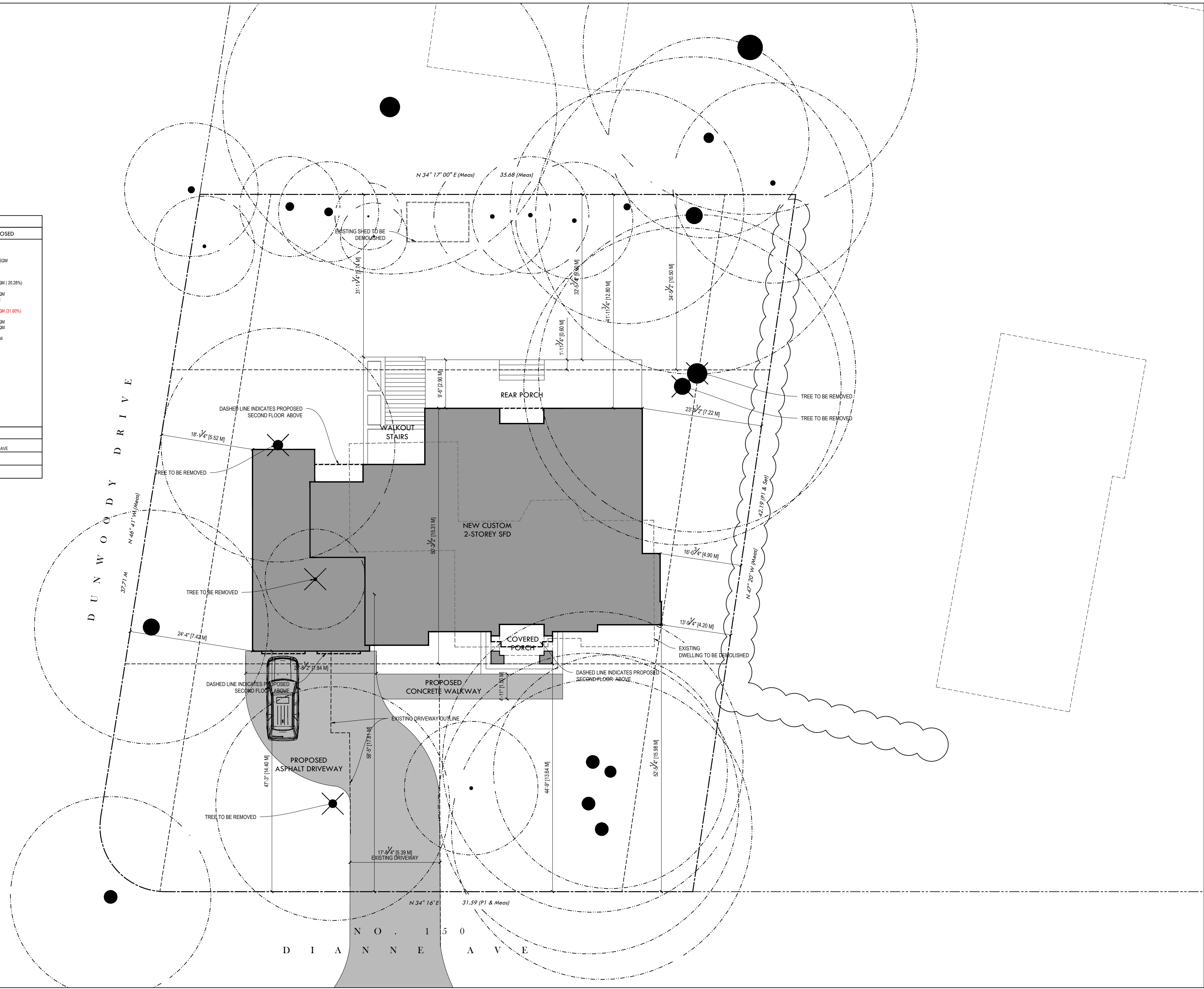


SITE STATISTICS		
	PERMITTED	PROPOSED
ZONING:	RL1-0	
LOT AREA (MIN.):	1,393.50 SQM	1,494.82 SQM
LOT FRONTAGE (MIN.):	30.5M	36.08M
LOT COVERAGE (MAX.):	373.71 SQM (25%)	303.01 SQM (20.28%)
DWELLING: COVERED PORCH:	255.09 SQM 8.01 SQM	472.31 SQM (31.60%) 8.01 SQM
REA (LOT RATIO) (MAX.):	433.49 SQM (29%)	
GROUND FLOOR: SECOND FLOOR:	227.96 SQM 244.35 SQM	
GARAGE AREA (MAX.):	56 SQM	53.97 SQM
BUILDING DEPTH (MAX.):	20M	15.31M
BUILDING HEIGHT (MAX.):	9M	9.32M
DRIVE WAY WIDTH (MAX.):	9M	7.84M
SETBACK (MIN.):		
FRONT:	14.64M	13.64M
INTERIOR SIDE:	4.2M	4.20M
EXTERIOR SIDE:	4.2M	5.53M
REAR:	10.5M (0.6M FOR PORCH + 9.90M)	9.90M
ESTABLISHED GRADE CALCULATIONS		
	DUNWOODY DR	DIANNE AVE
CENTRE OF PROPERTY LINE:	87.57M	87.35M
ESTABLISHED GRADE:		87.46M



1:150  
**SITE PLAN**

**LUCID HOMES**  
LUCID HOMES INC.  
CUSTOM HOME AND RENOVATION DESIGN  
1435 CORNWALL RD - UNIT D2  
OAKVILLE ON - L6J 1T5  
T: 416.566.6588 E: INFO@LUCIDHOMES.CA  
WWW.LUCIDHOMES.CA

