



August 6, 2025 [*Revised December 11, 2025*]

ARBORIST REPORT

1493 Sixth Line, Oakville, Ontario

BACKGROUND

MHBC was retained to conduct an inventory of the existing trees within the boundaries of the property known as 1493 Sixth Line, as they pertain to the Town of Oakville Tree By-laws. This investigation examined 92 trees within and around the subject property. Field work was completed July 16, 2025, this report relates to the condition of the trees at that time.

PROCEDURE

The on-site inventory of existing trees was carried out using the current survey of the property and relies on the accuracy of this survey. The inventory includes all trees within the site boundary, all trees within 6.0 metres of the site boundary and all Town owned trees along the adjacent boulevards.

This inventory is summarized graphically in the Tree Inventory Plans TI-1 – TI-2, which shall always be read in conjunction with this report and shall form part of this report. For the purposes of this report, trees and groupings of trees are identified in terms of species, size, condition, and recommendations.

The following rating system was used in describing the general condition of the trees inventoried:

- Good: Indicates a condition of vigor and no major concerns.
- Fair: Indicates an adequate tree, which may have some minor issues.
- Poor: Indicates declining health, bad form, or other more serious issues.
- Dead: Indicates a dead tree that should be removed.

ASSUMPTIONS AND LIMITING CONDITIONS

- Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible and is assumed to be correct; however MHBC can neither guarantee nor be responsible for the accuracy of information provided by others.
- It is assumed that the properties are not in violation of any applicable codes, ordinances, statutes, or other governmental regulations.
- Unless otherwise required by law, possession of this report or a copy thereof does not imply right of publication or use for any purpose in whole or in part by any other than the person or company by whom it was commissioned.
- The use of excerpts from this report or alterations to this report, without the authorization of MHBC Planning will invalidate the entire report. This report may not be used for any purpose other than its intended purpose as outlined.

- Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflect the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination or accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies in the plants inventoried may not arise in the future.
- The determination of ownership of any subject tree(s) is the responsibility of the owner and any civil or common-law issues, which may exist between property owners with respect to trees, must be resolved by the owner. The recommendation to remove or maintain any tree(s) does not grant authority to encroach in any manner onto adjacent private properties.

SUMMARY OF TREES INVENTORIED

Tree No.	Owner	Common Name	Botanical Name	DBH (CM)	Min. TPZ Radius (M)	Cond.	Structure	Canopy Diameter (M)	Comments	Recommendation
601	Private	Norway Maple	Acer platanoides	37	3.0	F/P	P	12	Minor deadwood throughout, imbalanced canopy, growing in overhead wires, main leader is dead at top, heavily pruned previously	Remove due to construction
602	Neighbour/Boundary	Siberian Elm	Ulmus pumila	36	3.0	F	F	8	Multi-stem, growing through wire fence	Retain
603	Neighbour	Norway Maple	Acer platanoides	26	2.4	F	F	7	Growing through wire fence, minor deadwood throughout	Retain
604	Neighbour	Norway Maple	Acer platanoides	27	2.4	F	F	9		Retain
605	Neighbour	Norway Maple	Acer platanoides	30	2.4	F	F	8		Retain
606	Neighbour	Norway Maple	Acer platanoides	23	2.4	F	F	6	Mild lean away from subject site, imbalanced canopy with majority of limbs on northern side of tree	Retain
607	Neighbour/Boundary	Norway Maple	Acer platanoides	17	2.4	F	F	8	Growing through wire fence	Retain

