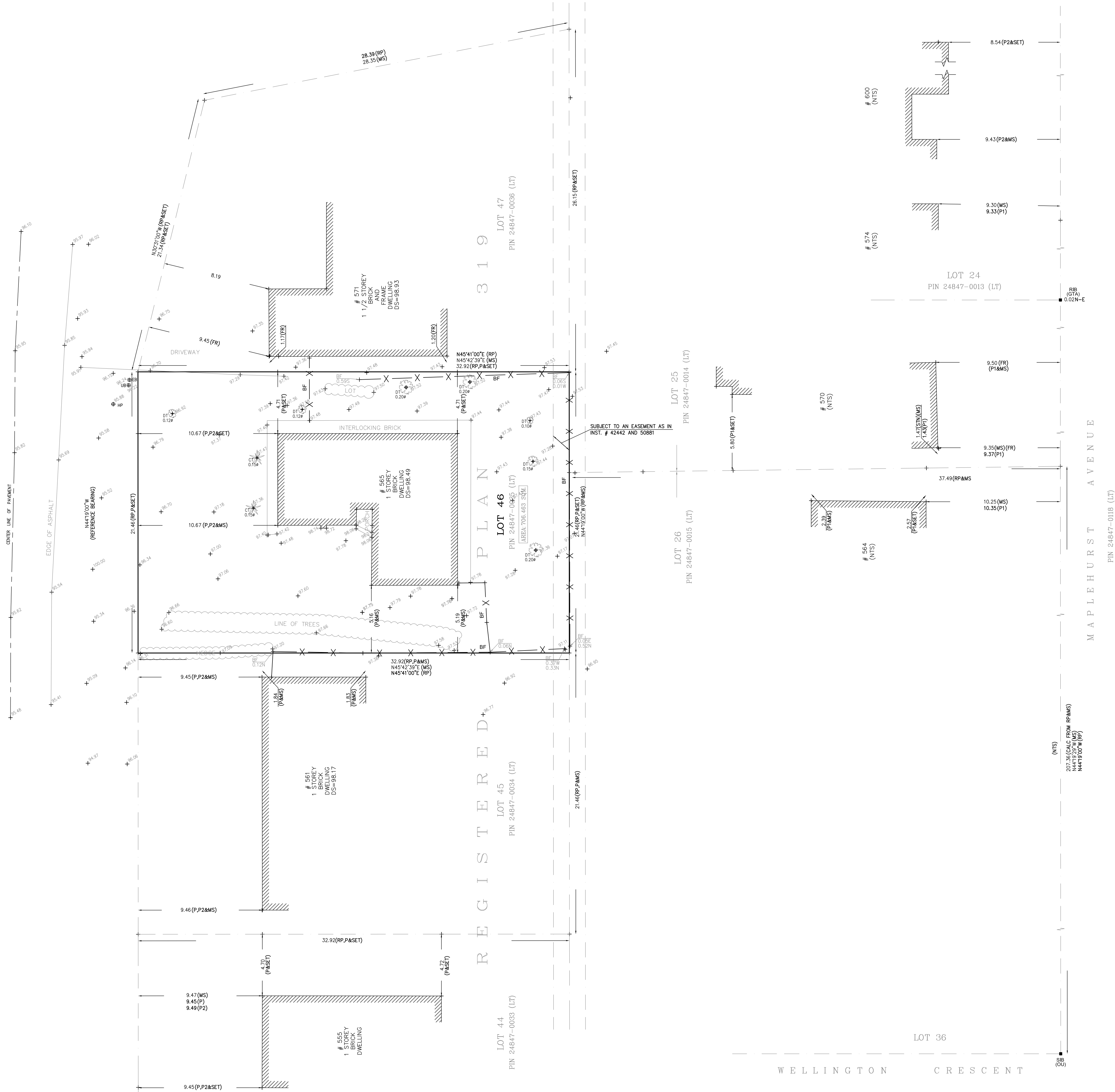


WEIR AVENUE  
(BY REGISTERED PLAN 619)  
PIN 24847-0119 (LT)



SURVEYOR'S REAL PROPERTY REPORT OF  
PART 1:  
PLAN OF LOT 46  
REGISTERED PLAN 619  
TOWN OF OAKVILLE  
(REGIONAL MUNICIPALITY OF HALTON)

SCALE 1:150  
A. AZIZ SURVEYORS INC., O.L.S.  
METRIC: DISTANCES SHOWN HEREON ARE IN METRES AND  
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

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PART WITHOUT THE EXPRESS PERMISSION OF A. AZIZ SURVEYORS INC. O.L.S.  
IS STRICTLY PROHIBITED.

