Welwyn Consulting

May 20, 2025

Theeb Investments Inc.
2140 Falkland Cresent
Oakville, ON
L6M 4Y3

SUBJECT: Arborist Report and Tree Preservation Plan
580 Burloak Drive, Oakville

Dear Sir/Madam:

Attached please find the Arborist Report & Tree Preservation Plan that has been prepared for the above listed property. It is the client's responsibility to review the entire report to ensure all required tree permit application forms are filed with the Town of Oakville.

This report includes an evaluation of all subject site trees of 15cm and greater in DBH (diameter at breast height) and all neighbouring and Town-owned trees regardless of DBH within 6m of the subject site's property lines. This evaluation includes the DBH, height, canopy spread, health, and structural condition of all trees that may be affected by the currently proposed site plan. This report also provides a Tree Preservation Plan for the property, including the appropriate Tree Protection Zones (TPZ).

This information complies with the following Town of Oakville By-Laws required to obtain a Site Alteration Permit:

- *Site Alteration By-Law No. 2003-021 and Amendment No.2008-124*
- *Private Tree Protection By-law No. 2017-038*
- *Trees on Town Property By-Law No.2009-025*
- *Tree Protection Policy and Specifications for Construction near Trees*

Included in the report (if applicable) are Valuation Appraisals of any Town-owned trees as required by the Town of Oakville to obtain any necessary tree permits. This letter is part of the Arborist Report and Tree Preservation Plan and may not be used separately. Please feel free to contact me to discuss this report further.

Best regards,

Tom Bradley B.Sc. (Agr.)
A.S.C.A. Registered Consulting Arborist #492
I.S.A. Certified Arborist #ON-1182A
I.S.A. Certified Tree Risk Assessor
Butternut Health Assessor (O.M.N.R)
Welwyn Consulting (Business Licence #18-108827)
(905) 301-2925
welwyntrees@gmail.com

Welwyn Consulting

Arborist Report and Tree Preservation Plan

580 Burloak Drive, Oakville

Prepared For
Theeb Investments Inc.
2140 Falkland Cresent
Oakville, ON
L6M 4Y3

Prepared By
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Prepared On
May 20, 2025

Table of Contents

Summary

This Arborist Report and Tree Preservation Plan addresses all subject site trees with a diameter at breast height (DBH) of 15cm or greater and all neighbouring and Town-owned trees regardless of DBH within 6m of the subject site that may be affected by the proposed property development, and provides recommendations for their preservation and/or removal. This report also includes hoarding distances for the Tree Protection Zones (TPZ), and provides recommendations for current and future tree health care.

Based upon the Tree Inventory for this property, there are **four (4) trees** that may be affected by the proposed site development plan:

- One (1) tree on the subject site
- No (0) neighbouring trees within 6m of the subject site's property lines
- No (0) shared ownership trees along any subject site property lines
- Three (3) Town-owned/road allowance trees within 6m of the subject site's property lines

Table 1: Tree Preservation and Removal

TREES TO PRESERVE	**TREE NUMBER**	**TOTAL**
i) Subject Site Trees	0	0
ii) Neighbouring Trees	0	0
iii) Town-owned Trees	0	0
	# of Trees to be Preserved:	**0**
TREES TO REMOVE	**TREE NUMBER**	**TOTAL**
i) Subject Site Trees	4	1
ii) Neighbouring Trees	0	0
iii) Town-owned Trees	1, 2, 3 (on road allowance - site plan conflict)	3
	# of Trees to be Removed:	**4**
	Total Trees on or adjacent to Subject Site:	**4**

Specific tree-related issues on this site:

There are no specific tree-related issues on this site at this time.

Introduction

This Arborist Report and Tree Preservation Plan provides the current condition of all subject site trees with a DBH of 15cm or greater and all neighbouring and Town-owned trees regardless of DBH within 6m of the subject site that may be affected by the proposed site development plan as indicated by the attached site plan in Appendix D. The intent of the Tree Preservation Plan is to retain as many trees on the site as is reasonable and minimize the potential impact of construction injury to the trees through the use of Tree Protection Zones (TPZ) and other generally recognized arboricultural practices.

Assignment

Welwyn Consulting was contacted by **W.E. Oughtred & Associates (on behalf of Theeb Investments Inc.)** to provide an Arborist Report and Tree Preservation Plan, as required by the Town of Oakville's Tree Protection By-Laws, to minimize the impact that the proposed construction may have on the trees on or adjacent to this property. This report shall list specific trees to be preserved or removed, recommend any immediate maintenance required to create a safer environment for contractors and the property owner, and provide a long-term tree preservation and management plan for the site.

Limits of Assignment

This report is limited to assessing/documenting the health and structural condition of all subject site trees with a DBH of 15cm or greater and all neighbouring and Town-owned trees regardless of DBH within 6m of the subject site during Welwyn Consulting's site survey on **May 5, 2025.** All evaluations are based upon a visual inspection of the trees from the ground, and the analysis of photos and any samples taken during that inspection.

Unless specifically stated in the report;

1.) Neither aerial inspections nor root excavations were performed on any trees on or within 6 metres of the subject site.
2.) A Level II Basic Assessment using the 2011 International Society of Arboriculture (I.S.A.) *Best Management Practices* was used for tree evaluations on the subject site.
3.) A Level I Limited Visual Assessment was used for any off-site trees as required.