608	Neighbour/Boundary	Norway Maple	Acer platanoides	29	2.4	F/P	F/P	14	3 stem at 0.8 metres, moderate deadwood throughout	Retain
609	Neighbour/Boundary	Norway Maple	Acer platanoides	21	2.4	F	F	8	Elevated canopy	Retain
610	Private	Norway Maple	Acer platanoides	28	2.4	F/P	F/P	8	Moderate deadwood throughout, tree is in decline, mildew disease evident	Remove due to construction
611	Private	Cedar Sp.	Thuja Sp.	26	2.4	F	F	5		Remove due to construction
612	Private	Cedar Sp.	Thuja Sp.	27	2.4	F	F	6	Multi-stem	Remove due to construction
613	Neighbour	Norway Maple	Acer platanoides	33	3.0	F	F	16	3 stem at base, minor deadwood throughout	Retain
614	Neighbour	Norway Maple	Acer platanoides	18	2.4	F/P	F/P	8	Imbalanced canopy with majority of limbs on northern side of tree, cavity at 2.5 metres with signs of internal rot evident	Retain
615	Private	Siberian Elm	Ulmus pumila	27	2.4	F/P	F/P	4	Mild lean, elevated canopy, minor deadwood throughout	Retain
616	Private	Siberian Elm	Ulmus pumila	47	3.0	F	F	18	2 stem at 0.9 metres, one main limb with mild to moderate lean	Retain
617	Private	Norway Maple	Acer platanoides	20	2.4	F	F/P	9	Minor to moderate deadwood throughout, moderate lean	Remove due to construction
618	Private	Siberian Elm	Ulmus pumila	47	3.0	F	F	16	Minor deadwood throughout	Remove due to construction
619	Private	Siberian Elm	Ulmus pumila	27	2.4	D	-	-	Tree is 100% dead	Remove due to condition
620	Private	Siberian Elm	Ulmus pumila	23	2.4	F	F	5	Moderate lean away from subject site	Retain

621	Private	Siberian Elm	Ulmus pumila	33	3.0	P/D	P	4	2 stem at 1.3 metres, one stem dead, one stem 85% dead, significant deadwood throughout	Remove due to condition
622	Private	Siberian Elm	Ulmus pumila	18	2.4	P/D	P	2	Tree is 95% dead	Remove due to condition
623	Private	Norway Maple	Acer platanoides	21	2.4	F	F/P	7	Elevated canopy, moderate deadwood throughout	Retain
624	Private	Norway Maple	Acer platanoides	15	2.4	P	P	4	Significant deadwood throughout, tree is in decline	Retain
625	Private	Siberian Elm	Ulmus pumila	30	2.4	F	F	8	2 stem at 0.7 metres	Retain
626	Private	Siberian Elm	Ulmus pumila	46	3.0	F	F	10	Moderate lean away from subject site	Retain
627	Private	Siberian Elm	Ulmus pumila	34	3.0	F	F/P	8	One stem previously cut at 1.2 metres, moderate lean away from subject site, multiple bows throughout	Retain
628	Private	Siberian Elm	Ulmus pumila	31	3.0	F	F	10	Minor to moderate deadwood throughout	Retain
629	Private	Norway Maple	Acer platanoides	15	2.4	F	F/P	8	Moderate deadwood throughout	Retain
630	Private	Siberian Elm	Ulmus pumila	21	2.4	F	F	5	Moderate lean away from subject site	Retain
631	Private	Siberian Elm	Ulmus pumila	24	2.4	D	-	-	Tree is 100% dead	Remove due to condition
632	Private	Norway Maple	Acer platanoides	21	2.4	F/P	F/P	6	Moderate to significant deadwood throughout, elevated canopy	Retain
633	Private	Siberian Elm	Ulmus pumila	39	3.0	F	F	10	2 stem at base, smaller stem with significant lean into subject site	Retain
634	Private	Siberian Elm	Ulmus pumila	17	2.4	D	P		Tree is 98% dead, significant deadwood throughout	Remove due to condition

