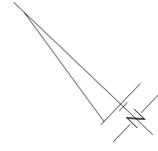


A. AZIZ SURVEYORS INC., O.L.S.

METRIC: DISTANCES SHOWN HEREON ARE IN METRES AND  
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

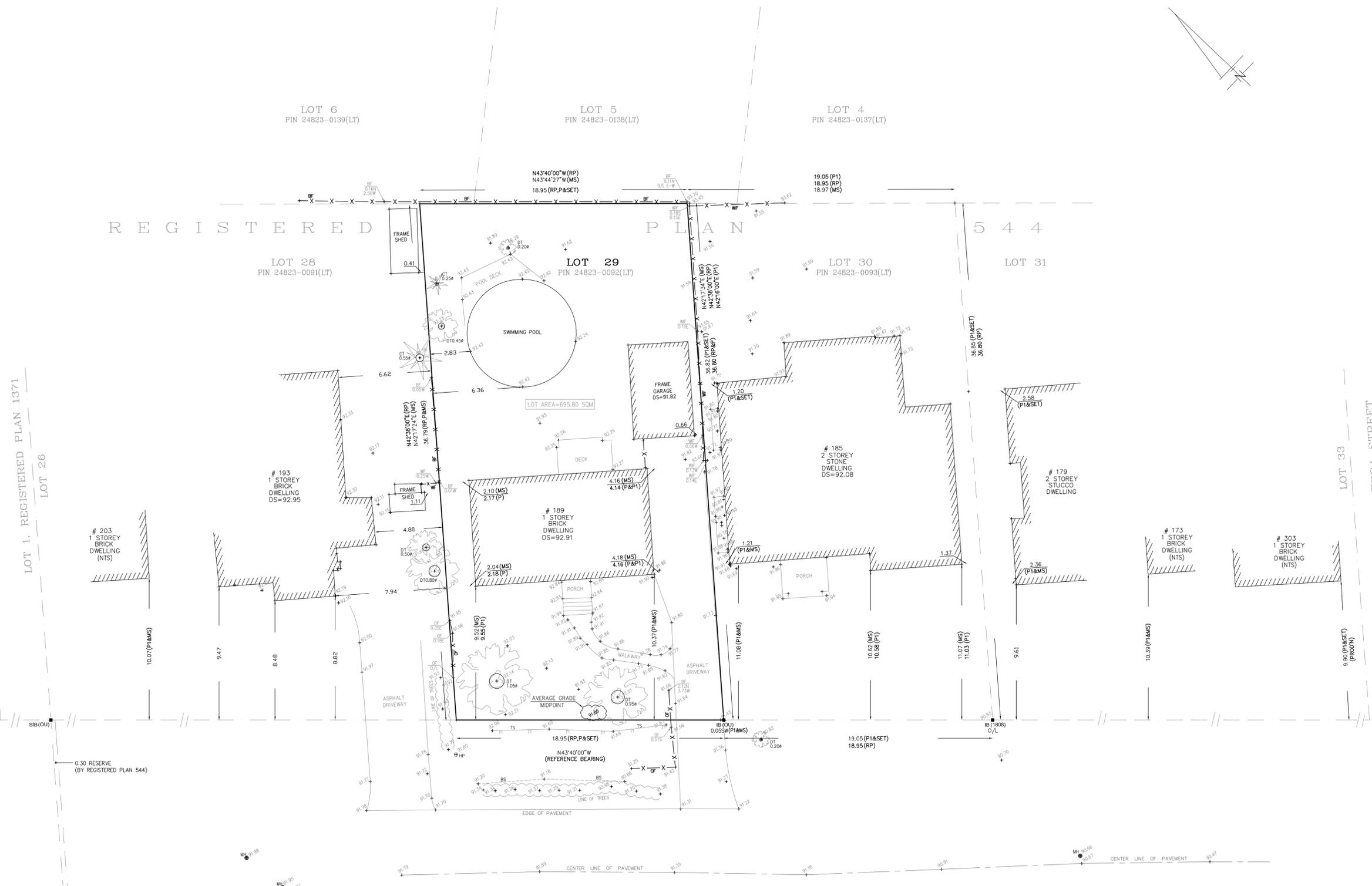
© COPYRIGHT 2022  
 THE REPRODUCTION, ALTERATION OR USE OF THIS REPORT IN WHOLE OR IN  
 PART WITHOUT THE EXPRESS PERMISSION OF A. AZIZ SURVEYORS INC. O.L.S.  
 IS STRICTLY PROHIBITED.