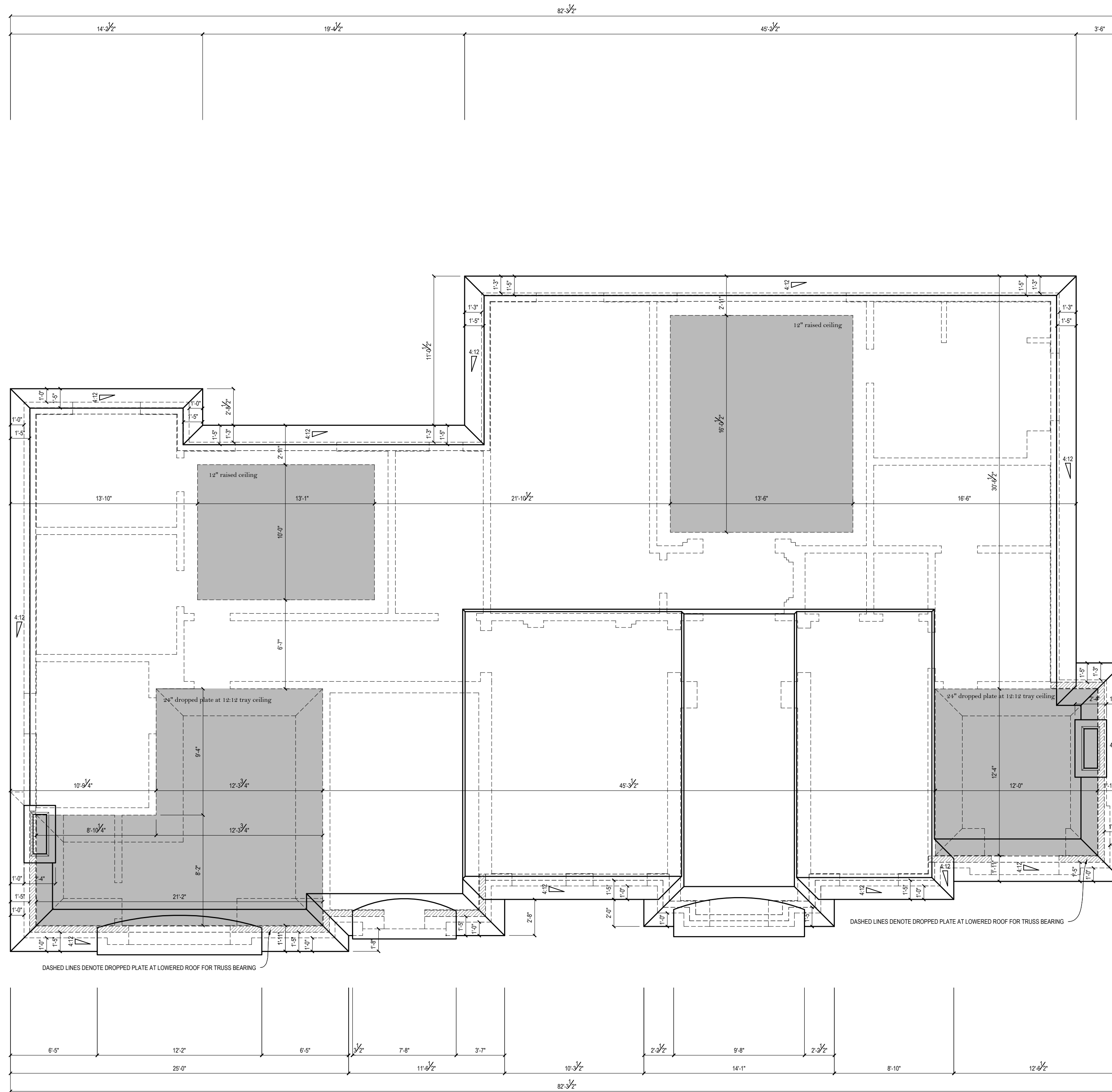
**GENERAL NOTES**  
DRAWINGS ARE TO BE READ NOT SCALED. DESIGN AND CONSTRUCTION OF THIS BUILDING SHALL COMPLY WITH ONTARIO BUILDING CODE, AS AMENDED. DRAWINGS NOT INTENDED FOR PERMIT OR CONSTRUCTION UNLESS SIGNED BY DESIGNER OR ENGINEER. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED. CONTRACTOR TO SITE VERIFY DIMENSIONS AND ANY DISCREPANCIES DISCOVERED SHALL BE REPORTED TO THE DESIGNER. IMMEDIATELY. THE DRAWINGS AND DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF LUCID HOMES INC. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT CONSENT OF THE DESIGNER.

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**LUCID HOMES** SITE PLAN  
DRAWN BY: PR CHECKED BY: -  
ADDRESS: 150 DIANNE AVE, OAKVILLE  
PROJECT NO: 2024-049 SCALE: 1:150  
SHEET NO. **SP**



1/4" = 1'-0"  
**ROOF PLAN**

**CONSTRUCTION NOTES**

CONTRACTOR TO SITE VERIFY IF DIMENSIONS FOR SPAN OF TRUSS MATCH WITH ON SITE CONDITIONS PRIOR TO ORDERING OF TRUSSES. DESIGNER MUST BE NOTIFIED IMMEDIATELY SHOULD THERE BE ANY DISCREPANCIES

POINT LOADS FROM GIRDER TRUSSES NOT SHOWN ON DRAWINGS. MANUFACTURER TO ACCOUNT FOR POINT LOADS FROM GIRDER TRUSSES IN LVL DESIGNS

ALL BEAMS SHALL HAVE A MINIMUM BEARING OF 4"

ALL STEEL COLUMNS TALLER THAN 12'-0" SHALL BE STRAPPED TO WOOD STUDS

ANY DISCREPANCIES DISCOVERED SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY

**GENERAL NOTES**

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**LUCID HOMES**  
LUCID HOMES INC.  
CUSTOM HOME AND RENOVATION DESIGN  
1435 CORNWALL RD - UNIT D2  
OAKVILLE ON - L6J 1T5  
T: 416.566.6588 E: INFO@LUCIDHOMES.CA  
WWW.LUCIDHOMES.CA

**DRAWING TITLE:** ROOF PLAN  
**DRAWN BY:** PR **CHECKED BY:** -  
**ADDRESS:** 150 DIANNE AVE, OAKVILLE  
**PROJECT NO:** 2024-049 **SCALE:** 1/4" = 1'-0"  
**SHEET NO.** **A103**



1/4" = 1'-0"  
**FRONT ELEVATION**

**CONSTRUCTION NOTES**

CONTRACTOR TO SITE VERIFY IF DIMENSIONS FOR SPAN OF TRUSS MATCH WITH ON SITE CONDITIONS PRIOR TO ORDERING OF TRUSSES. DESIGNER MUST BE NOTIFIED IMMEDIATELY SHOULD THERE BE ANY DISCREPANCIES

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**LUCID HOMES INC.**  
 CUSTOM HOME AND RENOVATION DESIGN  
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 OAKVILLE ON - L6J 7T5  
 T: 416.566.6588 E: INFO@LUCIDHOMES.CA  
 WWW.LUCIDHOMES.CA

**GENERAL NOTES**

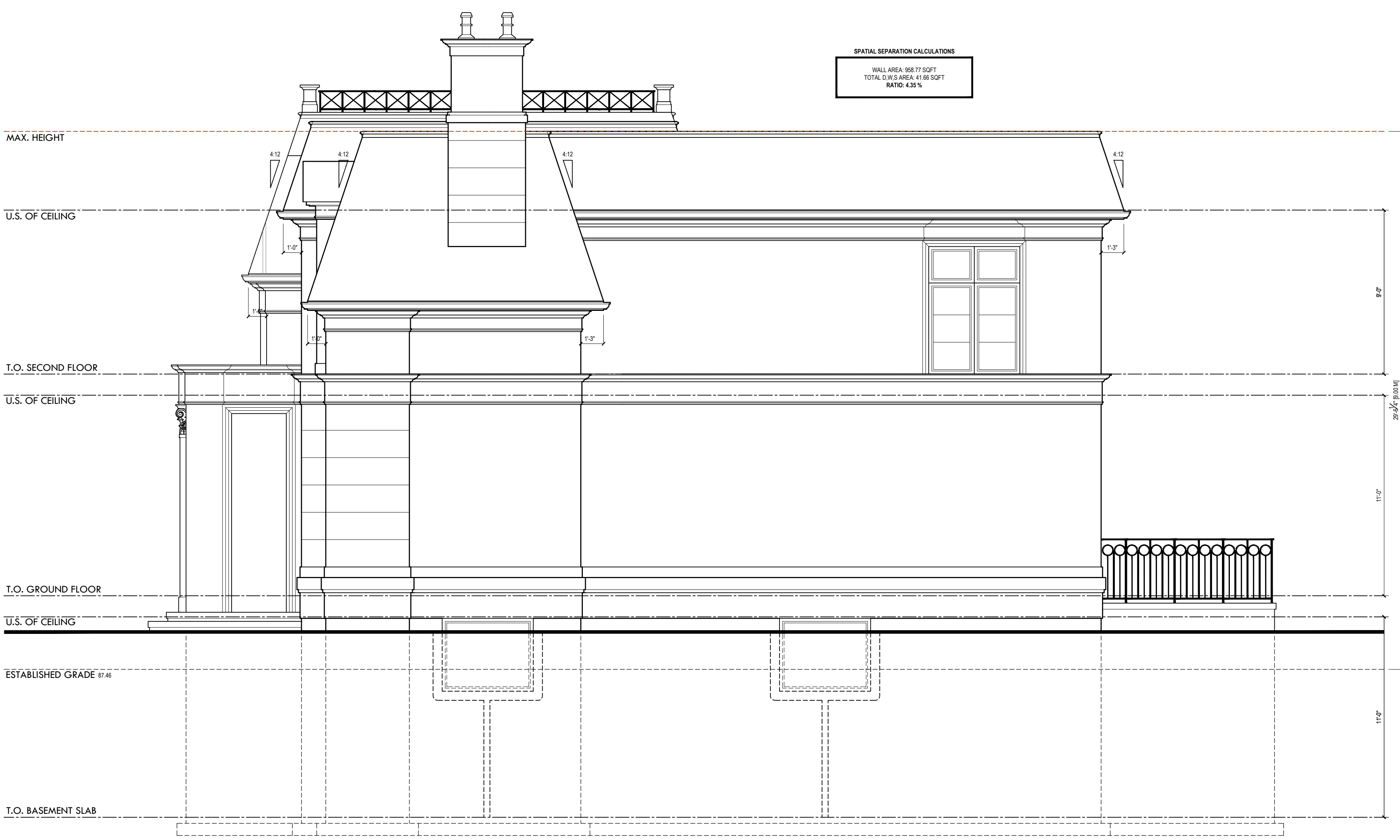
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**DRAWING TITLE:** ARCHITECTURAL ELEVATIONS  
**DRAWN BY:** PR **CHECKED BY:** -  
**ADDRESS:** 150 DIANNE AVE, OAKVILLE  
**PROJECT NO:** 2024-049 **SCALE:** 1/4" = 1'-0"  
**SHEET NO.** **A201**