635	Private	Norway Maple	Acer platanoides	18	2.4	F	F/P	7	Moderate deadwood throughout, elevated canopy	Retain
636	Private	Siberian Elm	Ulmus pumila	29	2.4	F/P	P	10	2 stem at 1.1 metres, one of two stems is dead	Retain
637	Private	Norway Maple	Acer platanoides	20	2.4	F	F	7	Minor deadwood throughout, mild lean into subject site	Retain
638	Private/Boundary	Siberian Elm	Ulmus pumila	51	3.6	F	F	15		Retain
639	Private	Siberian Elm	Ulmus pumila	19	2.4	D	-	-	Tree is 100% dead	Remove due to condition
640	Private	Siberian Elm	Ulmus pumila	22	2.4	P/D	P	4	2 stem at 0.5 metres, one stem dead	Retain
641	Neighbour	Norway Maple	Acer platanoides	21	2.4	F	F/P	8	Moderate deadwood throughout, moderate lean away from subject site	Retain
642	Neighbour	Norway Maple	Acer platanoides	18	2.4	F	F	9	Minor deadwood throughout	Retain
643	Neighbour	Norway Maple	Acer platanoides	25	2.4	F	F	11	Minor deadwood throughout	Retain
644	Neighbour/Boundary	Siberian Elm	Ulmus pumila	24	2.4	D	-	-	Tree is 100% dead	Remove due to condition
645	Neighbour	Siberian Elm	Ulmus pumila	44	3.0	D	-	-	Tree is 100% dead	Remove due to condition
646	Neighbour/Boundary	Siberian Elm	Ulmus pumila	27	2.4	F	P	6	Significant bow at 7.0 metres into subject site	Retain
647	Neighbour	Norway Maple	Acer platanoides	43	3.0	F	F	15	Minor deadwood throughout	Retain
648	Private	Norway Maple	Acer platanoides	20	2.4	F	F	6		Retain
649	Private	Siberian Elm	Ulmus pumila	69	4.2	F	F	23	Minor deadwood throughout	Remove due to construction
650	Private	Siberian Elm	Ulmus pumila	25	2.4	F	F	9		Remove due to construction
651	Private	Norway Maple	Acer platanoides	35	3.0	F	F	17		Remove due to construction
652	Private	Norway Maple	Acer platanoides	17	2.4	F	F	6	Minor deadwood throughout	Remove due to construction

653	Private	Norway Maple	Acer platanoides	16	2.4	P	P	6	Moderate to significant deadwood throughout, signs of internal rot, tree is in decline	Remove due to construction
654	Private	Norway Maple	Acer platanoides	21	2.4	F	F	9	Minor deadwood throughout	Remove due to construction
655	Private	Norway Maple	Acer platanoides	17	2.4	F/P	F/P	6	Bow at base, suckers from 2 - 7 metres, minor deadwood throughout, elevated canopy	Remove due to construction
656	Private	Norway Maple	Acer platanoides	21	2.4	F	F	8		Remove due to construction
657	Private	Norway Maple	Acer platanoides	37	3.0	P	F/P	13	Cavity on south side of tree at 2.0 metres with evident internal rot, mild lean, minor deadwood throughout	Remove due to construction
658	Private	Norway Maple	Acer platanoides	27	2.4	F	F	14	Mild lean	Remove due to construction
659	Private	Norway Maple	Acer platanoides	32	3.0	F	F	12	Minor deadwood throughout	Remove due to construction
660	Private	Silver Maple	Acer saccharinum	60	3.6	F/P	F	14	Moderate deadwood throughout	Remove due to construction
661	Private	Norway Maple	Acer platanoides	18	2.4	P	P	3	Top of tree is dead, suckers throughout	Remove due to condition
662	Private	Basswood	Tilia americana	22	2.4	F	F	5	Minor deadwood throughout	Remove due to construction
663	Private	Norway Maple	Acer platanoides	50	3.0	F/P	P	8	Significant wound at 5.0 metres, suckers throughout, internal rot evident	Remove due to construction
664	Private	Elm Sp.	Ulmus Sp.	18	2.4	D	-	-	Tree is 100% dead	Remove due to construction
665	Private	Norway Maple	Acer platanoides	32	3.0	F	F	16	2 stem at 0.8 metres	Remove due to construction
666	Private	Norway Maple	Acer platanoides	33	3.0	F	F	14	Minor deadwood throughout	Remove due to construction
667	Private	Norway Maple	Acer platanoides	23	2.4	F	F	11	Mild lean, minor deadwood throughout	Remove due to construction

