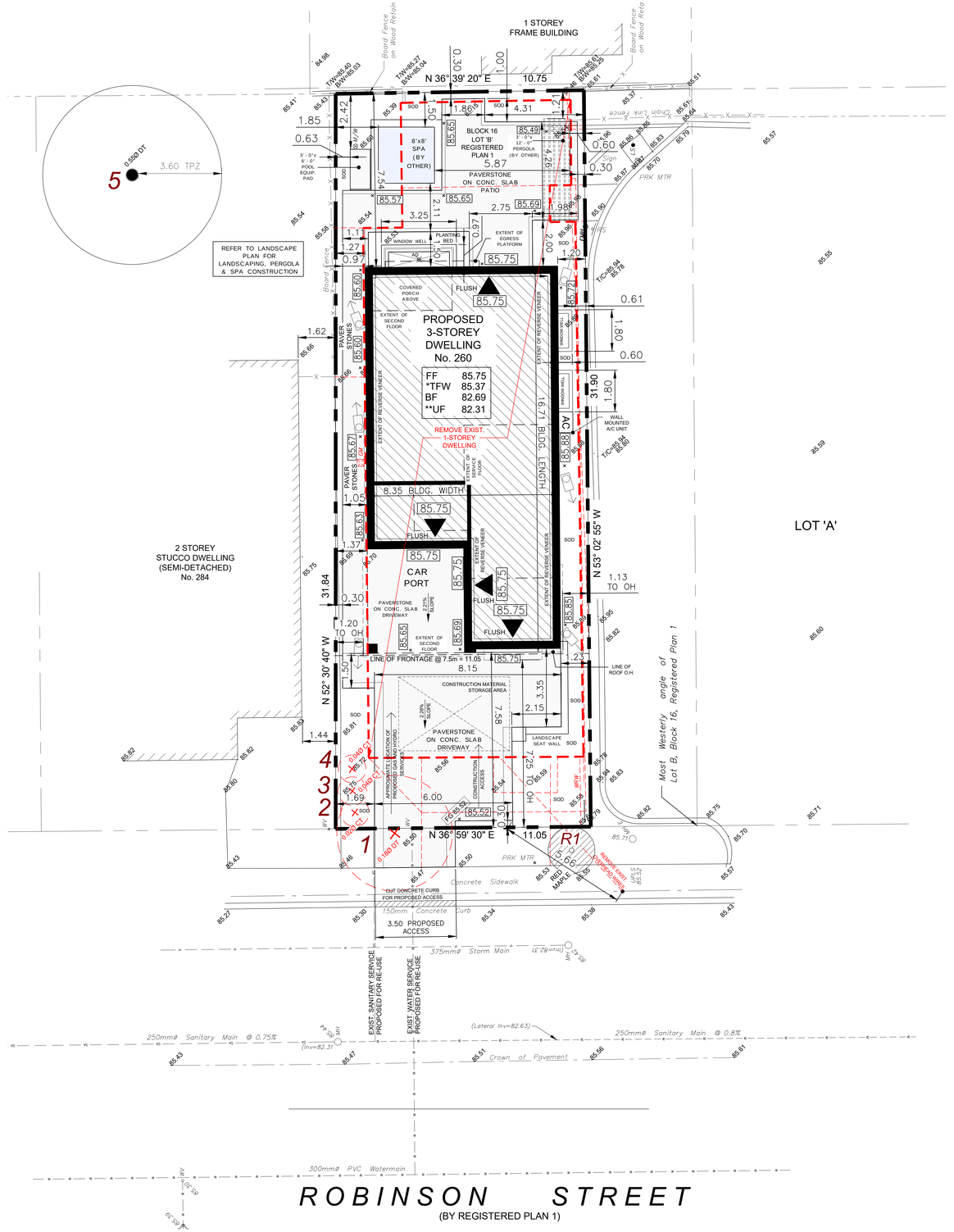
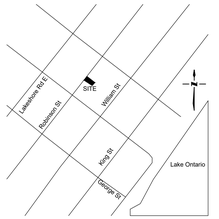
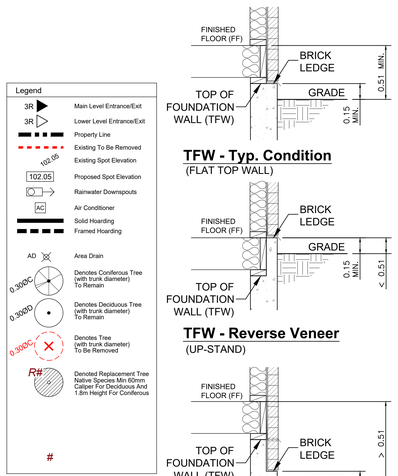




Regional Approval

Legend

- 3R — Main Level Entrance/Exit
- 3R — Lower Level Entrance/Exit
- Property Line
- Existing To Be Removed
- 102.05 — Existing Spot Elevation
- 102.05 — Proposed Spot Elevation
- Rainwater Downspouts
- AC — Air Conditioner
- Solid Hoarding
- Framed Hoarding
- AD — Area Drain
- 0.300Ø — Denotes Coniferous Tree (with trunk diameter) To Remain
- 0.300Ø — Denotes Deciduous Tree (with trunk diameter) To Remain
- 0.300Ø — Denotes Tree (with trunk diameter) To Be Removed
- R# — Denoted Replacement Tree Native Species Min 60mm Caliper For Deciduous And 1.8m Height For Coniferous
- #



no.	date	revision / comment
7	July 16/25	U/S Of Footing Elevation Updated
6	June 09/25	Revised As Per DESP Comments
5	Apr 30/25	Building Permit Comments
4	Mar 25/25	Lot Grading Coordination
3	Mar 13/25	Updated Established Grade Per Topographic Survey
2	Feb 20/25	Revised As Per Landscape Plan & Arborist Report
1	Jan 30/25	Issued To Owner For Zoning Approvals

Project:

[redacted]

260 Robinson Street

Part Of Lot B, Block 16
Registered Plan 1
Town of Oakville,
Regional Municipality of Halton

Drawing:

Site Plan

Scale: 1:75
Date: Jan 2025
Dwn by: TK / SE
Proj. no.: 24 - 2118

SP

David Small Designs
Architecture + Interior Design

[redacted]

TREE PROTECTION NOTE

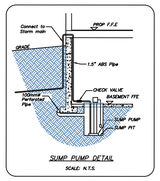
1. ALL EXISTING TREES WHICH ARE TO REMAIN SHALL BE FULLY PROTECTED WITH HOARDING, ERECTED BEYOND THEIR DRIP LINE PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT. GROUPS OF TREES AND OTHER EXISTING PLANTINGS TO BE PROTECTED, SHALL BE TREATED IN A LIKE MANNER, WITH THE HOARDING AROUND THE ENTIRE CLUMP(S).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

MUNICIPAL RIGHT-OF-WAY NOTES

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

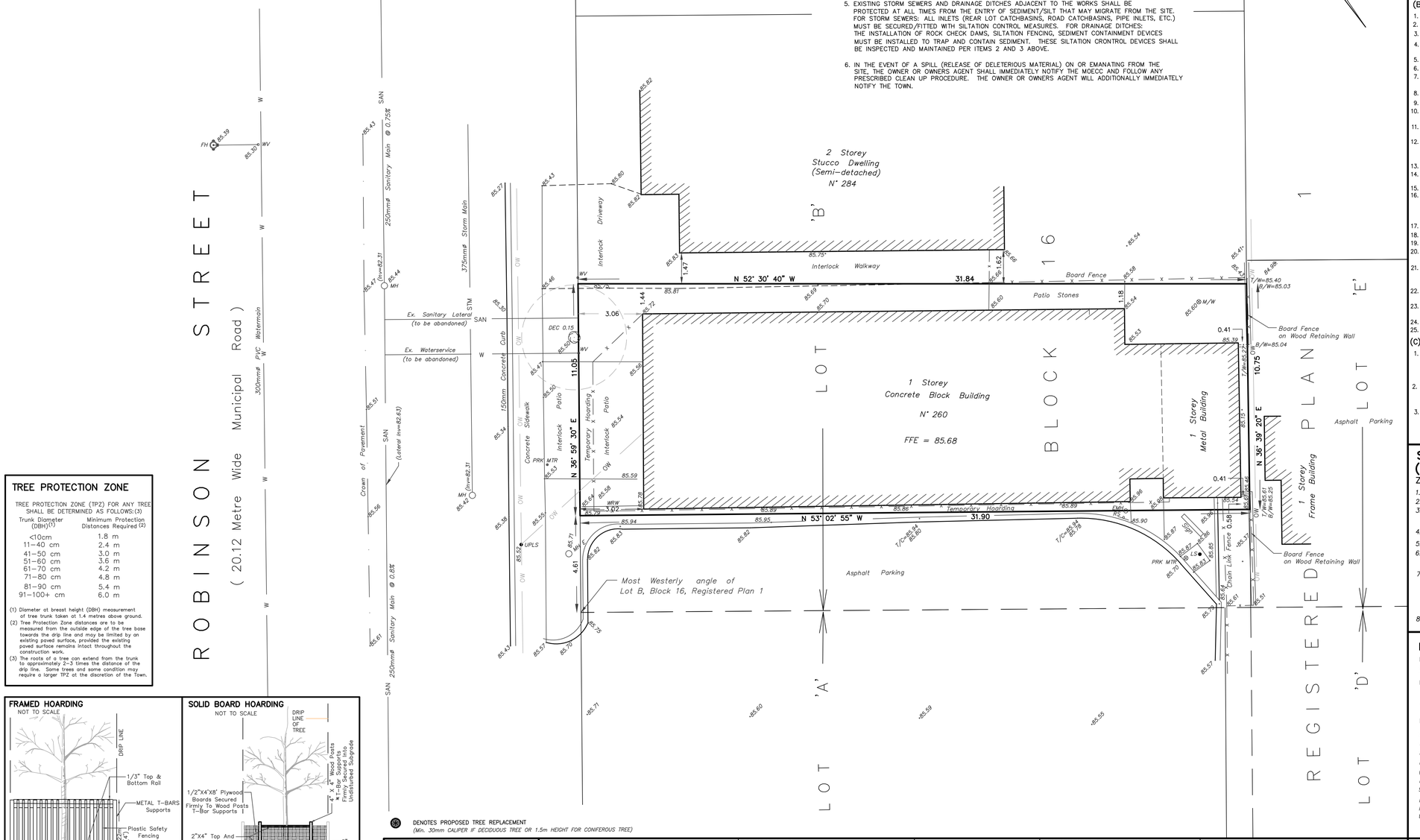
EXCAVATION NOTES:

1. APPROXIMATE GROUNDWATER ELEVATION IS TO BE CONFIRMED PRIOR TO CONSTRUCTION. IF GROUNDWATER INTERFERES WITH HOUSE CONSTRUCTION/DESIGN, CONTRACTOR TO NOTIFY ENGINEER.