SPATIAL SEPARATION CALCULATIONS  
 WALL AREA: 958.77 SQFT  
 TOTAL D.W.S AREA: 41.66 SQFT  
 RATIO: 4.35 %

1/4" = 1'-0"  
**LEFT ELEVATIONS**

**CONSTRUCTION NOTES**  
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 ALL BEAMS SHALL HAVE A MINIMUM BEARING OF 4"  
 ALL STEEL COLUMNS TALLER THAN 12'-0" SHALL BE STRAPPED TO WOOD STUDS  
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DRAWING TITLE: ARCHITECTURAL ELEVATIONS  
 DRAWN BY: PR CHECKED BY: -  
 ADDRESS: 150 DIANNE AVE, OAKVILLE  
 PROJECT NO: 2024-049 SCALE: 1/4" = 1'-0"  
 SHEET NO. **A202**



1/4" = 1'-0"  
**REAR ELEVATION**

**CONSTRUCTION NOTES**

CONTRACTOR TO SITE VERIFY IF DIMENSIONS FOR SPAN OF TRUSS MATCH WITH ON SITE CONDITIONS PRIOR TO ORDERING OF TRUSSES. DESIGNER MUST BE NOTIFIED IMMEDIATELY SHOULD THERE BE ANY DISCREPANCIES

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ALL BEAMS SHALL HAVE A MINIMUM BEARING OF 4"

ALL STEEL COLUMNS TALLER THAN 12'-0" SHALL BE STRAPPED TO WOOD STUDS

ANY DISCREPANCIES DISCOVERED SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY



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 CUSTOM HOME AND RENOVATION DESIGN  
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**GENERAL NOTES**

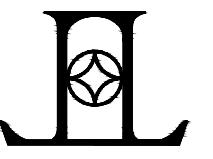
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**DRAWING TITLE:** ARCHITECTURAL ELEVATIONS  
**DRAWN BY:** PR **CHECKED BY:** -  
**ADDRESS:** 150 DIANNE AVE, OAKVILLE  
**PROJECT NO:** 2024-049 **SCALE:** 1/4" = 1'-0"  
**SHEET NO.** **A203**

**SPATIAL SEPARATION CALCULATIONS**  
 WALL AREA: 893.23 SQFT  
 TOTAL D.W.S AREA: 60.48 SQFT  
 RATIO: 6.77 %



1/4"=1'-0"  
**RIGHT ELEVATION**

**CONSTRUCTION NOTES**  
 CONTRACTOR TO SITE VERIFY IF DIMENSIONS FOR SPAN OF TRUSS MATCH WITH ON SITE CONDITIONS PRIOR TO ORDERING OF TRUSSES. DESIGNER MUST BE NOTIFIED IMMEDIATELY SHOULD THERE BE ANY DISCREPANCIES  
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 ANY DISCREPANCIES DISCOVERED SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY




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DRAWING TITLE: ARCHITECTURAL ELEVATIONS  
 DRAWN BY: PR CHECKED BY: -  
 ADDRESS: 150 DIANNE AVE, OAKVILLE  
 PROJECT NO: 2024-049 SCALE: 1/4" = 1'-0"  
 SHEET NO. **A204**

TOPOGRAPHIC SURVEY  
 ( 150 DIANNE AVENUE )  
 LOT 21  
 REGISTERED PLAN 718  
 TOWN OF OAKVILLE  
 REGIONAL MUNICIPALITY OF HALTON

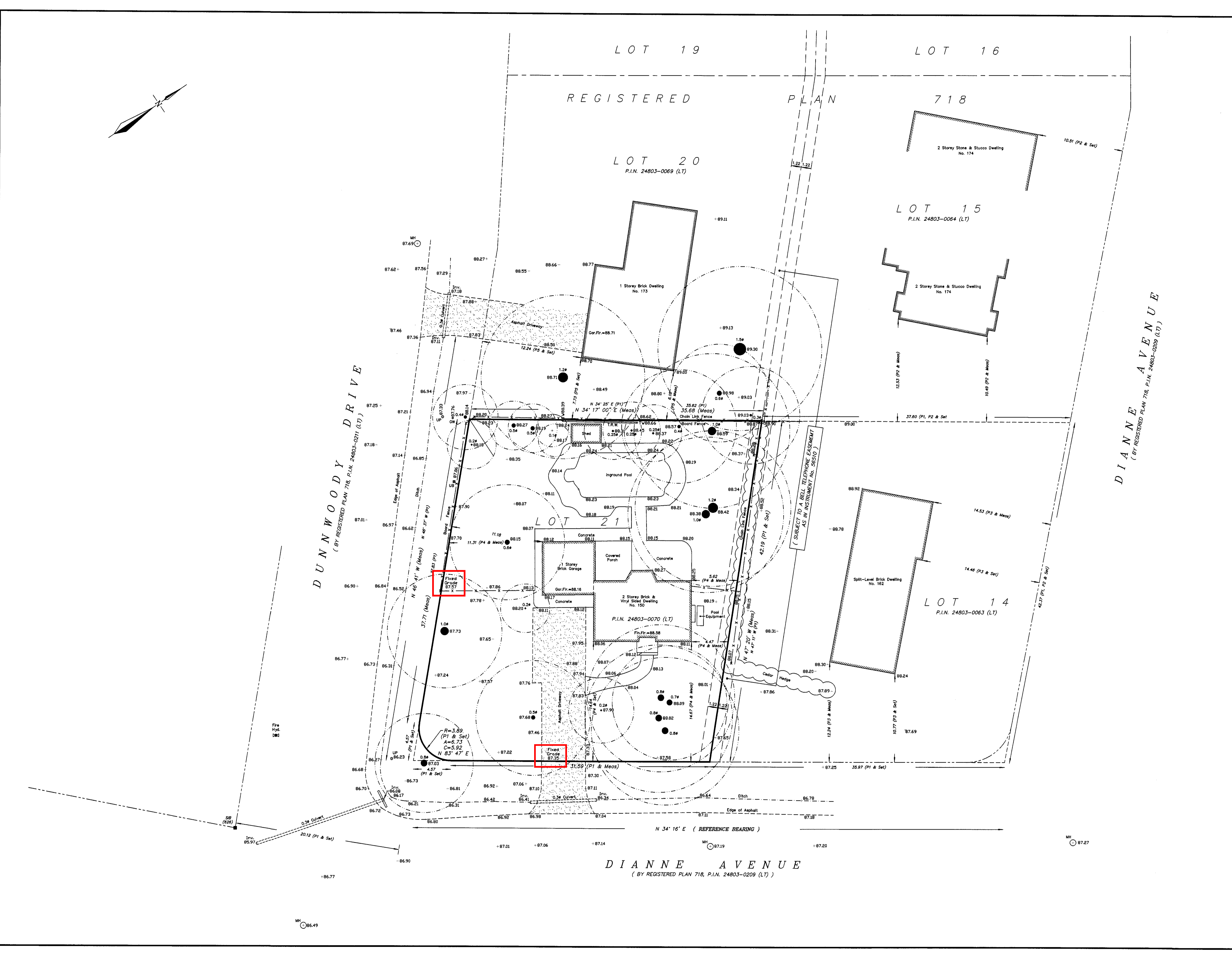
SCALE 1:200  
 0 5 10 15 METRES  
 B.A. JACOBS SURVEYING LTD.  
 ONTARIO LAND SURVEYOR