PART 2:  
REPORT  
• THIS REPORT WAS PREPARED FOR MOHAMADREZA ZIAL AND THE UNDERSIGNED  
ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.

BOUNDARIES  
• LOT 46, REGISTERED PLAN 619.

TITLE SEARCH INDICATES  
• SUBJECT TO AN EASEMENT AS IN INST. # 42442 AND 50881.

ZONING  
• NO INVESTIGATION WITH RESPECT TO MUNICIPAL ZONING BY LAW HAS BEEN MADE  
FOR THE SUBJECT PROPERTY (PROPERTIES).

FENCES  
• PLEASE NOTE THE POSITION OF THE FENCES IN RELATION TO THE SOUTHERLY,  
NORTHERLY, EASTERLY & WESTERLY BOUNDARIES; THEY ARE LOCATED OVER THE  
SUBJECT BOUNDARIES TO THE EXTENT SHOWN ON THE PLAN.

BEARING NOTE  
• BEARING ARE ASTRONOMIC AND ARE REFERRED TO THE NORTH EASTERLY LIMIT  
OF WEIR AVENUE HAVING A BEARING OF N44°19'00\"W AS SHOWN ON  
REGISTERED PLAN 619.

GEODETIC:  
• ELEVATIONS SHOWN GEODETIC DRIVEN FROM TOWN OF OAKVILLE  
BENCH MARK #001192202421, ELEVATION 81.84M.

LEGEND:  
■ DENOTES SURVEY MONUMENT FOUND  
SE = STANDARD IRON BAR  
N.E.S.W. = NORTH, EAST, SOUTH, WEST  
BF = BOARD FENCE  
RP = REGISTERED PLAN 619  
P1 = SURVEY BY H.D. SENELL  
P2 = O.L.S. DATED AUGUST 22, 1956  
GTA = SURVEY BY J.H. DELBOUM SURVEYING  
LTD., O.L.S. DATED JANUARY 9, 2020  
NTS = SURVEYING INC., O.L.S.  
NOT TO SCALE

IB = CALC  
OU = ORIGIN UNKNOWN  
MS = MEASURED  
@DT = DECIDUOUS TREE  
\*CT = CONIFEROUS TREE  
@CT = DECIDUOUS TREE TRUNK  
@CT = CONIFEROUS TREE TRUNK  
EB = ELECTRICAL BOX  
UB = UTILITY BOX  
HP = HYDRO POLE  
LOT = LINE OF TREES  
FR = FRAME  
STN = STONE  
DS = DOOR SILL

SURVEYOR'S CERTIFICATE  
I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE  
WITH THE SURVEYORS ACT AND THE  
REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE 14th DAY OF FEBRUARY, 2022

DATE: FEBRUARY 22, 2022

A. ABDEL SHAHID  
ONTARIO LAND SURVEYOR

A. AZIZ SURVEYORS INC  
ONTARIO LAND SURVEYORS  
120 NEWKIRK ROAD #31, RICHMOND HILL, ONT. L4C-9S7  
Tel. (905) 237-8224 Fax: (416) 477-5465  
Website: M-Azizsurveyors.ca  
E-Mail: aziz@m-azizsurveyors.ca

PROJECT NUMBER 22-030 PROJECT 565 WEIR AVENUE (SR-PR)  
DRAWN BY JVD CHECKED BY A.A.

WEIR AVENUE

(BY REGISTERED PLAN 619)  
PIN 24847-0119 (LT)

CENTER LINE OF PAVEMENT

EDGE OF ASPHALT

N44°19'00"W  
(REFERENCE BEARING)

96.30  
EST. GRADE

96.37

96.57

97.25

97.75

98.15

98.57

98.97

99.37

99.77

100.17

100.57

100.97

101.37

101.77

102.17

102.57

102.97

103.37

103.77

104.17

104.57

104.97

105.37

105.77

106.17

106.57

106.97

107.37

107.77

108.17

108.57

108.97

109.37

109.77

110.17

110.57

110.97

111.37

111.77

112.17

# 561  
1 STOREY  
BRICK  
DWELLING  
DS=98.17

# 571  
1 1/2 STOREY  
BRICK  
AND  
FRAME  
DWELLING  
DS=98.93

3 1 9

LOT 47  
PIN 24847-0036 (LT)

