

SURVEYOR'S REAL PROPERTY REPORT OF
PART 1:
PLAN OF LOT 29
REGISTERED PLAN 544
TOWN OF OAKVILLE
(REGIONAL MUNICIPALITY OF HALTON)

A. AZIZ SURVEYORS INC., O.L.S.

METRIC: DISTANCES SHOWN HEREON ARE IN METRES AND
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REPORT

* THIS REPORT WAS PREPARED FOR ANDRIU OPALKO, AND THE UNDERSIGNED
ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.

BOUNDARIES

* LOT 29, REGISTERED PLAN 544

TITLE SEARCH INDICATES

* NO EASEMENTS OR RIGHT OF WAYS REGISTERED ON TITLE.

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 NORTHERLY
EASTERLY & WESTERLY BOUNDARIES; THEY ARE LOCATED OVER THE
SUBJECT BOUNDARIES TO THE EXTENT SHOWN ON THE PLAN.

BEARING NOTE

* BEARING ARE ASTROMOMIC AND ARE REFERRED TO THE NORTH EASTERLY LIMIT
OF WEYBOURNE ROAD HAVING A BEARING OF N43°40'00"W
AS SHOWN ON REGISTERED PLAN 544.

GEODETIC

* ELEVATIONS SHOWN GEODETIC DRIVEN FROM TOWN OF OAKVILLE
BENCH MARK #001196303478, ELEVATION 85.193M

LEGEND:

■	DENOTES SURVEY MONUMENT FOUND	IB	DENOTES IRON BAR
SB	- SURVEY MONUMENT SET	MH	- MANHOLE
N/E/S/W	- STANDARD IRON BAR	WV	- WATER VALVE
BF	- NORTH, EAST, SOUTH, WEST	HP	- HYDRO POLE
OF	- BOARD FENCE	OU	- ORIGIN UNKNOWN
WF	- WOODSIGHT IRON FENCE	MS	- MEASURED
OF	- OLD FENCE	MS	- MEASURED
RP	- REGISTERED PLAN 544	DT	- DECIDUOUS TREE
P	- SURVEY BY H.D. SEMELL, O.L.S.	CT	- CONIFEROUS TREE
P1	- DATED MAY 18, 1955	OT	- DECIDUOUS TREE TRUNK
1808	- SURVEY BY J.H. GELBLOOM LTD. O.L.S.	DS	- CONIFEROUS TREE TRUNK
	- DATED AUGUST 21, 2018	NTS	- NOT TO SCALE
	- J.H. GELBLOOM SURVEYING LTD O.L.S.	PROD	- PRODUCTION

WEYBOURNE ROAD

(BY REGISTERED PLAN 544)
PIN 24823-0102 (LT)

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE
REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 15th DAY OF FEBRUARY, 2022.

DATE: FEBRUARY 22, 2022

A. ABDEL SHAHID
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2152118



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In accordance with
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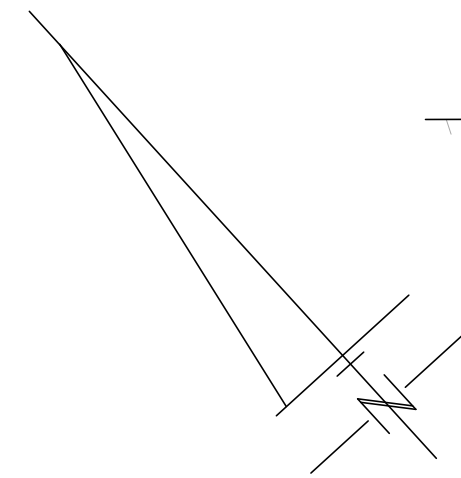
A. AZIZ SURVEYORS INC ONTARIO LAND SURVEYORS 120 NEWKIRK ROAD #31, RICHMOND HILL, ONT. L4C-9S7 Tel. (905) 237-8224 Fax: (416) 477-5465 Website: M-Azizsurveyors.ca E-Mail: aziz@m-azizsurveyors.ca			
PROJECT NUMBER	22-032	PROJECT	189 WEYBOURNE ROAD (SR-PR)
DRAWN BY	RBM	CHECKED BY	A.A

I S T E R E D

LOT 28
PIN 24823-0091(LT)

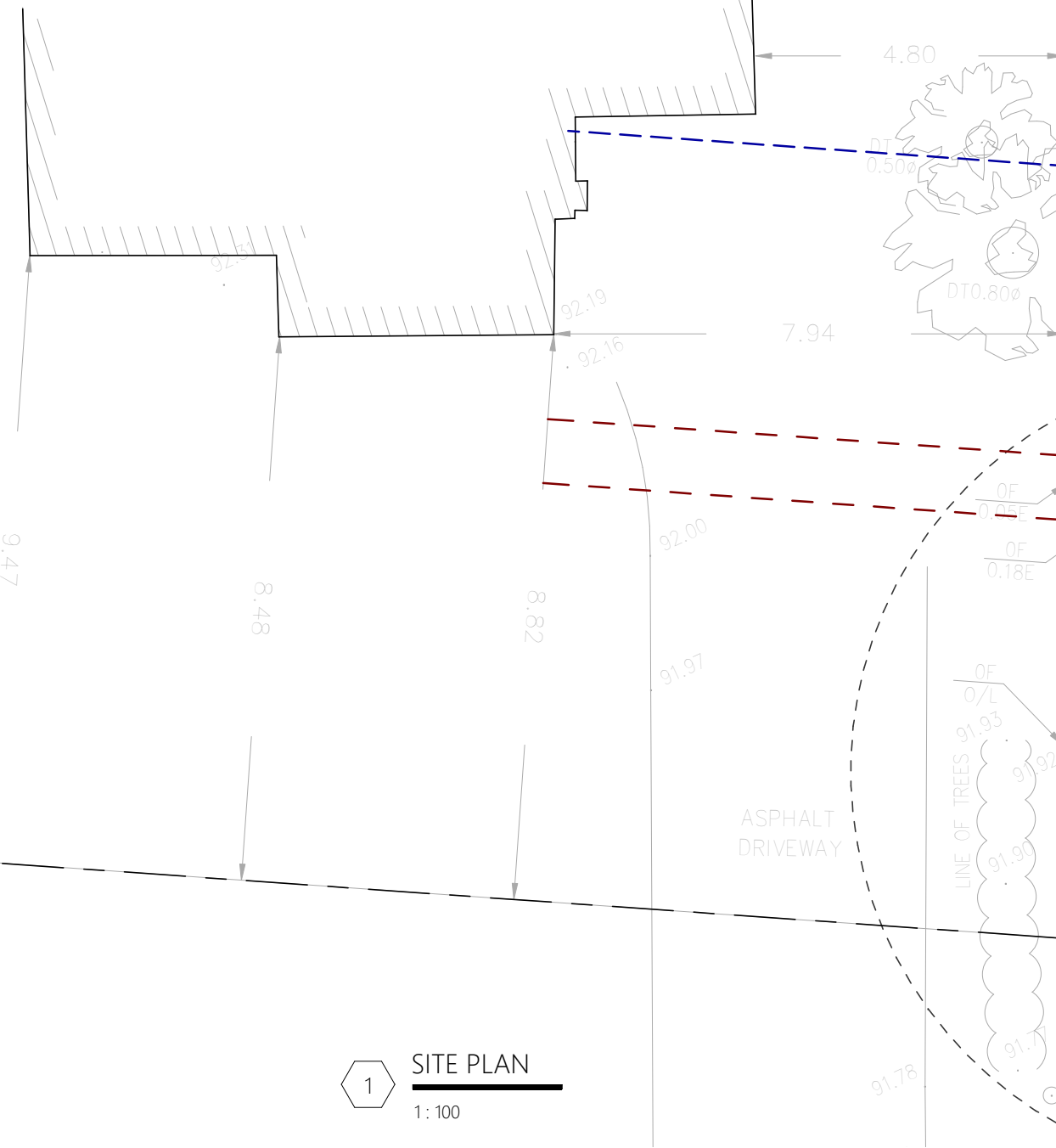
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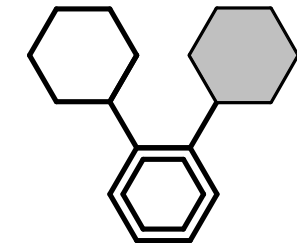