**PART 2:**  
**REPORT**  
 \* THIS REPORT WAS PREPARED FOR ANDRII 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**  
 \* BEARINGS ARE ASTRONOMIC 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 #001196303476, ELEVATION 85.193M

**LEGEND:**

■ DENOTES SURVEY MONUMENT FOUND	IB DENOTES IRON BAR
SE - SURVEY MONUMENT SET	MH - MANHOLE
SE - STANDARD IRON BAR	WP - WATER VALVE
N.E.S.W. - NORTH, EAST, SOUTH, WEST	HP - HYDRO POLE
BF - BOARD FENCE	OU - ORIGIN UNKNOWN
WF - WROUGHT IRON FENCE	MS - MEASURES
OF - OLD FENCE	ODT - DECIDUOUS TREE
RP - REGISTERED PLAN 544	CT - CONIFEROUS TREE
P - SURVEY BY H.D. SEMMEL, O.L.S.	OT - DECIDUOUS TREE TRUNK
DATED MAY 18, 1955	TS - CONIFEROUS TREE TRUNK
SURVEY BY J.H. GELBLOOM LTD.	OS - ODOM SILL
O.L.S., DATED AUGUST 21, 2018	NTS - NOT TO SCALE
1808 - J.H. GELBLOOM SURVEYING LTD O.L.S.	PROD'N - 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.

ASSOCIATION OF ONTARIO  
 LAND SURVEYORS  
 PLAN SUBMISSION FORM  
 2152118

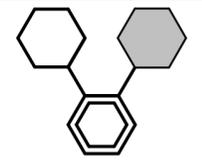
DATE: FEBRUARY 22, 2022

A. ABDELSHAHID  
 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	PROJECT
22-032	189 WEYBOURNE ROAD (SR-PR)
DRAWN BY	CHECKED BY
RBM	A.A.

THIS PLAN IS NOT VALID  
 UNLESS IT IS AN EMPOSSED  
 ORIGINAL COPY  
 ISSUED BY THE SURVEYOR.  
 In accordance with  
 Regulation 1026, Section 29(3).



CONTRACTOR(S) SHALL CHECK AND VERIFY ALL DIMENSIONS ON THE JOB SITE AND REPORT ANY OMISSIONS OR DISCREPANCIES TO 1289505 CANADA INC. IN WRITTEN BEFORE PROCEEDING WITH THE WORK.  
 ALL WORK TO CONFORM WITH ALL GOVERNING CODES AND BY-LAWS.  
 ALL DRAWINGS AND RELATED DOCUMENTS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF 1289505 CANADA INC. THIS REPRODUCTION SHALL NOT BE DISCLOSED, USED OR REPRODUCED EXCEPT IN CONNECTION WITH SUCH USE OR WITH PRIOR WRITTEN CONSENT.

**QUALIFICATION INFORMATION**

NAME: FARAZ POURANDEH FIRM NAME: 1289505 CANADA INC.  
 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 OF THE BUILDING CODE IN THE APPROPRIATE CLASSES CATEGORIES.



**REGISTERED**

**LOT 28**  
 PIN 24823-0091(LT)

NOTE:  
 ALL SITE PLAN INFORMATION HAS BEEN TAKEN FROM SURVEY BY A. AZIZ SURVEYORS INC., O.L.S. DATED FEBRUARY 22, 2022

THE INFORMATION SHOWN HEREON, INCLUDING GRADES SHALL NOT BE USED FOR ANY LEGAL / ZONING / OR CONSTRUCTION PURPOSE WITHOUT CONFORMING THE ACCURACY THEREOF BY REFERENCE TO THE APPLICATION SURVEY.

**AN**

**LOT 30**  
 PIN 24823-0093(LT)

# 193  
 1 STOREY BRICK DWELLING  
 DS=92.95

FRAME SHED  
 1.11

No. 189  
 PROPOSED 2-STOREY DWELLING  
 FIN. FIRST FLOOR = 92.41  
 FIN. BASEMENT = 89.06

GARAGE AREA=51.27 m<sup>2</sup>

AREA=231.72 m<sup>2</sup>  
 LOT AREA = 698.6  
 LOT COVERAGE = 33.17%

LOT AREA = 695.54 m<sup>2</sup>  
 LOT COVERAGE (EXCLUDING PORCH AND WALKOUT) = 222.73/695.54=> 32.02%  
 NET FIRST FLOOR AREA (EXCLUDING GARAGE) = 156.48 m<sup>2</sup>  
 NET SECOND FLOOR AREA (EXCLUDING VOIDS) = 164.68 m<sup>2</sup>  
 TOTAL AREA = 321.10 m<sup>2</sup>  
 GFA = 0.4617 -> 46.17%