METRIC NOTE:  
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE  
 CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING NOTE:  
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE  
 NORTHWESTERLY LIMIT OF DIANNE AVENUE AS SHOWN ON  
 REGISTERED PLAN 718, HAVING A BEARING OF N 34° 16' E.

ELEVATION NOTE:  
 ELEVATIONS SHOWN ON THIS PLAN ARE REFERRED TO TOWN OF  
 OAKVILLE BENCH MARK INDEXED AS No. 92.  
 LOCATION: NORTHWEST CORNER OF FIRST STEP OF SET OF  
 STEPS CLOSEST TO THE ROAD AT No. 161 BURGUNDY DRIVE.  
 ELEVATION = 87.379 m.

LEGEND:  
 ■ DENOTES SURVEY MONUMENT FOUND  
 SIB DENOTES STANDARD IRON BAR  
 (NI) DENOTES NOT IDENTIFIABLE  
 P1 DENOTES REGISTERED PLAN 718  
 P2 DENOTES PLAN BY CUNNINGHAM MCCONNELL LTD.  
 FILE No: 23-08-3  
 P3 DENOTES PLAN BY MCCONNELL-JACKSON O.L.S.  
 DATED: JULY 28, 1964  
 P4 DENOTES PLAN BY SEWELL & SEWELL  
 DATED: JUNE 10, 1958  
 P5 DENOTES PLAN BY SEWELL & SEWELL  
 DATED: NOVEMBER 25, 1958  
 C.B. DENOTES CATCH BASIN  
 G.W. DENOTES GUY WIRE  
 M.H. DENOTES MANHOLE  
 T.R.W. DENOTES TIMBER RETAINING WALL  
 T.W. DENOTES TOP OF WALL  
 U.B. DENOTES UTILITY BOX  
 U.P. DENOTES UTILITY POLE  
 0.3ø DENOTES DIAMETER OF TREE



JULY 5, 2024  
 DATE BRYAN JACOBS  
 ONTARIO LAND SURVEYOR

B.A. JACOBS SURVEYING LTD.  
 152 JACKSON STREET EAST, SUITE 102  
 HAMILTON, ONTARIO (L6N 1L3)  
 PHONE 905-521-1636  
 bjacobs@rogers.com

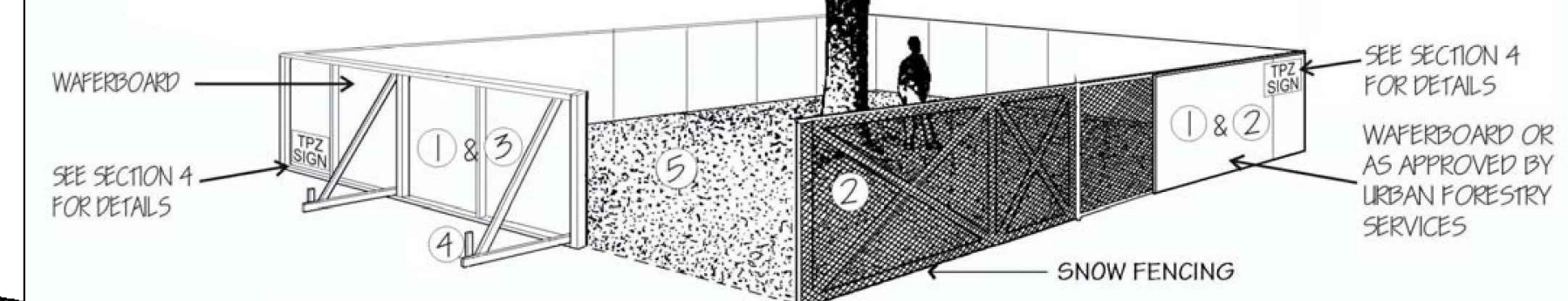
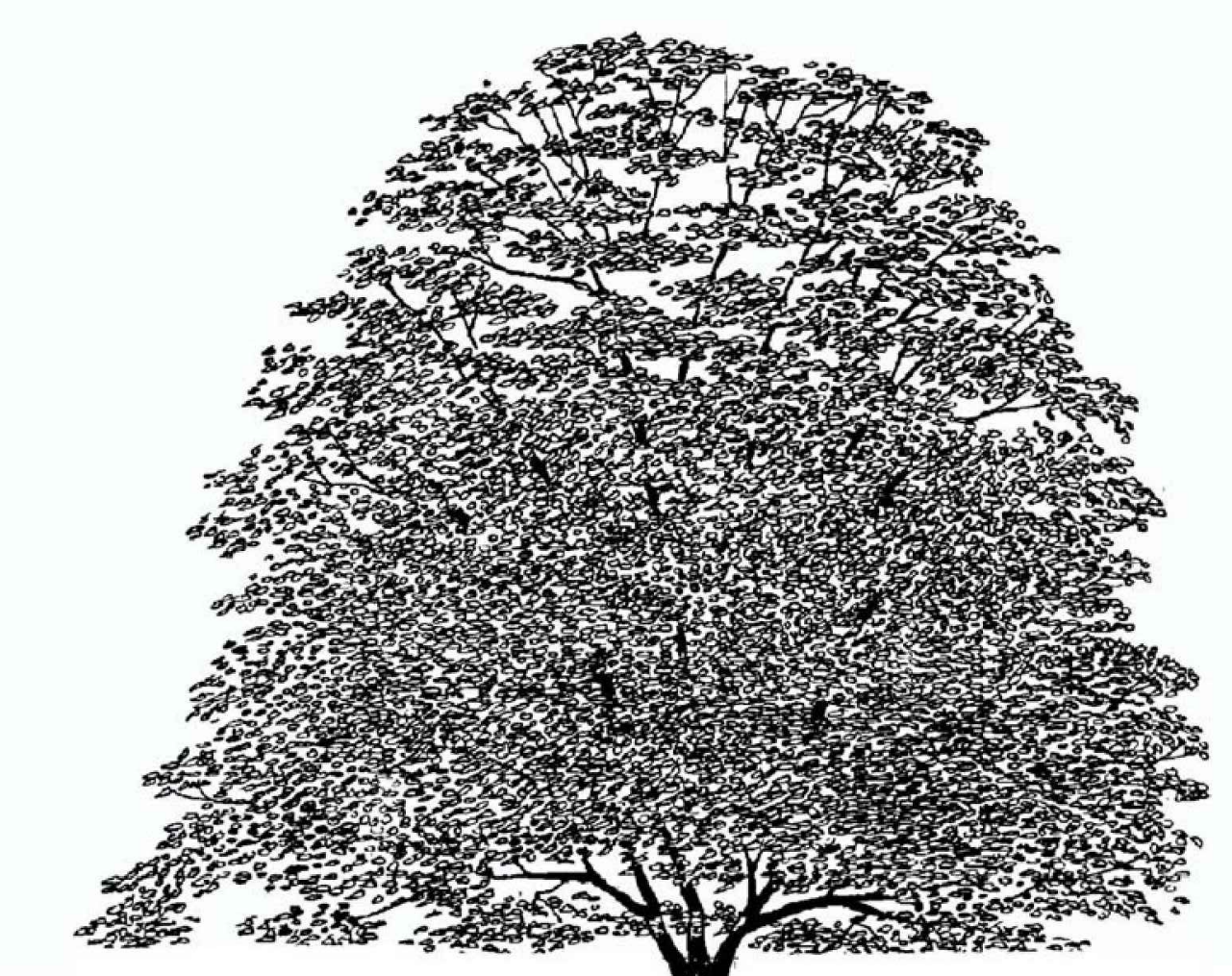