193
1 STOREY
BRICK
DWELLING
DS=92.95

FRAME
SHED
1.11



1 SITE PLAN
1:100



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BCIN
110462
BCIN
120623

EMAIL: FARAZ.POURANDEH@GMAIL.COM
CELL: (647) 994-6010

I REVIEWED AND TAKE RESPONSIBILITY FOR THE
DESIGN WORK ON BEHALF OF 1289505 CANADA INC.
REGISTERED UNDER SUBSECTION 3.2.4 OF DIVISION C
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CATEGORIES.

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REVISED TO REDUCE GFA	221014
REVISED THE BUILDING LOCATION	221114

ADDRESS:

189 WEYBOURNE RD,
OAKVILLE, ON L6K 2T7

SHEET TITLE:

Site Plan

SHEET No.:

A000

DRAWN:

Author

CHECKED:

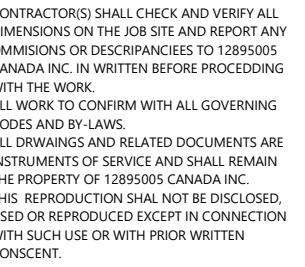
2206-103

PROJECT No:

Issue Date

DATE:

SCALE:



NAME FARAZ POURANDEH	FIRM NAME 12895005 CANADA INC
BCIN 110462	BCIN 120623

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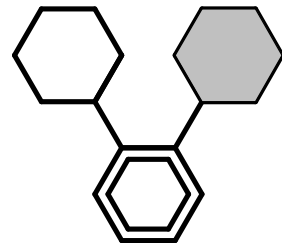
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189 WEYBOURNE RD,
OAKVILLE, ON L6K 2T7

Front (South) Elevation

A105

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1 Rear (North) Elevation
1:50

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Rear (North) Elevation

SHEET No.:

A106

DRAWN:

Author

CHECKED:

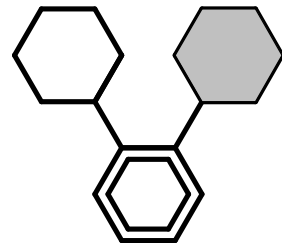
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SHEET TITLE:

East (Side) Elevation

SHEET No.:

A107

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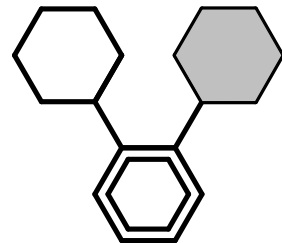
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1 East (Side) Elevation
1:50



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West (Side) Elevation

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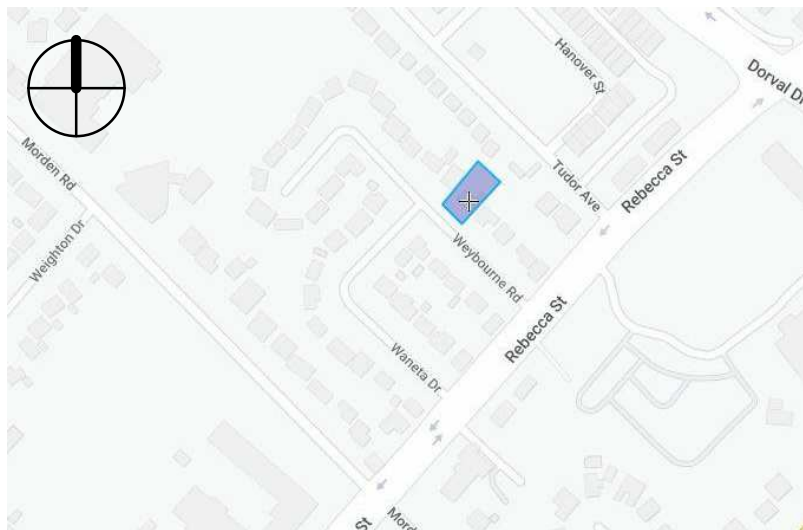
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189 WEYBOURNE RD
OAKVILLE, ON L6K 2T7

LOT 29
REGISTERED PLAN 544
(REGIONAL MUNICIPALITY OF HALTON)



KEY MAP

SHEET LIST

- A00

A000

A101

A102

A103

A104

A105

A106

A107

A108
- COVER

Site Plan

Basement Floor Plan

First Floor Plan

Second Floor Plan

Roof Plan

Front (South) Elevation

Rear (North) Elevation

East (Side) Elevation

West (Side) Elevation

PROJET DESCRIPTION

NEW INFILL SINGLE-FAMILY DWELLING, DETACHED HOUSE

ZONING: RL3-0 (BY-LAW 2014-014)

REQUIREMENTS	ZONING BY-LAW	PROVIDED
MIN. FRONTAGE	18.0m	18.95m
MIN. LOT AREA	557.5m2	695.54 m2
MAX HEIGHT	9.0m -0	8.94m
FRONT SETBACK	7.5m	9.31m
REAR SETBACK	7.5m	11.79m
SIDE SETBACK (EAST)	1.2m (6.3.1. (5))	1.22m
SIDE SETBACK (WEST)	1.2m (6.3.1. (5))	<u>1.52m</u>
MIN. FAR	41% -0	321.16/695.54=0.468 -> <u>46.17%</u>
FOOT PRINT (WALK-UP AND PORCH EXCLUDED)	-	212.70 m2
MAX LOT COVERAGE	35% -0	226.18/695.54 = 32.5%
GFA		
FIRST FLOOR	-	156.48 m2
SECOND FLOOR	-	164.68m2
BASEMENT	-	163.62 m2
GARAGE	45.0m	<u>51.27 m2</u>
TOTAL (FIRST AND SECOND)		321.16 m2
		3456.94 SQ.FT.



REAR PERSPECTIVE



FRONT PERSPECTIVE

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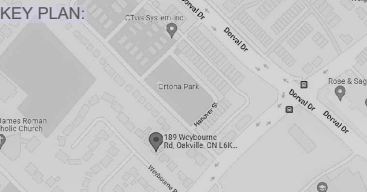
TREE DOCTORS

PROFESSIONAL TREE CARE

Tree Doctors Inc.
343 Olivewood Road, Toronto ON, M8Z 2Z6
info@treedoctors.ca | (416) 201-8000

ADDRESS OF PROPERTY:
189 Weybourne Road, Oakville

CLIENT: True Houses Inc.



LEGEND

TREES TO REMAIN
TREE PROTECTION ZONE (TPZ)

TREES TO BE REMOVED

TREES TO BE INJURED

SNOW FENCE HOARDING

PLYWOOD FENCE HOARDING

HORIZONTAL TREE PROTECTION

ROOTS SENSITIVE
EXCAVATION (R.S.E.)

