



GUIDING SOLUTIONS IN THE  
NATURAL ENVIRONMENT

# Arborist Report Argo Neyagawa Lands Town of Oakville

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*Prepared For:*

**Argo Neyagawa Corp.**

*Prepared By:*

**Beacon Environmental Limited**

*Date: Project:*

**December 2023 222272**

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## 1. Introduction

Beacon Environmental Limited (Beacon) was retained by Argo Neyagawa Corporation to prepare an Arborist Report and a Tree Inventory Preservation Plan (TIPP) for their property in the Town of Oakville. The subject property is approximately 11.3 ha and is bound by Highway 407 to the north, Burnhamthorpe Road to the south, Fourth Line to the west, and Neyagawa Boulevard to the east (**Figure 1**). The subject property is comprised primarily of active agricultural lands. There are no woodlands associated with the subject property, however there are some treed resources associated with hedgerow features.

The subject property is proposed for development and an Arborist Report and TIPP are required in support of the development application.

This purpose of this Report and TIPP is to:

- Map and characterize trees associated with the subject property;
- Evaluate the health and condition of the trees; and
- Assess impacts of the proposed development plan on trees and to provide recommendations for tree protection or removals.

The TIPP was prepared in accordance with Town of Oakville's development application guidelines for a tree vegetation study and tree protection plan and the Tree Protection During Construction Procedure (EN-TRE-001-001).

## 2. Methods

Trees situated on and adjacent to the subject property were inventoried and assessed on April 3, 2023 by an International Society of Arboriculture (ISA) Certified Arborist. As per the Town's guidelines, all trees  $\geq 10$  cm DBH (trunk Diameter at Breast Height – measured 1.4 above grade) located on the subject property within approximately 6 m of the subject property were inventoried and assessed. In addition, planted trees  $< 10$  cm DBH with the regional road allowance were inventoried.

Trees were tagged with numbered aluminum forestry tags. For each tree, information was recorded on species, trunk diameter (DBH), crown reserve (m), and health and condition. The condition of each tree was assessed in terms of overall health and structural integrity based on indicators such as live buds, dead wood, decay, structural defects, and presence of disease. Each tree was assigned a condition rating of good, fair, poor, or dead, based on the following criteria:

- **Poor** – Severe dieback, significant lean, missing leader, major defects, significant decay and/or disease presence;
- **Fair** – Moderate dieback and/or lean, limb defects, multiple stems, moderate foliage damage from stress;
- **Good** – Healthy vigorous growth, minor visible defects or damage; and
- **Dead** – No live growth.

The locations of all inventoried trees were determined using a survey-grade Arrow 100 GNSS Receiver.

Limitations of the assessment are summarized in **Appendix A**.

### 3. Results

A total of 292 trees were inventoried on or adjacent to the subject property, including 187 trees on the property, and 105 trees on adjacent lands. A map showing tree locations is presented in the **Drawing TP-1 (Appendix B)**. Full inventory and assessment details are included in **Drawing TP-2 (Appendix B)**.

Tree diameters range from 10 cm to 88 cm DBH. Dominant tree species identified on the subject property are hawthorns (26%), Green Ash (20%), and Black Walnut (18%), and willow (10%). A summary of tree condition is provided in **Table 1**.

**Table 1. Summary of Tree Condition**

| Condition Rating | Number of Trees |
|------------------|-----------------|
| Good             | 64              |
| Fair-Good        | 102             |
| Fair             | 32              |
| Fair-Poor        | 7               |
| Poor             | 13              |
| Dead             | 49              |

### 4. Impact Assessment and Recommendations



The proposed development for the subject property includes a mix of residential and commercial uses. The general development layout is illustrated on **Drawing TP-1 (Appendix B)**.

Tree health and structural integrity can be compromised by grade changes, soil compaction, root cutting, and mechanical damage to trunks and branches resulting from the operation of construction equipment. Impacts to trees were assessed by examining the tree locations in relation to the proposed development plan, landscape plan, and associated servicing and grading plan, and recommendations were made to preserve or remove trees based on the proposed works. Tree removal and preservation recommendations are indicated in **Drawing TP-1 (Appendix B)**. The recommendations are based on the current plans presented for approval. If the plans are modified in the future, then the recommendations will be re-examined in the context of the new plans and revised accordingly.