668	Private	Elm Sp.	Ulmus Sp.	19	2.4	F	F	10	2 stem at 0.4 metres, vertical cavity from 1 - 3 metres on southern stem	Remove due to construction
669	Private	Norway Maple	Acer platanoides	33	3.0	F/G	F	8		Remove due to construction
670	Private	Cherry Sp.	Prunus Sp.	24	2.4	F/P	F	5	Minor deadwood throughout	Remove due to construction
671	Private	Norway Maple	Acer platanoides	27	2.4	F	F	9	Minor deadwood throughout	Remove due to construction
672	Private	Cherry Sp.	Prunus Sp.	29	2.4	F/P	F	7	Moderate deadwood throughout	Remove due to construction
673	Private	Cherry Sp.	Prunus Sp.	24	2.4	F/P	F	8	Moderate deadwood throughout	Remove due to construction
674	Private	Cherry Sp.	Prunus Sp.	22	2.4	F/P	F	7	Minor deadwood throughout	Remove due to construction
675	Private	Elm Sp.	Ulmus Sp.	25	2.4	D	-	-	Tree is 100% dead	Remove due to construction
676	Private	Cherry Sp.	Prunus Sp.	20	2.4	F	F	5	Minor deadwood throughout	Remove due to construction
677	Private	Elm Sp.	Ulmus Sp.	19	2.4	P/D	P	2	Significant deadwood throughout, tree is 95% dead	Remove due to construction
678	Private	Norway Maple	Acer platanoides	29	2.4	F	F	8		Remove due to construction
679	Private	Common Buckthorn	Rhamnus cathartica	18	2.4	F/P	F/P	4	Moderate deadwood throughout	Remove due to construction
680	Private	Cherry Sp.	Prunus Sp.	28	2.4	F	F	7		Remove due to construction
681	Boundary	Norway Maple	Acer platanoides	25	2.4	F	F	9	Mild lean away from subject site, minor deadwood throughout	Remove due to construction
682	Private	Norway Maple	Acer platanoides	17	2.4	F	F	4		Retain
683	Neighbour	Norway Maple	Acer platanoides	20	2.4	F	F/P	6	Vertical wound from base to 3.0 metres callousing over, minor deadwood throughout	Retain
684	Boundary	Norway Maple	Acer platanoides	27	2.4	F	F	8	Minor deadwood throughout	Retain

685	Private	Common Buckthorn	Rhamnus cathartica	19	2.4	P	P	8	Significant deadwood throughout	Remove due to construction
686	Private	Common Buckthorn	Rhamnus cathartica	17	2.4	F/P	F/P	7	Moderate to significant lean, moderate deadwood throughout	Remove due to construction
687	Neighbour/Boundary	Norway Maple	Acer platanoides	28	2.4	F	F	8		Remove due to construction
688	Private	Norway Maple	Acer platanoides	26	2.4	F	F	8		Remove due to construction
O1	Municipal Parkland	Norway Maple	Acer platanoides	24	2.4	F	F	12	Growing through chain link fence	Remove due to retaining wall construction
O2	Municipal Parkland	Norway Maple	Acer platanoides	19	2.4	F	F/P	13	2 stem at base, minor deadwood throughout, contorted stems	Remove due to retaining wall construction
O3	Municipal Parkland	Manitoba Maple	Acer negundo	28	2.4	F	F	9	Bow in trunk, minor deadwood throughout	Remove due to retaining wall construction
O4	Municipal Parkland	Common Buckthorn	Rhamnus cathartica	32	3.0	P/D	P	10	Water shoots throughout, significant deadwood throughout, tree is 85% dead	Retain

The above table summarizes the on-site trees. The trees shown with a tone are recommended for removal. The remaining trees will be subject to tree protection per Town of Oakville standards as outlined on drawing 1-TI-2. It is noted that not all trees marked for retention require tree protection hoarding. Refer to TI-1 for size and layout of tree protection hoarding.

TREE APPRASIAL

Tree #	Botanical Name	DBH (cm)	Condition Rating	Species Rating	Location Rating	Replacement Tree Size (Trunk Area cm ²)	Replacement Tree Cost	Installation Cost	Installed Tree Cost	Unit Tree Cost	Appraised Trunk Area (cm ²)	Appraised Trunk Area Increase (cm ²)	Basic Tree Cost	Appraised Value
O1	Acer platanoides	24	70%	70%	40%	78.54	\$325.00	487.5	812.5	10.35	452.16	373.62	\$4,677.62	\$916.81
O2	Acer platanoides	19	65%	70%	40%	78.54	\$325.00	487.5	812.5	10.35	283.385	204.845	\$3,744.13	\$681.43
O3	Acer negundo	28	70%	38%	40%	78.54	\$325.00	487.5	812.5	10.35	615.44	536.9	\$7,179.26	\$763.87
O4	Rhamnus cathartica	32	20%	38%	40%	78.54	\$325.00	487.5	812.5	10.35	803.84	725.3	\$9,128.26	\$277.50

PHOTO RECORD



Tree 601



Tree 602 – 609



Tree 610



Trees 610, 613 – 618



Trees 611, 612



Tree 619 – 648, 660



Trees 649 – 659



Tree 661



Trees 662 – 667



Tree 668



Trees 669 – 671



Trees 672 – 674



Trees 675 – 678



Tree 679



Tree 680



Tree 681



Trees 682 – 684



Trees 685, 686



Tree 687



Tree 688



Trees O1 – O4

TREE PROTECTION RECOMMENDATIONS

The following standards shall apply to any trees that are identified to be retained. Where the municipality enforces its own standards, those of the governing municipality shall supersede the recommendations contained herein. In all other instances, the following recommendations shall be treated as minimum standards for tree protection and retention.