EROSION AND SILTATION NOTES:

1. ALL EROSION AND SEDIMENT CONTROLS ARE TO BE INSTALLED ACCORDING TO APPROVED PLANS PRIOR TO COMMENCEMENT OF ANY EARTH MOVING WORK ON THE SITE AND SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS ARE STABILIZED WITH THE INTENDED FINAL GROUND COVER.
2. REOSION AND SEDIMENT CONTROLS SHALL BE INSPECTED BY THE BUILDER/DEVELOPER;
   A. WEEKLY
   B. BEFORE AND AFTER ANY PREDICTED RAINFALL EVENT
   C. FOLLOWING AN UNPREDICTED RAINFALL EVENT
   D. DAILY, DURING EXTENDED DURATION RAINFALL EVENTS
   E. AFTER SIGNIFICANT SNOW MELT EVENTS.
3. EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED IN PROPER WORKING ORDER AT ALL TIMES. DAMAGED OR CLOGGED DEVICES SHALL BE REPAIRED WITHIN 48 HOURS.
4. WHERE A SITE REQUIRES DEWATERING AND WHERE THE EXPELLED WATER CAN BE FREELY RELEASED TO A SUITABLE RECEIVER, THE EXPELLED WATER SHALL BE TREATED TO CAPTURE SUSPENDED PARTICLES GREATER THAN 40 MICRON IN SIZE. THE CAPTURED SEDIMENT SHALL BE DISPOSED OF PROPERLY PER MOECC GUIDELINES. THE CLEAN EXPELLED WATER SHALL BE FREELY RELEASED TO A SUITABLE RECEIVER IN A MANNER THAT DOES NOT CREATE DOWNSTREAM ISSUES INCLUDING BUT NOT LIMITED TO EROSION, FLOODING – NUISANCE OR OTHERWISE, INTERFERENCE ISSUES ETC.
5. EXISTING STORM SEWERS AND DRAINAGE DITCHES ADJACENT TO THE WORKS SHALL BE PROTECTED AT ALL TIMES FROM THE ENTRY OF SEDIMENT/SILT THAT MAY MIGRATE FROM THE SITE. FOR STORM SEWERS: ALL INLETS (REAR LOT CATCHBASINS, ROAD CATCHBASINS, PIPE INLETS, ETC.) MUST BE SECURED/FITTED WITH SILTATION CONTROL MEASURES. FOR DRAINAGE DITCHES: THE INSTALLATION OF ROCK CHECK DAMS, SILTATION FENCING, SEDIMENT CONTAINMENT DEVICES MUST BE INSTALLED TO TRAP AND CONTAIN SEDIMENT. THESE SILTATION CRONTROL DEVICES SHALL BE INSPECTED AND MAINTAINED PER ITEMS 2 AND 3 ABOVE.
6. IN THE EVENT OF A SPILL (RELEASE OF DELETERIOUS MATERIAL) ON OR EMANATING FROM THE SITE, THE OWNER OR OWNERS AGENT SHALL IMMEDIATELY NOTIFY THE MOECC AND FOLLOW ANY PRESCRIBED CLEAN UP PROCEDURE. THE OWNER OR OWNERS AGENT WILL ADDITIONALLY IMMEDIATELY NOTIFY THE TOWN.



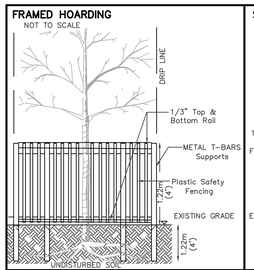
TREE PROTECTION ZONE

TREE PROTECTION ZONE (TPZ) FOR ANY TREE SHALL BE DETERMINED AS FOLLOWS:(3)

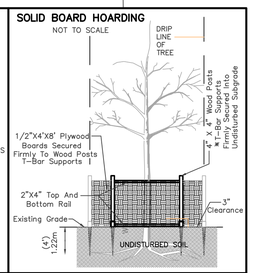
Trunk Diameter (DBH)(1)	Minimum Protection Distances Required (2)
<10cm	1.8 m
11–40 cm	2.4 m
41–50 cm	3.0 m
51–60 cm	3.6 m
61–70 cm	4.2 m
71–80 cm	4.8 m
81–90 cm	5.4 m
91–100+ cm	6.0 m

(1) Diameter at breast height (DBH) measurement of tree trunk taken at 1.4 metres above ground.
(2) Tree Protection Zone distances are to be measured from the outside edge of the tree base towards the drip line and may be limited by an existing paved surface, provided the existing paved surface remains intact throughout the construction work.
(3) The roots of a tree can extend from the trunk to approximately 2–3 times the distance of the drip line. Some trees and some condition may require a larger TPZ at the discretion of the Town.

FRAMED HOARDING NOT TO SCALE



SOLID BOARD HOARDING NOT TO SCALE



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

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

DENOTES PROPOSED TREE REPLACEMENT
(Min. 30mm CALIPER IF DECIDUOUS TREE OR 1.5m HEIGHT FOR CONIFEROUS TREE)

DESIGN LEGEND

- *(92.45) DENOTES EXISTING GRADE TO REMAIN
- *(92.45) DENOTES PROPOSED GRADE
- *85.85 DENOTES EXISTING GRADE
- DENOTES DOOR ENTRANCE
- DENOTES DRAINAGE DIRECTION
- (W) DENOTES PROPOSED WATER METER
- (S) DENOTES PROPOSED SUMP PIT
- DENOTES PROPOSED TREE HOARDING
- X DENOTES TREE TO BE REMOVED
- DS DENOTES DOWNSPOUT C/W SPLASHPAD

TOPOGRAPHIC SKETCH OF

PART OF LOT B
BLOCK 16
REGISTERED PLAN 1
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

4 0 4 8 12
GRAPHIC SCALE – METRES SCALE 1 : 100

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

ELEVATION NOTE
ALL ELEVATIONS SHOWN HEREON ARE GEODETIC AND WERE DERIVED FROM THE TOWN OF OAKVILLE BENCHMARK N° 19 HAVING AN ELEVATION OF 87.302m (CVGD–1928). (1978 Re–adjustment)

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

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

LEGEND

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

UNDERGROUND SERVICES NOTE
ONLY UNDERGROUND SERVICES VISIBLE ON THE GROUND WERE LOCATED FOR THIS PLAN.
THE USER OF THIS PLAN SHALL CONTACT THE LOCAL UTILITY COMPANIES FOR LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS.

SURVEYOR'S NOTE
I CERTIFY THAT:
1. THIS PLAN WAS PREPARED FOR DESIGN PURPOSES ONLY AND IS NOT SUITABLE FOR ANY LEGAL TRANSACTIONS.
2. THE TOPOGRAPHIC DETAIL SHOWN HEREON WAS UPDATED ON JANUARY 24, 2025.

DATE: JAN. 24, 2025

ROBERT D. McCONNELL
ONTARIO LAND SURVEYOR

CUNNINGHAM McCONNELL LIMITED
ONTARIO LAND SURVEYORS

1200 SPEERS ROAD, UNIT 38
OAKVILLE, ONTARIO L6L 2X4
PHONE (905) 845–3497
FAX (905) 845–3519
E–mail: cmlols@cogeco.net

205 MAIN STREET
MILTON, ONTARIO L9T 1N7
PHONE (905) 878–7810
FAX (905) 878–6672
E–mail: cml@primus.ca

CLIENT: J. & H. SCHURINGA
O.L.S FILE N° 38–21UTM

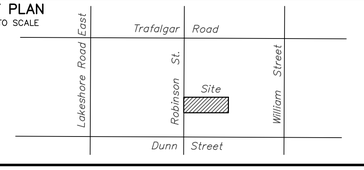
2025/01/24	ISSUED FOR DESIGN	RDM	DATE: JAN. 24, 2025 SCALE 1 : 100
DATE:	REVISIONS	INITIAL	REGIONAL DRAWING N°_____ PLAN 38–21–2

N° 260 ROBINSON STREET, OAKVILLE

SITE PLAN

SITE GRADING AND SERVICING PLAN

KEY PLAN
NOT TO SCALE



(Professional Seal)

STANDARD DEVELOPMENT NOTES

(A) ENGINEERING AND CONSTRUCTION DEPARTMENT

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

(B) GENERAL NOTES

1. THE EXISTING GRADES SHOWN ON THIS DRAWING ARE TO REMAIN UNCHANGED.
2. THERE IS NO EASEMENTS REGISTERED ON TITLE AND AFFECTING THE SUBJECT LANDS.
3. THE STOCKPILING OF CONSTRUCTION MATERIAL TO BE DONE AT THE SIDE OF THE PROPOSED DWELLING ON PROPOSED DRIVEWAY.
4. ALL ROOF DOWNSPOUTS FROM EAVESTROUGH TO DISCHARGE ONTO SURFACE AND THE RUNOFF DIRECTED TOWARDS THE REAR WHERE POSSIBLE AND TO THE ROAD.
5. ROOF DOWNSPOUT IS LOCATED IN SUCH MANNER AS TO DIRECT DRAINAGE AWAY FROM WALKWAYS, DRIVEWAYS OR PATIO AREAS.
6. MAINTAIN EXISTING GRADES IN AREA AROUND TREES TO BE PRESERVED.
7. PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY IN FIELD THE EXACT SIZE AND INVERTS OF THE EXISTING WATER SERVICE CONNECTION AND SEWER CONNECTIONS AND REPORT IT TO THE ENGINEER.
8. ALL SURPLUS/EXCAVATED MATERIAL TO BE REMOVED FROM THE SITE.
9. CONTRACTOR TO MATCH EXISTING GRADES ALONG PROPERTY LINES.
10. ALL DISTURBED AREAS WITHIN EXISTING ROAD ALLOWANCE TO BE REINSTATED WITH TOPSOIL AND SOD TO THE SATISFACTION OF THE TOWN OF OAKVILLE.
11. THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS, IF ANY DISCREPANCIES, THEY MUST BE REPORTED TO THE ENGINEER IMMEDIATELY PRIOR TO CONSTRUCTION.
12. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. GAS, HYDRO, TELEPHONE OR ANY OTHER UTILITIES THAT MAY EXIST ON THE SITE OR WITHIN THE STREETLINE MUST BE LOCATED BY ITS OWN UTILITIES AND VERIFIED PRIOR TO CONSTRUCTION.
13. ALL CONNECTIONS SHALL BE INSTALLED AS PER REGIONAL STANDARDS AND SPECIFICATIONS.
14. BUILDER IS TO VERIFY TO THE ENGINEER THAT THE FINAL FOOTING ELEVATION AND TOP OF FOUNDATION WALL ELEVATION ARE IN CONFORMITY WITH THE BUILDING CODE AND THE CERTIFIED GRADING PLAN PRIOR TO PROCEEDING.
15. OUTSIDE FINISHED GRADE TO BE A MINIMUM OF 150 mm BELOW BRICK/STONE VENEER ELEVATION.
16. PRIOR TO ANY SODDING, THE BUILDER IS TO ENSURE TO THE SOIL CONSULTANT AND/OR THE ENGINEER THAT THE LOT HAS BEEN GRADED AND TOPSOILED AND SODDED COMPLETELY WITH A MINIMUM DEPTH OF 100 mm OF TOPSOIL AND N° 1 NURSURY SOD AND A MINIMUM DEPTH OF 150 mm CRUSHED STONE TO BE PROVIDED ON THE ENTIRE LENGTH OF EACH DRIVEWAY ON A FIRM SUBGRADE AND THE DRIVEWAY TO BE PAVED WITH A MINIMUM COMPACTED DEPTH OF 75 mm OF ASPHALT BETWEEN THE CURB AND THE GARAGE.
17. NO SODDING ON ANY LOT IS PERMITTED UNTIL PRELIMINARY INSPECTION IS DONE BY THE ENGINEER AND THE BUILDER.
18. DRIVEWAY GRADES SHOULD BE NOT LESS THAN 2.0% AND NOT GREATER THAN 7.0%
19. LAWN AND SWALES SHALL HAVE MINIMUM SLOPE OF 2.0% AND A MAXIMUM SLOPE OF 5.0%
20. WHERE GRADES IN EXCESS OF 5% ARE REQUIRED, THE MAXIMUM SLOPE SHALL BE 3:1. GRADE CHANGES IN EXCESS OF 1.0m ARE TO BE ACCOMPLISHED BY USE OF A RETAINING WALL. RET. WALLS HIGHER THAN 0.6m SHALL HAVE A FENCE INSTALLED ON THE HIGH SIDE.
21. THE SERVICE CONNECTION TRENCH THROUGH THE TRAVELLED PORTION OF THE ROAD ALLOWANCE SHALL BE BACKFILLED WITH UNSHRINKABLE BACKFILL MATERIAL AS PER TOWN OF OAKVILLE STANDARDS UNLESS OTHERWISE SPECIFIED PRIOR APPROVAL FOR OTHER BACKFILL MATERIAL HAS BEEN OBTAIN.
22. ALL WATERMAINS AND WATER SERVICE MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT REGION OF HALTON STANDARDS AND SPECIFICATIONS.
23. WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM DEPTH OF 1.7 m WITH A MINIMUM HORIZONTAL SPACING OF 1.5 m FROM THEMSELVES AND OTHER UTILITIES AND 2.5m MINIMUM FROM ALL SEWERS.
24. SEDIMENT CONTROL FENCE TO BE INSTALLED AS PER THE TOWN OF OAKVILLE STANDARDS.
25. ALL DAMAGED AND DISTURBED AREAS TO BE REINSTATED WITH TOPSOIL AND SOD.