#### 4.1 Tree Removals

Based on a review of the proposed development plan and anticipated future upgrades to Fourth Line, a total of 266 trees will require removal due to site grading, servicing, and construction. Trees identified for removal are illustrated in **Drawing TP-1 (Appendix B)**.



|   |         |  |
|---|---------|--|
| <b>Site Location</b>  |         | <b>Figure 1</b>                                |
| Argo Neyagawa EIR   |         |  |
|   |         | Project: 222272<br>Last Revised: November 2023 |
| Client: Argo Neyagawa Corporation   |         | Prepared by: BD<br>Checked by: DW              |
|    | 1:6,000 | Inset Map: 1:60,000                            |
| Contains information licensed under the Open Government License—Ontario<br>Orthoimagery Baselayer: FBS Halton Region (2023) |         |  |

Of the trees identified for removal, 187 are located on the subject property, two trees (246 and 247) are located on the property line with 501 Burnhamthorpe Road West, 70 are located within or on the property line with the municipal road allowance along Fourth Line or within a municipal easement along the west side of the subject property, and seven are situated within the regional road allowance along Neyagawa Blvd.

Removal of public trees located on Town or Regional lands adjacent to the subject property will require permission from the Town and Region. Removal of the two trees situated on the property line with 501 Burnhamthorpe Road will require permission from the adjacent landowner. If any part of the trunk crosses the property line, then the tree is legally the property of both landowners. Removal of boundary trees will require written permission from the adjacent landowners. The determination of ownership is the responsibility of the landowners(s).

## 4.2 Tree Preservation and Protection

Twenty-six (26) trees have been identified for preservation. Of these, six are located adjacent to the subject property within the municipal easement, 18 are within the regional road allowance along Neyagawa Blvd, and two are on adjacent private property.

As per Town of Oakville Procedure Number EN-TRE-001-001, , any trees that are to be preserved shall be protected through the establishment of a Tree Protection Zone (TPZ). The TPZ is the minimum setback required to maintain the structural integrity of the tree’s anchor roots, based on generally accepted arboricultural practices. No unauthorized activities may take place within the TPZ of a tree covered under any municipal permit process or agreement. The TPZ distances based on trunk diameter at breast height are shown in **Table 2** below.

**Table 2. Minimum TPZ Distance**

| Trunk Diameter at Breast Height (cm) | Tree Protection Zone (m) |
|--------------------------------------|--------------------------|
| <10                                  | 1.8                      |
| 10-30                                | 2.4                      |
| 31-50                                | 3.0                      |
| 51-60                                | 3.6                      |
| 61-70                                | 4.2                      |
| 71-80                                | 4.8                      |
| 81-90                                | 5.4                      |
| 91-100+                              | 6.0                      |

TPZ dimensions specified in **Table 2** are to be measured from the outside edge of the tree base towards the drip line.

Trees within or adjacent to a construction site must be protected during construction by means of a barrier installed at the minimum TPZ distances shown in **Table 2** and following the Town of Oakville’s design specification illustrated in **Drawing TP-2 (Attachment B)**. Tree protection barriers shall meet the following specifications:

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

No grading, soil disturbance, or surface treatments shall occur within the TPZ and no equipment or materials shall be stored inside the TPZ.

In addition to the establishment of the TPZ, the following specifications are recommended to ensure the health and survival of any retained trees:

- Before the beginning of work, the contractor and qualified arborist, should meet on site to review work procedures, access routes, storage areas and the TPZ or other tree protection measures;
- Some tree roots may extend beyond the tree protection zone. Any root damage occurring during construction should be cut cleanly with a hand saw or pruning shears;
- Any injury to a tree during construction should be evaluated by a qualified arborist; and
- Any pruning of trees for construction clearance shall be performed by a qualified arborist.

## **5. Tree Replacement Information**

The Town of Oakville has a long-term target of 40% urban forest canopy cover as per the North Oakville Urban Forest Strategic Management Plan. To achieve this goal, the Town has established standard canopy cover targets based on land-use. For residential land uses, the standard is 20% canopy cover. A Canopy Cover Plan has been prepared by NAK Design (submitted under separate cover) which illustrates proposed tree canopy for the subject property.

Compensation requirements for removal of Town or Region-owned trees should be determined in consultation with the respective landowners.