**REVISIONS**

ISSUED FOR REVIEW	220529
ISSUED FOR REVIEW	220610
ISSUED FOR REVIEW	220714
ISSUED FOR REVIEW	220717
ISSUED AS REQUESTED	220814
CHANGE REQUEST	220903
FOR CLIENT REVIEW	220906
FOR CLIENT REVIEW	220908
FOR CLIENT REVIEW	220910
FOR CLIENT REVIEW	220912
FOR CLIENT REVIEW	220925
FOR CLIENT REVIEW	221002
FOR CLIENT APPROVAL & COA	221011
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:**

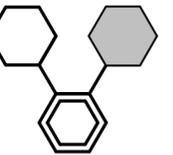
2206-103

**DATE:**

Issue Date

**SCALE:**

**1** SITE PLAN  
 1:100



CONTRACTOR(S) SHALL CHECK AND VERIFY ALL DIMENSIONS ON THE JOB SITE AND REPORT ANY DIMENSIONS OR DISCREPANCIES TO 12895005 CANADA INC. IN WRITTEN BEFORE PROCEEDING WITH THE WORK.  
 ALL WORK TO CONFIRM WITH ALL GOVERNING CODES AND BY-LAWS.  
 ALL DRAWINGS AND RELATED DOCUMENTS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF 12895005 CANADA INC. THIS REPRODUCTION SHALL NOT BE DISCLOSED, USED OR REPRODUCED EXCEPT IN CONNECTION WITH SUCH USE OR WITH PRIOR WRITTEN CONSENT.

**QUALIFICATION INFORMATION**

NAME: FARAZ POUYANDEH FIRM NAME: 12895005 CANADA INC.  
 BCIN: 110462 BCIN: 120623

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

I REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF 12895005 CANADA INC. REGISTERED UNDER SUBSECTION 3.2.4 OF DIVISION C OF THE BUILDING CODE IN THE APPROPRIATE CLASSES CATEGORIES.



2 Front (South) Elevation  
 1: 50

**REVISIONS**

ISSUED FOR REVIEW	220529
ISSUED FOR REVIEW	220610
ISSUED FOR REVIEW	220714
ISSUED FOR REVIEW	220717
ISSUED AS REQUESTED	220814
CHANGE REQUEST	220903
FOR CLIENT REVIEW	220906
FOR CLIENT REVIEW	220908
FOR CLIENT REVIEW	220910
FOR CLIENT REVIEW	220912
FOR CLIENT REVIEW	220925
FOR CLIENT REVIEW	221002
FOR CLIENT APPROVAL & COA	221011
REVISED TO REDUCE GFA	221014

**ADDRESS:**

189 WEYBOURNE RD,  
 OAKVILLE, ON L6K 2T7

**SHEET TITLE:**

Front (South) Elevation

**SHEET No.:**

A105

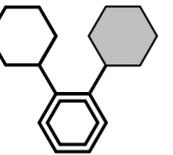
**DRAWN:** Author

CHECKED:

PROJECT No: 2206-103

DATE: Issue Date

SCALE:



CONTRACTOR(S) SHALL CHECK AND VERIFY ALL DIMENSIONS ON THE JOB SITE AND REPORT ANY DIMENSIONS OR DISCREPANCIES TO 12895005 CANADA INC. IN WRITTEN BEFORE PROCEEDING WITH THE WORK.  
 ALL WORK TO CONFIRM WITH ALL GOVERNING CODES AND BY-LAWS.  
 ALL DRAWINGS AND RELATED DOCUMENTS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF 12895005 CANADA INC.  
 THIS REPRODUCTION SHALL NOT BE DISCLOSED, USED OR REPRODUCED EXCEPT IN CONNECTION WITH SUCH USE OR WITH PRIOR WRITTEN CONSENT.

**QUALIFICATION INFORMATION**

NAME: FARAZ POUYANDEH FIRM NAME: 12895005 CANADA INC.  
 BCIN: 110462 BCIN: 120623

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

I REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF 12895005 CANADA INC. REGISTERED UNDER SUBSECTION 3.2.4 OF DIVISION C OF THE BUILDING CODE IN THE APPROPRIATE CLASSES CATEGORIES.