TREE REPLANTING
LOCATION

PRIMARY ACCESS ROUTE

Detailed Tree Inventory Table
 Tree to be removed/injured
 Tree to be preserved

Tree Protection Plan

TP1

Note:
TO BE READ IN CONJUNCTION WITH REPORT
PREPARED BY TREE DOCTORS INC.
DATED: OCTOBER 03/22

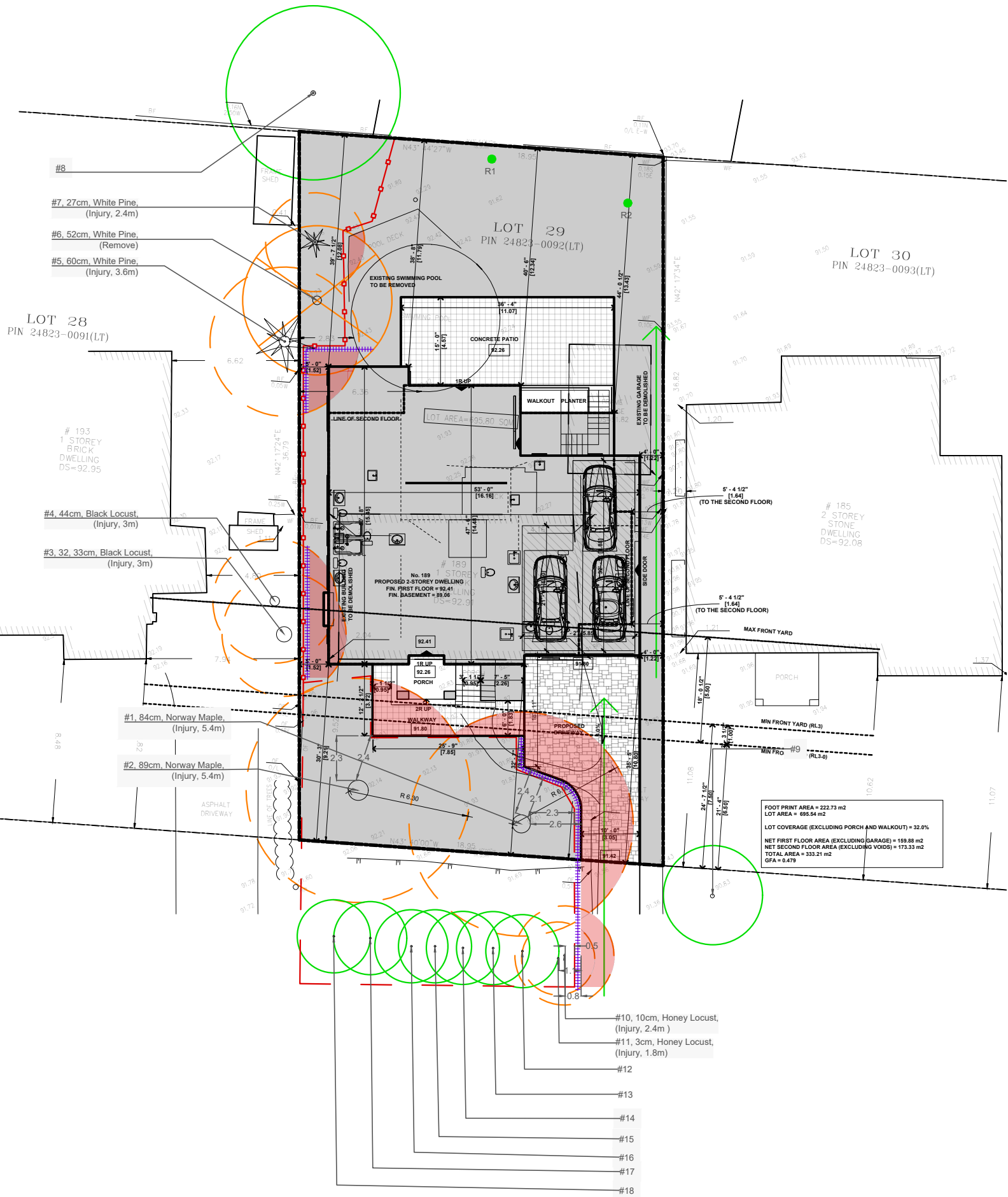
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DRAWN BY: Serg Litvinov, ISA #ON-2281A

SCALE: 1: 250

Rev3	Serg Litvinov ISA Certified Arborist ON-2281A	
Rev2	SL	October 03/22
Rev1	SL	April 13/22
REVISION	NAME	DATE

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED



TREE PROTECTION SPECIFICATION

SCHEDULE 1 TREE PROTECTION BARRIER




Tree Protection Barriers

- Tree protection barriers must be 1.2m (4ft) high, waferboard hoarding or an equivalent approved by Urban Forestry Services.
- 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"x4"s.
- 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.
- All supports and bracing should be outside the Tree Protection Zone. All such supports should eliminate damaging roots outside the Tree Protection Barrier.
- No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the Tree Protection Zone.

TREE INVENTORY

TREE #	Species	Botanical Name	DBN (cm)	Direction	TPZ (m)	Condition Rating	Ownership Category	Comments
1	Norway Maple	Acer platanoides	84	Injury	5.4	Fair	Private	Unbalanced crown, poor form, fair structure, cavities, ~5% dead branches
2	Norway Maple	Acer platanoides	89	Injury	5.4	Poor	Private	Large dead wood, cavities with decay, bark included, poor structure, poor health, suspected canker
3	Black Locust	Robinia pseudoacacia	33.32	Injury	3	Good	Neighbour	Codominant stems with bark included, good health and structure
4	Black Locust	Robinia pseudoacacia	44	Injury	3	Good	Neighbour	Botanically and structurally tree is in good condition
5	White Pine	Pinus strobus	60	Injury	3.6	Good	Neighbour	Asymmetric crown, ~5% dead branches, structure good, health fair
6	White Pine	Pinus strobus	52	Remove	N/A	Poor/dead	Private	Only remaining dead stem ~5m height
7	White Pine	Pinus strobus	27	Injury	2.4	Fair	Private	Bent trunk, fair health and structure
8	Shagbark Hickory	Carya ovata	70	Protect	4.2	Good	Neighbour	Codominant stems with bark included, good health and structure
9	White Mulberry	Morus alba	12	Retain	2.4	Fair-Poor	City	Weeping crown, poor structure and form, fair health
10	Honey Locust	Gleditsia triacanthos	10	Injury	2.4	Good	City	Small tree with good health and structure
11	Honey Locust	Gleditsia triacanthos	3	Injury	1.8	Fair	City	Slight lean, bent trunk, fair health and structure
12	Sumac	Rhus species	5	Protect	1.8	Fair-Poor	City	Tree with poor health and structure, wounds
13	Honey Locust	Gleditsia triacanthos	4	Protect	1.8	Good	City	Bent trunk, fair health and structure
14	Honey Locust	Gleditsia triacanthos	5	Protect	1.8	Good	City	Small tree with good health and structure
15	Honey Locust	Gleditsia triacanthos	6	Protect	1.8	Good	City	Botanically and structurally tree is in good condition
16	Honey Locust	Gleditsia triacanthos	2	Protect	1.8	Fair	City	Small tree with fair health and structure
17	Honey Locust	Gleditsia triacanthos	4	Protect	1.8	Good	City	Botanically and structurally tree is in good condition
18	Honey Locust	Gleditsia triacanthos	7	Protect	1.8	Good	City	Botanically and structurally tree is in good condition



-  343 Olivewood Road, Toronto
ON, M8Z 2Z6
-  (416) 201-8000
-  www.TreeDoctors.ca