**SCHEDULE 1  
TREE PROTECTION BARRIER**

**TREE PRESERVATION  
PLAN**

150 Dianne Ave  
Oakville, Ontario  
L6J 4H1

- Notes
- All base information has been supplied by the client.
  - Seven (7) tree removals are recommended to facilitate this project.
  - 15 trees can be preserved throughout the development.
  - Refer to the Arborist Report prepared for the subject site, dated November 21, 2024 for specific instructions regarding tree protection requirements.



**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"x 4"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 minimize 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.

**LEGEND**

- GREEN LABEL TREE TO BE PRESERVED
- RED LABEL TREE TO BE REMOVED
- ✗ SYMBOL OF TREE TO BE REMOVED
- TREE DRIPLINE
- TREE PROTECTION ZONE
- TREE PROTECTION FENCING
- APPROXIMATE EXCAVATION OVERDIG 1.2 M (4 FT)
- PROPERTY BOUNDARY
- WORKER ACCESS
- ROOT EXPLORATION TRENCH
- ARBORIST SUPERVISED ASPHALT REMOVAL



**TREE INVENTORY**

Tree ID	Common Name	Botanical Name	DBH (cm)	Dripline Radius (m)	TPZ Radius (m)	Health	Structure	Owner	Comments	Action
1	White Pine	<i>Pinus strobus</i>	69	4	4.2	G	F	Subject Site	Trunk sweep (L), Cavities @-5.0m (L), Pruning wounds (L), Dead branches (L)	Remove
2	Black Locust	<i>Robinia pseudoacacia</i>	64	5x6	4.2	G	F	Subject Site	Trunk crook (M), Asymmetrical crown (M), Dead branches (L)	Remove
3	White Pine	<i>Pinus strobus</i>	83	5	5.4	G	F	Subject Site	Pruning wounds (M), Broken branches (M), Short live crown (M)	Remove
4	Black Locust	<i>Robinia pseudoacacia</i>	83	5x9	5.4	G	F	Subject Site	Lean (L), Asymmetrical crown (H), Dead branches (L), Pruning wounds (L)	Remove
5	Japanese Maple	<i>Acer palmatum</i>	4, 5, 7, 8, 10	2.5	2.4	G	G	Subject Site	Calculated DBH = 16 cm, Pruning wounds (M), Dead branches (L)	Injure
6	White Pine	<i>Pinus strobus</i>	43	4	3	F	F	Subject Site	Triple stem union @-3.0m, Pruning wounds (M), Dead branches (M)	Injure
7	Weeping Willow	<i>Salix babylonica</i>	111	5	7.1	F	P	Subject Site	Deadwood (H), Severe cavity @-1.5m, Advanced decay in trunk	Injure
8	Dogwood	<i>Cornus spp.</i>	6, 10, 12	3.5	2.4	F	F	Subject Site	Calculated DBH = 17 cm, Asymmetrical crown (M), Dominant @ground, Epicormic branches (M)	Remove
9	Norway Maple	<i>Acer platanoides</i>	55	5	3.6	F	F	Subject Site	Defoliation (M), Stem seam (M), Pruning wounds (H), Girdling root (L), Trunk has been bolted	Remove
10	White Spruce	<i>Picea glauca</i>	18	1.5	2.4	G	G	Subject Site	Pruning wounds (L), Raised canopy (L)	Preserve
11	White Spruce	<i>Picea glauca</i>	25	1.5	2.4	G	G	Subject Site	Defect-free	Preserve
12	White Spruce	<i>Picea glauca</i>	21	1.5	2.4	G	G	Subject Site	Defect-free	Preserve
13	Norway Spruce	<i>Picea abies</i>	23	2	2.4	G	G	Subject Site	Pruning wounds (L), Raised canopy (L)	Preserve
14	Norway Spruce	<i>Picea abies</i>	19	2	2.4	G	G	Subject Site	Defect-free	Preserve
15	Norway Spruce	<i>Picea abies</i>	18	2	2.4	G	G	Subject Site	Defect-free	Preserve
16	Silver Maple	<i>Acer saccharinum</i>	37	5	3	G	G	Subject Site	Asymmetrical crown (M), Pruning wounds (M)	Preserve
17	White Pine	<i>Pinus strobus</i>	84	6	5.4	G	F	Subject Site	Pruning wounds (H), Dead branches (M)	Preserve
18	Silver Maple	<i>Acer saccharinum</i>	104, 104	9	10.7	F	P	Subject Site	Calculated DBH = 147 cm, V-shaped union @ground, Cobra cable, Decay @old limb removal wound (H), Pruning wounds (H), Tip dieback (L), Poison ivy vine on trunk	Remove
A	Norway Spruce	<i>Picea abies</i>	74	3	4.8	G	G	Public	Pruning wounds (M), Exposed roots (L), Appraised value = \$10,071	Preserve
B	Silver Maple	<i>Acer saccharinum</i>	~85	7	5.4	G	G	Neighbour (173 Dunwoody Dr)	Dominant @-3.5 m, Otherwise defect-free	Preserve
C	White Pine	<i>Pinus strobus</i>	~45	4	3	G	F	Neighbour (173 Dunwoody Dr)	Pruning wounds (M), Dead branches (M)	Preserve
D	Norway Maple	<i>Acer platanoides</i>	~30	4	3	G	G	Neighbour (173 Dunwoody Dr)	Sweep (L), Pruning wounds (L), T-bar stake very near trunk	Preserve

**Tree Protection Zone**

- No grade change, storage or temporary storage of any materials or equipment, washing of equipment, nor the dumping of any debris is permitted within this area.
- The tree protection barrier must not be altered, moved or removed in any way without the written authorization of

**Maple Hill Tree Services**  
905-824-2100

N 34° 16' E (REFERENCE BEARING)  
D I A N N E A V E N U E  
( BY REGISTERED PLAN 718, P.I.N. 24803-0209 (LT) )

Drawing By: Kyle Buckley  
ISA Certified Arborist ON-2744A  
Date: November 21, 2024  
Scale: 1:150



MAPLE HILL  
TREE SERVICES  
1220 HERITAGE ROAD  
BURLINGTON  
ONTARIO  
L7L 4X9  
P: 905-824-2100  
W: www.maplehilltree.com  
E: kyle@maplehilltree.com