LOT 25  
PIN 24847-0014 (LT)

LOT 26  
PIN 24847-0015 (LT)

Zoning Data Matrix	Proposed	Main Floor Area (Excluding Garage & voids)	1878.22 sqft
Lot Area	7604.3 sqft 706.46 sqm	Second Floor Area (Excluding voids)	2158.16 sqft
Coverage (Including Porch)	2358.33 sqft 31.01%	Gross Floor Area (Excluding Garage & voids)	4036.38 sqft
		Basement Area	1744.63 sqft

SOFT LANDSCAPE HARD LANDSCAPE DRIVE WAY

ISSUED FOR

PERMIT

2022-05-09

COA

2022-09-23

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DRAWING TITLE: SITE PLAN

SCALE: 3/32"=1'

PAPER SIZE: 18"x24"

ARCHITECTURAL DESIGN

HIRMAN ARCHITECTS INC.  
46 MCCALLUM DRIVE  
RICHMOND HILL, ON, L4C 7S8  
Tel: (647) 401-3922

PROJECT:

565 WEIR AVENUE, OAKVILLE

A0

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DRAWING TITLE:

MAIN (WEST) ELEVATION

SCALE: 3/16"=1'

PAPER SIZE: 18"x24"

## ARCHITECTURAL DESIGN

HIRMAN ARCHITECTS INC.  
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RICHMOND HILL, ON., L4C 7S8  
Tel: (647) 401-3922

PROJECT:

**565 WEIR AVENUE, OAKVILLE**

A5



ISSUED FOR

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DRAWING TITLE:  
REAR (EAST) ELEVATION

SCALE: 3/16"=1'

PAPER SIZE: 18"x24"

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DRAWING TITLE:

SIDE (NORTH) ELEVATION

SCALE: 3/16"=1'

PAPER SIZE: 18"x24"