Arborist Report

189 Weybourne Road, Oakville

Prepared by Serg V. Litvinov, B. Sc, ISA Registration ON- 2281A

Consulting Arborist - Tree Doctors Inc

October 7th, 2022

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Summary:

- In order to allow for completion of proposed construction:
 - **1 tree will require removal**
 - **8 trees will require injury permit**
- This report will assess and detail the condition of the trees at 189 Weybourne Road regarding proposed development- demolition and construction on the subject property. Total tree pool is represented by 18 individual trees with most dominant species being Honey Locust with 8 individuals. There are 10 trees in City ownership, 4 in Private and 4 in Neighbouring ownership category. Overall, 9 out of 18 existing trees on the property will require TPZ trespass in order to allow for proposed development.
- **10 City trees** are located on the subject or adjacent property closer than 6m away from the proposed development. 3 City trees will require injuries (**Tree #10**, 10cm, Honey Locust, **Tree #11**, 3cm, Honey Locust and **Tree #13**, 4cm, Honey Locust) in order to allow for proposed development.
- **4 Private trees** are located on the subject property with 2 of them requiring injuries (**Tree #1**, 84cm, Norway Maple and **Tree #7**, 21cm, White Pine) and 1 requiring removal (**Tree #6**, 52cm, White Pine) in order to allow for proposed development.
- **4 Neighbouring trees** are located on the adjacent properties closer than 6m away from the proposed development. 3 Neighbouring trees will require injuries (**Tree #3**, 32,33cm, Black Locust, **Tree #4**, 44cm, Black Locust and **Tree #5**, 60cm, White Pine) in order to allow for proposed development. In order to allow injuries/removal of neighbouring trees a Confirmation note should be provided along with the other elements of the application package.
- Removal of the tree from 189 Weybourne Road should be compensated in form of planting equivalent number of replacement trees based upon a “no net loss or canopy cover” objective as determined by the Town Forester or designate.

Section 1: Introduction

This report will assess and detail the condition of the trees at 189 Weybourne Road regarding proposed development- demolition and construction, on the subject property in Oakville. Recommendations as to the appropriate course of action is provided. These recommended actions take into account tree condition, site plans, environmental factors, and the desires of the property owner.

Overall, 18 bylaw-protected trees are on the property or within 6m of it and were visually assessed by Tree Doctors. 1 tree in Private ownership will require removal with the addition of 8 trees in Private, City and Neighbouring ownership categories requiring injury permit in order to allow for proposed development: Demolition of the existing house and removal of the pool and pool deck from the back yard and construction of the proposed dwelling. A site plan delineating the location of the trees and proposed tree protection zones in relation to the planned construction is provided.

Section 2: Methodology

The most recent on-site inspection was made in the week of March 27th, 2022. Visual Tree Assessment (VTA) was undertaken on all trees located on the property and within six meters of the property. This method of tree evaluation is adapted from Matheny and Clark, 1994 and is recognized by The International Society of Arboriculture and the American Society of Consulting Arborists. The diameter at breast height (DBH) was measured by a diameter tape at 1.4m above ground level. Several close-up and wide-angle pictures were taken and are displayed in Section 6. Higher resolution pictures can be obtained by emailing slitvinov@treedoctors.ca.

Tree inventory has been compiled based on the trees of size both on within and immediately adjacent to the subject property. These trees have been assessed in terms of their general health from good to poor:

1. GOOD – trees in good overall health and condition with desirable structure,
2. FAIR – trees in moderate health and condition with less desirable structure, and
3. POOR – trees displaying prominent health issues such as decay and disease and/or poor form and structure.

Limitations of methodology:

- The inspection was conducted at surface level. Certain tree health indicators which manifest in the upper crown and at the sub-surface level are not identifiable from this vantage point.

Section 3: Tree Protection

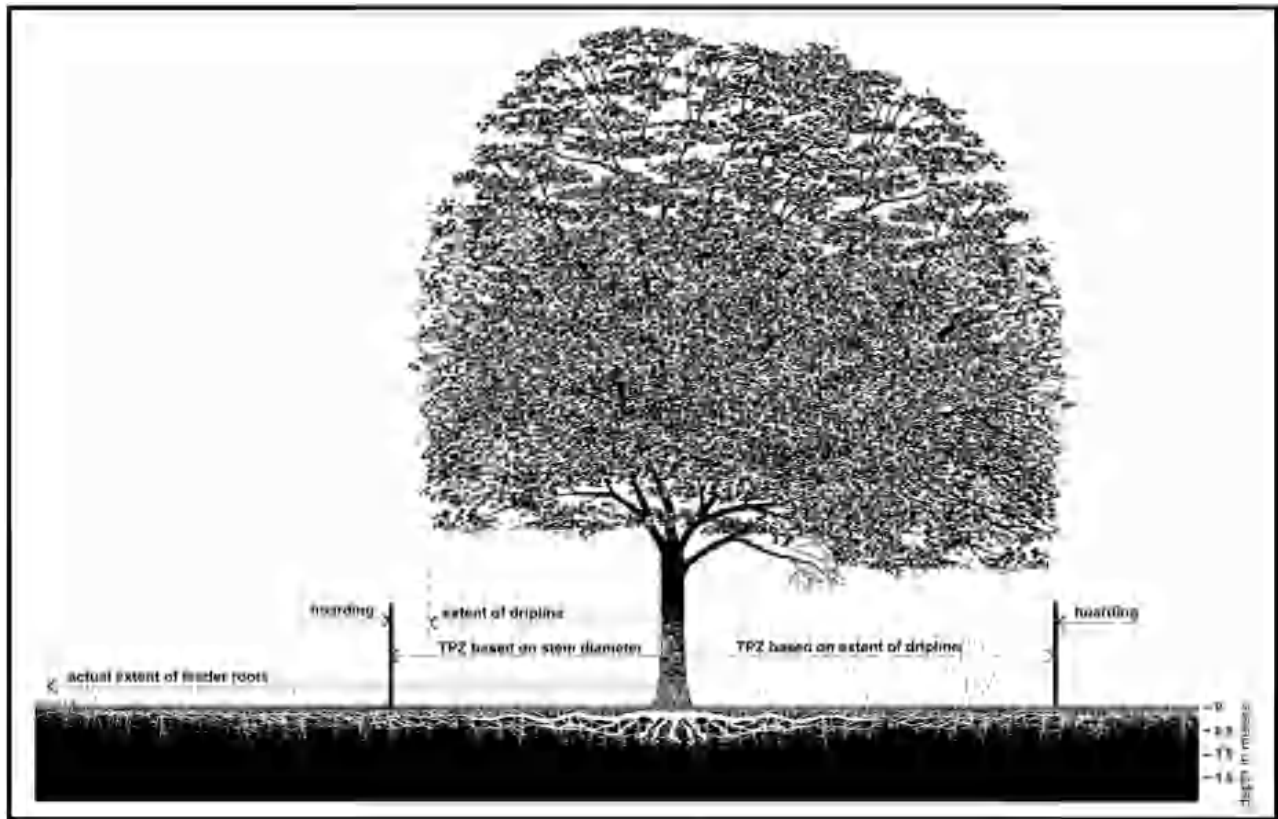
A tree protection zone (TPZ) must be established around each tree not slated for removal, extending in all directions from the base of the tree to a minimum distance of approximately six times the diameter of the tree. TPZs shall be 1.2 metres (4 feet) high and consist of plywood or plastic web hoarding or equivalent (as approved by the city).

