portion of the lot. Table 3: Zoning Regulations below provides a summary of the applicable lot area and lot frontage zoning regulations related to the lot addition:

**Table 3: Zoning Regulations – Merged Lot/Split Zoning**

	Proposed	Block 78 (RL8)		Severed Parcel (RL3-0)	
	Merged lot	Required	Proposed	Required	Proposed
Min. Lot Area:	423.15 m <sup>2</sup>	360 m <sup>2</sup>	<b>219.2 m<sup>2</sup></b>	557.5 m <sup>2</sup>	<b>203.95 m<sup>2</sup></b>
Min. Lot Frontage:	12.24 m	12 m	12.24 m	18 m	<b>0 m</b>

Note: Areas of non-compliance denoted in **BOLD text**.

Due to the zoning provisions about split zoning the Merged Lot will be non-compliant with the requirements for minimum lot area.

Table 4 provides a review of the zoning regulations relating to the existing dwelling on the retained lot:

**Table 4: Zone Regulations - Retained Lands (Existing Dwelling)**

	Retained Lands (RL3-0)	
	Required	Proposed
<u>Min. Setbacks:</u>		
- Front	7.5 m	9.24 m
- Rear	7.5 m	25.27 m
- Side (no attached garage)	2.4 m/1.2 m	6.42 m/9.2 m
Max. Height:	9.0 m	TBA (no change)
Max. Number of Storeys:	2	2
Max. Lot Coverage (Dwelling > 7m in height):	35%	10.7% (155 m <sup>2</sup> )
Maximum Residential Floor Area Ratio: (Lot > than 1,300 m <sup>2</sup> )	29%	21.4% (310 m <sup>2</sup> )

Note: Areas of non-compliance denoted in **BOLD text**.

Based on the above the proposed severance will not result in any zoning compliance issues for the Retained Lands.

Overall, there are three zoning compliance issues related to the lot addition and no compliance issues related to the dwelling on the Retained Lands.

#### D. PLANNING ANALYSIS

##### (i) Planning Act and Official Plan Analysis – Severance

Section 51(24) of the Planning Act establishes criteria that are to be considered when evaluating a request to subdivide land. An analysis of the proposed application is provided in Table 5: Analysis under Section 51(24) of the Planning Act below.

**Table 5: Analysis under Section 51(24) of the Planning Act.**

Section 51(24)	Criteria Response
(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;	No matters of provincial interest have been identified for the proposed severance applications.
(b) whether the proposed subdivision is premature or in the public interest;	The proposed severance is appropriate development for the Subject Lands and exercises regard for the existing fabric of the neighbourhood. The proposed severance achieves a balance of sensitive intensification that is consistent with

Section 51(24)	Criteria Response
	community character and conforms to the relevant Official Plan policies and is therefore considered to be in the public interest.
(c) whether the plan conforms to the Official Plan and adjacent plans of subdivision, if any;	The proposed lot addition will create a more useable lot with appropriate dimensions and similar to the surrounding neighbourhood, which are permitted by the Town of Oakville Official Plan.
(d) the suitability of the land for the purposes for which it is to be subdivided;	The Subject Lands are currently zoned for residential development. The lot addition will allow for a detached dwelling to be situated on the Merged Lot. Full municipal services are available for the lots proposed to be severed
(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;	Access to the Retained Lands continued to be by the existing driveway from Lakeshore Road West. The Merged Lot will be accessed from a new driveway from Victoria Street. The new driveway does not raise any issues relating to location, grades, etc.
(f) the dimensions and shapes of the proposed lots;	Both the Retained ands and the Merged Lot will be irregular shaped lots. However, the dimensions and shapes of both lots will be appropriate for residential purposes. The Retained Lands are oversized and the severance along the westerly boundary will not negatively impact the use of the rear amenity area nor will the reduced setback to the westerly side lot affect the character of the neighbourhood. The lot addition will mean that a new dwelling can be accommodated on the Merged Lot. The new dwelling would be of similar in scale, massing and setbacks as other dwellings on Victoria Street.
(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;	The lot addition does not require any easements.
(h) conservation of natural resources	The lot addition do not raise any issues related to

Section 51(24)	Criteria Response
and flood control;	conservation of natural resources and flood control.
(i) the adequacy of utilities and municipal services;	The lot addition will be serviced by way of municipal services which are currently available within the municipal right of way.
(j) the adequacy of school sites;	No comments or concerns are anticipated to be provided by Halton District School Board or the Halton District Catholic School Board due to the nature of the proposed development.
(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;	No road widenings are required.
(l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and	No construction is currently proposed on the Merged Lot at this time. However, opportunities for incorporating energy efficient building designs and technologies will be explored through the detailed dwelling design and site plan process for the Merged Lot.
(m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act ...	Future development of the Merged Lot will be subject to site plan approval prior to building permit issuance.

Based on the analysis provided above, I am of the opinion that the proposed severance and related lot addition complies with the requirements established under Section 51(24) of the Planning Act.

Furthermore, as noted above, the proposed severance conforms with the consent policies contained in the Livable Oakville Plan.

(ii) Planning Act Analysis – Minor Variances

Variance 1 To allow a lot frontage of 0 m on the Severed Lands whereas By-law 2014-14, as amended requires a minimum lot frontage of 18 m in a RL3-0 zone.