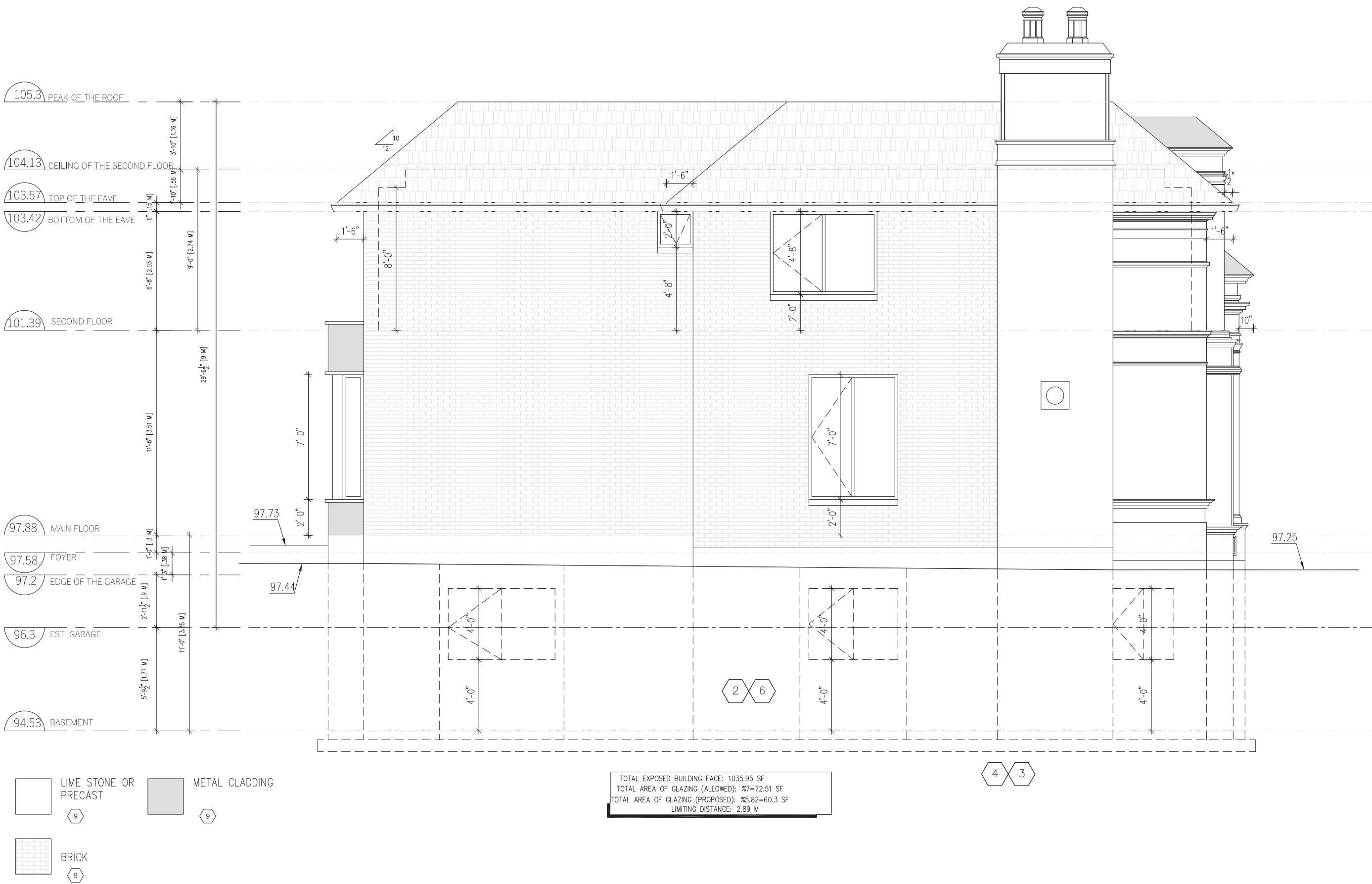
ARCHITECTURAL DESIGN

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RICHMOND HILL, ON., L4C 7S8  
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PROJECT:

565 WEIR AVENUE, OAKVILLE

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DRAWING TITLE:

SIDE (SOUTH) ELEVATION

SCALE: 3/16"=1'

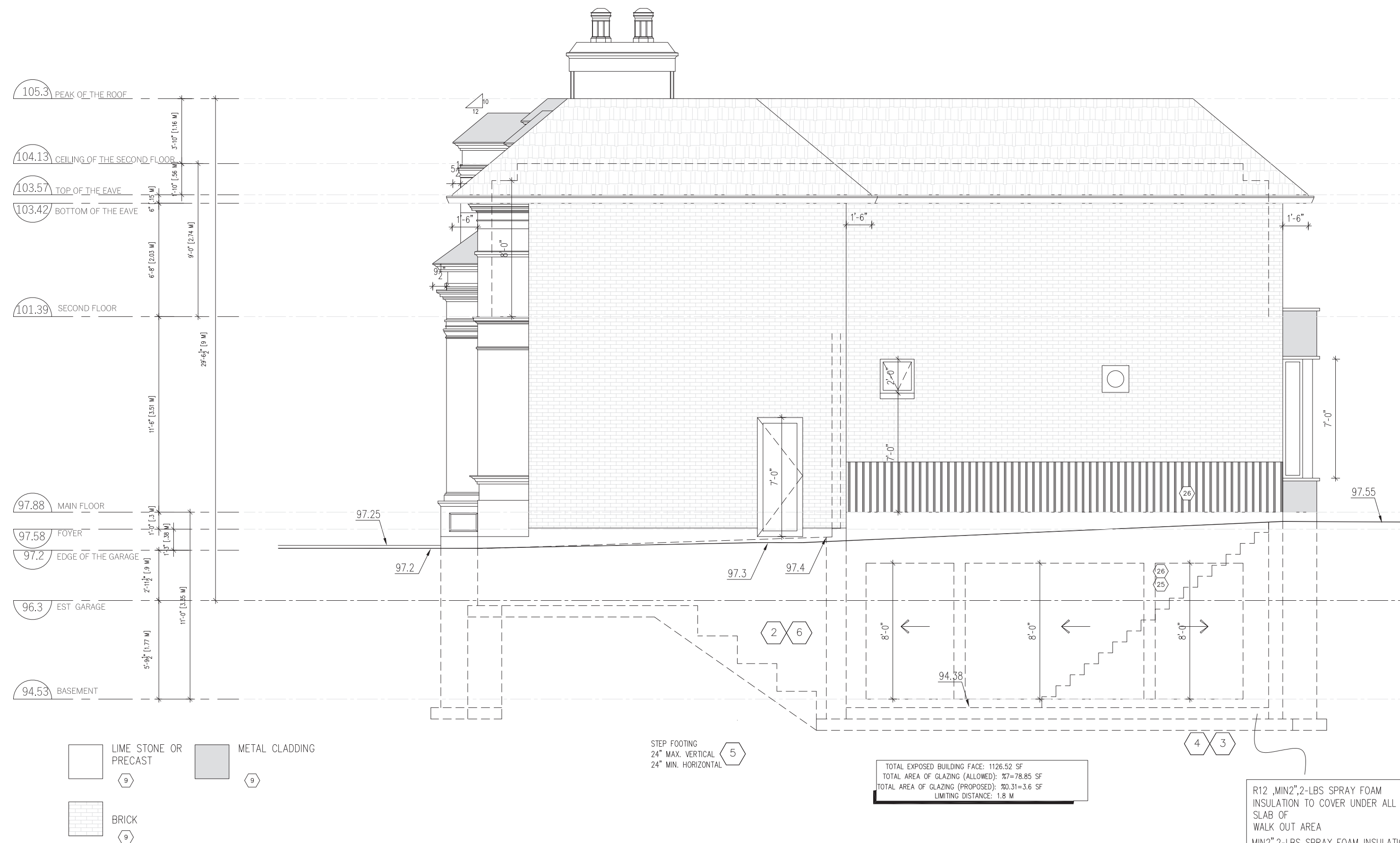
PAPER SIZE: 18"x24"