Purpose and Use

The purpose of this report is to document the current health and structural condition of all subject site trees with a DBH of 15cm or greater and all neighbouring and Town-owned trees regardless of DBH within 6m of the subject site, and to provide an Arborist Report and Tree Preservation Plan that complies with the Town of Oakville's Tree Protection and Site Alteration Bylaws. This report is intended for the exclusive use of **W.E. Oughtred & Associates (on behalf of Theeb Investments Inc.)**.

Upon submission by and payment to Welwyn Consulting, this report will be licensed for use by **W.E. Oughtred & Associates (on behalf of Theeb Investments Inc.)** at their discretion.

Observations

The proposed development is located in an established residential area near the intersection of Burloak Drive and Great Lakes Drive within the Town of Oakville. This site is currently an empty lot upon which a new commercial property development is proposed. Part of the development will include the purchase of a road allowance to the south of the property that is currently owned by the Town of Oakville. Welwyn Consulting visited the site on **May 5, 2025** to conduct the tree inventory and take photographs of the trees on site as well as any neighbouring or Town-owned trees that may be affected by the proposed site plan.

Photo #1 (looking west)

Photo #2 (looking east)

Figure #1: These 2 photos show the subject site at 580 Burloak Drive, Oakville as it appeared during the tree inventory conducted on May 5, 2025.

Appendices

Appendix A contains the Tree Inventory for this site. All trees were assigned numbers, and measured for diameter at breast height (DBH=1.4m), height, and canopy spread. The trees' health, structural condition and their physical location/ownership provide the basis for their recommended preservation or removal.

Appendix B contains the Tree Appraisal values for any Town-owned trees on municipal property adjacent to the subject site that may be impacted by the proposed site plan.

Appendix C contains selected photos of trees on this site.

Appendix D contains a scalable PDF of the most current site plan supplied by **W.E. Oughtred & Associates** which provides the following information:

- The location of the trees on or adjacent to the subject site
- Property lines for the subject site and neighbouring properties
- Property lines for Town-owned lands adjacent to the subject site
- All existing buildings and hard surfaces
- An outline of the proposed building

Trees to Preserve (0)

NOTES:

1.) It is the responsibility of the client to ensure that all architects, engineers, and contractors involved with the project be provided with a copy of the entire Arborist Report and Tree Preservation Plan for review prior to the commencement of construction activities on this site.

2.) All subject site trees 15cm DBH or greater and any hedge with stems that measure 15 cm DBH or greater are protected by the Private Tree Protection By-Law (2017-038). All Town-owned trees regardless of DBH are protected by the Trees on Town Property By-Law (2009-025).

3.) A tree's root system extends 2-3 times beyond the edge of the canopy/dripline. As Tree Protection Zone (TPZ) hoarding protects only that portion of the root system governed by municipal regulations, most trees on urban residential properties may sustain a degree of injury (including but not limited to root severance, soil compaction and disturbance) during proposed construction activities.

- **There are no trees of 15cm DBH or greater proposed for preservation on this site at this time.**

Trees to Remove (4)

NOTES:

1.) Prior to construction, all trees scheduled for removal should be removed to grade level to increase the safety for both the property owner and any contractors.

2.) *The Private Tree Protection By-Law 2017-038 regulates all trees up until final Site Plan approval. During the Site Plan Process, trees shall not be removed as they are part of the formal submission. Once final Site Plan approval has been granted, the by-law is superseded by conditions that are set out in the approved Site Plan. Once Site Plan approval is granted, the private trees to be removed are not subject to the Private Tree By-Law procedure.*

- **Trees #1, 2 and 3 Town/road allowance trees**

  These three (3) trees, located on a Town-owned road allowance to the south of the property at 580 Burloak Drive, are in conflict with the proposed site plan. This road allowance is proposed for purchase by the property owner at 580 Burloak Drive and these 3 trees will then be proposed to be safely removed to grade level prior to the commencement of any on-site construction activities.

- **Tree #4 Black Willow (subject site)**

  This multi-stem tree is in conflict with the proposed site plan and is proposed to be safely removed to grade level prior to the commencement of any on-site construction activities.

Tree Replacement Policy (Town of Oakville)

The following information reflects the Town of Oakville's updated Tree Replacement Policy as of May 2, 2017:

- As a condition of issuing a tree removal permit, one (1) replacement tree must be planted for every 10cm DBH of healthy tree removed (e.g. one 50cm DBH tree removed = 5 replacement trees)
- Any hedge with stems that measure 15cm or more in diameter will require a permit to remove.
- A $300.00 security deposit is required for each tree to be planted. The security deposit will be refunded once a final inspection of the replacement plantings is complete.
- Replacement trees must be planted on the same property as those removed. Where it is not possible to properly grow replacement trees on the site, the security deposit may be donated to the town to plant on nearby town property.
- The minimum tree replacement size is 30mm caliper (3cm diameter) deciduous tree, or a 150cm high coniferous tree in a five-gallon container, balled in burlap, or in a wire basket.

Partial Permit Fee Schedule

- $50.00 for the first tree removed (15 to 24cm DBH) in a 12-month period.
- $350.00 for each additional tree, and all trees larger than 24 cm DBH.
- No fee for dead and high risk trees, Ash trees, and Buckthorn, but a permit is still required.
- Tree replacement and security deposit may be a condition of removal.