1.0 ESTABLISH A TREE PROTECTION ZONE

The purpose of the tree protection zone is to prevent root damage, soil compaction and soil contamination during construction activities. Workers and machinery shall not disturb the tree protection zone in any way. In order to prevent access, the following recommendations are offered.

- Install tree protection hoarding as per Town of Oakville detail 1-TI-2.
- Allow no fill, equipment, supplies, or waste within the tree protection zone.
- Maintain the tree protection hoarding in good condition for the duration of construction.
- Tree protection hoarding is not to be removed until all construction activities have been completed.

2.0 ROOT PRUNING

Where possible, hand dig areas closest to each tree to prevent any unnecessary tearing or pulling of roots. Removal of roots that are greater than 2.5 centimeters in diameter or roots that are injured or diseased should be performed as follows:

- Preserve the root bark ridge (similar in structure to the branch bark ridge). Directional Root Pruning (DRP) is the recommended technique and should be employed during hand excavation around tree roots. Roots are similar to branches in their response to pruning practices. With DRP, objectionable and severely injured roots are properly cut to a lateral root that is growing downward or in a favorable direction.
- All roots needing to be pruned or removed shall be cut cleanly with sharp hand tools, by a Certified Arborist.
- No wound dressings or pruning paint shall be used to cover the ends of each cut.
- All roots requiring pruning shall be cut using any of the following tools:
Large or small loppers, Hand pruners, Small hand saws, Wound scribes
- Avoid prolonged exposure of tree roots during construction - keep exposed roots moist and dampened with mulching materials, irrigation or wrap in burlap if exposed for longer than 4 hours.

3.0 FERTILIZATION AND IRRIGATION

The following measures are recommended:

- Aeration and deep root fertilize to ensure that all trees receive the appropriate nutrients for healthy growth.
- Fertilizer must be a low nitrogen formula such as 5-30-30 to promote root growth rather than shoot growth.
- If construction occurs during July and / or August, roots must be irrigated during conditions of drought.

4.0 ESTABLISH MAINTENANCE PROGRAM

Pre-Construction:

- Prune all trees to remove any deadwood and obstruction prune as required.

During Construction:

- Irrigate tree preservation zones during drought conditions (June through September), in an attempt to reduce the effects of drought stress.
- Inspect the site every month to ensure that all tree protection fence / hoarding is in place and in good condition, inspect the trees to monitor condition.

Post-Construction:

- Prune crowns to remove any newly developed deadwood only. Do not remove any live growth.
- Inspect the trees three times per year (May, July, and September) to monitor condition for a minimum period of 2 additional years.

5.0 LANDSCAPING

Any landscaping completed within the tree preservation zones, after construction is completed and tree protection fencing / hoarding has been removed, is to be carried out in such a way that it will not cause damage to any of the trees or their roots. The trees must be protected to the same standards listed earlier in this report, but without the use of tree protection fence or hoarding.

The following guidelines are recommended:

- **No grade changes** are permitted which include adding and/or removing soil.
- **No excavation** is permitted that can cause damage to the roots of the tree.
- **No heavy equipment** can be used to compact the soil within the tree preservation zone.
- Where possible, hard surface paving around trees to be protected should be constructed using permeable products such as interlocking stone. Areas to be paved must be hand dug when encroaching within the tree protection zone.

CONCLUSIONS

Based on our investigations, we are of the opinion that fifty-four (54) trees will require removal to accommodate the proposed construction or due to condition. Trees which are to remain shall be protected according to the tree protection details and the required protection hoarding shall be installed, inspected and approved prior to the commencement of any construction activities.

It is our opinion that the trees slated for retention can be successfully retained by following the recommendations set out in this report.

Should you have any questions regarding this report, please contact the undersigned directly.

Respectfully submitted,

MHBC Planning, Urban Design & Landscape Architecture



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