Combined the Merged Lot has a lot frontage of 12.24 m. However, the RL3-0 portion of the Merged Lot has a lot frontage of 0 m and does not comply with the minimum lot frontage requirement of 18 m. The variance is required since the Section 2.3.2 a) of the Town of Oakville

Zoning By-law 2014-14 where a lot falls into two or more zones, each portion of the lot shall be subject to the applicable lot frontage regulations for the applicable zone applying to that portion of the lot.

- (i) Intent of the Official Plan – The general intent and purpose of the Official Plan is to ensure the proposed lotting pattern of development shall be compatible with the predominant lotting pattern of the surrounding neighbourhood. The proposed development is considered to meet this intent and purpose. The 0 m lot frontage of the Severed Lands will not be noticeable since the Merged Lot will have ample lot frontage. Once merged the proposed lot addition will maintain a lot frontage similar to other lots on Victoria Street and will not present a negative impact on the surrounding lotting fabric or community character. As such, it is my opinion that the proposed minor variance application is considered to meet the general intent of the Official Plan.
- (ii) Intent of the Zoning By-law – The intent of the zoning regulation governing lot frontage is, in part, to ensure that a residential lot provides for an appropriate width of dwelling, so as to allow for a reasonable dwelling size, while at the same time affording a reasonable degree of separation through the provision of adequate side yard setbacks. Furthermore, the minimum lot frontage has the additional effect of assisting in regulating the residential density within a neighbourhood.

The Severed Lands will not function as a separate lot and, as a result, the reduced lot frontage will not affect the size, siting or separation (setbacks) of a new dwelling on the Merged Lot. As noted above, the building envelope for the Merged Lot has been included on the severance sketch to identify the possible location of a future building. A conceptual building footprint based on similar dwellings found on Victoria Street has been included on the severance sketch.

In my opinion this information demonstrates a reduced lot frontage on the Severed Lands will maintain the general intent and purpose of the Zoning By-law.

- (iii) Minor Impact – The proposed minor variance for a reduction in the minimum lot frontage from the minimum required of 18 m to the proposed 0 m on the Severed will not result in any adverse impacts. The Severed Lands will not be redeveloped on their own. The Merged Lot with a lot frontage of 12.24 m will result in development that is generally consistent with the prevailing lot frontage within the area.
- (iv) Desirable for the Appropriate Development of the Area – The proposed Minor Variance will permit the redevelopment of the subject lands in a manner that is consistent with the intent of the Town's Official Plan and Zoning By-law. It will increase the number of residential dwelling units within a stable residential community in a sensitive manner. Based on the analysis conducted for the report, the proposed Merged Lot is compatible with the surrounding lot fabric and will not be out of character with the surrounding



neighbourhood. As such, the proposed development is considered to be desirable for the development of the subject lands

- Variance 2 To permit a minimum lot area of 219.2 m<sup>2</sup> on Block 78 whereas By-law 2014-14, as amended requires a minimum lot area of 360 m<sup>2</sup> in a RL8 zone.
- Variance 3 To permit a minimum lot area of 203.95 m<sup>2</sup> on the Severed Lands whereas By-law 2014-14, as amended requires a minimum lot area of 557.5 m<sup>2</sup> in a RL3-0 zone.

- (i) Intent of the Official Plan – The general intent and purpose of the Official Plan with respect to lot area is to ensure proposed lotting pattern of development shall be compatible with the predominant lotting pattern of the surrounding neighbourhood and that the lot is of sufficient size to accommodate development that is compatible with the setbacks, orientation and separation distances within the surrounding neighbourhood.

Block 78 and the Severed Lands will not function as separate lots and, as a result, the reduced lot areas will not affect lotting pattern of the surrounding neighbourhood or the ability to accommodate development that is compatible with the setbacks, orientation and separation distances within the surrounding neighbourhood.

Once merged the proposed lot addition will maintain a lot frontage similar to other lots on Victoria Street and will not present a negative impact on the surrounding lotting fabric or community character. As such, it is my opinion that the proposed minor variance applications are considered to meet the general intent of the Official Plan.

- (ii) Intent of the Zoning By-law – The intent of the zoning regulation governing lot area is to ensure that development on the new residential lot will be compatible with the setbacks, orientation and separation distances within the surrounding neighbourhood.

Block 78 and the Severed Lands will not function as separate lots and, as a result, the reduced lot areas will not affect lotting pattern or the compatibility of the proposed development on the surrounding neighbourhood.

In support of the proposed variances for reduced lot area, we have prepared conceptual building envelope plan for the development of the Merged Lot. The conceptual design illustrate the development envelope will facilitate setbacks, orientation and separation distances that are compatible with those found within the surrounding neighbourhood.

In my opinion a reduced lot area for Block 78 and the Severed Lands will maintain the general intent and purpose of the Zoning By-law.

- (iii) Minor Impact – The impact of reducing the lot area for Block 78 and the Severed Lands will be inconsequential since it is intended that the parcels will be merged and future development will occur on the Merged Lot.

- (iv) Desirable for the Appropriate Development of the Area – The proposed Minor Variances will permit the development in a manner that is consistent with the intent of the Town’s Official Plan and Zoning By-law and compatible with the surrounding neighbourhood. It will facilitate residential development within a stable residential community in a sensitive manner. Based on the analysis conducted for the report, Block 78 and the Severed Lands once merged will be compatible with the surrounding lot fabric and will not be out of character with the surrounding neighbourhood. As such, the variances for reduced lot area are considered to be desirable for the development of the subject lands.