Town of Oakville DESP Policy Updates:

- Tree Replacements:
  1.) All trees within the proposed building footprint and within 1m (accounting for minimum over-dig only) regardless of DBH are exempt from the requirement for replacement tree planting.
  2.) All trees of 15cm DBH and greater that are further than 1m from the proposed building foundation will require replacement tree plantings. This includes but is not limited to removals due to proposed driveway construction, trees in poor structural condition and unacceptable levels of root loss due to building foundation over-dig, etc. Dead/imminent hazard trees, and dead Ash trees due to Emerald Ash Borer (EAB) do not require compensation tree planting.
  3.) DESP may require/request replacement planting as compensation if there are numerous large-diameter, healthy, or desirable tree species within the building footprint or within 1m (over-dig limit).
  4.) DESP requests that best efforts are made to plant as many trees as the lot can reasonably accommodate. DESP is not able to accept 'cash in lieu of planting' for the DESP tree planting – only for the private tree by-law tree permits.

Tree replacement planting options include:

- Large/medium stature trees such as Oak, Tulip Tree, Kentucky Coffee Tree, Zelkova, Linden, etc.
- Small ornamental/flowering trees, such as Dogwood, Japanese Lilac, etc.
- Columnar/narrow form trees such as columnar Tulip Tree, columnar European Hornbeam, columnar English Oak, etc. These can be planted with closer spacing to form a privacy screen or hedge row.
- The least-preferred option is to plant a hedge row of White Cedars, where possible, or other large conifers such as Eastern White Pine, Eastern Hemlock, etc. Juniper/Yew/Emerald Cedars are not accepted as primary replanting.

NOTES:

1.) Replacement tree numbers were derived as follows:

a.	Tree #1 – 70cm DBH	7 replacement trees
b.	Tree #1 – 58cm DBH	6 replacement trees
c.	Tree #1 – 59cm DBH	6 replacement trees
d.	Tree #1 – 60cm DBH	10 replacement trees
		29 replacement trees

2.) Please refer to the proposed Landscape Plan (prepared by others) to address replacement tree quantities, locations and canopy cover requirement calculations.

Tree Care Recommendations

Cabling

Cabling is a practice which provides physical support for trees with structurally weak limbs, co-dominant stems, any branch or trunk unions with included bark, and tree species generally known to be weak-wooded. An aerial inspection of the tree's structural condition should be performed prior to cable installation, and any dead, diseased, or hazardous wood should be removed. Cabled trees should be inspected annually to assess both the cabling hardware and the tree's structural condition. Cabling recommendations by Welwyn Consulting are made as a part of "due diligence" to alert tree owners to the 'potential' for tree failure and to provide hazard mitigation options based upon observed conditions. Cabling reduces but does not eliminate a tree's hazard or failure potential.

- **There are no trees recommended for cabling on this site at this time.**

Fertilization

Current research conducted through the International Society of Arboriculture (I.S.A.) indicates that preserved trees within close proximity of proposed construction activities should not be fertilized during the 1st year following construction injury. Uptake of nutrients and water in compacted soils can be reduced, and fertilizer salts may actually remove water from a tree's root zone. If and when supplemental fertilization is deemed necessary, products which stimulate root growth should be employed over those that stimulate shoot and foliage growth and be applied at low application rates.

Supplemental fertilization needs should be assessed by a Certified Consulting Arborist upon completion of all on-site construction activities, and any recommendations should be based on site-specific soil nutrient deficiencies determined primarily through soil testing and secondarily by visual analysis of nutrient deficiencies in foliage, twigs, buds, and roots.

Pruning

Pruning is a practice which removes dead, diseased, broken, rubbing, crossing, and hazardous limbs 2.5 cm and larger from trees to create a safer working environment and improve tree health and vigor. Pruning also provides an excellent opportunity for an aerial inspection of the structural integrity of the tree(s). All pruning should be completed prior to any site demolition or construction.

- **There are no trees recommended for pruning on this site at this time.**

Root Pruning

Root pruning is performed to minimize a tree's potential loss of structural stability through root removal and/or injury due to excavation within close proximity of its root zone. While not always feasible for all projects, root pruning should occur in late autumn during tree dormancy and ideally one full growing season prior to any on-site construction or demolition to allow for root regeneration. Root pruning must be performed by a Certified Arborist in accordance with generally recognized standards and principles within the field of Arboriculture. *Dry-Vac or Air-Spade technologies provide two of the least invasive methods for root zone excavation, and should be performed under the supervision of a Certified Arborist.*

General Methodology (other than hydro-vac/air spade)

Under the direction of a Certified Consulting Arborist, and using hand and/or mechanical excavation methods, the soil shall be carefully removed starting approximately 4m perpendicular to the edge of the proposed building foundation area. Digging in a line parallel to the roots rather than across them should minimize cracking of any large roots near the tree's base. The soil shall be removed in layers approximately 1.0m deep to minimize the potential for striking any large roots that may have been close to the soil surface.

- **There are no trees recommended for root pruning on this site at this time.**

Irrigation

An irrigation plan for preserved trees should be designed and implemented with the assistance of a Certified Consulting Arborist. The amount and frequency of irrigation will depend on factors such as soil type, local and seasonal precipitation patterns, duration of droughts, and the amount of construction activity near specific trees.