Trunk Diameter (DBH) ¹	Minimum Protection Distances Required ² City-owned and Private Trees	Minimum Protection Distances Required Trees in Areas Protected by the Rayne and Natural Feature Protection By-law
		Whichever of the two is greater
<10cm	1.2 m	The drip line ⁴ or 1.2 m
10 - 29 cm	1.8 m	The drip line or 3.6 m
30 ³ - 40 cm	2.4 m	The drip line or 4.8 m
41 - 50 cm	3.0 m	The drip line or 6.0 m
51 - 60 cm	3.6 m	The drip line or 7.2 m
61 - 70 cm	4.2 m	The drip line or 8.4 m
71 - 80 cm	4.8 m	The drip line or 9.6 m
81 - 90 cm	5.4 m	The drip line or 10.8 m
91 - 100 cm	6.0 m	The drip line or 12.0 m
>100 cm	6 cm protection for each 1 cm diameter	12cm protection for each 1 cm diameter or the drip line ⁵

Solid barriers such as ¾" plywood should be used for all private trees. **Orange plastic web snow fencing on 2"x4" wooden top and bottom frames** is to be located in the case of trees situated on the city road allowance to allow for sightlines for the city.

No t-bars are to be used to secure the TPZs as they could injure roots or interfere with underground utilities. TPZs must have the required signage must remain in place for the duration of any construction or demolition occurring on the property. Inside the TPZ no construction, storage or disposal of material of any kind, adding of fill, or excavation may occur.

Once all protection measures have been installed, Urban Forestry staff must be contacted to arrange for an inspection of the site and approval of the tree/site protection requirements. Photographs that clearly show the installed tree/site protection shall be provided for Urban Forestry review to expedite the review. The city is to be notified and provide approval in the case of any required alteration of the location or type of protection. Finally, once all construction and demolition has been completed the city is to authorize the removal of said protection measures.



For each TPZ that falls below the minimum size stipulated by city bylaws in order to accommodate construction, an Application to Injure or Destroy Trees will be made and the city appropriately compensated.

Establishing a TPZ is necessary to prevent physical harm to the stem and branches of the tree which may otherwise be incurred due to proximity to construction or demolition activities. The TPZ will encompass the tree's critical root area, protecting the roots from being damaged during excavation and from soil compaction which may occur due to the presence of heavy machinery.

Ravine specific requirements

Where the worksite is up-slope from a ravine or protected natural feature areas, sediment control fence is to be used. The 4 ft. high sediment control fence would be installed between the worksite and protected area down-slope. The sediment control fencing must be installed to Ontario Provincial Standards (OPSD-219.130).

Removals

It is recommended that any vegetation removal be conducted outside of the sensitive breeding bird season (May 1st to July 31st) in order to mitigate any impacts to breeding birds.

Root trimming/Work within the TPZ

If any tree roots are uncovered within the TPZ the supervising arborist is to prune them back to the extent of the excavation using appropriate arboricultural methods. If roots over 1" are uncovered outside of the TPZ, excavation should immediately cease and an arborist used to trim the root in such a manner as to mitigate damage to the tree.

At risk Species

No regionally rare tree species or endangered species that qualify for protection under the provinces Species at Risk Act were found.

Overall post-construction impact

A visit by a professional arborist will be required at the completion of construction to ensure that proper protection has been provided and that no trees suffered unforeseen damage.

Section 4: Data

TREE #	Species	Botanical Name	DBH (cm)	Crown Diameter (m)	Direction	TPZ (m)	Condition Rating	Ownership Category	Comments
1	Norway Maple	Acer platanoides	84	12	Injury	5.4	Fair	Private	Unbalanced crown, poor form, fair structure, cavities, ~5% dead branches
2	Norway Maple	Acer platanoides	89	10	Injury	5.4	Poor	Private	Large dead wood, cavities with decay, bark included, poor structure , poor health, suspected canker
3	Black Locust	Robinia pseudoacacia	33, 32	11	Injury	3	Good	Neighbour	Codominant stems with bark included, good health and structure
4	Black Locust	Robinia pseudoacacia	44	7	Injury	3	Good	Neighbour	Botanically and structurally tree is in good condition
5	White Pine	Pinus strobus	60	4	Injury	3.6	Good	Neighbour	Asymmetric crown, ~5% dead branches, structure good , health fair
6	White Pine	Pinus strobus	52	4	Remove	N/A	Poor/dead	Private	Only remaining dead stem ~5m height
7	White Pine	Pinus strobus	27	2.5	Injury	2.4	Fair	Private	Bent trunk, fair health and structure
8	Shagbark Hickory	Carya ovata	70	9	Protect	4.2	Good	Neighbour	Codominant stems with bark included, good health and structure
9	White Mulberry	Morus alba	12	4	Retain	2.4	Fair-Poor	City	Weeping crown, poor structure and form, fair health
10	Honey Locust	Gleditsia triacanthos	10	1.5	Injury	2.4	Good	City	Small tree with good health and structure

11	Honey Locust	Gleditsia triacanthos	3	1.5	Injury	1.8	Fair	City	Slight lean, bent trunk, fair health and structure
12	Sumac	Rhus species	5	1.5	Protect	1.8	Fair-Poor	City	Tree with poor health and structure, wounds
13	Honey Locust	Gleditsia triacanthos	4	1.5	Protect	1.8	Good	City	Bent trunk, fair health and structure
14	Honey Locust	Gleditsia triacanthos	5	1.5	Protect	1.8	Good	City	Small tree with good health and structure
15	Honey Locust	Gleditsia triacanthos	6	1.5	Protect	1.8	Good	City	Botanically and structurally tree is in good condition
16	Honey Locust	Gleditsia triacanthos	2	1.5	Protect	1.8	Fair	City	Small tree with fair health and structure
17	Honey Locust	Gleditsia triacanthos	4	1.5	Protect	1.8	Good	City	Botanically and structurally tree is in good condition
18	Honey Locust	Gleditsia triacanthos	7	1.5	Protect	1.8	Good	City	Botanically and structurally tree is in good condition

Section 5: Conclusion

It is my recommendation that 1 tree at 189 Weybourne Road be removed and 8 additional trees be injured in order to allow for proposed construction. The rest of the trees of note are to be protected by TPZ's, as outlined in the site plan. No other municipally owned trees of any size, private trees, or neighbouring trees with diameters at breast height greater than 30 centimeters are located within the vicinity of the planned construction.

Injuries

Tree #1 is an 84cm mature Norway Maple in Private ownership, located in front yard of the property. The tree is in Fair botanical and structural condition, with several flaws and signs of health decline noted during the latest on-site inspection. There is a minor to moderate amount of deadwood present in the crown of the tree, small cavities are forming, the overall form is poor and it is in fair health with declining tendency.

Injury source	Closest point of impact	Max Depth	Impact
Driveway Construction	2.4m	Up to 6"	Moderate

The tree in question will require moderate TPZ trespass and minor to moderate root injuries in order to allow for proposed construction of the driveway. Footprints of the driveway are located approximately 2.4m away from the trunk of the tree at the closest point, necessitating 3m encroachment on 5.4m TPZ.

The driveway will be constructed as a non-permeable surface and will require 6 inches deep excavation to allow for 3inch deep base of the driveway and 3 inches thick asphalt layer. Excavation deeper than 6 inches is not allowed.

Footprints of the proposed driveway overlap with TPZ area of the tree in approximately 20%, and at the 2.4m distance it is likely that minor to moderate amount of small and medium diameter roots will be discovered at the depth of 6".