#### **E. SUMMARY**

The proposed lot addition and variances seek approval are compatible with the area and will not cause adverse impacts. The proposed lot addition and variances represent good planning and should be approved.

Respectfully Submitted,

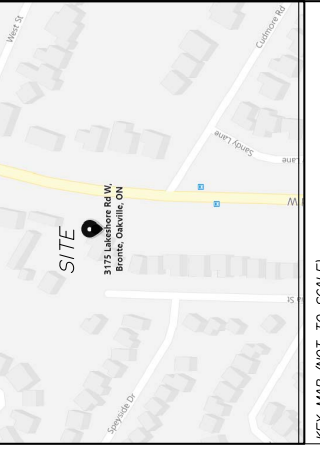
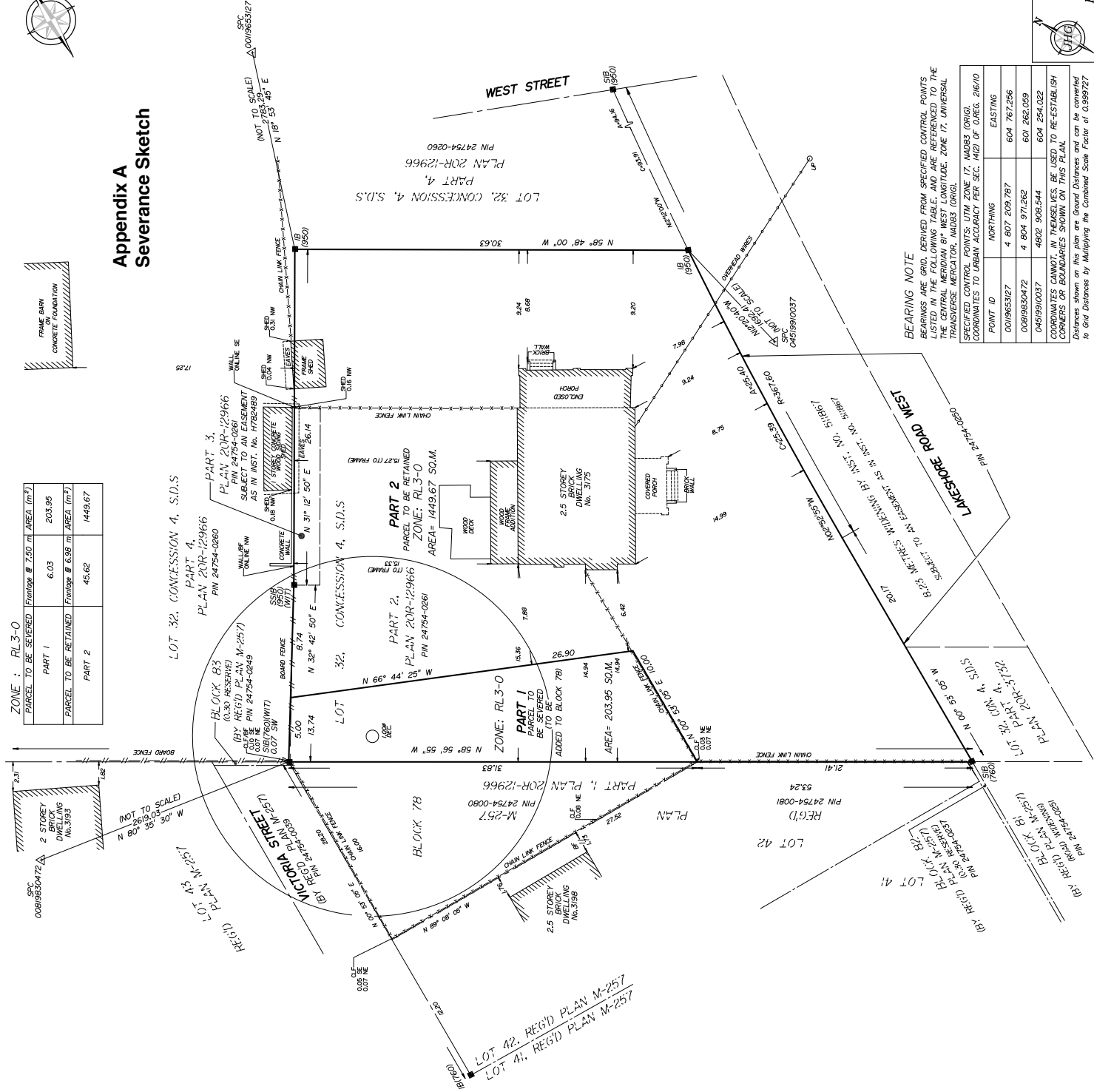


Allan Ramsay, MCIP, RPP  
Principal, Allan Ramsay Planning Associates Inc.