The top 30cm of soil in a tree's root zone should be kept moist without being saturated. Infrequent deep watering produces trees with deeper roots, while frequent shallow watering produces shallow-rooted trees. *When combined with soil aeration improvement techniques such as vertical mulching, drill holes, and radial trenching, an adequate but not excessive supply of moisture to a tree's root zone can be an effective and efficient way to help alleviate construction injury.*

Preserved trees should be monitored at regular intervals by a Certified Consulting Arborist for signs of drought stress or excess irrigation.

- **An irrigation plan will be developed upon determination of tree injury levels after completion of any required root pruning.**

Horizontal Mulching

It may be determined by the Certified Consulting Arborist that trees within close proximity of construction activities will require a layer of composted wood chip mulch applied to the root zones inside the TPZ hoarding. Decomposed wood mulch 5–10cm (2-4 inches) deep applied to a tree's root zone should help to retain soil moisture, regulate soil temperature, and provide a natural organic source of nutrients in their elemental form over time. Piling of mulch against the tree stem shall be avoided. Fresh wood chip mulch shall be applied to a depth of 10-15cm beneath steel plates or plywood on vehicle and equipment traffic areas within close proximity to the TPZ to distribute weight on the soil and help reduce potential root zone soil compaction.

- **There are no specific mulching requirements at this time.**

Root Zone Aeration Improvements

Aeration improvement techniques such as drill holes, vertical mulching, soil fracturing, and radial trenching have the ability to reduce various degrees of soil compaction by increasing the amount of soil macro and micropores. Any form of root zone aeration improvement should be performed post-construction and under the supervision of a Certified Consulting Arborist to help remediate soil compaction caused by construction activity near preserved trees.

- **There are no root zone aeration improvements required on this site at this time.**

Transplanting

Transplanting of larger caliper trees, through either hand digging or tree spade, allows for relocation and retention of desirable trees that might have otherwise been removed due to conflict with the proposed property construction design. Trees should be tree-spaded out by a reputable operator, and are best transplanted during dormancy in late autumn. No construction activity should take place near re-located trees either before or after transplantation.

Any transplanted trees should be fertilized using a complete fertilizer with a preferred nitrogen/phosphorus/potassium ratio of 1-2-2, with the Nitrogen component in slow release form. A 10cm layer of composted wood mulch should be applied to the root zone, and the tree should receive regular irrigation for a period of at least one year. The tree may also require staking for a period of 1 year to provide stability while it re-establishes its root system.

- **There are no trees recommended for transplanting on this site at this time.**

Tree Preservation Plan

The following Tree Preservation Plan shall be implemented prior to any on-site construction activity.

Hoarding

Hoarding is used to define the **Tree Protection Zone** (TPZ), which protects a tree's root zone, trunk, and branches from injury during both construction and landscaping phases of the project. Hoarding must be installed prior to any construction activity, and remain intact until construction and landscaping is completed. The TPZ must **NOT** be used for the temporary storage of building materials, storage or washing of equipment, or the dumping of construction debris, excess fill, or topsoil.

As required by the Town of Oakville, hoarding shall be constructed of 4x8 plywood or waferboard sheets using 2x4 top and bottom rail construction with supports and braces. A TPZ may be constructed of orange safety fencing using 2x4 top and bottom rail construction and supports & braces (T-bars not permitted) when protecting street trees where site line obstruction is a concern. TPZ signage shall be posted in visible locations on the TPZ hoarding. The architect of record for the project shall update the most current site plan/grading plan to include all existing trees properly plotted and numbered, with tree canopy diameters and TPZ hoarding locations clearly indicated and to scale.

NOTE: A tree's root system extends 2-3 times beyond the edge of the canopy/dripline. As Tree Protection Zone (TPZ) hoarding protects only that portion of the root system governed by municipal regulations, most trees on urban residential properties may sustain a degree of injury (including but not limited to root severance, soil compaction and disturbance) during proposed construction activities.