Prepared by:  
**Beacon Environmental**



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Reviewed by:  
**Beacon Environmental**



Ken Ursic, B.Sc., M.Sc.  
Principal, Senior Ecologist



# Appendix A

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## Limitations of Assessment

# Attachment A

## Limitations of Tree Assessment

It is the policy of Beacon Environmental Ltd. to attach the following clause regarding limitations of the tree assessment. The intent is to ensure that the client is aware of what is technically and professionally realistic in assessing and/or retaining trees.

The assessment of the trees presented in this report has been made using accepted arboricultural techniques. These techniques include a visual examination of the above-ground parts of each tree for structural defects, scars, external indications of decay such as fungal fruiting bodies, evidence of insect attack, crown dieback, discoloured foliage, the condition of any visible root structures, the degree and direction of lean (if any), the general condition of the tree(s) and the surrounding site, and the proximity of property and people. Except where specifically noted in the report, none of the trees examined were dissected, cored, probed, or climbed, and detailed root crown examinations involving excavation were not undertaken.

Notwithstanding the recommendations and conclusions made in this report, it must be recognized that trees are living organisms and their health and vigour constantly change over time. They are not immune to changes in site conditions, pests, or variations in the weather conditions including severe storms with high-speed winds. Furthermore, some symptoms may only be visible seasonally; the extent of observations that can be made may be limited by the time of year in which the inspection took place.

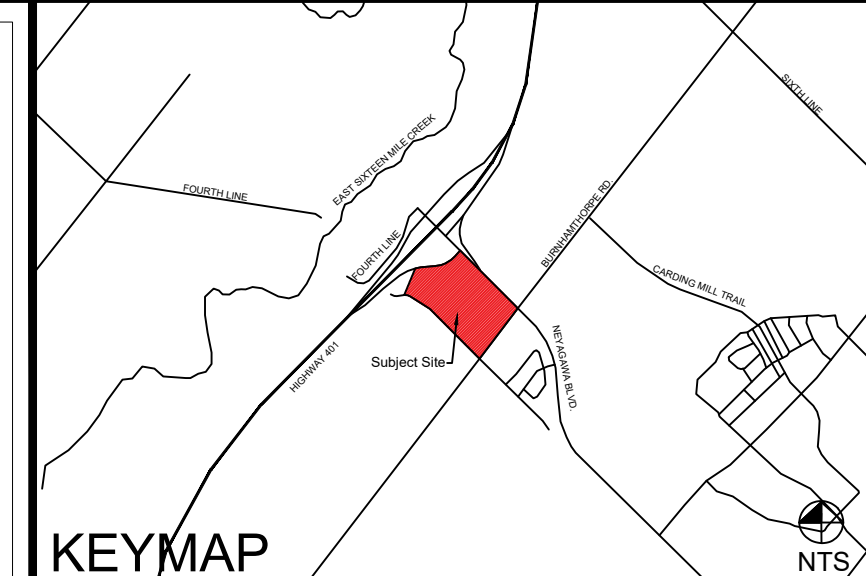
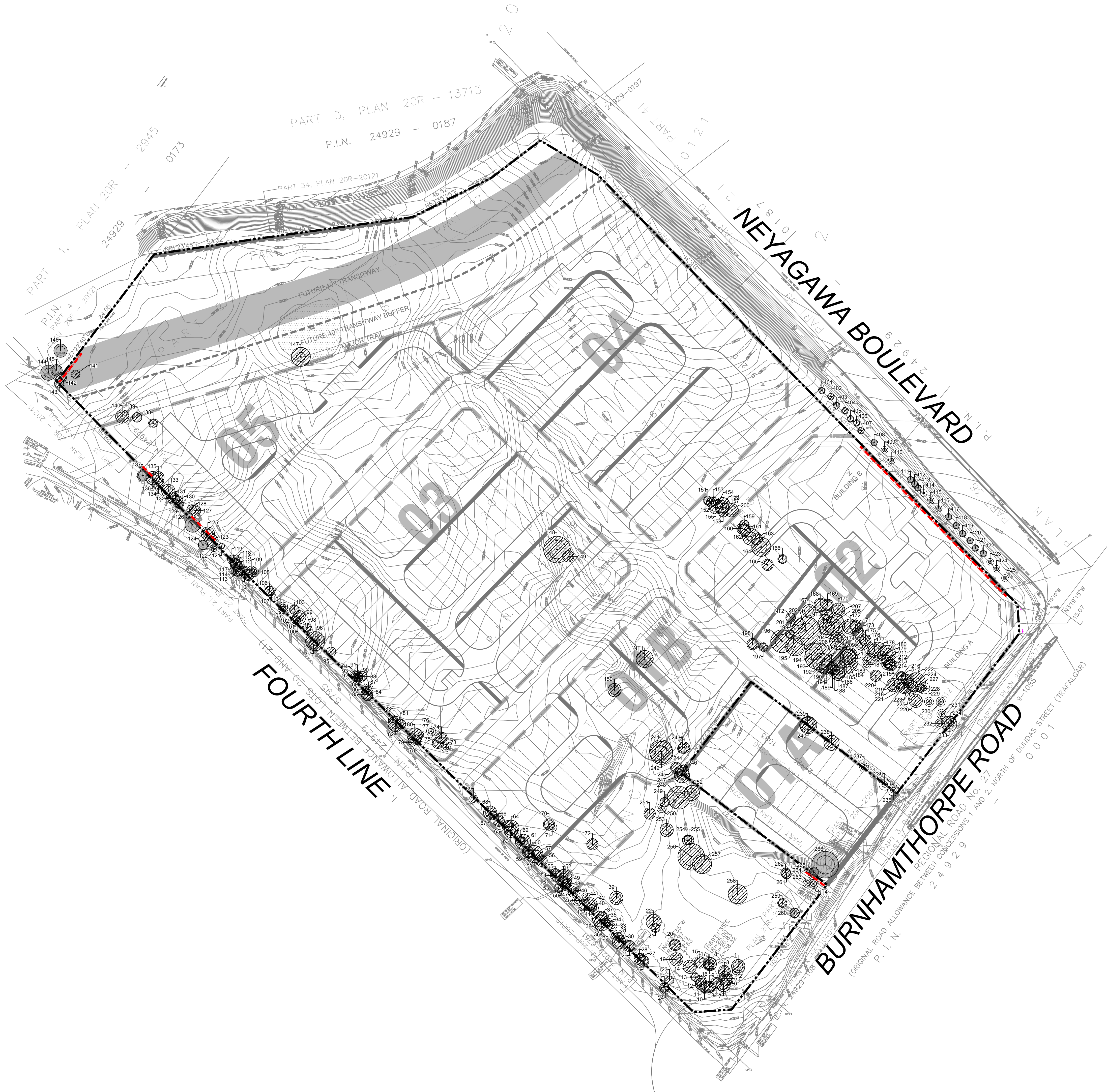
While reasonable efforts have been made to ensure that the trees recommended for retention are healthy unless stated otherwise within the report, no warranty or guarantees are offered, or implied, that these trees, or any parts of them, will have continued health or structure as noted in the report. It is both professionally and practically impossible to predict with absolute certainty the behaviour of any single tree or group of trees or their component parts in all circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential for failure if provided with the necessary combinations of stresses and elements. This risk can only be eliminated if the tree is removed.