(C) UTILITIES CONNECTION

1. SANITARY: (A) MUNICIPAL SANITARY SEWER AVAILABLE ON THE SITE.
   (B) EXISTING CONNECTION TO BE RE–USED BUBJECT TO REGION APPROVAL.
2. STORM: (A) MUNICIPAL STORM SEWER AVAILABLE ON THE SITE.
   (B) STORM WATER TO BE DISCHARGED INTO EXISTING STORM MAIN.
3. WATER: (A) SERVICE CONNECTIONS TO BE __ mmø TYPE 'K' SOFT COPPER TUBING PUBLIC–SIDE AS PER REGION OF HALTON STANDARDS. THE EXISTING CONNECTION TO BE ABANDONED.
   (B) SERVICE CONNECTIONS TO BE __ mmø TYPE 'K' SOFT COPPER TUBING PRIVATE–SIDE AS PER TOWN OF OAKVILLE STANDARDS.

SITE STATISTICS – ZONE RM1: sp50 (detached dwelling)

ZONING BY–LAW 2014–014

1. LOT AREA = 347.3 m2 (557.5 m2 Minimum).
2. LOT FRONTAGE = 10.67 m (18.5 m Minimum).
3. AREAS FOR COVERAGE:.
   (A) MAIN DWELLING (Includes Garage) = _____ m2;
4. LOT COVERAGE = _____% (35.0% Maximum).
5. ESTABLISHED GRADE = 85.52 m.
6. BUILDING HEIGHTS:
   – ROOF RIDGE = _____ m (12.00 m Maximum);
7. SETBACKS:
   – FRONT = _____ m (7.50 m Minimum);
   – REAR = _____ m (Dwelling) (7.50 m Minimum);
   – SIDES = ____ m AND ____ m (1.20 m & 1.20 m Minimum – attached garage);
8. RESIDENTIAL FLOOR AREA = _____ m2

GRADING CERTIFICATE:
(AS PER OBC 9.14.6.1(1))

I CERTIFY THAT THE BUILDING WILL BE LOCATED AND THE SITE GRADING HAS BEEN DESIGNED SO THAT IT WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.

DATE: _____

ROBERT D. McCONNELL
ONTARIO LAND SURVEYOR

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: _____

Business & Technical Services

The Applicant should be aware that the approval of the water system on private property is the responsibility of the Local Municipality. Regardless, the Applicant must ensure that the Region of Halton's standards and specifications are met. (The Water and Wastewater Linear Design Manual may be may be obtained thru Data Management Group 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.

Drawing Legend

1.0 Materials

1. Pigmented Epoxy Stucco
2. Smooth Face Cut Stone
3. Natural Stone
4. ACM Panel
5. Cedar 2x6 Wood Deck Siding

2.0 Roofing

1. Faux Slate Shingles
2. 2-Ply Torched On Rubber Membrane Roof Sloped To 2% To Outside Edge On 1/2" Plywood Roof Sheathing On Roof Trusses/Joists

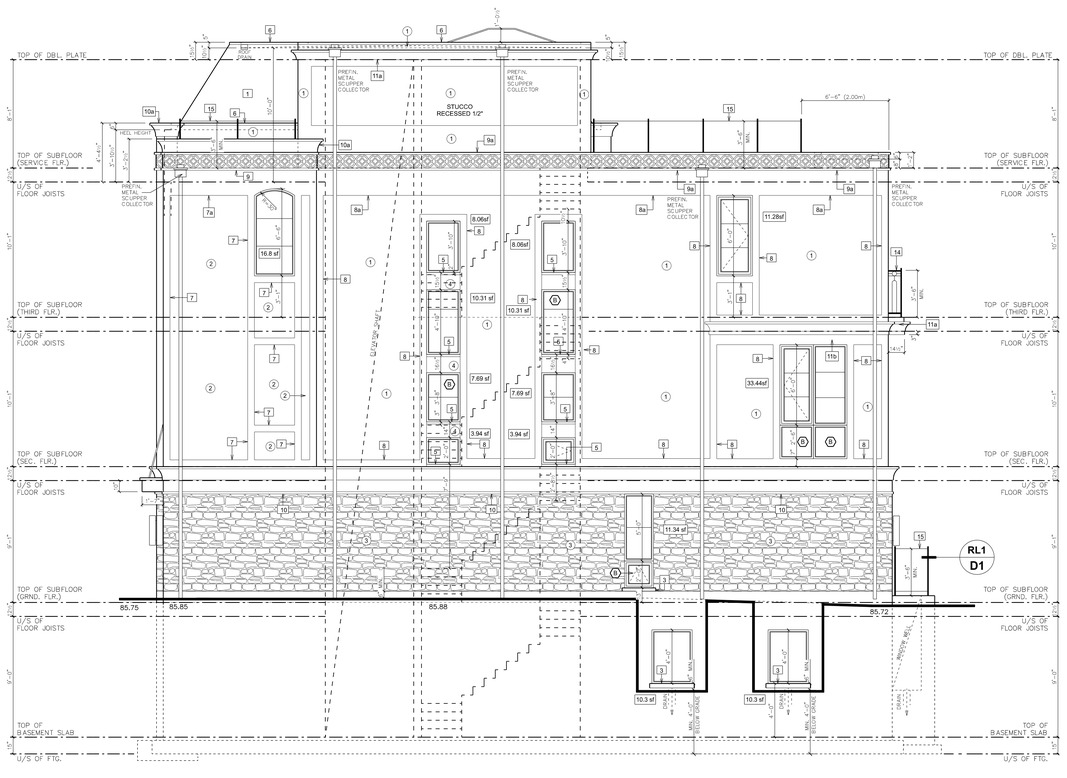
3.0 Trim, Cornice, Moulding, & Gutter Notes

3. 4" Cut Stone Sill c/w 2" Projection
4. 4" Stucco Sill c/w 2" Projection
5. 2" Prefinished Metal Sill Flashing
6. Metal Drip Cap & Edge
7. 6" Cut Stone Trim
7a. 1'-10.5" Cut Stone Trim
8. 6" Stucco Trim
8a. 1'-10.5" Stucco Trim
9. 12" Decorative Cut Stone Frieze on Flat w/ 2" High x +\- 1-1/4" Deep Bottom & Top Trim (Total 16" High)
9a. 12" Decorative Stucco Frieze on Flat w/ 2" High x +\- 1-1/4" Deep Bottom & Top Trim (Total 16" High)
10. 12" Crown Mould Cut Stone Trim on Flat w/ 2" High x +\- 1-1/4" Deep Bottom Trim (Total 2" High)
10a. 12" Crown Mould Cut Stone Trim
11. 12" Crown Mould Stucco Trim
11a. 8.5" Crown Mould Stucco Trim
11b. 8.5" Crown Mould Stucco Trim on Flat w/ 2" High x +\- 1-1/4" Deep Bottom Trim (Total 1'-8" High)
12. 3" ACM Trim

4.0 Railing, Post

13. 12"x12" Stucco Clad Post
14. Wrought Iron Metal Rod Railing Min. 42" Above Finished Deck Surface
15. Frameless Tempered Glass Panels Min. 42" Above Fin. Decking - Contractor To Provide Shop Drawing To Inspector Prior To Installation To Ensure They Meet All Aspect Of OBC. 9.8. & SB-13 Of The Supplement (Mount On Inside Face Of Parapet To Avoid Climbing)
15a. Frameless Tempered Glass Panels Min. 36" Above Fin. Decking - Contractor To Provide Shop Drawing To Inspector Prior To Installation To Ensure They Meet All Aspect Of OBC. 9.8. & SB-13 Of The Supplement
16. Metal Canopy Hanger Rod

Front Elevation



Right-Side Elevation

Unprotected Openings Calculations - Right-Side		
Limiting Distance	2.10m	
Wall Area	1943.3 sf	(180.5 sm)
Opening Area Allowed	136.0 sf	(7.0%)
Opening Area Proposed	132.9 sf	(6.8%)

Please Note The Figure For % Openings Allowed Has Been Interpolated Based On O.B.C. Table 9.10.15.4 And Glazed Areas Were Used To Calculate Proposed Openings As Allowed By 9.10.15.4.

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the ontario building code to be a designer.
Qualification information required unless the design is exempt under Division C - 3.2.5.1. of the 2024 ontario building code.

Peter Giordano	Signature	25061 BCIN
Name		

Registration information required unless the design is exempt under Division C - 3.2.4.1. of the 2024 Ontario Building Code.