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46 MCCALLUM DRIVE  
RICHMOND HILL, ON., L4C 7S8  
Tel: (647) 401-3922

PROJECT:

**565 WEIR AVENUE, OAKVILLE**







**P & A Urban Forestry Consulting Ltd.**

Specializing in Tree Assessment

Cell 416 399-4490 Email: [peter@paurbanforestryconsulting.com](mailto:peter@paurbanforestryconsulting.com) Web:  
paurbanforestryconsulting.com

Report #1466a

**Prepared For:**

**Hamid Smith**

**RE: 565 Weir Avenue**

Oakville, L6L 4X3

June 8, 2022

**Prepared By: Peter Wynnyczuk**

Certified Hazard Risk Assessor, ISA

Utility Arborist #400113535 under MTCU

Province of Ontario Butternut Health Assessor #591

ISA Certified Arborist ON-2067A



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Report #1466a

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(Separate PDF Plan)	

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Report #1466a

## Introduction

P & A Urban Forestry Consulting Ltd. was contacted by Mr. Mani Yeganegi, on behalf of the owner, Mr. Smith to identify, note condition of trees, and impacts related to the proposed house demolition, new house and pool/amenity area.

This Report is based on the information provided by;

- 1) Site Plan Full set, Hirman Architects, dated May 9, 2022

If other relevant information becomes available or there are revisions, it may be necessary to review and update the Arborist Report accordingly.

## Tree Information Collection Process and Review

A site inspection and data collection/photos were carried out on June 6, 2022, using ground visual means to assess the trees both on and adjacent to the site in Winter condition.

Details on the trees are provided in the 565 Weir Avenue Tree Inventory/Action Table 1., below, which is to be read in conjunction with the 565 Weir Avenue Tree Protection and Removal Plan Appendix "A". All the documents/plans have to be read in conjunction with each other.

The condition factors are based on general definitions as noted below.

**Good** – tree exhibits expected growth and tree condition for size.

**Fair**- there may be some structural issues that do not affect integrity of the tree, reduced growth for species, deadwood likely present, mechanical or human influence on tree, i.e., stubs, bark damage, some deadwood present.

**Poor**- Tree is surviving, some issues with tree integrity, significant deadwood, reduced canopy through dieback, insect or disease issues

**Hazardous/Dead**- Tree has obvious structural defects that are of concern to person or property, i.e., large hangars over areas of public or private use or the dead tree exhibited bark loss on trunk and/or no signs of life under the bark or on the twigs.

There was no invasive procedures or excavation related to tree assessment carried out to determine trees integrity or potential root issues, as this was not identified in the scope of the project.

## General observations of the Site

The site is located on the East side of the street and elevated front yard, rear yard is relatively flat.