1 Rear (North) Elevation  
 1:50

**REVISIONS**

ISSUED FOR REVIEW	220529
ISSUED FOR REVIEW	220610
ISSUED FOR REVIEW	220714
ISSUED FOR REVIEW	220717
ISSUED AS REQUESTED	220814
CHANGE REQUEST	220903
FOR CLIENT REVIEW	220906
FOR CLIENT REVIEW	220908
FOR CLIENT REVIEW	220910
FOR CLIENT REVIEW	220912
FOR CLIENT REVIEW	220925
FOR CLIENT REVIEW	221002
FOR CLIENT APPROVAL & COA	221011
REVISED TO REDUCE GFA	221014

**ADDRESS:**

189 WEYBOURNE RD,  
 OAKVILLE, ON L6K 2T7

**SHEET TITLE:**

Rear (North) Elevation

**SHEET No.:**

A106

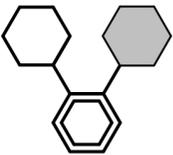
**DRAWN:** Author

CHECKED:

PROJECT No: 2206-103

DATE: Issue Date

SCALE:



CONTRACTOR(S) SHALL CHECK AND VERIFY ALL DIMENSIONS ON THE JOB SITE AND REPORT ANY OMISSIONS OR DISCREPANCIES TO 12895005 CANADA INC. IN WRITTEN BEFORE PROCEEDING WITH THE WORK.  
 ALL WORK TO CONFIRM WITH ALL GOVERNING CODES AND BY-LAWS.  
 ALL DRAWINGS AND RELATED DOCUMENTS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF 12895005 CANADA INC.  
 THIS REPRODUCTION SHALL NOT BE DISCLOSED, USED OR REPRODUCED EXCEPT IN CONNECTION WITH SUCH USE OR WITH PRIOR WRITTEN CONSENT.

**QUALIFICATION INFORMATION**

NAME FARAZ POUYANDEH	FIRM NAME 12895005 CANADA INC.
BCIN 110462	BCIN 120623

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

I REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF 12895005 CANADA INC. REGISTERED UNDER SUBSECTION 3.2.4 OF DIVISION C OF THE BUILDING CODE IN THE APPROPRIATE CLASSES CATEGORIES.



1 East (Side) Elevation  
 1:50

**REVISIONS**

ISSUED FOR REVIEW	220529
ISSUED FOR REVIEW	220610
ISSUED FOR REVIEW	220714
ISSUED FOR REVIEW	220717
ISSUED AS REQUESTED	220814
CHANGE REQUEST	220903
FOR CLIENT REVIEW	220906
FOR CLIENT REVIEW	220908
FOR CLIENT REVIEW	220910
FOR CLIENT REVIEW	220912
FOR CLIENT REVIEW	220925
FOR CLIENT REVIEW	221002
FOR CLIENT APPROVAL & COA	221011
REVISED TO REDUCE GFA	221014

**ADDRESS:**

189 WEYBOURNE RD,  
 OAKVILLE, ON L6K 2T7

**SHEET TITLE:**

East (Side) Elevation

**SHEET No.:**

A107

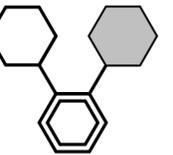
**DRAWN:** Author

**CHECKED:**

**PROJECT No.:** 2206-103

**DATE:** Issue Date

**SCALE:**



CONTRACTOR(S) SHALL CHECK AND VERIFY ALL DIMENSIONS ON THE JOB SITE AND REPORT ANY OMISSIONS OR DISCREPANCIES TO 12895005 CANADA INC. IN WRITTEN BEFORE PROCEEDING WITH THE WORK.  
 ALL WORK TO CONFIRM WITH ALL GOVERNING CODES AND BY-LAWS.  
 ALL DRAWINGS AND RELATED DOCUMENTS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF 12895005 CANADA INC.  
 THIS REPRODUCTION SHALL NOT BE DISCLOSED, USED OR REPRODUCED EXCEPT IN CONNECTION WITH SUCH USE OR WITH PRIOR WRITTEN CONSENT.

**QUALIFICATION INFORMATION**

NAME FARAZ POUYANDEH	FIRM NAME 12895005 CANADA INC.
BCIN 110462	BCIN 120623

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

I REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF 12895005 CANADA INC. REGISTERED UNDER SUBSECTION 3.2.4 OF DIVISION C OF THE BUILDING CODE IN THE APPROPRIATE CLASSES CATEGORIES.



1 West (Side) Elevation  
 1:50

**REVISIONS**

ISSUED FOR REVIEW	220529
ISSUED FOR REVIEW	220610
ISSUED FOR REVIEW	220714
ISSUED FOR REVIEW	220717
ISSUED AS REQUESTED	220814
CHANGE REQUEST	220903
FOR CLIENT REVIEW	220906
FOR CLIENT REVIEW	220908
FOR CLIENT REVIEW	220910
FOR CLIENT REVIEW	220912
FOR CLIENT REVIEW	220915
FOR CLIENT REVIEW	221002
FOR CLIENT APPROVAL & COA	221011
REVISED TO REDUCE GFA	221014