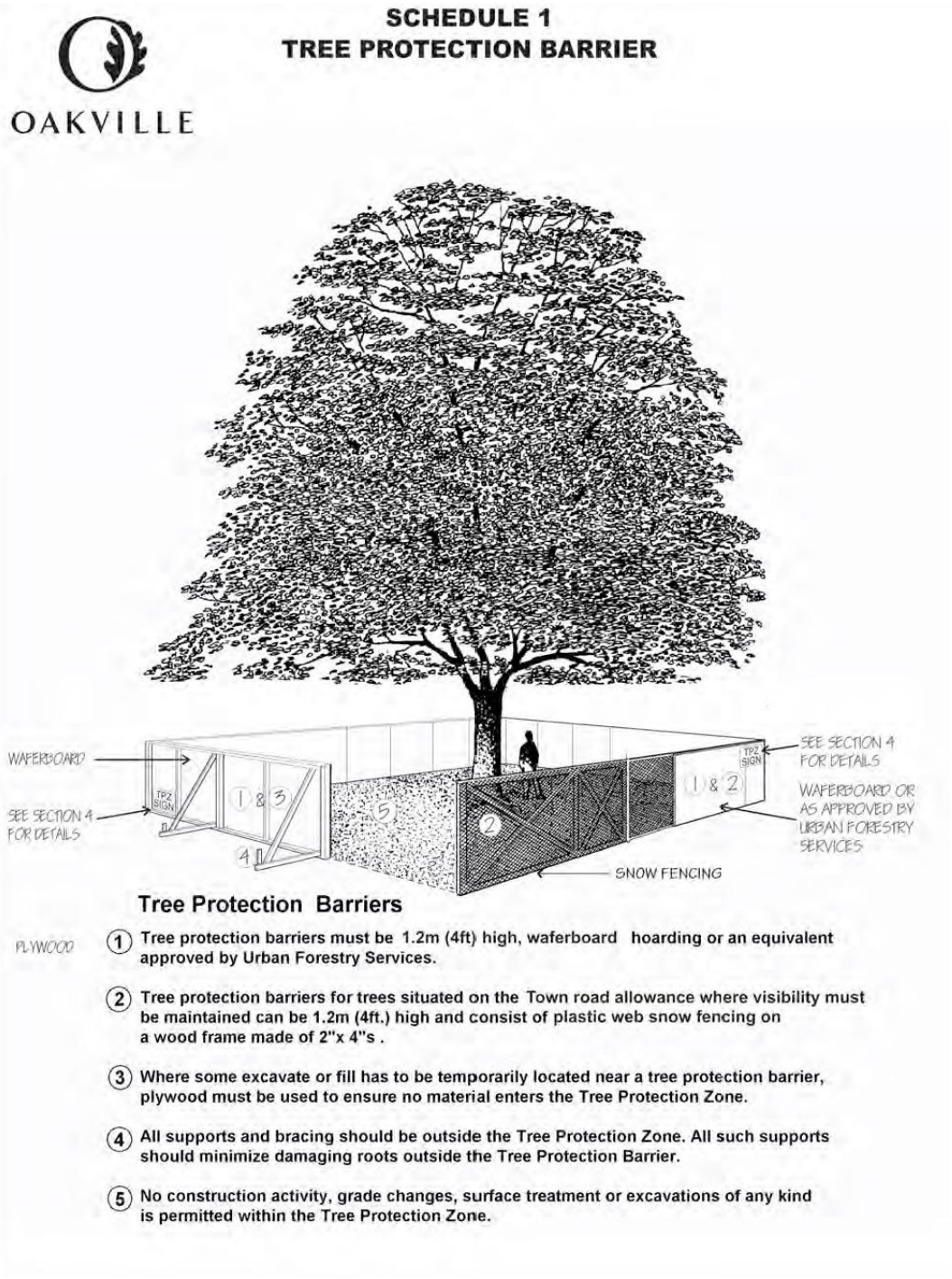
Hoarding Installation

A diagram of the proposed hoarding plan for this site can be found in Appendix D on Page 27 of this report. The recommended radial distances from the trunk for installation of TPZ hoarding are listed in Appendix A starting on Page 19 of this report, and the hoarding shall be installed using the following guidelines:

1) All TPZ hoarding shall be placed at the recommended radial distance from the base of all trees to be protected, or up to all existing and/or proposed hard surfaces to allow for construction.
2) Any large numbers of trees that can be grouped together in a closed box or continuous line system for protection shall have their TPZ hoarding placed at the recommended radial distance from the base of all of the largest peripheral trees of the system, or up to all existing and/or proposed hard surfaces to allow for construction.
3) Encroachment within a tree's TPZ will require a special permit from the Town of Oakville and/or on-site supervision by a Certified Consulting Arborist during any proposed excavation activities for root pruning and assessment.

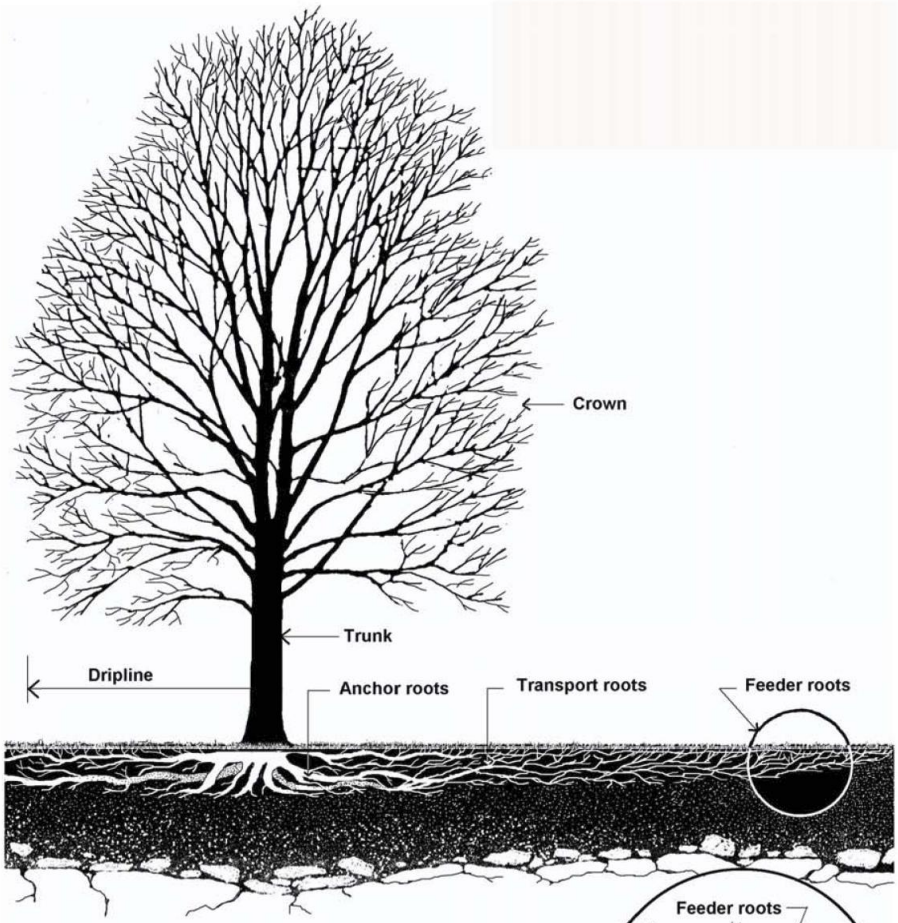
Town of Oakville TPZ Hoarding Specifications

The diagram below provides the Town of Oakville's standards for Tree Protection Zone (T.P.Z) hoarding.