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Report #1466a

## Tree Protection Bylaw

This Arborist Report/Tree Preservation Plan was prepared to address tree saving requirements of the Town's Tree Protection Policy EN-TRE-001, Tree Protection during construction Procedure, EN-TRE-001-001, and Private Tree Protection By-Law, 2008-156 as amended 2017-038 of the Town of Oakville.

**Tree Protections Zones, TPZ**, are shown on the Tree Protection and Removal Plan Appendix "A", June 8, 2022, with distances for TPZ installation as noted either at the drip line or the minimum distance as noted on the chart below, for the trees that are recommended for retention.

**Planting Plan/Cash in Lieu**, the town requires valuation for trees to be retained using the Guide for Plant Appraisal by the Council of Tree and Landscape Appraisers, 9<sup>th</sup> Edition, valuation process with ISA Ontario Supplement to Guide for Plant Appraisal document to provide the value of the trees to be retained. The final values are potentially presented in the Tree Inventory Action Table 1. The detailed calculations can be presented, upon request by the Town. Cash in lieu \$300.00/tree or current rate.

## Tree Measures Recommendations

### Town trees

There are no trees fronting this site.

### Front Yard

The two (2) foundation area Cedars are undersized for bylaw and to be removed due to construction conflict, no replacement s proposed. Weeping Mulberry to be protected.

### Rear Yard

There are several trees in the rear, to be protected. One (1) previously topped Siberian Elm is proposed for removal due to structure and proximity to both houses. Tree is not appropriate for location.

### Off Site Trees

#564 Maplehurst, rear trees to be protected.

### Tree Valuation:

The town requires valuation for trees to be retained using the Guide for Plant Appraisal by the Council of Tree and Landscape Appraisers, 10<sup>th</sup> Edition, document to provide the value of the trees to be retained. Valuations to be provided for those trees the Town identifies.

Reproduction Method, Trunk Formula Method for tree #1. 60mm replacement cost.

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Report #1466a

**Tree Inventory/Action Table 1. Ddwd – Deadwood NFA – Normal for age**

#	Species	DBH, cm	Canopy Spread	TPZ, metres	Location/notes	Conditio n	Action Related to Site Plan	Value, Town to identify need
1	Weeping Mulberry, Morus Sp.	18	2.5	2.4	Private, opp. NWC house, 4m E. Pole, weeping branching, ddwd	Fair	Install Tree protection	
2	Siberian Elm, Ulmus pumila	28	5	2.4	Private, 3m E. door, 1m S. Fence, previously topped, multi leader, weak crotch	Fair/Poor	Remove, conflict with existing houses, no replacement proposed due to condition/location	
3	Domestic Cherry, Prunus Sp.	15	4	2,4	Rear, 1.5m S. NEC house, 3m W. Fence, low branches, NFA	Good	Install Tree protection	
4	Domestic Apple, Malus Sp.	30	5	2.4	2m N. SEC house, 2m W. fence, low branches, ddwd, NFA	Fair	Install Tree protection	
5	Manitoba Maple, Acer negundo	Est. 45	8	3	Rear, shared, #570 Maplehurst, 1.5m S. NEC house, at Fence, low branches, ddwd, NFA	Fair	Install Tree protection	
A	Red Maple, Acer rubrum	Est. 20	5	2.4	#564 Maplehurst, Rear centred 1m E. fence, low branches, crowded	Fair	Install tree protection	
B	Northern Catalpa, Catalpa speciosa	20	5	2.4	#564 Maplehurst, rear 6m n. Fence, 1m E. Fence, low branches, ddwd, crowded	Fair	Install tree protection	
C	Siberian Elm, Ulmus pumila	Est. 50	5	2.4	#564 Maplehurst, rear, SWC of site, weak crotch, ddwd, hangars	Fair/Poor	Install tree protection	

## Replacement trees

The Town of Oakville replacement tree requirements are as follows;

For trees greater than 15cm DBH, one (1) tree replacement for every 10cm DBH of the tree to be removed.

Deciduous trees for replacement would be 30mm caliper

Coniferous trees for replacement would be 150mm height.

## Trees structurally unsound/poor location to be removed.

Tree #2 is proposed for removal with no compensation as noted below.

Cash in lieu is \$300.00/tree or most recent set rate.