David W. Small Designs Inc.	29999 BCIN
Firm Name	

no.	date	revision / comment
4	July 16/25	IO Coordination & Building Permit Comments
3	Apr 30/25	Building Permit Comments
2	Mar 13/25	Revised Max Height Per Updated Established Grade
1	Jan 30/25	Issued To Owner For Zoning Approvals

Project:

260 Robinson Street

Part of Lot B, Block 16
Registered Plan 1
City of Oakville,
Regional Municipality of Halton

Drawing:

Front & Right-Side Elevations

Scale: 1/4"=1'-0"
Date: Jan 2025
Dwn by: TK
Proj. no.: 24-2118

A3

David Small Designs
Architecture + Interior Design

Drawing Legend

1.0 Materials

(1) Pigmented Epoxy Stucco

(2) Smooth Face Cut Stone

(3) Natural Stone

(4) ACM Panel

(5) Cedar 2x6 Wood Deck Siding

2.0 Roofing

[1] Faux Slate Shingles

[2] 2-Ply Torched On Rubber Membrane Roof Sloped To 2% To Outside Edge On 1/2" Plywood Roof Sheathing On Roof Trusses/Joists

3.0 Trim, Cornice, Moulding, & Gutter Notes

[3] 4" Cut Stone Sill c/w 2" Projection

[4] 4" Stucco Sill c/w 2" Projection

[5] 2" Prefinished Metal Sill Flashing

[6] Metal Drip Cap & Edge

[7] 6" Cut Stone Trim

[7a] 1'-10.5" Cut Stone Trim

[8] 6" Stucco Trim

[8a] 1'-10.5" Stucco Trim

[9] 12" Decorative Cut Stone Frieze on Flat w/ 2" High x +\- 1-1/4" Deep Bottom & Top Trim (Total 16" High)

[9a] 12" Decorative Stucco Frieze on Flat w/ 2" High x +\- 1-1/4" Deep Bottom & Top Trim (Total 16" High)

[10] 12" Crown Mould Cut Stone Trim on Flat w/ 2" High x +\- 1-1/4" Deep Bottom Trim (Total 2' High)

[10a] 12" Crown Mould Cut Stone Trim

[11] 12" Crown Mould Stucco Trim

[11a] 8.5" Crown Mould Stucco Trim

[11b] 8.5" Crown Mould Stucco Trim on Flat w/ 2" High x +\- 1-1/4" Deep Bottom Trim (Total 1'-8" High)

[12] 3" ACM Trim

4.0 Railing, Post

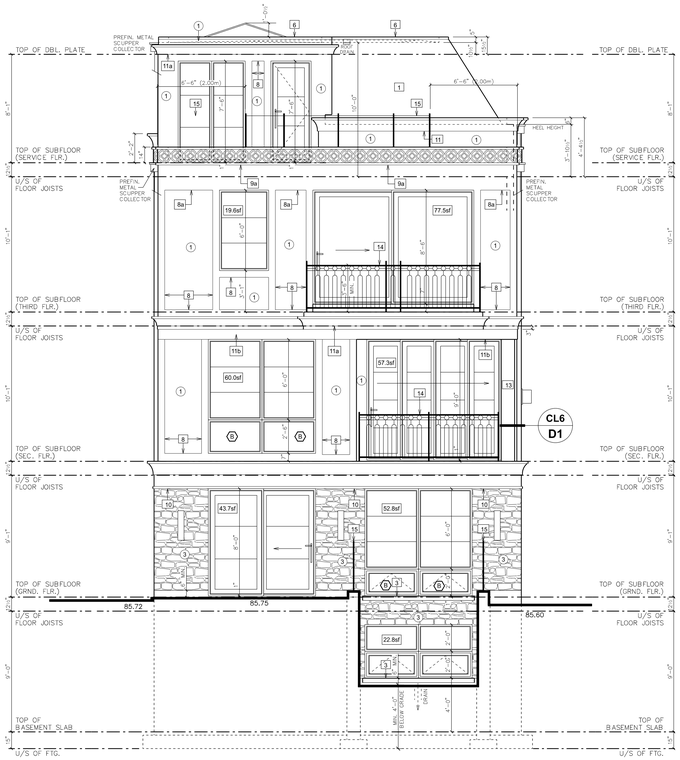
[13] 12"x12" Stucco Clad Post

[14] Wrought Iron Metal Rod Railing Min. 42" Above Finished Deck Surface

[15] Frameless Tempered Glass Panels Min. 42" Above Fin. Decking - Contractor To Provide Shop Drawing To Inspector Prior To Installation To Ensure They Meet All Aspect Of OBC. 9.8. & SB-13 Of The Supplement (Mount On Inside Face Of Parapet To Avoid Climbing)

[15a] Frameless Tempered Glass Panels Min. 36" Above Fin. Decking - Contractor To Provide Shop Drawing To Inspector Prior To Installation To Ensure They Meet All Aspect Of OBC. 9.8. & SB-13 Of The Supplement

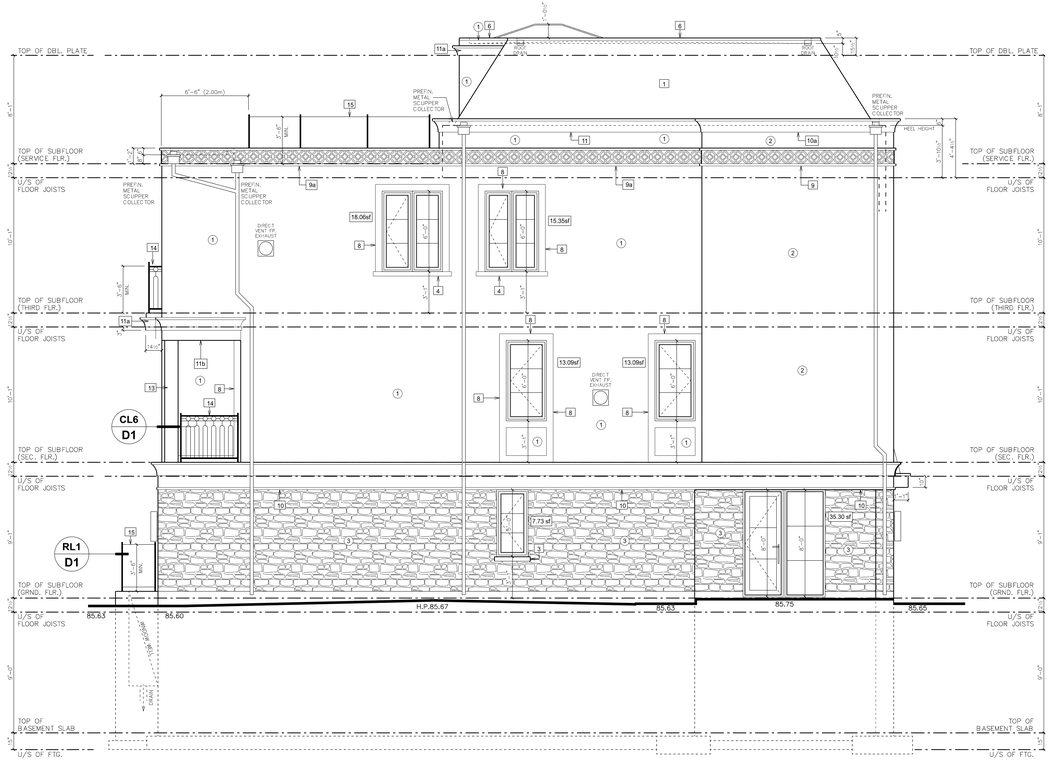
[16] Metal Canopy Hanger Rod



Rear Elevation

Unprotected Openings Calculations - Rear-Side	
Limiting Distance	7.50m
Wall Area	991.6 sf (92.1 sm)
Opening Area Allowed	500.8 sf (50.5 %)
Opening Area Proposed	355.5 sf (35.9 %)

Please Note The Figure For % Openings Allowed Has Been Interpolated Based On O.B.C. Table 9.10.15.4 And Glazed Areas Were Used To Calculate Proposed Openings As Allowed By 9.10.15.4.



Left-Side Elevation

Unprotected Openings Calculations - Left-Side	
Limiting Distance	1.20m
Wall Area	1882.3 sf (174.9 sm)
Opening Area Allowed	131.8 sf (7.0 %)
Opening Area Proposed	102.6 sf (5.5 %)

Please Note The Figure For % Openings Allowed Has Been Interpolated Based On O.B.C. Table 9.10.15.4 And Glazed Areas Were Used To Calculate Proposed Openings As Allowed By 9.10.15.4.

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the ontario building code to be a designer.
Qualification information required unless the design is exempt under Division C - 3.2.5.1. of the 2024 ontario building code.

Peter Giordano	Signature	20661 BCIN
Name		

Registration information required unless the design is exempt under Division C - 3.2.4.1. of the 2024 Ontario Building Code.

David W. Small Designs Inc.	29999 BCIN
Firm Name	

no.	date	revision / comment
5	July 16/25	ID Coordination & Building Permit Comments
4	Apr 30/25	Building Permit Comments
3	Mar 13/25	Revised Max Height Per Updated Established Grade
2	Feb 19/25	Client Requested Revisions
1	Jan 30/25	Issued To Owner For Zoning Approvals

Project:

[redacted]

260 Robinson Street

Part of Lot B, Block 16
Registered Plan 1
City of Oakville,
Regional Municipality of Halton

Drawing:

Rear & Left-Side Elevations

Scale: 1/4"=1'-0"
Date: Jan 2025
Drwn by: TK
Proj. no.: 24-2118

A4

David Small Designs
Architecture + Interior Design

Front Elevation - 3D Render

The [redacted] Home

260 Robinson Street, Oakville ON

Proj #:2116 REV: DDP1

SCALE: NTS
DECEMBER 16, 2024

David Small Designs
Architecture + Interior Design

Right Elevation - 3D Render

The [redacted] Home

260 Robinson Street, Oakville ON

Proj #:2118 REV: DDP1

SCALE NTS
DECEMBER 16, 2024

David Small Designs
Architecture + Interior Design

Rear Elevation - 3D Render

The [redacted] Home

260 Robinson Street, Oakville ON

Proj #:2[illegible] REV: DDP1

SCALE: NTS
DECEMBER 16, 2024

David Small Designs
Architecture + Interior Design

Left Elevation - 3D Render

The [redacted] Home

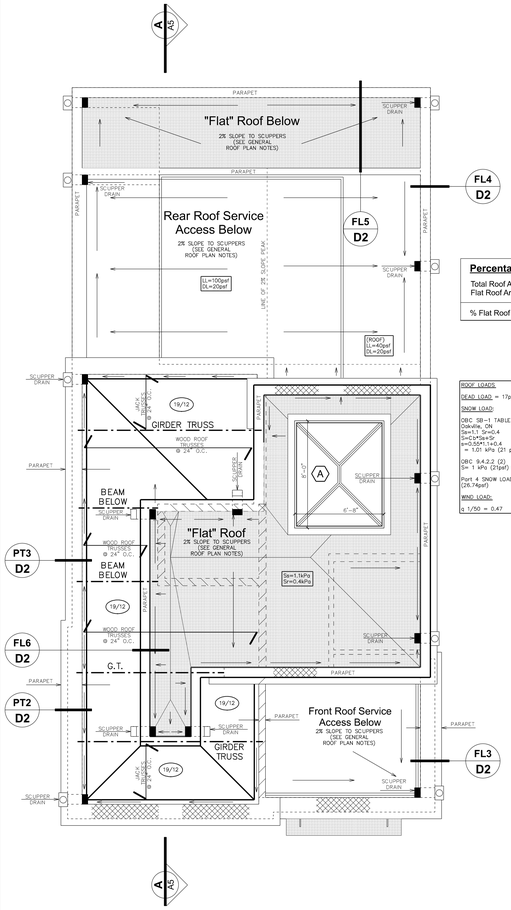
260 Robinson Street, Oakville ON

Proj #:2118 REV: DDP1

SCALE: NTS
DECEMBER 16, 2024

David Small Designs
Architecture + Interior Design

[redacted]



Roof Plan

Percentage Flat Roof Area

Total Roof Area	- 1,506.40 sf.
Flat Roof Area	- 1,287.40 sf.
% Flat Roof Area	- 85.46%

For Structural Design Only

REGISTERED PROFESSIONAL ENGINEER
L. W-K TSE
JULY 16/25
PROVINCE OF ONTARIO

TSE, TAU No. OS. 1499

Structural Engineering Design By:
Tse Consultants Inc. 416 543-3088

Roof Notes

Note: all over-hangs are 4" inset from stone facing on ground floors (typical)

Note: all upper roof overhangs are to be 1'-6" U.N.O.

All roof slopes to be 19/12 unless noted otherwise

A 7'-8"x9'-8" prismatic skylight installed w/ curb & flashing as req'd by manuf. specs.