Optimal Tree Crown and Root Structure – Town of Oakville

DETAIL TP-1



A minimum of 1.5 M of well drained soil depth is required for the growth of a tree to maturity. A tree's root system grows mainly within the top 60 cm. of the surface and extends outward 2 to 3 times the dripline dimension. The root system of a tree has three main parts : The large "anchor roots" providing structural support ; a framework of "transport roots" ; and a complex network of "feeder roots" that grow outward and upward from the transport roots. These non-woody roots branch out to form fans of thousands of slender roots with fine root hairs. These tiny roots provide the major portion of the absorption surface of a tree's root system.

Note:
Graphic and technical information supplied by the City of Toronto, Urban Forestry Services

Name: **The Crown and Root Structure of a Tree in an Optimum Growing Environment**

Date: **November 2016**

Scale: **N.T.S.**

File No: -

OAKVILLE

S:\DEPARTME\PARKS\FOR&CMTY\Tree Protection Details\THE CROWN AND ROOT STRUCTURE.CDR

Tree Preservation Plan Summary

I.) Pre-Construction Phase

- It is recommended that an on-site meeting take place with the project Certified Consulting Arborist, a representative from the Town of Oakville's Urban Forestry Department, the property owner(s), and any Architects, Engineers, and contractors involved with the project to discuss the Tree Preservation Plan.
- Complete all Tree Care Recommendations, including pruning and any required tree removals.
- Install Tree Protection Zone (TPZ) hoarding as required.
- Where required, apply composted wood mulch to tree root zones within the TPZ hoarding, and apply fresh wood mulch over steel plates and/or plywood to any high-traffic areas immediately adjacent to the TPZ hoarding to help reduce soil compaction.
- If permitted by the Town of Oakville, root-prune any preserved trees adjacent to excavation areas prior to construction under the supervision of a Certified Consulting Arborist.
- Establish an irrigation plan with the assistance of a Certified Consulting Arborist.

II.) Construction Phase

- Maintain and respect TPZ hoarding throughout the construction phase. Do not store or dump materials in this area.
- Continue irrigation plan as directed by a Certified Consulting Arborist.
- If permitted by the Town of Oakville, prune any roots exposed during excavation under the supervision of a Certified Consulting Arborist.
- On-going monitoring by a Certified Consulting Arborist to evaluate construction injury/stress and make recommendations.

III.) Post-Construction Phase

- Remove hoarding only after permission from the Town of Oakville.
- Continue irrigation program as directed by a Certified Consulting Arborist.
- Supplemental fertilizer needs assessment by a Certified Consulting Arborist.
- Post-construction monitoring of all trees by a Certified Consulting Arborist.

NOTE:
Post-Construction Monitoring

Construction injury may take several years to become apparent. All preserved trees should be inspected by a Certified Consulting Arborist on a semi-annual basis for a period of up to 2 years to pro-actively address any tree health related issues as they occur.

ASSUMPTIONS AND LIMITING CONDITIONS

Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, by-laws, or other governmental regulations.

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

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 as described in the fee schedule and contract of engagement.

Loss or alteration of any part of this report invalidates the entire report.

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

Neither all nor any part of the contents of this report, nor any copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media without the prior expressed written or verbal consent of the consultant/appraiser particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society, institute, or any initialed designation conferred upon the consultant/appraiser as stated in his/her qualification.

This report and the values expressed herein represent the opinion of the consultant/appraiser, and the consultant/appraiser's 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.

Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as either engineering or architectural reports or surveys.

Unless expressed otherwise: 1) Information contained in this report covers only those items that were examined and reflections the condition of those items at the time of inspection, and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.

CERTIFICATE OF PERFORMANCE

I, Tom Bradley, certify that:

- I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of any evaluation or appraisal is stated in the attached report and the Limits of Assignment.

- I have no current or prospective interest in the vegetation of the property that is the subject of this report, and have no personal interest or bias with respect to the parties involved.

- The analysis, opinions and conclusions stated herein are my own, and are based on current scientific procedures and facts.

- My compensation is not contingent upon the reporting of a pre-determined conclusion that favours the cause of the client or any other party, or upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

- My analysis, opinions and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices.

- No one provided significant professional assistance to the consultant, except as indicated within the report.

I further certify that I am a Registered Consulting Arborist through the *American Society of Consulting Arborists (A.S.C.A)* and both a Certified Arborist and Certified Tree Risk Assessor with the *International Society of Arboriculture (I.S.A).* I have been involved in the fields of Arboriculture and Horticulture in a full-time capacity for a period of more than 20 years.