# ARBORIST REPORT AND TREE PRESERVATION PLAN

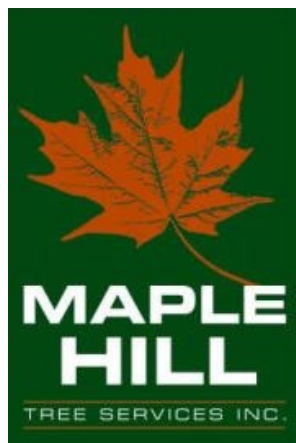
Subject Site

**150 Dianne Ave  
Oakville, Ontario  
L6J 4H1**

Prepared For

**Sunny Saggu  
150 Dianne Ave  
Oakville, Ontario  
L6J 4H1**

Prepared By



1220 HERITAGE RD

BURLINGTON

ONTARIO, CANADA

L7L 4X9

---

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## **TABLE OF CONTENTS**

Introduction .....	3
Summary .....	3
Observations .....	3
Proposed Construction .....	5
Discussion.....	5
Trees To Preserve.....	5
Trees To Remove .....	6
Pruning.....	7
Tree Replacement.....	7
Tree Appraisal .....	7
Tree Preservation Guidelines.....	8
Pre-construction Phase.....	9
Construction Phase .....	9
Post Construction Phase .....	9
Post Construction Maintenance .....	9
References .....	9
Assumptions and Limiting Conditions .....	10
Appendix A: Tree Inventory .....	11
Appendix B: Tree Appraisal.....	12
Appendix C: Pictures .....	13

## **LIST OF APPENDICES**

Appendix A: Tree Inventory  
Appendix B: Tree Appraisal  
Appendix C: Pictures

## **ASSOCIATED DRAWINGS**

PP-1: Tree Preservation Plan



## **INTRODUCTION**

Maple Hill Tree Services was retained by Sunny Saggu (the Client) to complete an Arborist Report and Tree Preservation Plan for the property located at 150 Dianne Ave in the Town of Oakville, Ontario. The property is a 0.1 ha (0.2 ac) residential lot located in the Morrison neighbourhood. This report outlines specific trees to preserve, trees to remove, any maintenance work required for safety, as well as ongoing tree monitoring recommendations as they relate to proposed development work on the subject property.

This report is written in accordance with the Town of Oakville's Site Alteration By-law (By-law 2023-047), Private Tree Protection By-law (By-law 2017-038), Public Tree Protection By-law (By-law 2009-025), and the Town's Tree Protection During Construction Procedure. The primary purpose of this report is to develop a strategic Tree Preservation Plan for the subject site. This report addresses the present condition of all trees that could potentially be impacted by the proposed construction, and the possible injury mitigation options available.

## **SUMMARY**

This report pertains to the demolition of an existing dwelling and the construction of a new residential dwelling in its place. The trees that will, or have the potential to be, impacted by this development are discussed herein. Also included are preconstruction, during construction, and post construction tree care recommendations.

The subject property, as well as up to six (6) metres away from the subject property, contains 22 trees relevant to the development project that prompted this report. Of these 22 trees, 18 are privately-owned and located on the subject property, three (3) are privately-owned and located on the neighbouring property at 173 Dunwoody Dr, and one (1) is public tree growing at the corner of Dunwoody and Dianne.

Based on the current site plan, seven (7) private trees are proposed for removal to accommodate the proposed construction, and three (3) private trees may sustain root injury. Permits to injure or destroy trees will need to be secured prior to work commencement. All other trees can be preserved without adverse impact to their health or longevity.

## **OBSERVATIONS**

Site observations took place on September 5, 2024, by Kyle Buckley, R.P.F. The subject site is currently occupied by a two-storey brick and vinyl dwelling with attached garage, associated asphalt driveway, as well as a rear covered porch, concrete patio, in-ground swimming pool and shed. Trees are present on the property in the form of both mature and immature landscape and shade trees.



All trees on or within six (6) m of the subject property with diameters measuring greater than or equal to 10 cm at 1.4 m above ground were included in the tree inventory. Trees were located using a topographic survey of the subject site supplied by the Client.

In addition to their species, each tree was assessed for the attributes listed in **Table 1**. **Table 2** defines the condition ratings used in the assessment of tree health and structure. Tree tags were not used in this project, but trees were nonetheless assigned numeric identifiers (1 – 18) on the subject site and alphabetical identifiers (A – D) on neighbouring private property. To avoid trespass, the diameters of trees on neighbouring private properties were estimated.

Refer to **Appendix A** for full tree inventory information, **Appendix C** for pictures of the trees, and the Tree Preservation Plan (**PP-1**) for tree locations and existing site conditions.

**Table 1.** Tree inventory attributes collected during site visit.

Attribute	Units	Point of Measure	Assessment Tools	Precision
Trunk Diameter	cm	1.4 m above ground	Diameter tape	0.5 cm
Dripline Radius	m	From trunk to outermost branch tips	Pacing	0.5 m
Health and Structure	Defined rating (Table 2)	Visual inspection from ground	Binoculars, sounding mallet	Limited to observable conditions

**Table 2.** Health and structural condition assessment criteria.

Condition Rating	Health	Structure
Good	Vigour is normal for the species. No significant damage due to disease or pests. Any twig dieback, defoliation, or discoloration is normal.	Well-developed structure. Defects are minor and can be corrected.
Fair	Reduced vigour. Damage due to insects or disease may be significant but is not likely to be fatal. Twig dieback, defoliation, discoloration and/or dead branches comprise less than 50% of the crown.	A single significant defect or multiple moderate defects. Defects are not practical to correct.
Poor	Unhealthy and declining in appearance. Poor vigour. Low foliage density and poor foliar colour. Potentially fatal pest infestation. Extensive twig/branch dieback.	A single serious defect or multiple significant defects. Observed structural problems cannot be corrected. Failure may occur at any time.



## **PROPOSED CONSTRUCTION**

The proposed work involves the demolition and removal of the existing dwelling, driveway, rear patios, pool, and shed. Subsequently, a two-storey custom dwelling will be built, with relocated driveway, rear porch, and rear stairs descending to a basement walkout.

Refer to the Tree Preservation Plan (**PP-1**) for the proposed Site Plan.

## **DISCUSSION**

The Town of Oakville's Tree Protection During Construction Procedure specifies Tree Protection Zone (TPZ) distances, which are the minimum setbacks required to maintain the structural integrity of trees' anchor roots. TPZ distances were analysed alongside the proposed site plan to determine tree removal requirements, opportunities for tree preservation, and to identify specific areas where special injury mitigation methods could be employed. The results of this analysis are provided below.

## **TREES TO PRESERVE**

Based on the currently proposed Site Plan, the preservation of 15 trees should be possible provided that the following recommendations are respected.

If tree protection fencing is installed as per the Tree Preservation Plan (**PP-1**), then Trees 10 – 17, and A – D will receive full protection, or as near to full protection as existing hardscape permits. Where trees cannot receive full TPZ protection, as is the case for Trees 5, 6, and 7, a combination of root pruning in advance of excavation and Arborist-supervised asphalt removal is recommended; see the following sections for details.

### **Trees 5 and 6**

Trees 5 and 6 flank the existing driveway, which is to be removed and relocated. If the existing driveway will aid the construction contractors with accessing the site, then its removal should be delayed until construction work is completed. Tree protection fencing should be installed as per **PP-1**, along the edges of the existing driveway. When it is time to remove the existing driveway, the following recommendations should be observed:

- The section of asphalt beneath which root presence is anticipated should be removed under the supervision of a Certified Arborist (see shaded area on **PP-1**)
- Prior to work commencement, it is to be communicated to equipment operators that the intention is to cautiously remove only the surface asphalt layer at this time
- Base materials and any roots encountered are to be left in place
- Arborist to assess root presence and perform pruning if necessary
- At Arborist's instruction, area is to be backfilled with topsoil



## Tree 7

The proposed excavation will occur within the TPZ of Tree 7; therefore, trenches to assess the amount of root damage necessary are recommended:

- Trenches should be excavated using an AirSpade pneumatic tool
- The AirSpade should be operated, or supervised, by a Certified Arborist
- Trenches should be located as prescribed on **PP-1**, just beyond excavation limits
- Trenches should be between 20-30 cm wide, and 30-40 cm deep
- Roots encountered in the trench should be assessed for removal viability by a Certified Arborist
- If it is determined that Tree 7 will not be compromised by the root loss, then all roots within the trench should be severed cleanly
- If required root loss will compromise the tree, tree removal is recommended
- Once root pruning is complete, the trench should be backfilled with clean topsoil
- All work should be documented, photographed, and reported for submission to the Town

The purpose of the root pruning work is to pre-emptively cut roots that cross the excavation footprint in a manner that encourages root replacement and does not cause unnecessary injury, such as what may occur if roots are pulled and torn by machinery. If roots are pruned prior to project commencement, then demolition and construction work can proceed without constraint.