## Appendix A Severance Sketch

ZONE: RL3-0	
PARCEL TO BE SEVERED	Frontage @ 7.50 m AREA (m <sup>2</sup> )
PART 1	6.03 203.95
PART 2	45.62 1449.67



KEY MAP (NOT TO SCALE)

### SEVERANCE SKETCH OF PART OF LOT 32 CONCESSION 4, SOUTH OF DUNDAS STREET (GEOGRAPHIC TOWNSHIP OF TRAFALGAR)



SCALE 1 : 200

J.H. Gelbloom Surveying Limited  
Ontario Land Surveyor  
2020

**METRIC**  
Distance shown on this plan are in metric and can be converted to feet by dividing by 0.3048.

**LEGEND**

- Survey Monument Found
- Survey Monument Set
- ▬ Standard Iron Bar
- Witness
- (WIT)
- (950)
- (760)
- N
- S
- E
- W
- CLF
- BF
- UP
- SPC

This Plan is based on field work performed by J. H. Gelbloom Surveying Ltd., O.L.S., dated August 5, 2020.

**BEARING NOTE**  
BEARINGS ARE GRID, DERIVED FROM SPECIFIED CONTROL POINTS LISTED IN THE FOLLOWING TABLE AND ARE REFERENCED TO THE CENTRAL MERIDIAN 81° WEST LONGITUDE, ZONE 17, UNIVERSAL TRANSVERSE MERCATOR, NAD83 (ORIG).

SPECIFIED CONTROL POINTS: UTM ZONE 17, NAD83 (ORIG). COORDINATES TO UTM ACCURACY PER SEC. 41(2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
0019693127	4 807 209.787	604 767.256
0019693042	4 804 971.262	601 262.059
04519910037	4802 906.544	604 254.022

COORDINATES CANNOT BE TRUSTED UNLESS THEY ARE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.  
Distances shown on this plan are Ground Distances and can be converted to Grid Distances by Multiplying the Ground Scale Factor of 0.999727

Date: OCTOBER 21, 2020

J. H. Gelbloom Surveying Limited  
Ontario Land Surveyor  
478 Morden Road, Unit 102 Oakville Ont. L6K 3W4  
office@gelbloomsurveying.ca  
Phone: (905) 338-8810 Fax: (905) 338-9446

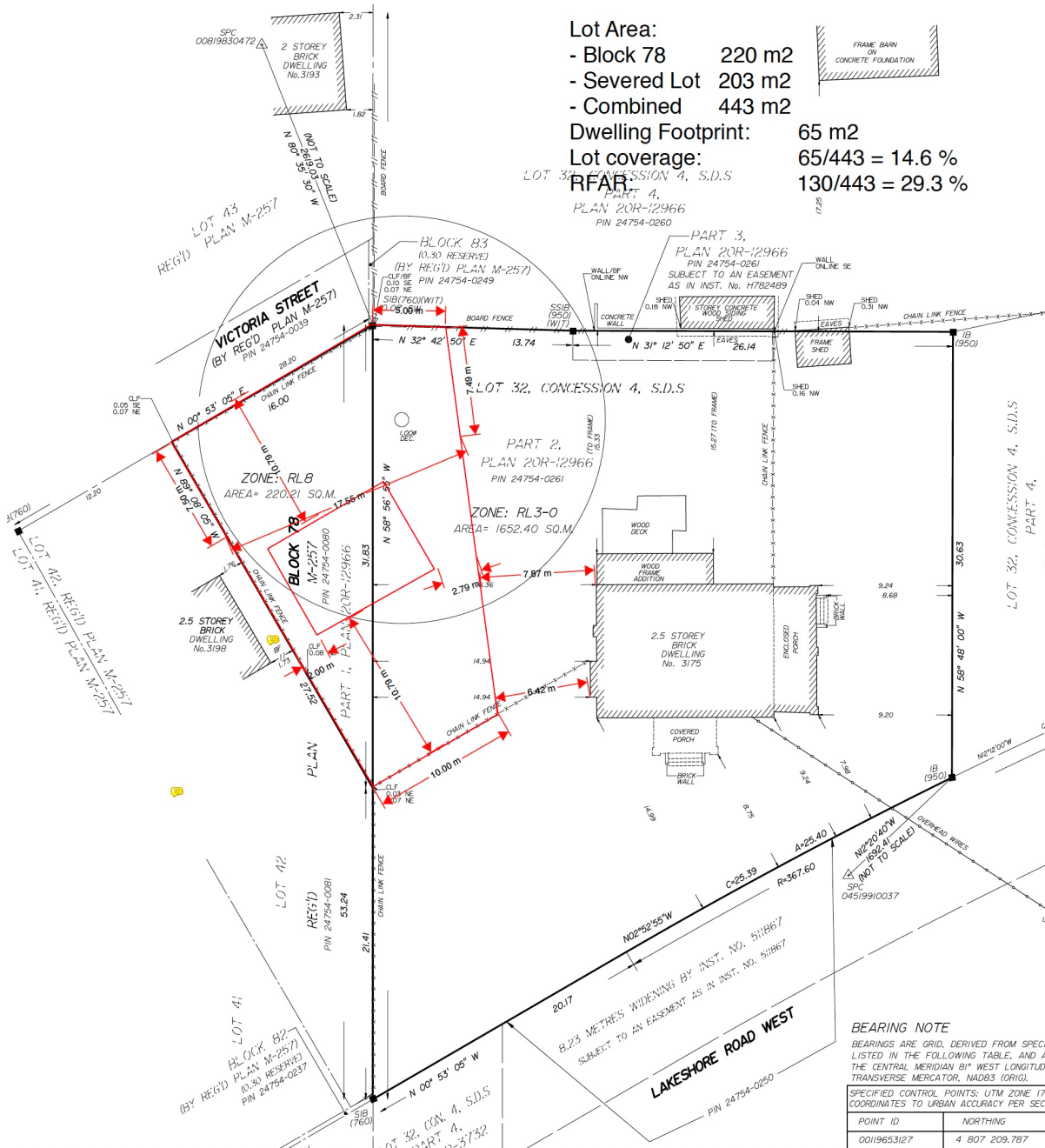
Project: 20-122  
Party Chief: D.L.  
Drawn By: M.A.  
Checked By: A.M.