Finding and pruning of minor to moderate amount of small and medium diameter roots is expected to have no effect on the structural integrity of the tree and its botanical condition, however if large diameter roots are uncovered they shall be preserved. Removal of roots larger than 5cm in diameter is forbidden, and if such root is uncovered, the envelope should be immediately back filled, and the footprints of the driveway reduced.

The tree will remain safe for retention and its long-term survival is not likely to be compromised by proposed work.

Tree #2 is an 89cm mature Norway Maple in Private ownership, located in front yard of the property. The tree is in Poor botanical and structural condition, with numerous flaws and signs of health decline noted during the latest on-site inspection. There is a moderate to significant amount of deadwood present in the crown of the tree, cracks

significant in size and abundance are visible on the main trunk, and there's a suspicion that the canker will show up soon.

Injury source	Closest point of impact	Max Depth	Impact
Walkway Construction	2.4m	Up to 4"	Minor

The tree in question will require moderate TPZ trespass and minor to moderate root injuries in order to allow for proposed construction of the walkway around the front porch. Footprints of the walkway are located approximately 2.4m away from the trunk of the tree at the closest point, necessitating 3m encroachment on 5.4m TPZ.

The walkway will be constructed as a semi-permeable surface and will require 4 inches deep excavation to allow for 1 inch deep aggregate base and up to 2 inches thick concrete or stone pavers. Excavation deeper than 4 inches is not allowed.

Footprints of the proposed walkway overlap with TPZ area of the tree in less than 10%, and at the 2.4m distance it is likely that only minor amount of small and medium diameter roots will be discovered at the depth of 4".

Finding and pruning of minor amount of small and medium diameter roots is expected to have no effect on the structural integrity of the tree and its botanical condition, however if large diameter roots are uncovered they shall be preserved. Removal of roots larger than 5cm in diameter is forbidden, and if such root is uncovered, the envelope should be immediately back filled, and the footprints of the driveway reduced.

The tree will remain safe for retention and its long-term survival is not likely to be compromised by proposed work.

Tree #3 is a 32,33cm semi-mature Black Locust in Neighbouring ownership, located in back yard of the adjacent property. The tree is in Good botanical and structural condition, with no significant flaws noted during the latest site visit. There is

a minor amount of small diameter deadwood present in the crown however, this flaw is not of immediate concern and do not affect tree's overall well-being and longevity.

Injury source	Closest point of impact	Max Depth	Impact
House Construction	2m	Over 6'	Moderate

The tree in question will require moderate TPZ trespass and root injuries in order to allow for construction of the proposed house. Footprints of the dwelling are located approximately 2m away from the trunk of the tree at the closest point, necessitating 1m encroachment on 3m TPZ.

TPZ of the tree in question overlaps with footprints of the proposed house and will require total root loss within the affected area. Construction of the house will necessitate excavation over 6ft in depth, and removal of all roots within the overlapping area.

Proposed work will be brought 1m closer to the tree considering that the house is to be constructed traditionally and will include 1m over-dig. Waiving over-dig within the TPZ of the tree is recommended however can't be mandatory considering the scope of work. The construction of the house is expected to have moderate effect on the tree in question.

The work will likely affect small and medium diameter roots of the tree and will have moderate impact on overall structural integrity of the tree. All excavation within the TPZ of the tree in question should be done by hand and supervised by an ISA certified professional.

Every effort for preservation as many large diameter roots as possible should be made. Exploratory excavation trench should be opened to assess root distribution and provide clearer picture of the damage that construction will be causing to the roots.

Finding and pruning moderate amount of small and medium diameter roots is expected to have minor effect on the structural integrity of the tree and its botanical condition. The tree will remain safe for retention and its long-term survival is not likely to be compromised by proposed work.

Tree #4 is a 44cm semi-mature Black Locust in Neighbouring ownership, located in back yard of the adjacent property. The tree is in Good botanical and structural condition, with no significant flaws noted during the latest site visit.

There is a minor amount of small diameter deadwood present in the crown however, this flaw is not of immediate concern and do not affect tree's overall well-being and longevity.

Injury source	Closest point of impact	Max Depth	Impact
House Construction	2.6m	Over 6'	Moderate

The tree in question will require moderate TPZ trespass and root injuries in order to allow for construction of the proposed house. Footprints of the dwelling are located approximately 2.6m away from the trunk of the tree at the closest point, necessitating 0.4m encroachment on 3m TPZ.

TPZ of the tree in question overlaps with footprints of the proposed house and will require total root loss within the affected area. Construction of the house will necessitate excavation over 6ft in depth, and removal of all roots within the overlapping area.

Proposed work will be brought 1m closer to the tree considering that the house is to be constructed traditionally and will include 1m over-dig. Waiving over-dig within the TPZ of the tree is recommended however can't be mandatory considering the scope of work. The construction of the house is expected to have moderate effect on the tree in question.

The work will likely affect small and medium diameter roots of the tree and will have moderate impact on overall structural integrity of the tree. All excavation within the TPZ of the tree in question should be done by hand and supervised by an ISA certified professional.

Every effort for preservation as many large diameter roots as possible should be made. Exploratory excavation trench should be opened to assess root distribution and provide clearer picture of the damage that construction will be causing to the roots.

Finding and pruning moderate amount of small and medium diameter roots is expected to have minor effect on the structural integrity of the tree and its botanical condition. The tree will remain safe for retention and its long-term survival is not likely to be compromised by proposed work.

Tree #5 is a 60cm mature White Pine in Neighbouring ownership, located in back yard of the adjacent property. The tree is in Good botanical and structural condition, with no significant flaws noted during the latest site visit. There is a minor amount of small diameter deadwood present in the crown however, this flaw is not of immediate concern and do not affect tree's overall well-being and longevity.

Injury source	Closest point of impact	Max Depth	Impact
House Construction	2.5m	Over 6'	Moderate

The tree in question will require moderate TPZ trespass and minor to moderate root injuries in order to allow for construction of the proposed house. Footprints of the dwelling are located approximately 2.5m away from the trunk of the tree at the closest point, necessitating 1.1m encroachment on 3.6m TPZ.

TPZ of the tree in question overlaps with footprints of the proposed house and will require total root loss within the affected area. Construction of the house will necessitate excavation over 6ft in depth, and removal of all roots within the overlapping area.

Proposed work will be brought 1m closer to the tree considering that the house is to be constructed traditionally and will include 1m over-dig. Waiving over-dig within the TPZ of the tree is recommended however can't be mandatory considering the scope of work. The construction of the house is expected to have moderate effect on the tree in question.

The work will likely affect small and medium diameter roots of the tree and will have moderate impact on overall structural integrity of the tree. All excavation within the TPZ of the tree in question should be done by hand and supervised by an ISA certified professional.

Every effort for preservation as many large diameter roots as possible should be made. Exploratory excavation trench should be opened to assess root distribution and provide clearer picture of the damage that construction will be causing to the roots.

Finding and pruning moderate amount of small and medium diameter roots is expected to have minor effect on the structural integrity of the tree and its botanical condition. The tree will remain safe for retention and its long-term survival is not likely to be compromised by proposed work.

Tree #7 is a 27cm semi-mature White Pine in Private ownership, located in back yard of the property. The tree is in Fair botanical and structural condition, with several flaws and signs of health decline noted during the latest on-site inspection. There is a minor to moderate amount of deadwood present in the crown of the tree, the trunk of the tree is bent and it is in fair health with declining tendency.