Signed: _____

Date: May 20, 2025

Appendix A: Tree Survey – 580 Burloak Drive, Oakville

* denotes estimated DBH due to restricted site access/private property

I.D #	Owner	Tree Species Common Name	Tree Species Botanical Name	DBH (cm)	Height (m)	Canopy (m)	Tree Health	Structural Condition	Comments	Minimum TPZ unless otherwise indicated
1	**Town of Oakville/ Road allowance**	White Oak	*Quercus alba*	70	16	14	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with narrow included bark union 8m from tree base	**Remove: Proposed site plan in conflict with the tree**
2	**Town of Oakville/ Road allowance**	English Oak	*Quercus robur*	58	11	13	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 2m from tree base; branch canopy above 2m on stem and hanging downwards to ground	**Remove: Proposed site plan in conflict with the tree**
3	**Town of Oakville/ Road allowance**	English Oak	*Quercus robur*	59	10	11	Good	Good	Small-caliper deadwood in canopy; branch canopy above 3m on stem and hanging downwards to ground	**Remove: Proposed site plan in conflict with the tree**
4	Subject Site	Black Willow	*Salix nigra*	18, 19, 23, 24, 24, 24, 26 **(60)**	12	10	Good	Fair	Small-caliper deadwood in canopy; 7 stems at tree base	**Remove: Proposed site plan in conflict with the tree**

Tree Protection Zone Standards – Town of Oakville 2025

Trunk Diameter (DBH)	Tree Protection Zone (distance from trunk)
<10cm	1.8m
10-30cm	2.4m
31-50cm	3.0m
51-60cm	3.6m
61-70cm	4.2m
71-80cm	4.8m
81-90cm	5.4m
91-100cm	6.0m
100cm or greater	Add 10cm to TPZ for every cm of DBH

Appendix B: Tree Valuation Appraisals (Trunk Formula Method)

TREE APPRAISAL
Trunk Formula
Method

Tree Number:	One (1)
Address:	580 Burloak Drive, Oakville
Owner:	Town of Oakville (road allowance)
Date of Appraisal:	May 5, 2025
Appraiser:	Tom Bradley
Certification Number:	R.C.A. #492 (A.S.C.A.)

Field Observations (based on *Guide for Plant Appraisal, 9th Edition*)

1	Species:	White Oak		*Quercus alba*
2	Condition:	81	%	
3	DBH:	70	cm	
4	Location:	68	%	

Regional Plant Appraisal Committee Information - *Guide for Plant Appraisal, 9th Edition*

5	Species Rating:	79	%
6	Replacement Plant Size:	6	cm
6b	Trunk Area:	28.26	cm^2
7	Replacement Plant Cost:	$305.00	
8	Installation Cost: (1.5x Plant Cost)	$457.50	
9	Installed Tree Cost:	$762.50	
10	Unit Tree Cost:	$26.98	

Calculations by Appraiser Using Field and /or Regional Information

11	Appraised Trunk Area (using Table 4.6) :	3847	cm^2
12	Appraised Tree Trunk Increase (#11 - #6b):	3819	cm^2
13	Basic Tree Cost (#12 x #10 + #9) :	$103,798.21	
14	Appraised Value (#13 x #5 x #2 x #4) :	$45,527.41	
15	Appraised Value > $5000.00 is rounded to the nearest $100.		
16	Appraised Value < $5000.00 is rounded to the nearest $10.		

APPRAISED VALUE: $45,500

Welwyn Consulting

TREE APPRAISAL
Trunk Formula
Method

Tree Number:	Two (2)
Address:	580 Burloak Drive, Oakville
Owner:	Town of Oakville (road allowance)
Date of Appraisal:	May 5, 2025
Appraiser:	Tom Bradley
Certification Number:	R.C.A. #492 (A.S.C.A.)

Field Observations (based on *Guide for Plant Appraisal, 9th Edition*)

1	Species:	English Oak			*Quercus robur*
2	Condition:		81	%	
3	DBH:		58	cm	
4	Location:		68	%	

Regional Plant Appraisal Committee Information - *Guide for Plant Appraisal, 9th Edition*

5	Species Rating:	79	%
6	Replacement Plant Size:	9	cm
6b	Trunk Area:	63.585	cm^2
7	Replacement Plant Cost:	$320.00	
8	Installation Cost: (1.5x Plant Cost)	$480.00	
9	Installed Tree Cost:	$800.00	
10	Unit Tree Cost:	$12.58	

Calculations by Appraiser Using Field and /or Regional Information

11	Appraised Trunk Area (using Table 4.6) :	2641	cm^2
12	Appraised Tree Trunk Increase (#11 - #6b):	2577	cm^2
13	Basic Tree Cost (#12 x #10 + #9) :	$33,227.96	
14	Appraised Value (#13 x #5 x #2 x #4) :	$14,574.27	
15	Appraised Value > $5000.00 is rounded to the nearest $100.		
16	Appraised Value < $5000.00 is rounded to the nearest $10.		

APPRAISED VALUE: $14,600

Welwyn Consulting

TREE APPRAISAL
Trunk Formula
Method

Tree Number:	Three (3)
Address:	580 Burloak Drive, Oakville
Owner:	Town of Oakville (road allowance)
Date of Appraisal:	May 5, 2025
Appraiser:	Tom Bradley
Certification Number:	R.C.A. #492 (A.S.C.A.)