= Interior Load-Bearing Walls

= Flat Roof - 2% Slope to Edges (See General Roof Plan Notes)

= Flush Lintel - See Detail

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the ontario building code to be a designer.
Qualification information required unless the design is exempt under Division C - 3.2.5.1. of the 2024 ontario building code.

Peter Giordano — Name — Signature — 25061 BCIN

Registration information required unless the design is exempt under Division C - 3.2.4.1. of the 2024 Ontario Building Code.

David W. Small Designs Inc. — Firm Name — 29999 BCIN

Opening Legend

Sliding Door

Pocket Door

Archway

Swing Door

Glass Wall & Door

Surface Sliding Door

Drawing Legend

Joist direction

Floor drain

Interconnected smoke alarm w/ visual indicator

CO Alarm

Post above

20"X28" Attic access hatch

Typical 'P3' post UNO

no.	date	revision / comment
6	July 16/25	ID Coordination & Building Permit Comments
5	Apr 30/25	Building Permit Comments
4	Mar 20/25	HVAC Coordination – McCallum
3	Mar 13/25	Revised Max Height Per Updated Established Grade
2	Feb 19/25	Client Requested Revisions
1	Jan 30/25	Issued To Owner For Zoning Approvals

Project:

260 Robinson Street

Part of Lot B, Block 16
Registered Plan 1
City of Oakville,
Regional Municipality of Halton

Drawing:

Third, Service & Roof Floor Plans

Scale: 1/4"=1'-0"
Date: Jan 2025
Dwn by: TK
Proj no.: 24-2118

A2

David Small Designs

Architecture + Interior Design

Welwyn Consulting

February 6, 2025

David Small Designs Inc.
c/o Rebecca Muise
4-1405 Cornwall Road
Oakville, Ontario L6J 7T5 rebecca@dsd.ca

SUBJECT: Arborist Report and Tree Preservation Plan
260 Robinson Street, Oakville

Dear Rebecca:

Attached please find the Arborist Report & Tree Preservation Plan that has been prepared for the above listed property. It is the client's responsibility to review the entire report to ensure all required tree permit application forms are filed with the Town of Oakville.

This report includes an evaluation of all subject site trees of 15cm and greater in DBH (diameter at breast height) and all neighbouring and Town-owned trees regardless of DBH within 6m of the subject site's property lines. This evaluation includes the DBH, height, canopy spread, health, and structural condition of all trees that may be affected by the currently proposed site plan. This report also provides a Tree Preservation Plan for the property, including the appropriate Tree Protection Zones (TPZ).

This information complies with the following Town of Oakville By-Laws required to obtain a Site Alteration Permit:

- *Site Alteration By-Law No. 2003-021 and Amendment No.2008-124*
- *Private Tree Protection By-law No. 2017-038*
- *Trees on Town Property By-Law No.2009-025*
- *Tree Protection Policy and Specifications for Construction near Trees*

Included in the report (if applicable) are Valuation Appraisals of any Town-owned trees as required by the Town of Oakville to obtain any necessary tree permits. This letter is part of the Arborist Report and Tree Preservation Plan and may not be used separately. Please feel free to contact me to discuss this report further.

Best regards,

Tom Bradley B.Sc. (Agr.)
A.S.C.A. Registered Consulting Arborist #492
I.S.A. Certified Arborist #ON-1182A
I.S.A. Certified Tree Risk Assessor
Butternut Health Assessor (O.M.N.R)
Welwyn Consulting (Business Licence #18-108827)
(905) 301-2925 welwyntrees@gmail.com

Welwyn Consulting

Arborist Report and Tree Preservation Plan

260 Robinson Street, Oakville

Prepared For
David Small Designs Inc.
c/o Rebecca Muise
4-1405 Cornwall Road
Oakville, Ontario L6J 7T5 rebecca@dsd.ca

Prepared By
Tom Bradley B.Sc. (Agr.)
A.S.C.A. Registered Consulting Arborist #492
I.S.A. Certified Arborist #ON-1182A
I.S.A. Certified Tree Risk Assessor
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Welwyn Consulting (Business Licence #18-108827)
(905) 301-2925 welwyntrees@gmail.com

Prepared On
February 6, 2025

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Summary

This Arborist Report and Tree Preservation Plan addresses all subject site trees with a diameter at breast height (DBH) of 15cm or greater and all neighbouring and Town-owned trees regardless of DBH within 6m of the subject site that may be affected by the proposed property development, and provides recommendations for their preservation and/or removal. This report also includes hoarding distances for the Tree Protection Zones (TPZ), and provides recommendations for current and future tree health care.

Based upon the Tree Inventory for this property, there are **five (5) trees** that may be affected by the proposed site development plan:

- Three (3) trees on the subject site
- One (1) neighbouring trees within 6m of the subject site's property lines
- No (0) shared ownership trees along any subject site property lines
- One (1) Town-owned tree within 6m of the subject site's property lines

Table 1: Tree Preservation and Removal

TREES TO PRESERVE	**TREE NUMBER**	**TOTAL**
i) Subject Site Trees	0	0
ii) Neighbouring Trees	5	1
iii) Town-owned Trees	0	0
	# of Trees to be Preserved:	**1**
TREES TO REMOVE	**TREE NUMBER**	**TOTAL**
i) Subject Site Trees	2, 3, 4 (site plan conflict - below 15cm DBH)	3
ii) Neighbouring Trees	0	0
iii) Town-owned Trees	1 (site plan conflict)	1
	# of Trees to be Removed:	**4**
	Total Trees on or adjacent to Subject Site:	**5**

Specific tree-related issues on this site:

Please refer to Page 8 of this report for information regarding the proposed tree removals to accommodate the site plan for 260 Robinson Street, Oakville.

Introduction

This Arborist Report and Tree Preservation Plan provides the current condition of all subject site trees with a DBH of 15cm or greater and all neighbouring and Town-owned trees regardless of DBH within 6m of the subject site that may be affected by the proposed site development plan as indicated by the attached site plan in Appendix D. The intent of the Tree Preservation Plan is to retain as many trees on the site as is reasonable and minimize the potential impact of construction injury to the trees through the use of Tree Protection Zones (TPZ) and other generally recognized arboricultural practices.

Assignment

Welwyn Consulting was contacted by **David Small Designs Inc.** to provide an Arborist Report and Tree Preservation Plan, as required by the Town of Oakville's Tree Protection By-Laws, to minimize the impact that the proposed construction may have on the trees on or adjacent to this property. This report shall list specific trees to be preserved or removed, recommend any immediate maintenance required to create a safer environment for contractors and the property owner, and provide a long-term tree preservation and management plan for the site.

Limits of Assignment

This report is limited to assessing/documenting the health and structural condition of all subject site trees with a DBH of 15cm or greater and all neighbouring and Town-owned trees regardless of DBH within 6m of the subject site during Welwyn Consulting's site survey on **February 3, 2025.** All evaluations are based upon a visual inspection of the trees from the ground, and the analysis of photos and any samples taken during that inspection.

Unless specifically stated in the report;

1.) Neither aerial inspections nor root excavations were performed on any trees on or within 6 metres of the subject site.
2.) A Level II Basic Assessment using the 2011 International Society of Arboriculture (I.S.A.) *Best Management Practices* was used for tree evaluations on the subject site.
3.) A Level I Limited Visual Assessment was used for any off-site trees as required.

Purpose and Use

The purpose of this report is to document the current health and structural condition of all subject site trees with a DBH of 15cm or greater and all neighbouring and Town-owned trees regardless of DBH within 6m of the subject site, and to provide an Arborist Report and Tree Preservation Plan that complies with the Town of Oakville's Tree Protection and Site Alteration Bylaws.

This report is intended for the exclusive use of **David Small Designs Inc**. Upon submission by and payment to Welwyn Consulting, this report will be licensed for use by **David Small Designs Inc.** at their discretion.

Observations

The proposed development is located in an established residential area near the intersection of Robinson Street and Dunn Street within the Town of Oakville. This site presently contains an un-occupied commercial building that is to be demolished and replaced with a new home for an accessible needs individual and her family. Welwyn Consulting visited the site on **February 3, 2025** to conduct the tree inventory and take photographs of the trees on site as well as any neighbouring or Town-owned trees that may be affected by the proposed site plan.

Photo #1

Photo #2

Figure #1: These 2 photos show the front and rear yard of the subject site at 260 Robinson Street as they appeared during the tree inventory conducted on February 3, 2025.

Appendices

Appendix A contains the Tree Inventory for this site. All trees were assigned numbers, and measured for diameter at breast height (DBH=1.4m), height, and canopy spread. The trees' health, structural condition and their physical location/ownership provide the basis for their recommended preservation or removal.

Appendix B contains the Tree Appraisal values for any Town-owned trees on municipal property adjacent to the subject site that may be impacted by the proposed site plan.

Appendix C contains selected photos of trees on this site.

Appendix D contains a scalable PDF of the most current site plan supplied by **David Small Designs Inc.** which provides the following information:

- The location of the trees on or adjacent to the subject site
- Property lines for the subject site and neighbouring properties
- Property lines for Town-owned lands adjacent to the subject site
- All existing buildings and hard surfaces
- An outline of the proposed building

Trees to Preserve (1)

NOTES:

1.) It is the responsibility of the client to ensure that all architects, engineers, and contractors involved with the project be provided with a copy of the entire Arborist Report and Tree Preservation Plan for review prior to the commencement of construction activities on this site.

2.) All subject site trees 15cm DBH or greater and any hedge with stems that measure 15 cm DBH or greater are protected by the Private Tree Protection By-Law (2017-038). All Town-owned trees regardless of DBH are protected by the Trees on Town Property By-Law (2009-025).

3.) A tree's root system extends 2-3 times beyond the edge of the canopy/dripline. As Tree Protection Zone (TPZ) hoarding protects only that portion of the root system governed by municipal regulations, most trees on urban residential properties may sustain a degree of injury (including but not limited to root severance, soil compaction and disturbance) during proposed construction activities.

- **Tree #5 Manitoba Maple (neighbour)**

  This tree is located in the rear yard of the neighbouring property northwest of the subject site at 260 Robinson Street, Oakville. This tree must be protected for the duration of the proposed construction activities on this site.

  This neighbouring tree must be preserved. Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 11 of this report should result in the tree's continued survival.

Trees to Remove (4)

NOTES:

1.) Prior to construction, all trees scheduled for removal should be removed to grade level to increase the safety for both the property owner and any contractors.

2.) *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 by-law is superseded by conditions that are set out in the approved Site Plan. Once Site Plan approval is granted, the private trees to be removed are not subject to the Private Tree By-Law procedure.*

- **Trees #2, 3 and 4 Dwarf Alberta Spruces (subject site)**

  These three (3) trees are in conflict with the proposed site plan and are proposed to be safely removed to grade level prior to the commencement of any on-site construction activities. Note that each of these 3 trees is below 15cm DBH and do not require Permits to Injure or replacement trees as compensation for their removal.

- **Tree #1 Saucer Magnolia (Town tree)**

  This tree, located on lands owned by the Town of Oakville, is in conflict with the proposed site plan and is proposed to be safely removed to grade level prior to the commencement of any on-site construction activities.

  NOTES:

  1.) Due to the width required for a driveway to accommodate an accessible needs vehicle for the property owner, Tree #1 is proposed for removal.

  2.) One (1) replacement tree and its proposed location on Town lands appears in Appendix D (proposed site plan) on Page 23 of this report.