There should be an on-site meeting with the consulting Certified Arborist, the property owner, and any Architects, Landscape Architects, Engineers, contractor and or subcontractors involved with the project to discuss the Tree Preservation Plan and scope of work prior to any work commencing.

## TREES TO REMOVE

Based on the currently proposed Site Plan, seven (7) private trees (Trees 1 – 4, 8, 9, and 18) are recommended for removal. Private tree removal permits will need to be secured prior to the commencement of tree removal work.

Trees 1 – 4, 8, and 9 are all in direct conflict with either the proposed dwelling or driveway; unless design alternatives are explored, their preservation is not possible.

Tree 18 is a mature silver maple (*Acer saccharinum*) with a codominant structure originating from a V-shaped union at the ground. The tree has had a dynamic cable installed in the past, and large diameter limbs have been removed, the wounds of which have not sealed and decay is evident at wound locations. The proposed excavation would occur within three (3) or four (4) m of the trunk, or a distance of between 2 and 2.7 x the calculated trunk diameter. The combination of anticipated root injury and poor tree structure lead me to recommend removal.



**Table 3.** Trees to remove.

Tree I.D.	Tree Species		Owner	DBH (cm)	Justification
	Common Name	Botanical Name			
1	White Pine	<i>Pinus strobus</i>	Subject property	69	In conflict with proposed driveway – <b>PERMIT REQUIRED</b>
2	Black locust	<i>Robinia pseudoacacia</i>	Subject property	64	In conflict with proposed driveway – <b>PERMIT REQUIRED</b>
3	White Pine	<i>Pinus strobus</i>	Subject property	83	In conflict with proposed driveway – <b>PERMIT REQUIRED</b>
4	Black locust	<i>Robinia pseudoacacia</i>	Subject property	83	In conflict with proposed driveway – <b>PERMIT REQUIRED</b>
8	Cultivated Dogwood	<i>Cornus spp.</i>	Subject property	17	In conflict with proposed dwelling – <b>PERMIT REQUIRED</b>
9	Norway Maple	<i>Acer platanoides</i>	Subject property	55	In conflict with proposed dwelling – <b>PERMIT REQUIRED</b>
18	Silver Maple	<i>Acer saccharinum</i>	Subject property	147	The combination of tree condition and proximity to excavation – <b>PERMIT REQUIRED</b>

## **PRUNING**

Tree 7 is a large weeping willow (*Salix babylonica*) with a trunk cavity, evident decay, and dead branches in its canopy. Despite these defects, the preservation of Tree 7 is recommended. In order to reduce the likelihood of future tree failure, it is recommended that the height of this tree be reduced; this will not only accomplish the removal of dead branches, thereby improving site safety, but also reduce the forces exerted on the weakened trunk during wind events. See **Image 5** for the approximate recommended pruning line.

## **TREE REPLACEMENT**

The Town of Oakville will determine the number of replacement trees required based off the number, size, and condition of trees being removed; tree replacement requirements will be conveyed to the Client following review of submitted materials.

## **TREE APPRAISAL**

The Town of Oakville requires that all public trees be assigned a valuation in accordance with the Council of Tree and Landscape Appraisers *Guide to Plant Appraisal* (10<sup>th</sup> Edition). Town representatives use this valuation to assign appropriate Securities to project applications. The appraisal method used was the Reproduction Method – Trunk Formula Technique (RM-TFT), which was considered appropriate because it is widely used in tree inventories and preconstruction bonding and has a long history of use and acceptance by arborists.



The RM-TFT estimates the cost of replacing a removed tree with one that is close to identical (i.e. same species, size, form, etc.) by extrapolating the cost to purchase and install the largest commonly available nursery specimen to the size of the tree being removed, in trunk cross-sectional area (cm<sup>2</sup>). The resulting **reproduction cost** is then depreciated to account for the condition of the tree being removed (100% would represent a tree in perfect condition), making the final valuation a **depreciated reproduction cost**. Tree values can be further depreciated to account for things like a limiting microsite or the presence of threatening pests in the area (known as functional and/or external limitations); in this report, a functional limitation of 61% (the low end of *minor impact*) was applied to Tree A to reflect necessary repeated pruning to clear the adjacent powerline.

The public tree included in this report (Tree A) has a total value of \$10,070.

Nursery costs were sourced from the Regional Plant Appraisal Committee's Ontario Supplement to the Guide for Plant Appraisal (2021), and installation costs are 2.5 x the nursery cost. See Appendix B for tree appraisal results; further information on the appraisal process is available upon request.

## **TREE PRESERVATION GUIDELINES**

The Town of Oakville requires the tree protection fencing to be installed prior to any construction activity. The purpose of the fencing is to define the Tree Protection Zone (TPZ), which is to be protected from any activity throughout the construction and landscaping phases.

The barrier around the TPZ shall be 1.2 m (4 ft) high waferboard, or an equivalent material approved by Urban Forestry Services, secured to the ground. Only where solid fencing would obstruct sight lines to adjacent streets can the barrier around the TPZ be 1.2 m (4 ft) high orange plastic snow fencing (safety fence) on a wooden frame of dimensional lumber.

The Tree Protection Zone and all tree protection fencing must remain fully intact and in good repair throughout the duration of all work on the property. TPZ's cannot be used for the temporary storage of fill, topsoil, building materials, equipment storage, washing of equipment, nor the dumping of any construction debris.

TPZ signs must be posted in visible locations throughout the TPZ barrier. Signs should be a minimum of 40 cm x 60 cm and made of white gator board or equivalent material. An example TPZ sign can be found on the Tree Preservation Plan (**PP-1**).





## **PRE-CONSTRUCTION PHASE**

1. Site plan meeting with the consulting Certified Arborist, the property owner, and any Architects, Landscape Architects, Engineers, contractor and or subcontractors involved with the project to discuss the Tree Preservation Plan and scope of work.
2. Implement the Tree Preservation Plan associated with this report.
3. Complete any necessary removals.
4. Install hoarding and post TPZ signage.

## **CONSTRUCTION PHASE**

1. The Tree Preservation Zone must be respected throughout the construction. No materials shall be stored or dumped in this area.
2. Root pruning of any exposed roots during construction should be cut cleanly by a Certified Arborist.

## **POST CONSTRUCTION PHASE**

1. Remove hoarding only after construction is complete.
2. Follow-up inspection of all trees by the Consulting Certified Arborist.

## **POST CONSTRUCTION MAINTENANCE**

Post construction maintenance is crucial because the negative impact that construction may have on trees could take several years to become apparent, at which time it may be too late, and the tree may die or become structurally unstable. The trees should be inspected by the consulting Certified Arborist periodically to prescribe the appropriate Arboriculture practices.

Respectfully submitted,

Kyle Buckley, R.P.F.  
ISA Certified Arborist ON-2744A

## **REFERENCES**

Council of Tree and Landscape Appraisers. 2018. *Guide for Plant Appraisal*. 10<sup>th</sup> Ed. Champaign (IL, USA): International Society of Arboriculture.