Field Observations (based on *Guide for Plant Appraisal, 9th Edition*)

1	Species:	English Oak		*Quercus robur*
2	Condition:	81	%	
3	DBH:	59	cm	
4	Location:	68	%	

Regional Plant Appraisal Committee Information - *Guide for Plant Appraisal, 9th Edition*

5	Species Rating:	79	%
6	Replacement Plant Size:	9	cm
6b	Trunk Area:	63.585	cm^2
7	Replacement Plant Cost:	$320.00	
8	Installation Cost: (1.5x Plant Cost)	$480.00	
9	Installed Tree Cost:	$800.00	
10	Unit Tree Cost:	$12.58	

Calculations by Appraiser Using Field and /or Regional Information

11	Appraised Trunk Area (using Table 4.6) :	2733	cm^2
12	Appraised Tree Trunk Increase (#11 - #6b):	2669	cm^2
13	Basic Tree Cost (#12 x #10 + #9) :	$34,385.47	
14	Appraised Value (#13 x #5 x #2 x #4) :	$15,081.97	
15	Appraised Value > $5000.00 is rounded to the nearest $100.		
16	Appraised Value < $5000.00 is rounded to the nearest $10.		

APPRAISED VALUE: $15,100

Appendix C: Site Photos – 580 Burloak Drive, Oakville

Photo #3 (Tree #1 – White Oak – 70cm DBH road allowance tree proposed for removal)

Appendix C: Site Photos – 580 Burloak Drive, Oakville (cont.)

Photo #4 (Tree #2 – English Oak – 58cm DBH road allowance tree proposed for removal)

Appendix C: Site Photos – 580 Burloak Drive, Oakville (cont.)

Photo #5 (Tree #3 – English Oak – 59cm DBH road allowance tree proposed for removal)

Appendix C: Site Photos – 580 Burloak Drive, Oakville (cont.)

Photo #6 (Tree #4 – Black Willow – 60cm DBH subject site tree proposed for removal)

KEY PLAN

APPENDIX D: Proposed site plan - 580 Burloak Drive, Oakville

LEGEND:

Tree proposed for removal — X

NOTE:
Please refer to the proposed landscape plan (by others) for the tree replacement plan and canopy cover calculations.

SITE STATISTICS

LOT AREA	7,020.47 m²
BUILDING AREA (COVERAGE)	1,716.60 m²
1ST FL. NET AREA 2ND FL. NET AREA	1,584.56 m² 1,636.51 m²
TOTAL NET FLOOR AREA	**3,221.07 m²**
NUMBER OF STOREYS	2
FRONT SETBACK REAR SETBACK	3.0m (3.0m REQUIRED) 22.8m (7.5m REQUIRED)
LANDSCAPING AREA % LANDSCAPING AREA	1,628.40 m² 23.2%
USES	RETAIL, RESTAURANT, OFFICE

PARKING	REQUIRED	PROVIDED
NUMBER OF PARKING SPACES PROVIDED	1 SPACE PER 35m² NET FLOOR AREA = 92	92
NUMBER OF BARRIER FREE PARKING SPACES	4% OF PARKING SPACES = 4	4
NUMBER OF BICYCLE PARKING SPACES	2, PLUS 0.25 PER 1,000m² OF NET FLOOR AREA = 3	8
NUMBER OF LOADING SPACES	N/A	1

PARKING DIMENSIONS

STANDARD SPACE: 2.7m WIDTH x 5.7m LENGTH

BARRIER FREE TYPE A: 3.65m WIDTH x 5.7m LENGTH
BARRIER FREE TYPE B: 2.7m WIDTH x 5.7m LENGTH

A BARRIER-FREE PATH OF TRAVEL 1.5m IN WIDTH REQUIRED ABUTTING THE ENTIRE LENGTH OF THE BARRIER-FREE PARKING SPACE

LOADING SPACE: 3.5m WIDTH x 12.0m LENGTH x 4.2m HEIGHT

NET FLOOR AREA (Definition)

NET FLOOR AREA = THE TOTAL AREA OF ALL FLOORS OF A BUILDING MEASURED FROM THE INTERIOR FACES OF EXTERIOR WALL OR DEMISING WALLS, BUT DOES NOT INCLUDE THE AREAS OF:
STAIR WELLS
ELEVATORS
ESCALATORS
VENTILATING SHAFTS
ATTICS
CONCOURSES
WASHROOMS
PARKING AREAS ENCLOSED AND COVERED LOADING DOCKS AND RELATED
ENCLOSED CORRIDORS USED FOR LOADING PURPOSES
STORAGE ROOMS
GARBAGE CONTAINMENT ROOMS
MECHANICAL ROOMS

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NO.	ISSUANCE	DATE
01	ISSUED FOR PRE-CONSULTATION	2025.01.21

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT. DO NOT SCALE THE DRAWINGS. DO NOT USE THIS DRAWING FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY THE ARCHITECT.

NORTH

STAMP

ONTARIO ASSOCIATION OF ARCHITECTS
RICHARD E. ZIEGLER
LICENCE
4462

BURLOAK PLAZA

Abdullah Al Eyadeh

580 Burloak Drive
Oakville Ontario

PRELIMINARY SITE PLAN

SCALE	As Indicated	PROJECT NUMBER
DATE	2025-05-14 8:46:22 AM	202106
DRAWN	ID	
CHECKED	REZ	

SHEET A100 REVISION