Tree Replacement Policy (Town of Oakville)

The following information reflects the Town of Oakville's updated Tree Replacement Policy as of May 2, 2017:

- As a condition of issuing a tree removal permit, one (1) replacement tree must be planted for every 10cm DBH of healthy tree removed (e.g. one 50cm DBH tree removed = 5 replacement trees)
- Any hedge with stems that measure 15cm or more in diameter will require a permit to remove.
- A $300.00 security deposit is required for each tree to be planted. The security deposit will be refunded once a final inspection of the replacement plantings is complete.
- Replacement trees must be planted on the same property as those removed. Where it is not possible to properly grow replacement trees on the site, the security deposit may be donated to the town to plant on nearby town property.
- The minimum tree replacement size is 30mm caliper (3cm diameter) deciduous tree, or a 150cm high coniferous tree in a five-gallon container, balled in burlap, or in a wire basket.

Partial Permit Fee Schedule

- $50.00 for the first tree removed (15 to 24cm DBH) in a 12-month period.
- $350.00 for each additional tree, and all trees larger than 24 cm DBH.
- No fee for dead and high risk trees, Ash trees, and Buckthorn, but a permit is still required.
- Tree replacement and security deposit may be a condition of removal.

Town of Oakville DESP Policy Updates:

- Tree Replacements:
  1.) All trees within the proposed building footprint and within 1m (accounting for minimum over-dig only) regardless of DBH are exempt from the requirement for replacement tree planting.
  2.) All trees of 15cm DBH and greater that are further than 1m from the proposed building foundation will require replacement tree plantings. This includes but is not limited to removals due to proposed driveway construction, trees in poor structural condition and unacceptable levels of root loss due to building foundation over-dig, etc. Dead/imminent hazard trees, and dead Ash trees due to Emerald Ash Borer (EAB) do not require compensation tree planting.
  3.) DESP may require/request replacement planting as compensation if there are numerous large-diameter, healthy, or desirable tree species within the building footprint or within 1m (over-dig limit).
  4.) DESP requests that best efforts are made to plant as many trees as the lot can reasonably accommodate. DESP is not able to accept 'cash in lieu of planting' for the DESP tree planting – only for the private tree by-law tree permits.

Tree replacement planting options include:

- Large/medium stature trees such as Oak, Tulip Tree, Kentucky Coffee Tree, Zelkova, Linden, etc.
- Small ornamental/flowering trees, such as Dogwood, Japanese Lilac, etc.
- Columnar/narrow form trees such as columnar Tulip Tree, columnar European Hornbeam, columnar English Oak, etc. These can be planted with closer spacing to form a privacy screen or hedge row.
- The least-preferred option is to plant a hedge row of White Cedars, where possible, or other large conifers such as Eastern White Pine, Eastern Hemlock, etc. Juniper/Yew/Emerald Cedars are not accepted as primary replanting.

Tree Replacement Planting Plan: 260 Robinson Street, Oakville

I.D.#	Tree Species	Exposure	Mature Height	Mature Canopy	Soil Type and Zone
R1 **(1 tree)**	'Armstrong' Red Maple *Acer rubrum 'Armstrong'*	Full sun	16m	7m	Columnar form; adaptable to a wide range of soil conditions – Zone 3

NOTES:

1.) Replacement tree numbers were derived as follows:
   a. Tree #1 – 18cm DBH 1 replacement tree

2.) One (1) replacement tree and its approximate proposed location is marked with the symbol Rx on the proposed site plan in Appendix D on Page 23 of this report.

Tree Care Recommendations

Cabling

Cabling is a practice which provides physical support for trees with structurally weak limbs, co-dominant stems, any branch or trunk unions with included bark, and tree species generally known to be weak-wooded. An aerial inspection of the tree's structural condition should be performed prior to cable installation, and any dead, diseased, or hazardous wood should be removed. Cabled trees should be inspected annually to assess both the cabling hardware and the tree's structural condition. Cabling recommendations by Welwyn Consulting are made as a part of "due diligence" to alert tree owners to the 'potential' for tree failure and to provide hazard mitigation options based upon observed conditions. Cabling reduces but does not eliminate a tree's hazard or failure potential.

- **There are no trees recommended for cabling on this site at this time.**

Fertilization

Current research conducted through the International Society of Arboriculture (I.S.A.) indicates that preserved trees within close proximity of proposed construction activities should not be fertilized during the 1st year following construction injury. Uptake of nutrients and water in compacted soils can be reduced, and fertilizer salts may actually remove water from a tree's root zone. If and when supplemental fertilization is deemed necessary, products which stimulate root growth should be employed over those that stimulate shoot and foliage growth and be applied at low application rates.

Supplemental fertilization needs should be assessed by a Certified Consulting Arborist upon completion of all on-site construction activities, and any recommendations should be based on site-specific soil nutrient deficiencies determined primarily through soil testing and secondarily by visual analysis of nutrient deficiencies in foliage, twigs, buds, and roots.

Pruning

Pruning is a practice which removes dead, diseased, broken, rubbing, crossing, and hazardous limbs 2.5 cm and larger from trees to create a safer working environment and improve tree health and vigor. Pruning also provides an excellent opportunity for an aerial inspection of the structural integrity of the tree(s). All pruning should be completed prior to any site demolition or construction.

- **There are no trees recommended for pruning on this site at this time.**

Root Pruning

Root pruning is performed to minimize a tree's potential loss of structural stability through root removal and/or injury due to excavation within close proximity of its root zone. While not always feasible for all projects, root pruning should occur in late autumn during tree dormancy and ideally one full growing season prior to any on-site construction or demolition to allow for root regeneration. Root pruning must be performed by a Certified Arborist in accordance with generally recognized standards and principles within the field of Arboriculture. *Dry-Vac or Air-Spade technologies provide two of the least invasive methods for root zone excavation, and should be performed under the supervision of a Certified Arborist.*

General Methodology (other than hydro-vac/air spade)

Under the direction of a Certified Consulting Arborist, and using hand and/or mechanical excavation methods, the soil shall be carefully removed starting approximately 4m perpendicular to the edge of the proposed building foundation area. Digging in a line parallel to the roots rather than across them should minimize cracking of any large roots near the tree's base. The soil shall be removed in layers approximately 1.0m deep to minimize the potential for striking any large roots that may have been close to the soil surface.

- **There are no trees recommended for root pruning on this site at this time.**

Irrigation

An irrigation plan for preserved trees should be designed and implemented with the assistance of a Certified Consulting Arborist. The amount and frequency of irrigation will depend on factors such as soil type, local and seasonal precipitation patterns, duration of droughts, and the amount of construction activity near specific trees.

The top 30cm of soil in a tree's root zone should be kept moist without being saturated. Infrequent deep watering produces trees with deeper roots, while frequent shallow watering produces shallow-rooted trees. *When combined with soil aeration improvement techniques such as vertical mulching, drill holes, and radial trenching, an adequate but not excessive supply of moisture to a tree's root zone can be an effective and efficient way to help alleviate construction injury.*

Preserved trees should be monitored at regular intervals by a Certified Consulting Arborist for signs of drought stress or excess irrigation.

- **An irrigation plan will be developed upon determination of tree injury levels after completion of any required root pruning.**

Horizontal Mulching

It may be determined by the Certified Consulting Arborist that trees within close proximity of construction activities will require a layer of composted wood chip mulch applied to the root zones inside the TPZ hoarding. Decomposed wood mulch 5–10cm (2-4 inches) deep applied to a tree's root zone should help to retain soil moisture, regulate soil temperature, and provide a natural organic source of nutrients in their elemental form over time. Piling of mulch against the tree stem shall be avoided. Fresh wood chip mulch shall be applied to a depth of 10-15cm beneath steel plates or plywood on vehicle and equipment traffic areas within close proximity to the TPZ to distribute weight on the soil and help reduce potential root zone soil compaction.

- **There are no specific mulching requirements at this time.**

Root Zone Aeration Improvements

Aeration improvement techniques such as drill holes, vertical mulching, soil fracturing, and radial trenching have the ability to reduce various degrees of soil compaction by increasing the amount of soil macro and micropores. Any form of root zone aeration improvement should be performed post-construction and under the supervision of a Certified Consulting Arborist to help remediate soil compaction caused by construction activity near preserved trees.

- **There are no root zone aeration improvements required on this site at this time.**

Transplanting

Transplanting of larger caliper trees, through either hand digging or tree spade, allows for relocation and retention of desirable trees that might have otherwise been removed due to conflict with the proposed property construction design. Trees should be tree-spaded out by a reputable operator, and are best transplanted during dormancy in late autumn. No construction activity should take place near re-located trees either before or after transplantation.

Any transplanted trees should be fertilized using a complete fertilizer with a preferred nitrogen/phosphorus/potassium ratio of 1-2-2, with the Nitrogen component in slow release form. A 10cm layer of composted wood mulch should be applied to the root zone, and the tree should receive regular irrigation for a period of at least one year. The tree may also require staking for a period of 1 year to provide stability while it re-establishes its root system.

- **There are no trees recommended for transplanting on this site at this time.**

Tree Preservation Plan

The following Tree Preservation Plan shall be implemented prior to any on-site construction activity.

Hoarding

Hoarding is used to define the **Tree Protection Zone** (TPZ), which protects a tree's root zone, trunk, and branches from injury during both construction and landscaping phases of the project. Hoarding must be installed prior to any construction activity, and remain intact until construction and landscaping is completed. The TPZ must **NOT** be used for the temporary storage of building materials, storage or washing of equipment, or the dumping of construction debris, excess fill, or topsoil.

As required by the Town of Oakville, hoarding shall be constructed of 4x8 plywood or waferboard sheets using 2x4 top and bottom rail construction with supports and braces. A TPZ may be constructed of orange safety fencing using 2x4 top and bottom rail construction and supports & braces (T-bars not permitted) when protecting street trees where site line obstruction is a concern. TPZ signage shall be posted in visible locations on the TPZ hoarding. The architect of record for the project shall update the most current site plan/grading plan to include all existing trees properly plotted and numbered, with tree canopy diameters and TPZ hoarding locations clearly indicated and to scale.

NOTE: A tree's root system extends 2-3 times beyond the edge of the canopy/dripline. As Tree Protection Zone (TPZ) hoarding protects only that portion of the root system governed by municipal regulations, most trees on urban residential properties may sustain a degree of injury (including but not limited to root severance, soil compaction and disturbance) during proposed construction activities.