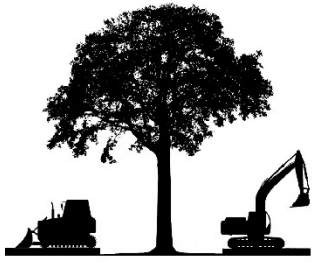


# Ramsay Planning Inc.

## Appendix B Sample Building Footprint-Merged Lot

Lot Area:  
 - Block 78 220 m<sup>2</sup>  
 - Severed Lot 203 m<sup>2</sup>  
 - Combined 443 m<sup>2</sup>  
 Dwelling Footprint: 65 m<sup>2</sup>  
 Lot coverage: 65/443 = 14.6 %  
 130/443 = 29.3 %





# JACKSON ARBORICULTURE INC.

*CONSULTING AND GIS ANALYSIS*

118 Pleasant Ridge Road, Brantford ON, N3R 0B8

905-512-6303, [jeremy@jacksonarbor.ca](mailto:jeremy@jacksonarbor.ca)

## Arborist Report

Subject Property:

**3175 Lakeshore Road West**  
Oakville, ON

Prepared For:

**Ares Law**  
14 Manitoba Street  
Bracebridge, ON P1L 2A7

Prepared By:

**Jackson Arboriculture Inc.**  
118 Pleasant Ridge Rd.  
Brantford, ON N3R 0B8  
Oakville Business Licence No. 23-109244

2 June 2023

Jackson Arboriculture Inc. Project No. 396

## 1.0 Introduction

Jackson Arboriculture Inc. was retained by Ares Law to complete an Arborist Report for a property situated at 3175 Lakeshore Road in the Town of Oakville, Ontario. It is understood that an application has been filed with the Town to sever a portion of the rear yard for the purposes of creating one building lot.

The following study has been completed in accordance with the Town of Oakville's Tree Protection During Construction Procedure (EN-TRE-001-001) and the Private Tree By-Law No. 2017-038.

## 2.0 Methodology

At the onset of the project the scope of work was coordinated with the client and the consulting team. Prior to conducting a site visit, the severance plan of the subject property and current aerial photography were overlaid utilizing geographic information software, for use on site during the completion of the tree inventory. A preliminary tree preservation analysis was then completed on the trees included in the inventory considering their locations in the context of the severance plan.

### 2.1 Tree Inventory

A site visit was conducted on the 1<sup>st</sup> of June 2023 to complete the tree inventory. All trees 10 cm in diameter and larger situated within the proposed lot, trees within 6 m of the proposed lot boundaries and trees residing within the Victoria Street road allowance were included in the tree inventory. A visual assessment was completed on each tree included in the inventory and the following information is provided in the tree inventory table (Table 1):

- **Tree #:** A number assigned to each tree correlating to the tree inventory and Sheet 1.
- **Species:** Common and scientific (Latin) species names.
- **DBH:** The trunk diameter at breast height, measured in centimeters at 1.4 m from the ground.
- **Condition:** The health of the tree considering the trunk integrity, the crown structure and the crown vigour; each rated as poor, fair or good. The condition ratings are based on the signs, symptoms and defects exhibited by each tree, considering the conditions in which it is growing.
- **mTPZ:** The minimum tree preservation zone distance measured in meters from the base of the tree trunk at which tree protection fence is to be installed (Table 2).
- **Location:** The property where the tree is situated.
- **Comments:** Any additional notes relevant to the tree's health or growing conditions.

The trees included in the inventory are identified with numbers 1-21 and were located using the topographic survey provided and a tablet computer with a GPS receiver.

## 2.2 Preliminary Impact Assessment

A preliminary tree preservation analysis was completed on each tree individually considering the impacts from a potential development and many other factors including, but not limited to, tree condition, species, DBH and the existing site conditions. The impacts from the proposed development will occur where tree roots and branches conflict with machinery during construction.

During the analysis the minimum Tree Preservation Zone (mTPZ) distance, as outlined in the Town of Oakville's Tree Protection During Construction Procedure, was utilized to determine the potential impacts to each tree included in the inventory. Where encroachment is required within the mTPZ, tree removal may be required.

The mTPZ distance is the minimum distance at which development can safely occur without considerably damaging a tree's root system. The mTPZ distance is based on the diameter of the tree and measured in meters from the base of the stem. Refer to Table 2 for the mTPZ distances based on trunk diameter.

**Table 2.** Minimum tree preservation zone distances.

DBH (cm)	Min. Tree Preservation Zone Distance (m)*
	Radius
< 10	1.8
10 – 30	2.4
31 – 50	3.0
51 – 60	3.6
61 – 70	4.2
71 – 80	4.8
81 – 90	5.4
91 – 100	6.0
101 – 110	6.6

\*As measured from the base of the tree trunk.