**ADDRESS:**

189 WEYBOURNE RD,  
 OAKVILLE, ON L6K 2T7

**SHEET TITLE:**

West (Side) Elevation

**SHEET No.:**

A108

**DRAWN:** Author

**CHECKED:**

**PROJECT No.:** 2206-103

**DATE:** Issue Date

**SCALE:**

# 189 WEYBOURNE RD

OAKVILLE, ON L6K 2T7

LOT 29  
REGISTERED PLAN 544  
(REGIONAL MUNICIPALITY OF HALTON)

## PROJET DESCRIPTION

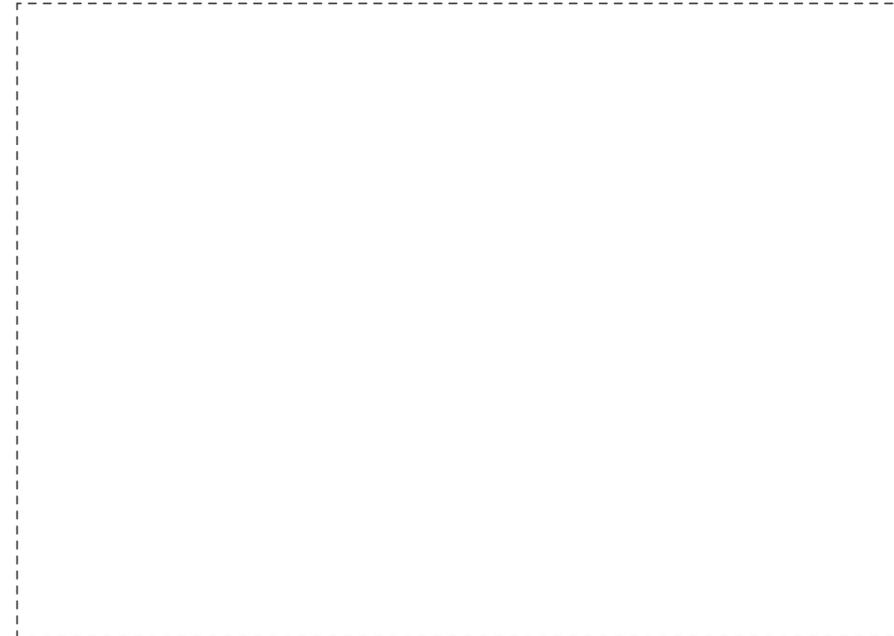
NEW INFILL SINGLE-FAMILY DWELLING, DETACHED HOUSE

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

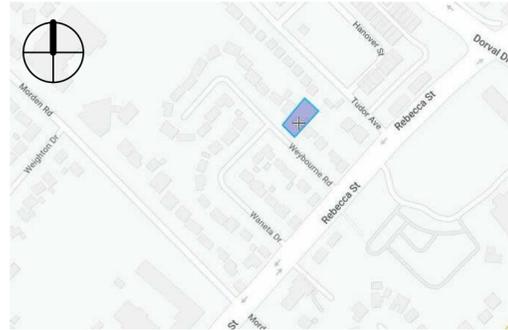
REQUIREMENTS	ZONING BY-LAW	PROVIDED
MIN. FRONTAGE	18.0m	18.95m
MIN. LOT AREA	557.5m <sup>2</sup>	695.54 m <sup>2</sup>
MAX HEIGHT	9.0m -0	8.94m
FRONT SETBACK	7.5m	9.31m
REAR SETBACK	7.5m	11.79m
SIDE SETBACK (EAST)	1.2m (6.3.1. (5))	1.22m
SIDE SETBACK (WEST)	1.2m (6.3.1. (5))	<u>1.52m</u>
MIN. FAR	41% -0	321.16/695.54=0.468 -> <u>46.17%</u>
FOOT PRINT (WALK-UP AND PORCH EXCLUDED )	-	212.70 m <sup>2</sup>
MAX LOT COVERAGE	35% -0	226.18/695.54 = 32.5%
GFA		
FIRST FLOOR	-	156.48 m <sup>2</sup>
SECOND FLOOR	-	164.68m <sup>2</sup>
BASEMENT	-	163.62 m <sup>2</sup>
GARAGE	45.0m	<u>51.27 m<sup>2</sup></u>
TOTAL (FIRST AND SECOND)		321.16 m <sup>2</sup>
		3456.94 SQ.FT.