Hoarding Installation

A diagram of the proposed hoarding plan for this site can be found in Appendix D on Page 23 of this report. The recommended radial distances from the trunk for installation of TPZ hoarding are listed in Appendix A starting on Page 20 of this report, and the hoarding shall be installed using the following guidelines:

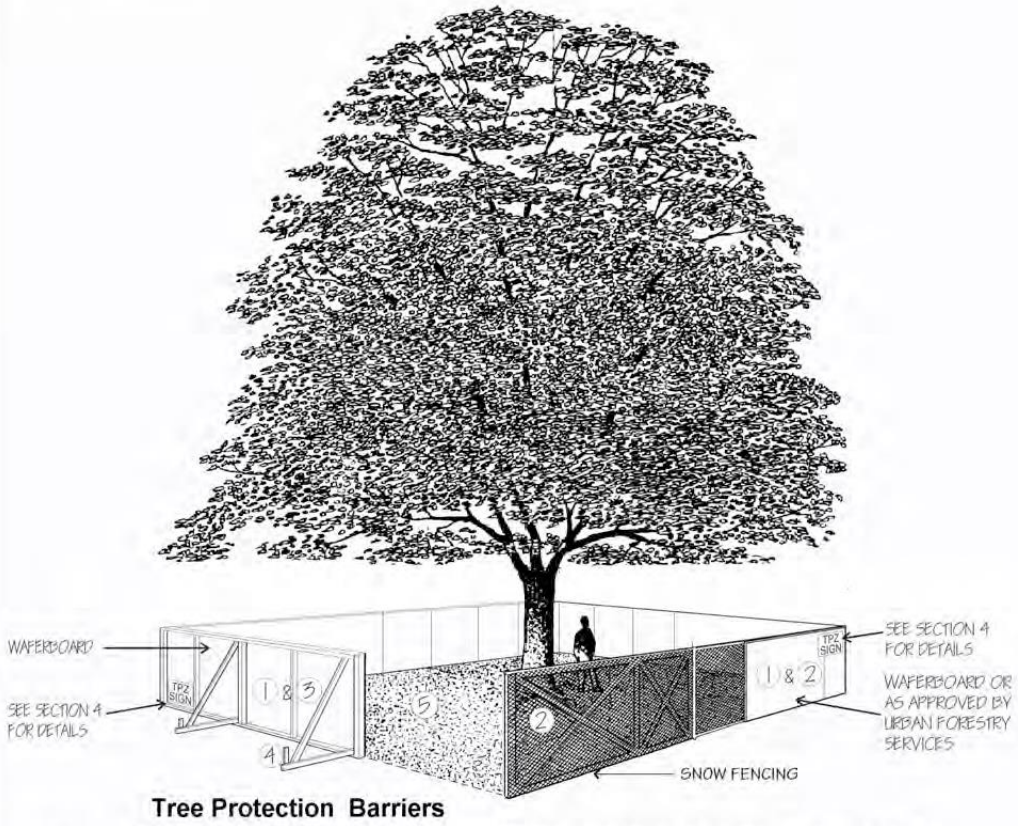
1) All TPZ hoarding shall be placed at the recommended radial distance from the base of all trees to be protected, or up to all existing and/or proposed hard surfaces to allow for construction.
2) Any large numbers of trees that can be grouped together in a closed box or continuous line system for protection shall have their TPZ hoarding placed at the recommended radial distance from the base of all of the largest peripheral trees of the system, or up to all existing and/or proposed hard surfaces to allow for construction.
3) Encroachment within a tree's TPZ will require a special permit from the Town of Oakville and/or on-site supervision by a Certified Consulting Arborist during any proposed excavation activities for root pruning and assessment.

Town of Oakville TPZ Hoarding Specifications

The diagram below provides the Town of Oakville's standards for Tree Protection Zone (T.P.Z) hoarding.

SCHEDULE 1
TREE PROTECTION BARRIER

OAKVILLE



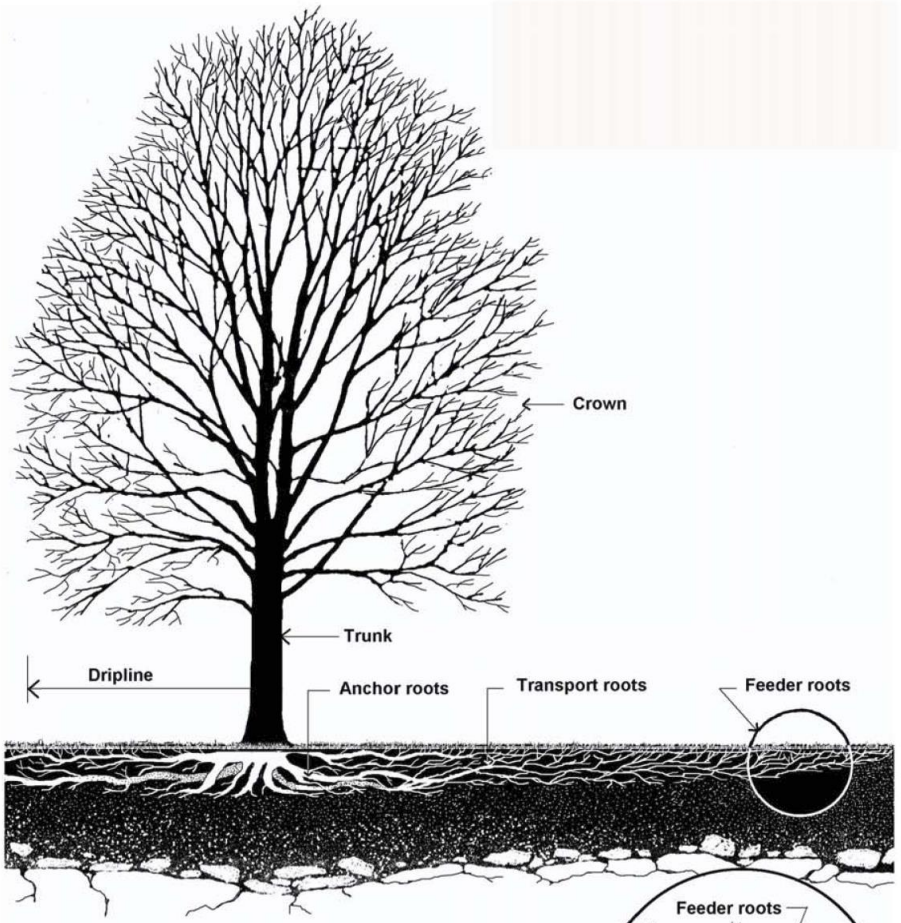
Tree Protection Barriers

PLYWOOD

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.

Optimal Tree Crown and Root Structure – Town of Oakville

DETAIL TP-1



A minimum of 1.5 M of well drained soil depth is required for the growth of a tree to maturity. A tree's root system grows mainly within the top 60 cm. of the surface and extends outward 2 to 3 times the dripline dimension. The root system of a tree has three main parts : The large "anchor roots" providing structural support ; a framework of "transport roots" ; and a complex network of "feeder roots" that grow outward and upward from the transport roots. These non-woody roots branch out to form fans of thousands of slender roots with fine root hairs. These tiny roots provide the major portion of the absorption surface of a tree's root system.

Note:
Graphic and technical information supplied by the City of Toronto, Urban Forestry Services

Name: **The Crown and Root Structure of a Tree in an Optimum Growing Environment**

Date: **November 2016**

Scale: **N.T.S.**

File No: -

OAKVILLE

S:\DEPARTME\PARKS\FOR&CMTY\Tree Protection Details\THE CROWN AND ROOT STRUCTURE.CDR

Tree Preservation Plan Summary

I.) Pre-Construction Phase

- It is recommended that an on-site meeting take place with the project Certified Consulting Arborist, a representative from the Town of Oakville's Urban Forestry Department, the property owner(s), and any Architects, Engineers, and contractors involved with the project to discuss the Tree Preservation Plan.
- Complete all Tree Care Recommendations, including pruning and any required tree removals.
- Install Tree Protection Zone (TPZ) hoarding as required.
- Where required, apply composted wood mulch to tree root zones within the TPZ hoarding, and apply fresh wood mulch over steel plates and/or plywood to any high-traffic areas immediately adjacent to the TPZ hoarding to help reduce soil compaction.
- If permitted by the Town of Oakville, root-prune any preserved trees adjacent to excavation areas prior to construction under the supervision of a Certified Consulting Arborist.
- Establish an irrigation plan with the assistance of a Certified Consulting Arborist.

II.) Construction Phase

- Maintain and respect TPZ hoarding throughout the construction phase. Do not store or dump materials in this area.
- Continue irrigation plan as directed by a Certified Consulting Arborist.
- If permitted by the Town of Oakville, prune any roots exposed during excavation under the supervision of a Certified Consulting Arborist.
- On-going monitoring by a Certified Consulting Arborist to evaluate construction injury/stress and make recommendations.

III.) Post-Construction Phase

- Remove hoarding only after permission from the Town of Oakville.
- Continue irrigation program as directed by a Certified Consulting Arborist.
- Supplemental fertilizer needs assessment by a Certified Consulting Arborist.
- Post-construction monitoring of all trees by a Certified Consulting Arborist.

NOTE:
Post-Construction Monitoring

Construction injury may take several years to become apparent. All preserved trees should be inspected by a Certified Consulting Arborist on a semi-annual basis for a period of up to 2 years to pro-actively address any tree health related issues as they occur.

ASSUMPTIONS AND LIMITING CONDITIONS

Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, by-laws, or other governmental regulations.

Care has been taken to obtain all information from reliable sources, and all data has been verified insofar as possible. The consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.

The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.

Loss or alteration of any part of this report invalidates the entire report.

Possession of this report or a copy thereof does not imply right of publication or use for any purpose by anyone other than the person to whom it is addressed without the prior expressed written or verbal consent of the consultant/appraiser.

Neither all nor any part of the contents of this report, nor any copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media without the prior expressed written or verbal consent of the consultant/appraiser particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society, institute, or any initialed designation conferred upon the consultant/appraiser as stated in his/her qualification.

This report and the values expressed herein represent the opinion of the consultant/appraiser, and the consultant/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as either engineering or architectural reports or surveys.

Unless expressed otherwise: 1) Information contained in this report covers only those items that were examined and reflections the condition of those items at the time of inspection, and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.

CERTIFICATE OF PERFORMANCE

I, Tom Bradley, certify that:

- I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of any evaluation or appraisal is stated in the attached report and the Limits of Assignment.

- I have no current or prospective interest in the vegetation of the property that is the subject of this report, and have no personal interest or bias with respect to the parties involved.

- The analysis, opinions and conclusions stated herein are my own, and are based on current scientific procedures and facts.

- My compensation is not contingent upon the reporting of a pre-determined conclusion that favours the cause of the client or any other party, or upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

- My analysis, opinions and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices.

- No one provided significant professional assistance to the consultant, except as indicated within the report.

I further certify that I am a Registered Consulting Arborist through the *American Society of Consulting Arborists (A.S.C.A)* and both a Certified Arborist and Certified Tree Risk Assessor with the *International Society of Arboriculture (I.S.A).* I have been involved in the fields of Arboriculture and Horticulture in a full-time capacity for a period of more than 20 years.