## 3.0 Existing Conditions

The proposed lot is comprised of portion of the rear and side yard of the existing property at 3175 Lakeshore Road. The rear and side yard are currently occupied by garden beds and cedar hedges lining the property boundary. The proposed lot is bound by residential development to the north, east and south, and Victoria Street to the west.

## 4.0 Tree Inventory Results

The results of the tree inventory indicate that a total of 21 trees reside on the proposed lot, within 6 m of the proposed lot and within the road allowance. The trees included in the inventory appear to be comprised of landscape plantings with some naturally occurring trees.

One large diameter Red Oak (*Quercus rubra*) tree was noted in the tree inventory and identified as Tree 4. Tree 4 is 102 cm in diameter in good condition with a dripline of 11-12 meters. From discussions with the property owners, it is understood that Tree 4 was planted by the property owners 50-60 years ago when they moved into the dwelling at 3175 Lakeshore Road.

No rare, threatened or endangered tree species were documented in the tree inventory. Refer to Table 1 for the complete tree inventory and Sheet 1 for the tree locations.

## 5.0 Proposed Development

The proposed development includes severing a portion of the side and rear yard at 3175 Lakeshore Road to create a single building lot approximately 423.15 m<sup>2</sup>. Access to the building lot would be provided from Victoria Street.

## 6.0 Discussion

The following sections outline the potential tree removal requirements and tree preservation opportunities.

### 6.1 Tree Removal

It is anticipated that the removal of Trees 5-7 and 9-21 may be required to construct a single-family residential dwelling on the proposed lot. It may be possible to preserve some of the hedge grown cedar trees (No. 9-21) depending on future site planning.

Of the Trees that may require removal, Trees 6, 7, 11, 12, 14 and 19 are 15 cm in diameter or larger and regulated by the Town's private tree bylaw. Permission from the Town would be required prior to the removal of these trees.

Tree 5 appears to reside within the municipal road allowance and permission from the appropriate Town department would be required prior to removal.

### 6.2 Tree Preservation

It is anticipated that the preservation of Trees 1-4 will be possible with the use of appropriate tree protection measures.

Encroachment within the mTPZ of Tree 4 may be required to accommodate development. If such is the case, a Tree Protection Zone Encroachment Permit from the Town would be required.



Depending on the amount of encroachment within the mTPZ of Tree 4, mitigation measures such as sensitive excavation methods, root pruning, watering and fertilizing/compost tea applications may be required, pending the review of detailed development plans by an ISA Certified Arborist.

Tree 4 will also likely require crown pruning in order to provide vertical working space for the construction of a single family residential dwelling, including a driveway. Any crown pruning must be completed by a Certified Arborist in accordance with good arboricultural practice to ensure that Tree 4 is not damaged by development activities.

## 7.0 Summary

Jackson Arboriculture Inc. was retained by Ares Law to complete an Arborist Report for a property situated at 3175 Lakeshore Road in the Town of Oakville, Ontario. A tree inventory was conducted and an impact assessment was completed in the context of the proposed severance plan.

The tree inventory documented a total of 21 Trees situated on the proposed lot, within 6 m of the proposed lot boundaries and within the road allowance. The results of the impact assessment indicate that the removal of 16 trees may be required, pending the review of detailed development plans. Of those 16 trees that may require removal, 6 are regulated by the Town's private tree by-law and 1 tree is a Town owned tree.

Respectfully submitted,  
**Jackson Arboriculture Inc.**

*Jeremy Jackson*

Jeremy Jackson, H.B.Sc.,  
ISA Certified Arborist #ON-1089A  
GIS Analyst

## Limitations of Assessment

It is our policy to attach the following limitations of assessment to ensure that the client, municipalities and agencies are fully aware of what is technically and professionally realistic when visually assessing and retaining trees.

The assessment of the trees presented in this report has been made using accepted arboricultural techniques. These include a visual examination of the above ground parts of each tree for structural defects, scars, external indications of decay such as fungal fruiting bodies, evidence of attack by insects, discoloured foliage, the condition of any visible root structures, the degree and direction of any lean, the general condition of the trees and the surrounding site, and the proximity of property and people.

Notwithstanding the recommendations and conclusions made in this report, it must be realized that trees are living organisms and their health and vigour constantly change. They are not immune to changes in site conditions, or seasonal variations in the weather conditions, including severe storms with high-speed winds.

While reasonable efforts have been made to ensure that the trees recommended for retention are healthy no guarantees are offered, or implied, that these trees, or any parts of them, will remain standing. It is both professionally and practically impossible to predict with absolute certainty the behaviour of any single tree or group of trees or their component parts in all circumstances. Inevitably a standing tree will always pose some 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, trees should be re-assessed periodically. The assessment presented in this report is valid as the time of the inspection.