REAR PERSPECTIVE



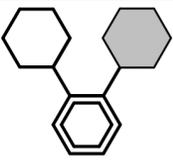
FRONT PERSPECTIVE



KEY MAP

### SHEET LIST

- A00 COVER
- A000 Site Plan
- A101 Basement Floor Plan
- A102 First Floor Plan
- A103 Second Floor Plan
- A104 Roof Plan
- A105 Front (South) Elevation
- A106 Rear (North) Elevation
- A107 East (Side) Elevation
- A108 West (Side) Elevation



CONTRACTOR(S) SHALL CHECK AND VERIFY ALL DIMENSIONS ON THE JOB SITE AND REPORT ANY OMISSIONS OR DISCREPANCIES TO 12895005 CANADA INC. IN WRITTEN BEFORE PROCEEDING WITH THE WORK.  
ALL WORK TO CONFIRM WITH ALL GOVERNING CODES AND BY-LAWS.  
ALL DRAWINGS AND RELATED DOCUMENTS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF 12895005 CANADA INC.  
THIS REPRODUCTION SHALL NOT BE DISCLOSED, USED OR REPRODUCED EXCEPT IN CONNECTION WITH SUCH USE OR WITH PRIOR WRITTEN CONSENT.

#### QUALIFICATION INFORMATION

NAME FARAZ POUYANDEH	FIRM NAME 12895005 CANADA INC.
BCIN 110462	BCIN 120623

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

I REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF 12895005 CANADA INC. REGISTERED UNDER SUBSECTION 3.2.4 OF DIVISION C OF THE BUILDING CODE IN THE APPROPRIATE CLASSES CATEGORIES.

#### REVISIONS

ISSUED FOR REVIEW	220529
ISSUED FOR REVIEW	220610
ISSUED FOR REVIEW	220714
ISSUED FOR REVIEW	220717
ISSUED AS REQUESTED	220814
CHANGE REQUEST	220903
FOR CLIENT REVIEW	220906
FOR CLIENT REVIEW	220908
FOR CLIENT REVIEW	220910
FOR CLIENT REVIEW	220912
FOR CLIENT REVIEW	220925
FOR CLIENT REVIEW	221002
FOR CLIENT APPROVAL & COA	221011
REVISED TO REDUCE GFA	221014
REVISED THE BUILDING LOCATION	221114

#### ADDRESS:

189 WEYBOURNE RD,  
OAKVILLE, ON L6K 2T7

#### SHEET TITLE:

COVER

#### SHEET No.:

A00

#### DRAWN:

Author

#### CHECKED:

2206-103

#### DATE:

Issue Date

#### SCALE:



# 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

Tree Doctors Inc. All rights reserved. These Drawings & Specs are confidential and shall remain the sole property of the Tree Doctors Inc. They shall not be reproduced (in whole or in part), shared with third parties or used in any manner on other projects or extensions to this project without the prior written consent of the company.

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

SCALE: 1: 250		Serg Litvinov ISA Certified Arborist ON-2281A	
Rev3			
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**

OAKVILLE

**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 2x4's.
- Where some excavation 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 minimize damaging roots outside the Tree Protection Zone.
- 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](http://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 7<sup>th</sup>, 2022

## Table of Contents

<b>Summary:</b> .....	<b>3</b>
<b>Section 1: Introduction</b> .....	<b>4</b>
<b>Section 2: Methodology</b> .....	<b>4</b>
<b>Section 3: Tree Protection</b> .....	<b>5</b>
<i>Ravine specific requirements</i> .....	7
<i>Removals</i> .....	7
<i>Root trimming/Work within the TPZ</i> .....	7
<i>At risk Species</i> .....	7
<i>Overall post-construction impact</i> .....	7
<b>Section 4: Data</b> .....	<b>8</b>
<b>Section 5: Conclusion</b> .....	<b>10</b>
<i>Injuries</i> .....	10
<i>Removals</i> .....	17
<b>Replanting Plan</b> .....	<b>17</b>
<b>Tree Appraisal</b> .....	<b>18</b>
<b>Section 6: Photo Documentation</b> .....	<b>19</b>
<i>Addendum 1: Protection Barrier detailing</i> .....	24
<i>Addendum 2: Horizontal protection detailing</i> .....	25
<i>Addendum 3: Example tree protection signage</i> .....	26