Although every effort has been made to ensure that this assessment is reasonably accurate, it is recommended that trees be re-assessed periodically to identify changes in condition. Design or site plan changes may also necessitate re-assessment and/or revisions to this report. **The assessment presented in this report is valid at the time of the inspection and is intended for sole use of the client.** Any use of this report by a third party, and any decision based on this report, is the singular responsibility of the third party.

# Appendix B

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## Tree Inventory Data



**LEGEND**

- Property Line
- 1678 Tree Tag
- Tree Crown
- Minimum Tree Protection Zone
- Tree Location
- Tree to be Preserved
- Tree to be Removed
- Tree Protection Fencing (TP-2)

**DRAFT**

Notes: Scale shown is for an 36" x 24" page. For illustrative purposes. Do not scale.

| № | REVISIONS                | DATE       | BY: |
|---|--------------------------|------------|-----|
| 6 |                          |            |     |
| 5 |                          |            |     |
| 4 |                          |            |     |
| 3 |                          |            |     |
| 2 |                          |            |     |
| 1 | ISSUED FOR CLIENT REVIEW | 2023/05/09 | DW  |



NORTH ARROW

SEAL

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CLIENT  
**ARGO NEYAGAWA CORPORATION**

PROJECT  
**ARGO NEYAGAWA, BURNHAMTHORPE**

SHEET TITLE  
**TREE INVENTORY**

|                        |                   |
|------------------------|-------------------|
| DESIGN BY: ..          | PROJECT №: 222272 |
| DRAWN BY: JA           | FIGURE №: TP-1    |
| CHECKED BY: DW         |                   |
| DATE: 24 November 2023 |                   |