**Table 1. Tree Inventory**

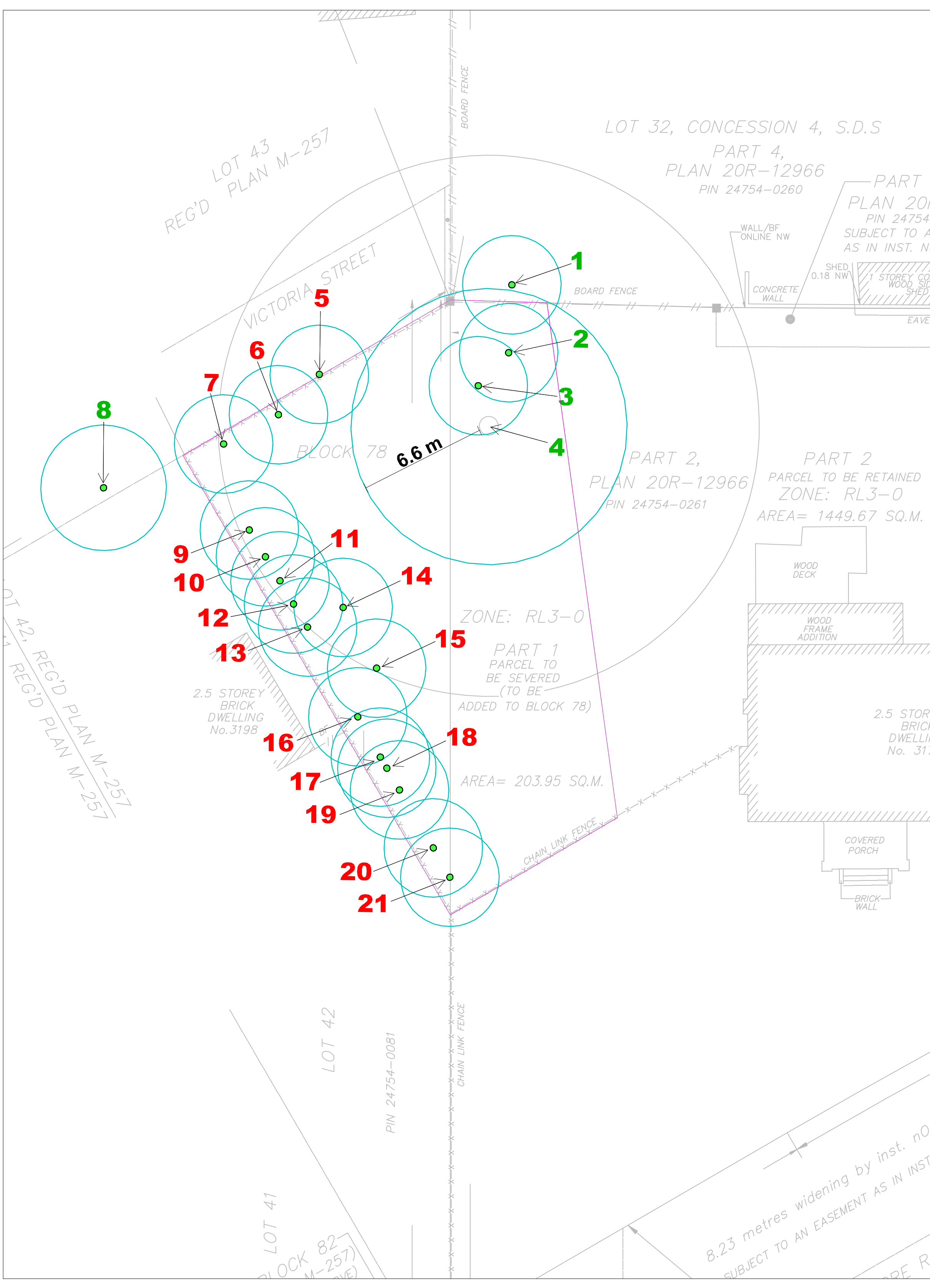
Location: 3175 Lakeshore Rd W, Oakville

Date: 1 June 2023 Surveyors: JJJ

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	mTPZ	Location	Comments
1	Norway Maple	<i>Acer platanoides</i>	~15, 12, 13, 13	F	FG	G	2.4	Neighbouring	Union at ground
2	Eastern Hemlock	<i>Tsuga canadensis</i>	12	G	G	G	2.4	Subject Property	Understorey
3	Eastern Hemlock	<i>Tsuga canadensis</i>	10	G	G	G	2.4	Subject Property	Understorey
4	Red Oak	<i>Quercus rubra</i>	102	G	G	G	6.6	Subject Property	Diameter measured at 0.75 m due to branch attachment at breast height
5	White Mulberry	<i>Morus alba</i>	15	FG	G	G	2.4	ROW	Crown bowed west - understorey
6	Manitoba Maple	<i>Acer negundo</i>	10	F	F	F	2.4	Subject Property	Crooks, understorey
7	White Mulberry	<i>Morus alba</i>	26, 31, 15	F	FG	FG	2.4	Subject Property	Union at ground with included bark
8	Norway Maple	<i>Acer platanoides</i>	~40	F	FG	G	3.0	ROW	Union at 2 m
9	Eastern White Cedar	<i>Thuja occidentalis</i>	13	F	F	FG	2.4	Subject Property	Hedge tree, many vertical scaffold limbs
10	Eastern White Cedar	<i>Thuja occidentalis</i>	11	F	F	FG	2.4	Subject Property	Hedge tree, many vertical scaffold limbs
11	Eastern White Cedar	<i>Thuja occidentalis</i>	19	F	F	FG	2.4	Subject Property	hedge tree, many vertical scaffold limbs
12	Eastern White Cedar	<i>Thuja occidentalis</i>	17	G	F	FG	2.4	Subject Property	Hedge tree, many vertical scaffold limbs
13	Eastern White Cedar	<i>Thuja occidentalis</i>	14	G	F	FG	2.4	Subject Property	hedge tree, many vertical scaffold limbs
14	Eastern White Cedar	<i>Thuja occidentalis</i>	16	G	F	FG	2.4	Subject Property	Hedge tree, many vertical scaffold limbs
15	Eastern White Cedar	<i>Thuja occidentalis</i>	13	G	F	FG	2.4	Subject Property	Hedge tree, many vertical scaffold limbs
16	Eastern White Cedar	<i>Thuja occidentalis</i>	10	G	F	FG	2.4	Subject Property	Hedge tree, many vertical scaffold limbs
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18	Eastern White Cedar	<i>Thuja occidentalis</i>	14	G	F	FG	2.4	Subject Property	Hedge tree, vertical scaffold limbs
19	Eastern White Cedar	<i>Thuja occidentalis</i>	15, 8	G	F	FG	2.4	Subject Property	Hedge tree, vertical scaffold limbs
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21	Eastern White Cedar	<i>Thuja occidentalis</i>	13	G	F	FG	2.4	Subject Property	Hedge tree, vertical scaffold limbs