## 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](mailto: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

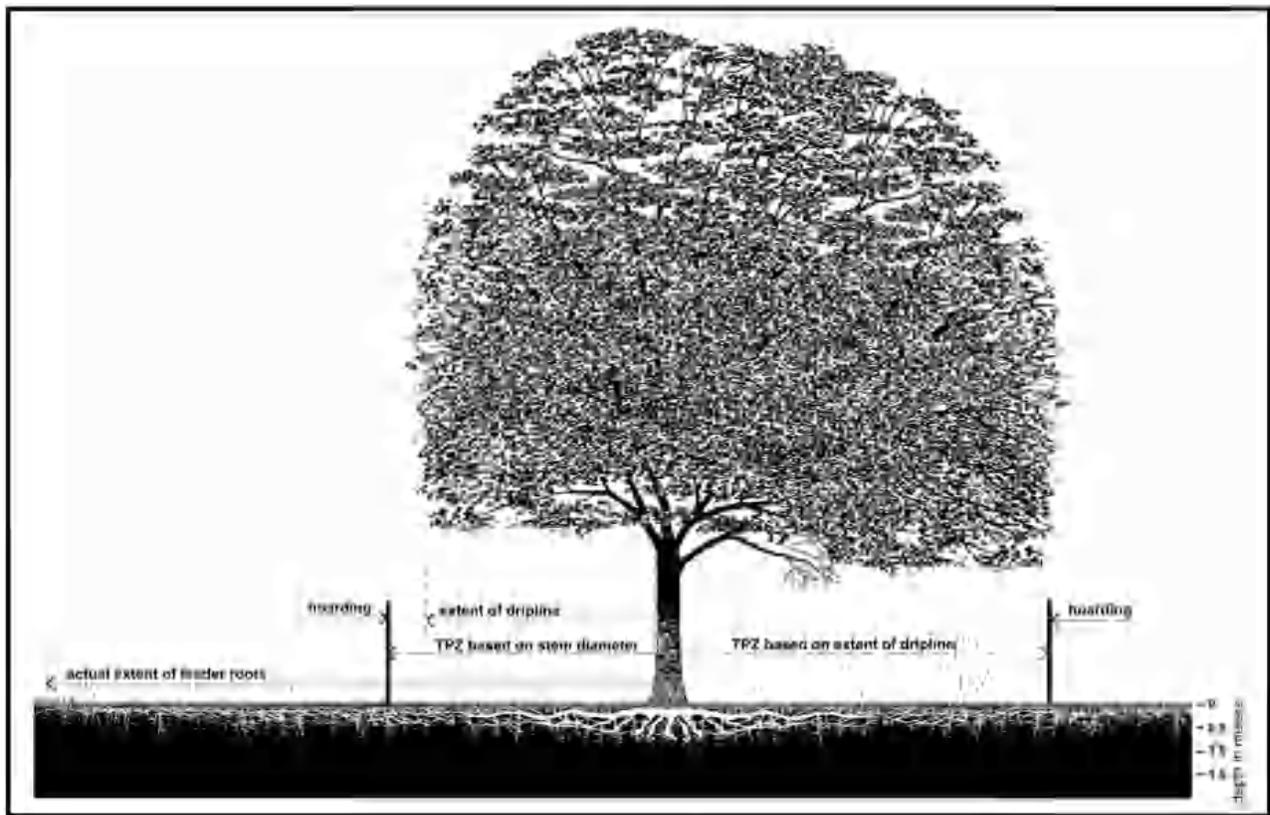
A tree protection zone (TPZ) must be established around each tree not slated for removal, extending in all directions from the base of the tree to a minimum distance of approximately six times the diameter of the tree. TPZs shall be 1.2 metres (4 feet) high and consist of plywood or plastic web hoarding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

Trunk Diameter (DBH) <sup>1</sup>	Minimum Protection Distances Required <sup>2</sup> 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 <sup>3</sup> or 1.2 m
10- 29 cm	1.8 m	The drip line or 3.6 m
30 <sup>3</sup> – 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 – 70cm	4.2 m	The drip line or 8.4 m
71 – 80cm	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 <sup>3</sup>

**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

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

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

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

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

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.

