



MTE Consultants
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To:	Oliver Haegg	MTE File No.:	61051_001
Company:	Town of Oakville	Date:	April 10, 2025
Email:	Oliver.haegg@oakville.ca	From:	Rui Zhou
Phone:	905-845-6601 ex. 2894	Project Name:	1508-1528 Elm Road Munn's Creek Encroachments

Re: Munn's Creek Encroachment Recommendations
1508-1528 Elm Road

INTRODUCTION

MTE Consultants Inc. were retained by the Town of Oakville to investigate the existing physical and stable top of bank and floodplain based on visual cues from a site visit and provide recommendations as it relates to the encroachments from 1508-1528 Elm Road backing onto Munn's Creek.

It is understood that the Munn's Creek banks will be rehabilitated in accordance with the Munn's Creek Erosion Mitigation Plans by Aquafor Beech. The encroachments from the above noted properties onto Town property along Munn's creek include sheds, play equipment, retaining walls, and miscellaneous landscaping. These encroachments represent an obstacle to the rehabilitation efforts as well as safety hazards on Town property.

EXISTING TOP OF BANK & FLOOD PLAIN LIMITS

A site visit was conducted by MTE on February 20th, 2025 with Town staff to investigate the site conditions. Unfortunately, heavy snow cover was present which limited the information gathered. However, the existing physical top of bank was able to be observed along Munn's Creek. Due to continued erosion over the years, the existing physical top of bank is close to the centerline of the creek but is a near vertical slope down to the Creek bottom.

Based on the site visit, the location of the physical top of bank is relatively in line with the information available within of the Munn's Erosion Mitigation Plans by Aquafor Beech, floodplain and stable top of bank mapping from Conservation Halton (including topographic information). As such, the stable top of bank and flood plain limits for Munn's Creek can be assumed to be generally in alignment with the current Conservation Halton flood plain limits as well as the plans prepared by Aquafor Beech.

A sketch is attached illustrating the approximate existing physical top of bank location relative to the existing flood plain and stable top of bank limits. The Aquafor Beech Munn's Creek Erosion Mitigation Plans have also been attached for reference.



RECOMMENDATIONS

Based on the nature of the encroachments, significant structural elements such as large retaining walls required for the safety and continued function of properties are recommended to be maintained.

As per MTE's site visit, photos, and survey information, the majority of encroachments are recommended to be removed. A sketch of recommendations for each property is included in the attached and are summarized as follows:

1508 Elm Road

- Remove all encroachments up to the edge of the bottom of the existing retaining wall structure and relocate fence line in line with edge of retaining wall. Fencing to be extended vertically or installed on top of retaining wall to serve as a guard if the final grade difference between top of wall and bottom of wall is greater or equal to 0.6m.
- Area containing the significant structural elements (retaining walls) to be transferred (at cost) to 1508 Elm Road.

1510 Elm Road

- All Encroachments to be removed and fencing re-instated at property limits.

1514 Elm Road

- All Encroachments to be removed and fencing re-instated at property limits.

1516 Elm Road

- All Encroachments to be removed and fencing re-instated at property limits.
- Minor portion of existing stone retaining wall to be removed and area re-graded at max 3:1 slope.

1518 Elm Road

- All Encroachments to be removed and fencing re-instated at property limits.

1520 Elm Road

- All Encroachments to be removed and fencing re-instated at property limits.

1524 Elm Road

- All Encroachments to be removed and fencing re-instated at property limits.

1528 Elm Road

- All Encroachments to be removed and fencing re-instated at property limits.



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CONCLUSION

In conclusion, the approximate existing physical top of bank, stable top of bank, and flood plain limits were confirmed through a site visit and review of existing documentation. Based on the above information, it is recommended that the majority of encroachments onto Town property near Munn's Creek at 1508 to 1528 Elm Road are to be removed and the fence line re-instated at property limits.

Furthermore, it is recommended that a portion of encroachments at 1508 Elm Road be maintained as it contains significant structural elements that in MTE's opinion, if removed, will cause significant impact on the safety and functionality of the property. The Town may consider conveying the associated land to 1508 Elm Road at an appropriate cost determined between the Town and 1508 Elm Road.

We trust the information enclosed herein is satisfactory. Should you have any questions please do not hesitate to contact our office.

All of which is respectfully submitted,

MTE Consultants Inc.

A handwritten signature in black ink, appearing to read 'Rui Zhou'.

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