Injury source	Closest point of impact	Max Depth	Impact
Pool Patio Removal	1.6m	Up to 4"	Minor

The tree in question will require moderate TPZ trespass and minor to moderate root injuries in order to allow for removal of the existing pool patio. Proposed development is set 1.6m away from the trunk of the tree and will require 0.8m trespass on its 2.4m TPZ. The patio is constructed as a non-permeable poured concrete slab and its removal will require braking the surface up.

Removal of the patio surface should be done by hand within the TPZ of the tree, using only non-vibrating hand tools. Other tools (such as a jackhammer) can be used outside of the TPZ to break the concrete up into chunks. All parts of the pavement should be picked up using shovel and removed from the property. No debris should end up within the TPZ of the tree or be stored on any softscaping surface.

When the patio is removed, the footprints should be cleaned, and the ground thoroughly aerated. The footprints shall then be covered in high quality soil and sodded- or landscaped in accordance with the wishes of property owners.

Tree #10 is a 10cm juvenile Honey Locust in City ownership, located in front yard of the property. The tree is in Good botanical and structural condition, with no significant flaws noted during the latest site visit. There is a minor amount of small diameter deadwood present in the crown however, this flaw is not of immediate concern and do not affect tree's overall well-being and longevity.

Injury source	Closest point of impact	Max Depth	Impact
Driveway Construction	0.8m	Up to 6"	Moderate

The tree in question will require moderate TPZ trespass and minor to moderate root injuries in order to allow for proposed construction of the driveway. Footprints of the driveway are located approximately 0.8m away from the trunk of the tree at the closest point, necessitating 1.6m encroachment on 2.4m TPZ.

The driveway will be constructed as a non-permeable surface and will require 6 inches deep excavation to allow for 3inch deep base of the driveway and 3 inches thick asphalt layer. Excavation deeper than 6 inches is not allowed.

Footprints of the proposed driveway overlap with TPZ area of the tree in approximately 20%, and at the 0.8m distance it is likely that minor to moderate amount of small and medium diameter roots will be discovered at the depth of 6”.

Finding and pruning of minor to moderate amount of small and medium diameter roots is expected to have no effect on the structural integrity of the tree and its botanical condition, however if large diameter roots are uncovered they shall be preserved. Removal of roots larger than 5cm in diameter is forbidden, and if such root is uncovered, the envelope should be immediately back filled, and the footprints of the driveway reduced.

The tree will remain safe for retention and its long-term survival is not likely to be compromised by proposed work.

Tree #11 is a 3cm juvenile Honey Locust in City ownership, located in front yard of the property. The tree is in Good botanical and Fair structural condition, with no significant flaws noted during the latest site visit. The trunk of the tree is bent however, this flaw is not of immediate concern and do not affect tree’s overall well-being and longevity.

Injury source	Closest point of impact	Max Depth	Impact
Driveway Construction	1.1m	Up to 6”	Minor/ Moderate

The tree in question will require minor to moderate TPZ trespass and root injuries in order to allow for proposed construction of the driveway. Footprints of the driveway are located approximately 1.1m away from the trunk of the tree at the closest point, necessitating 0.7m encroachment on 1.8m TPZ.

The driveway will be constructed as a non-permeable surface and will require 6 inches deep excavation to allow for 3inch deep base of the driveway and 3 inches thick asphalt layer. Excavation deeper than 6 inches is not allowed.

Footprints of the proposed driveway overlap with TPZ area of the tree in approximately 10%, and at the 1.1m distance it is likely that minor to moderate amount of small and medium diameter roots will be discovered at the depth of 6”.

Finding and pruning of minor to moderate amount of small and medium diameter roots is expected to have no effect on the structural integrity of the tree and its botanical condition, however if large diameter roots are uncovered they shall be preserved. Removal of roots larger than 5cm in diameter is forbidden, and if such root is uncovered, the envelope should be immediately back filled, and the footprints of the driveway reduced.

The tree will remain safe for retention and its long-term survival is not likely to be compromised by proposed work.

Excavation should not be deeper than absolutely necessary. All excavation within the TPZ should be done by hand and supervised by certified arborist.

Root sensitive excavation reduces root injuries to trees and involves trenching along the line of proposed excavation to the depth required for the proposed hardscaping, utility or site feature being installed, prior to mechanical excavation of the rest of the area. Location and Dimensions of proposed root sensitive excavation are to be provided to Urban Forestry in advance for their review.

All Root sensitive excavation must be performed under the supervision of a qualified arborist. All roots exposed must be documented by the supervising arborist. Every effort should be made to preserve as many exposed roots as possible. Roots approved for pruning should be cleanly cut with a sharp, non-vibrating tool at face of trench such that no further disturbance of the roots are to be expected once mechanical excavation begins. All root pruning is to be performed by the arborist only, as per guidelines below.

When Root sensitive excavation is performed in regard to the installation/removal of a deep site feature such as a foundation, roots of less than 5cm diameter can be cut sharply, if necessary, unless an abundance of smaller roots are involved. If roots of 5cm diameter or greater or an abundance of smaller roots are exposed in the excavation areas inside or just outside the Tree Protection Zone (TPZ) of bylaw trees they should be preserved and Urban Forestry must be notified to discuss the expected impacts of pruning such significant roots on the tree's health or stability.

When Root sensitive excavation is performed in regard to the installation of site features such as driveways, walkways, curbs, etc. roots of less than 5cm diameter can be cut sharply, if necessary, unless an abundance of smaller roots are involved. If roots of 5cm diameter or greater or an abundance of smaller roots are exposed in the excavation areas inside or just outside the TPZ of bylaw trees they should be preserved and Urban Forestry must be notified to discuss the expected impacts of pruning such significant roots on the tree's health or stability, or to arrange the proposed site feature to be moved farther away from the tree and its significant roots.

Removals

Tree #6 is a 52cm mature White Pine in Private ownership, located in back yard of the property. The tree is in Poor botanical and structural condition, with numerous flaws and signs of health decline noted during the latest on-site inspection. There is a moderate to significant amount of deadwood present in the crown of the tree, cracks significant in size and abundance are visible on the main trunk, and there are barkless patches on the tree. Due to poor health and structure, retention of this tree wouldn't be recommended regardless of the proposed construction activities.

The tree in question will require removal in order to allow removal of the existing pool and pool patio from the back yard of the property. The tree is in a very poor condition and will likely die within the next growing season, and removal of these features will loosen up the soil adjacent to it and could lead to its failure. In order to prevent a potentially hazardous situation pre-emptive removal of this tree is recommended.

The trees in question do not qualify for an exemption from the standard tree removal/injury permit requirements, necessitating Tree Protection Zone Encroachment Permit (TPZEP) or Tree Permit (TP). A required fee of \$50 per first tree, and trees 15-24cm DBH, and \$325 per tree greater than 24cm should be paid to the Town of Oakville.

The owners will be obligated to plant the equivalent number of trees based upon a "no net loss or canopy cover" objective as determined by the Town Forester or designate. 2 trees will be planted on the property due to lack of plantable space, with the remaining trees to be paid as cash in lieu payments.

Total number of replacement is to be determined considering that removal of tree #6 might qualify for exemption. In case the tree is exempted from standard tree removal procedure and fees, no replacement trees should be compensated as cash in lieu payment.

Replanting Plan

Tree Replanting 1 (R1)	<i>Acer rubrum</i>
Tree Replanting 2 (R2)	<i>Quercus alba</i>

Following the removal of 1 tree (present location marked on the site plan), 2 replacement trees will be planted in the back yard of 189 Weybourne Road (planned location marked in green on the site plan). There are no remaining trees to be paid as cash in lieu payments.