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

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



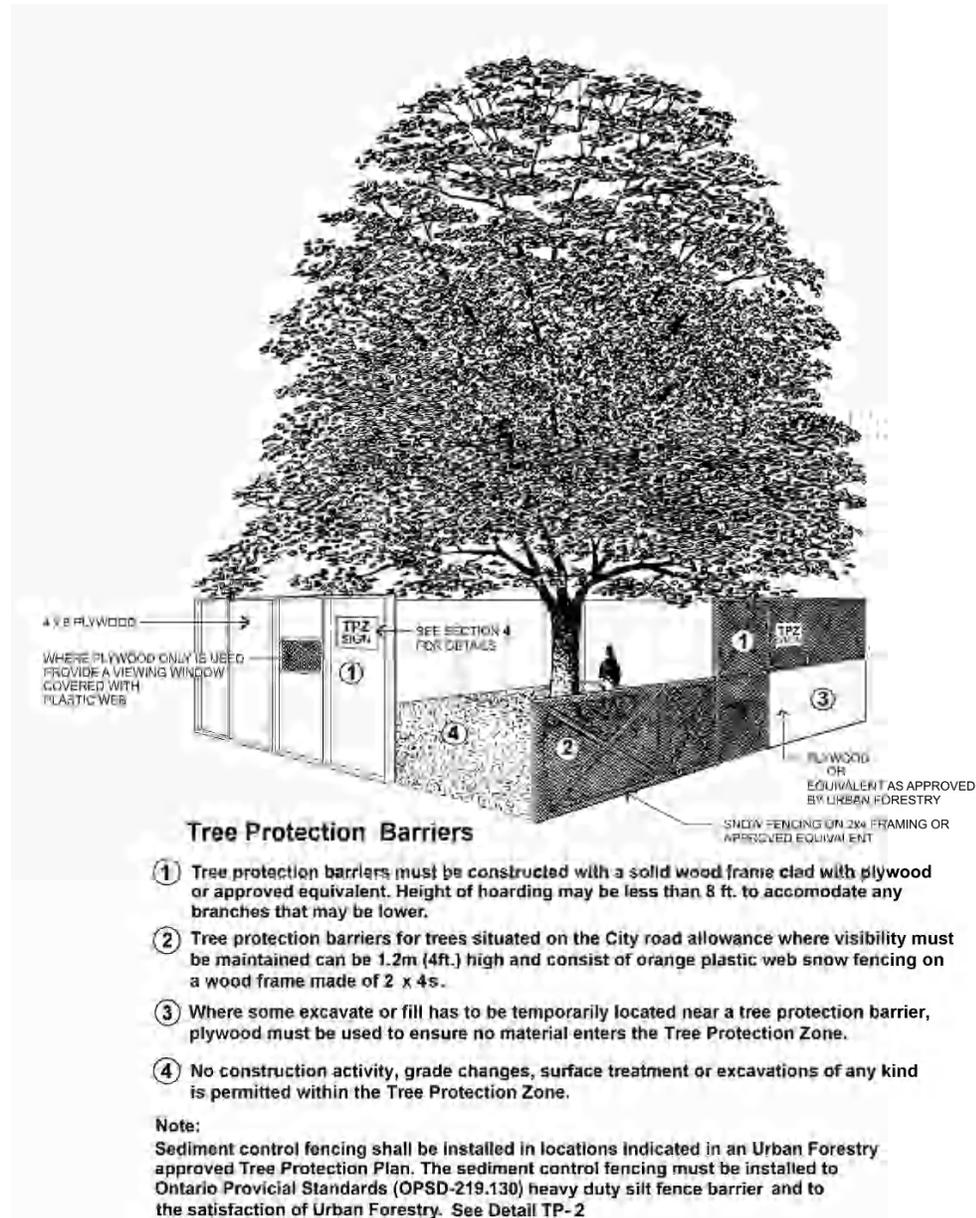
Picture 4: Tree 9



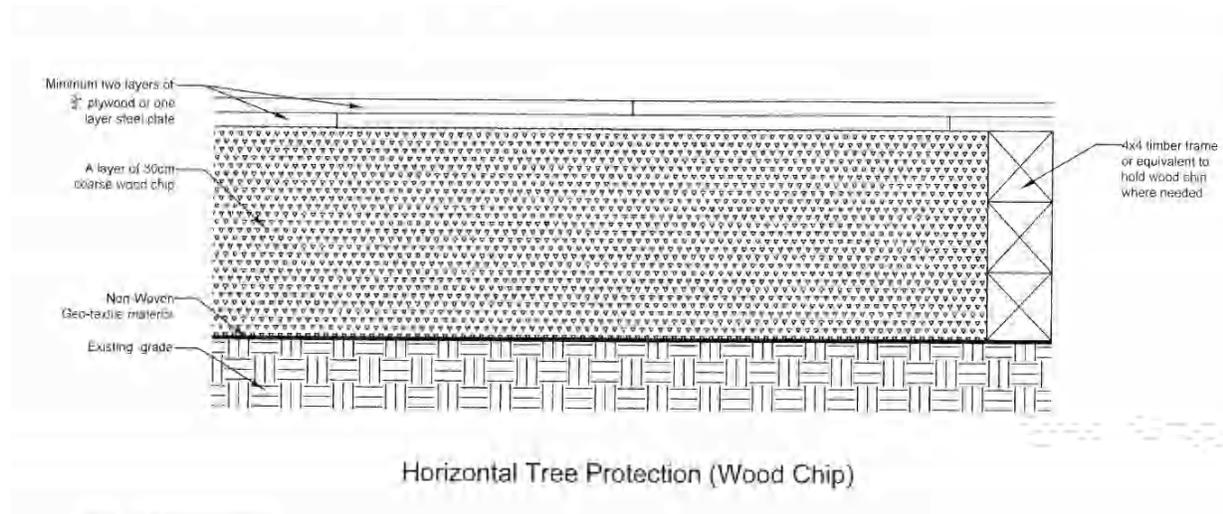
Picture 5: Trees 10-18



## 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.