# P & A Urban Forestry Consulting Ltd.

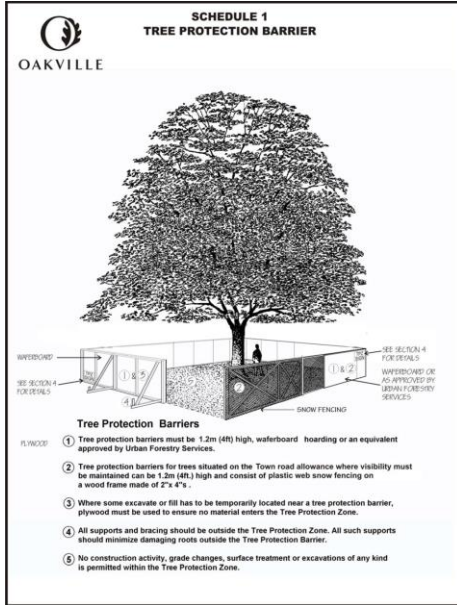
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Report #1466a

## Tree Protection Specifications



### *The Tree Protection Zone*

The Tree Protection Zone (TPZ) is the minimum setback required to maintain the structural integrity of the tree's anchor roots, based on generally accepted arboricultural principles. If trees are protected to the TPZ then the tree's anchor root structure is expected to be maintained.

No unauthorized activities may take place within the TPZ of a tree covered under any municipal permit process or agreement. The following chart shows the TPZ. Some trees and site conditions may require a greater setback at the town's discretion.<sup>1</sup>

<b>Diameter of Trunk (DBH)<sup>2</sup> in centimetres</b>	<b>Tree Protection Zone<sup>3</sup> Distance from trunk measured in metres</b>
<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

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Report #1466a

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

## **2. Tree Protection Barriers - See Schedule 1 above for further information.**

Trees within or adjacent to a construction site must be protected during construction by means of a barrier installed in accordance with the table in section 1 and meet the following specifications:

- a. Tree protection barriers must be erected prior to the commencement of any construction activity that may injure a tree on the site and are to remain in place throughout the entire duration of the project. The applicant shall notify the appropriate town department in writing prior to commencing any such activities to confirm that the tree protection barriers are in place
- b. The tree protection barriers specified herein must remain in a condition satisfactory to the town until all site activities including landscaping are complete
- c. Authorization from the appropriate town department must be obtained prior to the removal of tree protection barriers
- d. If some fill or excavated material must be temporarily located near the tree protection barrier, a wooden barrier must be used to ensure no material enters the TPZ
- e. A sign, provided by the town that is similar to the illustration below will be paid for by the application and mounted on one side of a tree protection barrier for the duration of the project

### **Tree Protection Zone**

No grade change, storage of materials or equipment is permitted within this area.  
This tree protection barrier must not be removed without the written authorization of the Town of Oakville.

Report any contraventions to  
**Contact Name \_\_\_\_\_ Tel No. \_\_\_\_\_**

Unauthorized removal of the tree protection barrier or other contraventions may result in prosecution.

### **Suggested Pre, During, and Post Construction Arboriculture Supervision, if required**

If there are Town or other Agency requirements that affect this report after submission, it is recommended the Arborist Report be reviewed in relation to the changes indicated and adjustments be made and further consultation, report update as needed, be carried out.

### **Preconstruction**

- 1) Pre-construction meeting with the Town Staff and General Contractor to mark out the Tree Protection Zone, TPZ areas and set the parameters for the various contractors who will be on site.
- 2) Installation of TPZ prior to any site activity as per Town Specifications.
- 3) Verification by the Arborist of TPZ installation with notification, if required to the Town by email.

# P & A Urban Forestry Consulting Ltd.

Specializing in Tree Assessment

Cell 416 399-4490 Email: [peter@paurbanforestryconsulting.com](mailto:peter@paurbanforestryconsulting.com) Web:

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- 4) Any approved removals not to affect any trees to be retained.

## During Construction

- 1) Monthly onsite inspection, or more frequently, to verify integrity of TPZ and identification of any issues related to the trees during the construction to completion. Document findings and advise client of any action needed as required to help retain trees.
- 2) Site inspection if required by the Town or the Contractor to address tree issues and make recommendations as issues arise.
- 3) Inspection prior to final completion of work to verify tree conditions and authorize removal of TPZ structures. Report any issues if needed for Town or Contractor as required for follow-up.