Tree Appraisal

Trees to be appraised	Directions	Valuation
#9, White Mulberry, 12cm,	Retain	\$ 192.65
#10, Honey Locust, 10cm	Injury	\$ 565.83
#11, Honey Locust, 3cm	Injury	\$ 180.00
#12, Sumac, 5cm	Protect	\$ 164.00
#13, Honey Locust, 4cm	Protect	\$ 180.00
#14, Honey Locust, 5cm	Protect	\$ 180.00
#15, Honey Locust, 6cm	Protect	\$199.36
#16, Honey Locust, 2cm	Protect	\$ 140.00
#17, Honey Locust, 4cm	Protect	\$ 180.00
#18, Honey Locust, 7cm	Protect	\$ 226.83

Town trees required to be removed as a result of construction activities must receive approval by the Town Forester or designate. If approval is granted for removal of Town owned trees, the applicant will assume all costs involved and shall either: 1) pay the amenity value of the tree(s) calculated in accordance with the most recent International Society of Arboriculture Guide for Plant Appraisal; or 2) plant the equivalent number of trees based upon a "no net loss or canopy cover" objective as determined by the Town Forester or designate. Where tree relocation is approved, the applicant will assume all relocation and establishment costs.

Serg V. Litvinov



Section 6: Photo Documentation

Picture 1: Trees 1 and 2



Picture 2: Trees 3 and 4



Picture 3: Trees 5-8



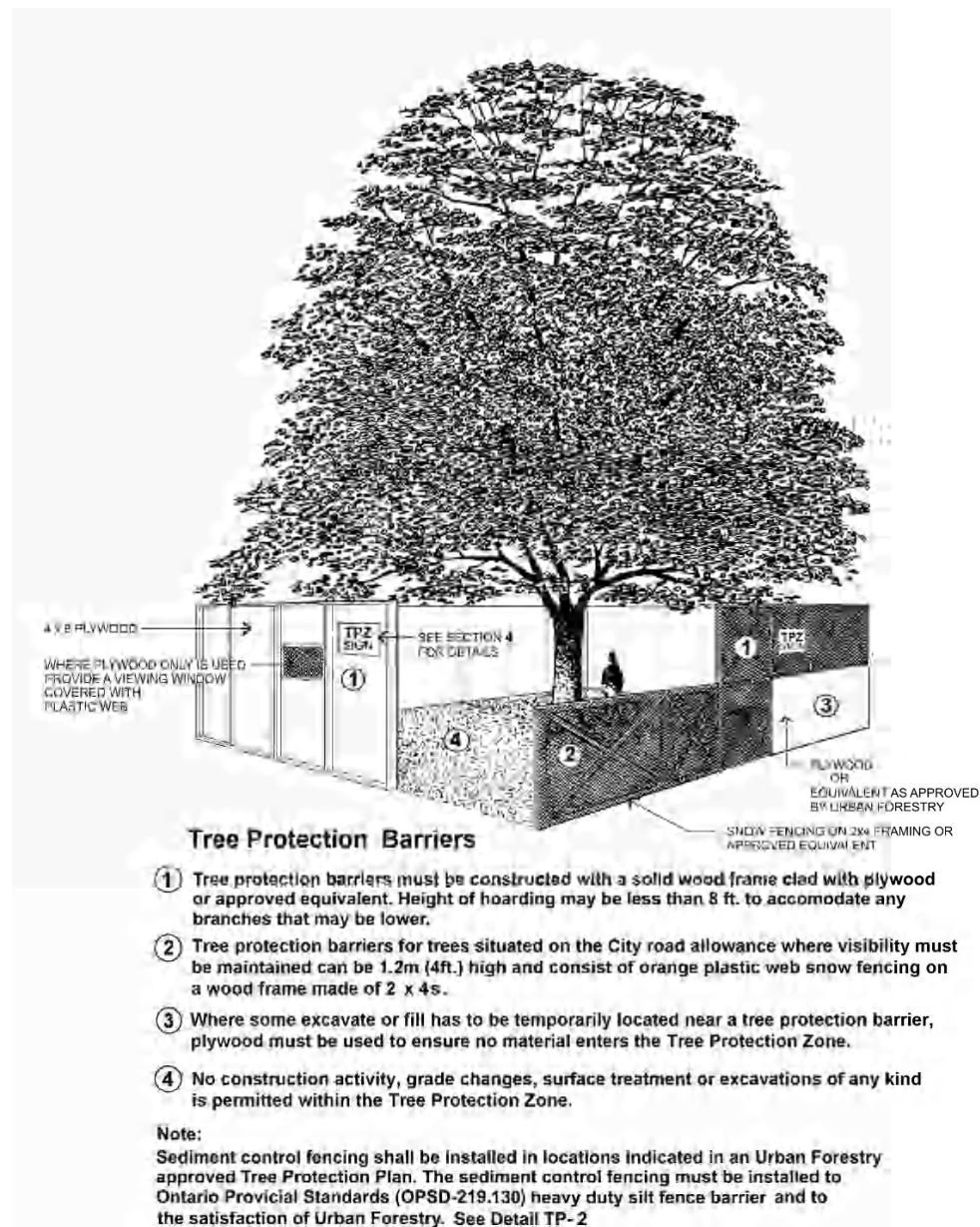
Picture 4: Tree 9



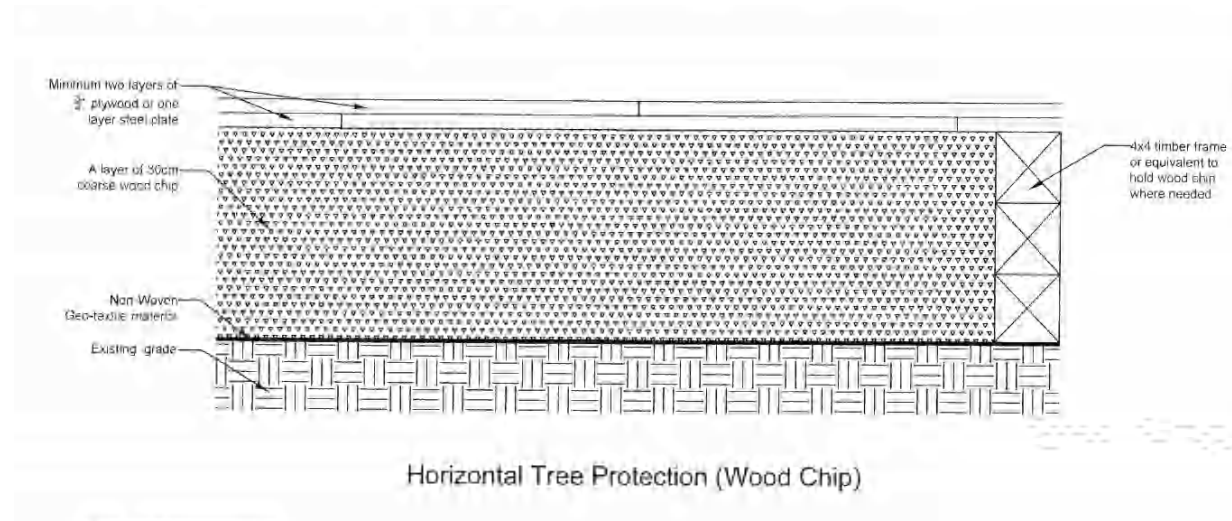
Picture 5: Trees 10-18



Addendum 1: Protection Barrier detailing



Addendum 2: Horizontal protection detailing



Addendum 3: Example tree protection signage

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.