**Table Legend**

DBH	Diameter at Breast Height (cm)
TI	Trunk Integrity (G, F, P)
CS	Crown Structure (G, F, P)
CV	Crown Vigor (G, F, P)
mTPZ	Minimum Tree Preservation Zone Distance (m)
G	Good
F	Fair
P	Poor
~	Estimate



**STANDARD TREE PROTECTION PLAN NOTES**  
 Prior to site disturbance the owner must confirm that no migratory birds are making use of the site for nesting. The owner must ensure that the works are in conformance with the Migratory Bird Convention Act and that no migratory bird nests will be impacted by the proposed work. It is the applicant's responsibility to discuss potential tree injury of trees on shared property lines with their neighbours. Should such trees be injured to the point of instability or death the applicant may be held responsible for removal and such issues would be dealt with in civil court or through negotiation.  
**TREE PROTECTION ZONE:** No construction activity including grade changes, surface treatments or excavations of any kind is permitted within the area identified on the Tree Protection Plan or Site Plan as a Tree Protection Zone (TPZ). No root cutting is permitted. No storage of materials or fill is permitted within the TPZ. No movement or storage of vehicles or equipment is permitted within the TPZ. Grade changes are not permitted within established TPZ. The area(s) identified as a TPZ must remain undisturbed at all times.  
**TREE PROTECTION BARRIERS:** Tree protection barriers must be installed around trees to be protected using orange snow fencing. All supports and bracing to safely secure the barrier should be outside the TPZ. All such supports and bracing should minimize damage to roots outside the TPZ.  
**General Note:** Prior to the commencement of any site activity the tree protection barriers specified on this plan must be installed. Established tree protection zones must not be used as construction access, storage or staging areas. The tree protection barriers must remain in effective condition until all site activities including landscaping are complete. Permission from the City/Town must be provided prior to the removal of tree protection fence.  
**ARBORICULTURAL WORK:** Any roots or branches which extend beyond the TPZ indicated on this plan which require pruning, must be pruned by a Certified Arborist. All pruning of tree roots and branches must be in accordance with good arboricultural standards. Roots located outside the TPZ that have received approval from the City/Town to be pruned must first be exposed by hand digging or by using an air spade. This will allow a proper pruning cut and minimize tearing of the roots.

- LEGEND**
- Surveyed Tree Location
  - GPS Tree Location
  - 11 Tree Number Identified for Preservation (GREEN)
  - 7 Tree Number Identified for Removal (RED)
  - Property Boundary
  - Minimum Tree Preservation Zone (mTPZ)

**SCHEDULE 1  
TREE PROTECTION BARRIER**

**Tree Protection Barriers**

- 1 Tree protection barriers must be 1.2m (4ft) 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 (4ft.) high and consist of plastic web snow fencing on a wood frame made of 2"x 4"s.
- 3 Where some excavate or fill has to be temporarily located near a tree protection barrier, plywood must be used to ensure no material enters the Tree Protection Zone.
- 4 All supports and bracing should be outside the Tree Protection Zone. All such supports should 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.

**Table 1. Tree Inventory**  
 Location: 3175 Lakeshore Rd W, Oakville Date: 1 June 2023 Surveyors: JJJ

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	mTPZ	Location	Comments
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**Table Legend**  
 DBH Diameter at Breast Height (cm)  
 TI Trunk Integrity (G, F, P)  
 CS Crown Structure (G, F, P)  
 CV Crown Vigor (G, F, P)  
 mTPZ Minimum Tree Preservation Zone Distance (m)  
 Recom: Recommendation (preserve/remove)  
 G Good  
 F Fair  
 P Poor  
 ~ Estimate

No.	Description	Date	By
1	Issued For Submission	2 June 2023	JJJ

Data Source: JJA, Giddison Surveying Limited

**Ares Law**  
 14 Manitoba Street  
 Bracebridge, ON P1L 2A7

**3175 Lakeshore Road West**  
 Oakville, ON

**Arborist Report - Tree Locations**

**JACKSON ARBORICULTURE INC.**  
 118 Pleasant Ridge Rd  
 Bramford ON N3R 4B8  
 jerry@jacksonarb.com  
 905-512-6303

Project # P396 Sheet # 1  
 Date 2 June 2023  
 Scale 1:150 (@18x24)