Signed: _____

Date: February 6, 2025

Appendix A: Tree Survey – 260 Robinson Street, Oakville

*** denotes estimated DBH due to restricted site access/private property**

I.D #	Owner	Tree Species Common Name	Tree Species Botanical Name	DBH (cm)	Height (m)	Canopy (m)	Tree Health	Structural Condition	Comments	Minimum TPZ unless otherwise noted
1	**Town of Oakville**	Saucer Magnolia	*Magnolia xsoulangiana*	5, 6, 6, 6, 6, 7, 7, 8 **(18)**	5	4	Good	Fair	Small-caliper deadwood in canopy; multi-stem form; large aspect ratio co-dominant stems with included bark unions at tree base; branch canopy above 1.4m	**Remove: Proposed site plan in conflict with the tree**
2	Subject Site	Dwarf Alberta Spruce	*Picea glauca 'Conica'*	2	1	0.5	Good	Good	Small-caliper deadwood in canopy; below 15cm DBH – no permit or replacement trees required	**Remove: Proposed site plan in conflict with the tree**
3	Subject Site	Dwarf Alberta Spruce	*Picea glauca 'Conica'*	4	1.8	1	Good	Good	Small-caliper deadwood in canopy; below 15cm DBH – no permit or replacement trees required	**Remove: Proposed site plan in conflict with the tree**
4	Subject Site	Dwarf Alberta Spruce	*Picea glauca 'Conica'*	4	1.8	1	Good	Good	Small-caliper deadwood in canopy; below 15cm DBH – no permit or replacement trees required	**Remove: Proposed site plan in conflict with the tree**
5	Neighbour	Manitoba Maple	*Acer negundo*	55*	18	16	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 4m from tree base; branch canopy above union	Preserve: TPZ = 3.6m

Tree Protection Zone Standards – Town of Oakville 2025

Trunk Diameter (DBH)	Tree Protection Zone (distance from trunk)
<10cm	1.8m
10-30cm	2.4m
31-50cm	3.0m
51-60cm	3.6m
61-70cm	4.2m
71-80cm	4.8m
81-90cm	5.4m
91-100cm	6.0m
100cm or greater	Add 10cm to TPZ for every cm of DBH

Appendix C: Tree Valuation Appraisals – Trunk Formula Method

TREE APPRAISAL
Trunk Formula
Method

Tree Number:	One (1)
Address:	260 Robinson Street, Oakville
Owner:	Town of Oakville
Date of Appraisal:	February 3, 2025
Appraiser:	Tom Bradley
Certification Number:	R.C.A. #492 (A.S.C.A.)

Field Observations (based on *Guide for Plant Appraisal, 9th Edition*)

1	Species:	Saucer Magnolia			*Magnolia xsoulangiana*
2	Condition:		81	%	
3	DBH:		18	cm	
4	Location:		60	%	

Regional Plant Appraisal Committee Information - *Guide for Plant Appraisal, 9th Edition*

5	Species Rating:	69	%
6	Replacement Plant Size:	9	cm
6b	Trunk Area:	63.585	cm^2
7	Replacement Plant Cost:	$185.00	
8	Installation Cost: (1.5x Plant Cost)	$277.50	
9	Installed Tree Cost:	$462.50	
10	Unit Tree Cost:	$7.27	

Calculations by Appraiser Using Field and /or Regional Information

11	Appraised Trunk Area (using Table 4.6) :	254	cm^2
12	Appraised Tree Trunk Increase (#11 - #6b):	190	cm^2
13	Basic Tree Cost (#12 x #10 + #9) :	$1,847.53	
14	Appraised Value (#13 x #5 x #2 x #4) :	$621.46	
15	Appraised Value > $5000.00 is rounded to the nearest $100.		
16	Appraised Value < $5000.00 is rounded to the nearest $10.		

APPRAISED VALUE: $620

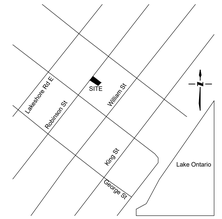
Appendix D: Site Photos – 260 Robinson Street, Oakville

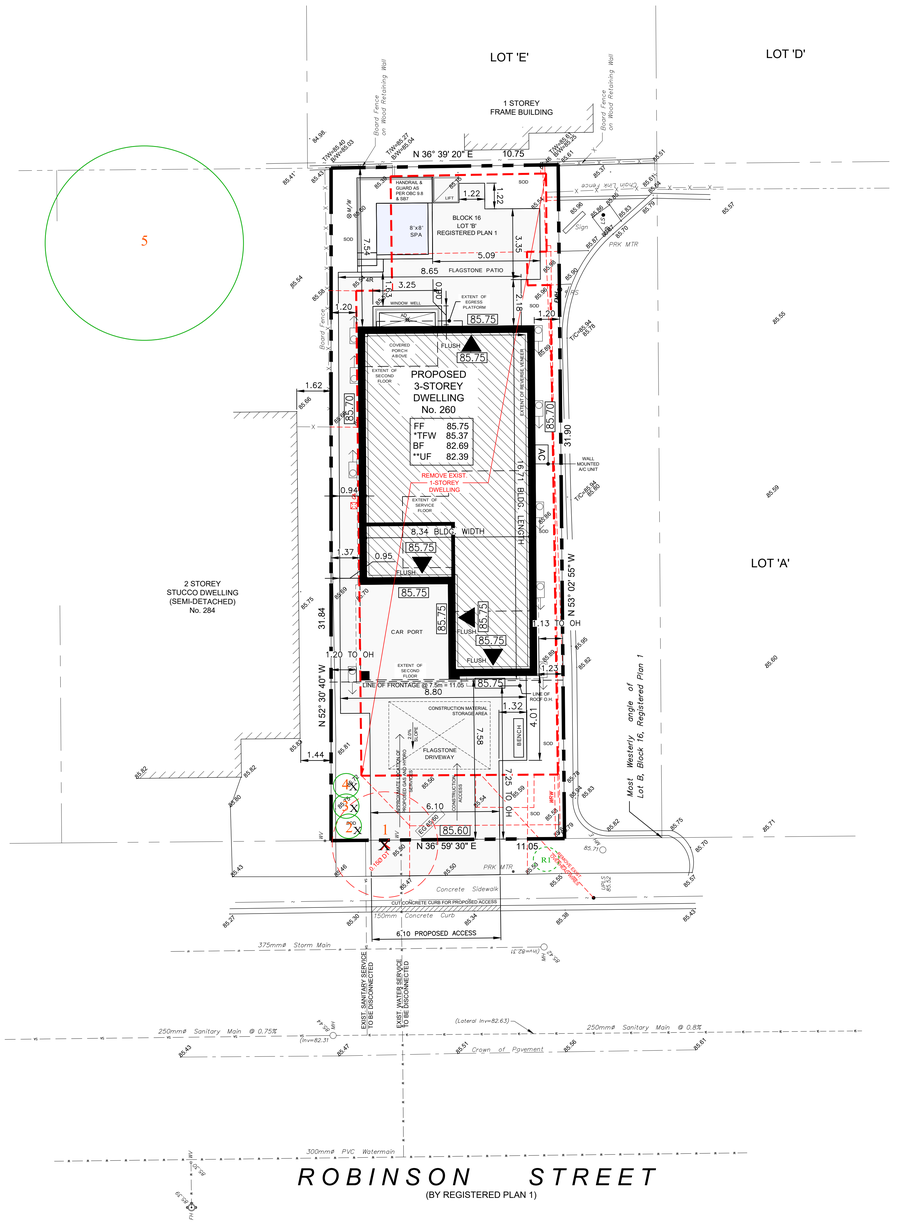
Photo #3 (Tree #1 – 18cm DBH Town-owned tree proposed for removal)

APPENDIX D: Proposed site plan - 260 Robinson St., Oakville

Legend:

Proposed replacement tree - Town lands (R1)

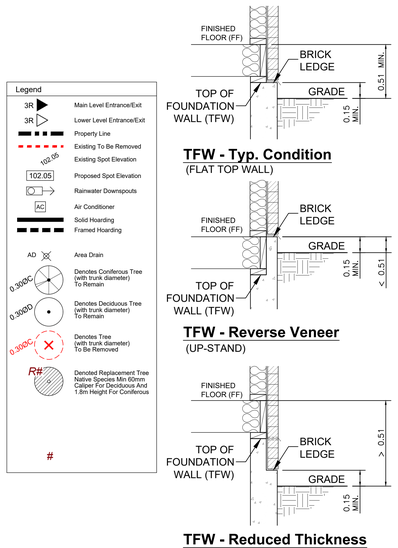




Regional Approval

Legend

- 3R — Main Level Entrance/Exit
- 3R — Lower Level Entrance/Exit
- Property Line
- Existing To Be Removed
- 102.05 — Existing Spot Elevation
- 102.05 — Proposed Spot Elevation
- Rainwater Downspouts
- AC — Air Conditioner
- Solid Hoarding
- Framed Hoarding
- AD — Area Drain
- 0.300ø — Denotes Coniferous Tree (with trunk diameter) To Remain
- 0.300ø — Denotes Deciduous Tree (with trunk diameter) To Remain
- 0.300ø — Denotes Tree (with trunk diameter) To Be Removed
- R# — Denoted Replacement Tree Native Species Min 60mm Caliper For Deciduous And 1.8m Height For Coniferous
- #



no.	date	revision / comment
1	Jan 30/25	Issued To Owner For Zoning Approvals

Project:

[redacted]

260 Robinson Street

Part Of Lot B, Block 16
Registered Plan 1
Town of Oakville,
Regional Municipality of Halton

Drawing:

Site Plan

Scale: 1:100
Date: Jan 2025
Dwn by: TK / SE
Proj. no.: 24 - 2118

SP

David Small Designs
Architecture + Interior Design

[redacted]

COA Rationale Statement – Why It Is Not Possible To Comply
260 Robinson Street, Oakville
Owner: [redacted]

We are submitting this application to request relief from specific provisions of the Zoning By-law in order to facilitate the construction of a new three-storey single-family dwelling at 260 Robinson Street. [redacted]

We are requesting the following variances:

By-law Standard	Proposed	Required
Window Well Width (Rear Yard)	3.25 m	1.8 m
Window Well Encroachment (Rear Yard)	0.93 m	0.6 m
Driveway Width	8.15 m	6.0 m
Building Height	12.95 m	12.0 m
Lot Coverage	138.89 m^2 (39.99%)	121.56 m^2 (35%)
Side Yard Setback	1.8 m	1.2 m

Planning Justification and Design Intent

Window Wells

The enlarged window wells are proposed to maximize natural light and egress from the basement level, which will include essential living and support spaces. These wells do not impact usable rear yard amenity space and remain a minor and functional encroachment that contributes to the comfort and accessibility of the home.

Driveway Width

The increased driveway width is necessary to accommodate a wheelchair accessible vehicle and facilitate the frequent arrival and departure of support staff and caregivers. The design includes appropriate landscape integration, minimizing visual or environmental impact while ensuring function and safety.

Height

The proposed height of 12.95 m exceeds the by-law by less than 1 meter. This is primarily due to the mechanical room located on the rooftop, which is essential for servicing a home with multiple living levels and accessibility features. The height required by the elevator cab accessing the highest floor and the Mechanical equipment are the primary reasons for this additional height. The overall height

remains consistent with or lower than the surrounding multi-unit and townhouse developments along Robinson Street, making it contextually appropriate.

Lot Coverage

While the proposed coverage slightly exceeds the by-law, it remains well below the coverage of the existing building currently on site (in fact almost ½ the size) and is comparable to other homes and multi-unit buildings on Robinson Street. The layout ensures balanced massing, generous landscaping, and appropriate setbacks. It is important to note that the additional coverage supports the inclusion of a carport rather than an enclosed garage—improving accessibility and functionality for the occupants.

Side Yard Setback

The proposed side yard setback of 1.8 m exceeds the required 1.2 m. Once again, the proposed dwelling side yards are equal to and better than those that currently exist. The neighbouring property to the right is a public Green 'P' parking lot. Note: if an enclosed garage had been proposed instead of a carport, the 1.2 m left side yard would have been compliant. We opted for a carport to reduce building mass and improve accessibility. This design decision supports a more open and accessible site while maintaining appropriate setbacks.

Conclusion

This proposal supports a thoughtfully considered, functional, and context-sensitive design that responds to the unique medical and familial needs of the [redacted] family. The requested variances are **minor in nature**, **appropriate for the neighbourhood**, and **maintain the intent and purpose of the zoning by-law**. We are confident the design represents good planning and respectfully request approval of the application.