Regional Plant Appraisal Committee. 2021. *Ontario Supplement to the Council of Tree and Landscape Appraisers Guide for Plant Appraisal*, 10<sup>th</sup> Ed. Atlanta (GA, USA): International Society of Arboriculture.



## **ASSUMPTIONS AND LIMITING CONDITIONS**

The observations documented are true for only the period that the Consulting Arborist was on site and therefore do not include any other activity that may have occurred on site or to the trees before or after that period.

If the health of the trees was assessed while they were dormant, there may be some inaccuracy in the assigned health rating of each tree.

All trees represent a certain inherent degree of risk and this evaluation does not preclude all risk of failure.

Notwithstanding the recommendations and conclusions made in this report, it must be realized that trees are living organisms, and their health and vigour constantly change over time. They are not immune to changes in site conditions, or seasonal variations in the weather conditions.

We accept no responsibility for materials and information submitted to us that are incorrect.

Any survey boundaries marked on plans or on the ground is not the responsibility of Maple Hill Tree Services.

This report shall be considered whole, no sections are severable, and the report shall be considered incomplete if any pages are missing.

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

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

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

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

The details obtained from any photographs and outlined in the sketch plan are intended as visual aids and are not to scale. They should not be construed as engineering reports or surveys.



## APPENDIX A: TREE INVENTORY

Tree ID	Common Name	Botanical Name	DBH (cm)	Dripline Radius (m)	TPZ Radius (m)	Health	Structure	Owner	Comments	Action
1	White Pine	<i>Pinus strobus</i>	69	4	4.2	G	F	Subject Site	Trunk sweep (L), Cavities @ ~5.0 m (L), Pruning wounds (L), Dead branches (L)	Remove
2	Black Locust	<i>Robinia pseudoacacia</i>	64	5 x 6	4.2	G	F	Subject Site	Trunk crook (M), Asymmetrical crown (M), Dead branches (L)	Remove
3	White Pine	<i>Pinus strobus</i>	83	5	5.4	G	F	Subject Site	Pruning wounds (M), Broken branches (M), Short live crown (M)	Remove
4	Black Locust	<i>Robinia pseudoacacia</i>	83	5 x 9	5.4	G	F	Subject Site	Lean (L), Asymmetrical crown (H), Dead branches (L), Pruning wounds (L)	Remove
5	Japanese Maple	<i>Acer palmatum</i>	4, 5, 7, 8, 10	2.5	2.4	G	G	Subject Site	<b>Calculated DBH = 16 cm</b> , Pruning wounds (M), Dead branches (L)	Injure
6	White Pine	<i>Pinus strobus</i>	43	4	3	F	F	Subject Site	Triple stem union @ ~3.0 m, Pruning wounds (M), Dead branches (M)	Injure
7	Weeping Willow	<i>Salix babylonica</i>	111	5	7.1	F	P	Subject Site	Deadwood (H), Severe cavity @ ~1.5 m, Advanced decay in trunk	Injure
8	Dogwood	<i>Cornus spp.</i>	6, 10, 12	3.5	2.4	F	F	Subject Site	<b>Calculated DBH = 17 cm</b> , Asymmetrical crown (M), Codominant @ ground, Epicormic branches (M)	Remove
9	Norway Maple	<i>Acer platanoides</i>	55	5	3.6	F	F	Subject Site	Defoliation (M), Stem seam (M), Pruning wounds (H), Girdling root (L), Trunk has been bolted	Remove
10	White Spruce	<i>Picea glauca</i>	18	1.5	2.4	G	G	Subject Site	Pruning wounds (L), Raised canopy (L)	Preserve
11	White Spruce	<i>Picea glauca</i>	25	1.5	2.4	G	G	Subject Site	Defect-free	Preserve
12	White Spruce	<i>Picea glauca</i>	21	1.5	2.4	G	G	Subject Site	Defect-free	Preserve
13	Norway Spruce	<i>Picea abies</i>	23	2	2.4	G	G	Subject Site	Pruning wounds (L), Raised canopy (L)	Preserve
14	Norway Spruce	<i>Picea abies</i>	19	2	2.4	G	G	Subject Site	Defect-free	Preserve
15	Norway Spruce	<i>Picea abies</i>	18	2	2.4	G	G	Subject Site	Defect-free	Preserve
16	Silver Maple	<i>Acer saccharinum</i>	37	5	3	G	G	Subject Site	Asymmetrical crown (M), Pruning wounds (M)	Preserve
17	White Pine	<i>Pinus strobus</i>	84	6	5.4	G	F	Subject Site	Pruning wounds (H), Dead branches (M)	Preserve



Tree ID	Common Name	Botanical Name	DBH (cm)	Dripline Radius (m)	TPZ Radius (m)	Health	Structure	Owner	Comments	Action
18	Silver Maple	<i>Acer saccharinum</i>	104, 104	9	10.7	F	P	Subject Site	Calculated DBH = 147 cm, V-shaped union @ ground, Cobra cable, Decay @ old limb removal wound (H), Pruning wounds (H), Tip dieback (L), Poison Ivy vine on trunk	Remove
A	Norway Spruce	<i>Picea abies</i>	74	3	4.8	G	G	Public	Pruning wounds (M), Exposed roots (L)	Preserve
B	Silver Maple	<i>Acer saccharinum</i>	~85	7	5.4	G	G	Neighbour (173 Dunwoody Dr)	Codominant @ ~3.5 m, Otherwise defect-free	Preserve
C	White Pine	<i>Pinus strobus</i>	~45	4	3	G	F	Neighbour (173 Dunwoody Dr)	Pruning wounds (M), Dead branches (M)	Preserve
D	Norway Maple	<i>Acer platanoides</i>	~30	4	3	G	G	Neighbour (173 Dunwoody Dr)	Sweep (L), Pruning wounds (L), T-bar stake very near trunk	Preserve

- Defects in the *Comments* field are rated light (L), moderate (M), or heavy (H)
- Where trees had multiple stems at 1.4 m above ground, diameters were calculated by taking the square root of the sum of all squared diameters

## APPENDIX B: TREE APPRAISAL

Tree ID	Common Name	DBH (cm)	Condition	Condition (%)	Cross Sectional Area (cm <sup>2</sup> )	Nursery Tree Size (cm)	Nursery Tree Cost (\$)	Installation Cost (\$)	Nursery Tree Cross Sectional Area (cm <sup>2</sup> )	Unit tree cost (\$/cm <sup>2</sup> )	Basic Reproduction Cost (\$)	Functional Limitations (%)	Depreciated Reproduction Cost (\$)	Cost Rounded Up To Nearest 10 (\$)
A	Norway Spruce	74	Good	0.85	4300.85	9	287.00	717.50	63.62	4.51	19402.62	0.61	10060.26	10070.00
<b>Total</b>													<b>10,070.00</b>	



## APPENDIX C: PICTURES



**Image 1.** Trees 1 – 4 (right to left).



**Image 2.** Trees 1 – 4 (left to right) and 5 (on left).



**Image 3.** Trees 1 – 5 (left to right).



**Image 4.** Tree 6.



Image 5. Tree 7 (with recommended pruning line).



Image 6. Cavity in Tree 7.



Image 7. Tree 8.



Image 8. Trees 10 – 12 (left to right).



**Image 9.** Trees 13 – 15 (right of shed, left to right).



**Image 10.** Trees 16 & 17 (from center to right).



**Image 11.** Tree 17 (center of frame).



**Image 12.** Tree 18.



**Image 13.** Tree A.



**Image 14.** Tree B.



**Image 15.** Tree C (limited view from property).



**Image 16.** Tree D (center of frame).