## Post construction

- 1) Inspection of retained trees to note any additional work such as pruning, cabling, aeration, mulching, deep root fertilizing or other recommended work.

## Arboricultural Work:

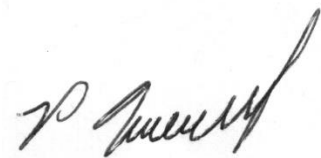
**All pruning/removals should be to Arboricultural specifications and carried out by Arborists, recognized by the Ministry of Training, Colleges and Universities, Ontario College of Trades, or the International Society of Arboriculture.**

**Report Conditions and Limitations:** This report is for the use of the Client and shall not be copied or reproduced either in its entirety or parts thereof, without the consent of P & A Urban Forestry Consulting Ltd.

The information and recommendations noted in this report are based on the information provided at the time the report was written. Any updates or changes in design, require the review of the Arborist Report in relation to the changes presented. There may be revisions to this report to address the site changes, as it relates to the trees identified.

This report is based on information presented, by ground visual assessment and does not represent to be a definitive analysis and evaluation of the trees, or shrubs, partly due to no previous history of the site or knowledge of the changes that have occurred to the site prior to June 2022.

## Prepared By;



**Peter Wynnyczuk**

**Hazard Tree Risk Assessor CTRA # 727, ISA  
Ontario Butternut Health Assessor #591**

**Utility Arborist #400113535 under MTCU  
ISA Certified Arborist ON2067-A**

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The pictures noted below are to provide overview of the trees on site and are to be read in conjunction with the Tree Protection and Removal Plan Appendix "A" June 8, 2022. Additional pictures were taken, but do not form part of this report but are available for future use if needed.



Picture 1. From South East, tree #1, to be protected.



Picture 2. A. From South East undersized foundation area Cedars to be removed, no replacement proposed.



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Picture 3. From East undersized trees to be removed.



Picture 4. From South East tree #2 in between houses, previously topped and multi leader, proposed for removal, no replacement proposed.

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Picture 5. From South undersized shrub to be removed.



Picture 6. From South undersized Cherry tree, proposed for removal, no replacement.



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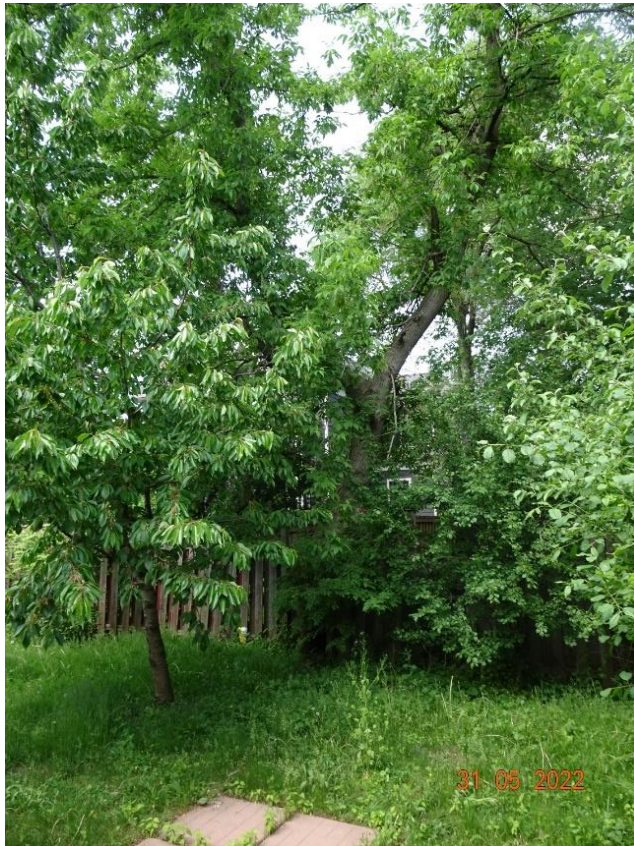
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Picture 7. From West showing tree #3 to be protected.



Picture 8. A. From South West, showing shared tree #5, to be protected. B. From West upper canopy.



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Picture 9. From North tree #4 to be protected.



Picture 10. From North West showing tree 'A' leaves on left, #4 on right and tree 'B' centred. 'A' + 'B' to be protected.



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Picture 11. From West tree at 'C' to  
be protected.

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(Separate PDF Plan)