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ARBORIST REPORT

**PROPOSED EMPLOYMENT-RELATED DEVELOPMENT
4243 SIXTH LINE
TOWN OF OAKVILLE**

**PREPARED BY:
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25-6122**

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Full size copy of V100 Tree Inventory and Preservation Plan accompanies the report.	

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Introduction

Strybos Barron King Ltd. was retained by Glen Schnarr & Associates Inc. to prepare an Arborist Report for the subject property in accordance with Town of Oakville Tree Bylaw requirements for the proposed employment-related development comprised of two (2) new low-rise structures and an adaptive re-use of the on-site heritage dwelling located at 4243 Sixth Line in Oakville.

Site Context

The subject site (4243 Sixth Line) is situated on the east side of Sixth Line, north of Burnhamthorpe Road and south of Highway 407. It is bordered by an active construction site to the southeast. The site currently features a two-storey dwelling, a cell tower, and a pond. Existing trees are primarily concentrated along the northwest and southeast boundaries of the site and in proximity of the existing pond and dwelling.

Plans Utilized

A topographic plan prepared by Mauro Group Inc. and site plan prepared by N Architecture Inc., was used as reference to determine the location existing bylaw size trees on the subject site and within 6m of the site on adjacent properties.

Tree Inventory *(refer to tables below)*

Trees were identified both within and immediately adjacent to the subject property. The trees are described in terms of species and diameter at breast height (DBH – measured at 1.4m from grade). They have been assessed in terms of their general health from poor to good; **GOOD** – trees in good overall health and condition with desirable structure, **FAIR** – trees in moderate health and condition with less desirable structure, and **POOR** – trees displaying prominent health issues such as decay and disease and/or poor form and structure. (Refer to *V100 – Tree Inventory and Preservation Plan* for locations of and information pertaining to specific trees)

Tree Inventory Table Descriptions *(See Existing Tree Inventory on Page 2)*

Tree No.	This number refers to inventory number assigned to the tree on the plan.
Tree Species	The common names are provided for each tree.
Diameter (cm)	This refers to diameter (in centimetres) at breast height and is measured at 1.4m above the ground for each tree.
Crown Dia. (m)	This refers to the diameter (in Meters) of the canopy of the tree and indicates the drip zone.
Health G/F/P	The general assessed health of the tree.
Structure	This is an assessment of the trees overall form.
Comments	A general description of each tree's condition and/or pertinent characteristics is provided.
Action	This indicated if the tree is persevered or removed. Removals are also highlighted in Yellow.
Tree Categories	Refers to the Category allocated for Public, Private, and Exempt trees within the Oakville tree bylaw.

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Table 1 - Tree Inventory List (removals highlighted in red)

EXISTING TREE INVENTORY											
KEY	SPECIES		DBH	CROWN	HEALTH	STRUCTURE	COMMENTS	PRESERVATION	CATEGORY	MIN. TPZ	KEY
	Common Name	Botanical Name	(cm)	(m)	G/F/P	Group		DIRECTION		(m)	
210	Ash	<i>Fraxinus spp.</i>			Dead	Group	Linear planting along south property line adjacent to retaining wall, all exhibit dead main leaders with vigorous basal epicormic growth below bylaw size, total of 14 trees observed: 10 dead trees ≥15 cm DBH, 4 dead trees <15 cm DBH, Buckthorn present and growing interspersed among dead ash (<15 cm DBH).	Remove	1		210
211	Ash	<i>Fraxinus spp.</i>	35	6	Dead	Asymmetrical	Multileader, epicormic growth, adjacent to end of retaining wall.	Remove	1	3.0	211
212	Ash	<i>Fraxinus spp.</i>			Dead	Group	Linear planting along east property line, majority of trees exhibit dead main leaders with occasional basal epicormic growth. Total of 15 trees observed: 10 trees <15cm DBH. 5 trees adjacent to pond: 4 trees between 30-40 cm DBH, 1 tree between 20-30cm DBH.	Remove	1		212
213	Silver Maple	<i>Acer saccharinum</i>	38, 56	12	Fair	Asymmetrical	Adjacent to pond, crowded by adjacent tree, multileader, dieback throughout canopy, epicormic growth in canopy.	Remove	1	3.6	213
214	Ash	<i>Fraxinus spp.</i>	36	10	Dead	Irregular	Adjacent to pond, crowded by adjacent tree, basal epicormic growth (less than 15cm).	Remove	1	3.0	214
215	Silver Maple	<i>Acer saccharinum</i>	38	7	Fair	Asymmetrical	Adjacent to pond, crowded by adjacent tree, epicormic growth in canopy and base, slight lean, minor deadwood.	Remove	1	3.0	215
216	Silver Maple	<i>Acer saccharinum</i>	29	7	Fair	Irregular	Adjacent to pond, crowded by adjacent tree, epicormic growth in canopy and at base (less than 15cm), minor deadwood	Remove	1	2.4	216
217	Silver Maple	<i>Acer saccharinum</i>	22, 31	9	Fair	Asymmetrical	Adjacent to pond, minor deadwood, included bark in union at 1m.	Remove	1	3.0	217
218	Silver Maple	<i>Acer saccharinum</i>	47	10	Fair	Asymmetrical	Adjacent to pond, minor deadwood, broken branches.	Remove	1	3.0	218
219	Silver Maple	<i>Acer saccharinum</i>	40	8	Fair	Asymmetrical	Adjacent to pond, epicormic growth in canopy, major broken branches, minor deadwood, slight lean.	Remove	1	3.0	219
220	Silver Maple	<i>Acer saccharinum</i>	17, 17, 29	10	Fair	Asymmetrical	Adjacent to pond, epicormic growth in canopy, minor deadwood, broken branches.	Remove	1	2.4	220
221	Silver Maple	<i>Acer saccharinum</i>	30	7	Good	Asymmetrical	Crowded by adjacent trees, minor deadwood, adjacent to pond, epicormic growth in canopy.	Remove	1	2.4	221
222	Silver Maple	<i>Acer saccharinum</i>	58	12	Good	Asymmetrical	Crowded by adjacent trees, adjacent to pond, minor deadwood, broken branches.	Remove	1	3.6	222
223	Silver Maple	<i>Acer saccharinum</i>	38, 49	10	Fair	Asymmetrical	Minor deadwood, broken branches, epicormic growth in canopy.	Remove	1	3.0	223
224	Yew	<i>Taxus canadensis</i>	17, 20	5	Poor	Multi-stem	Adjacent to house, dieback throughout canopy, major deadwood.	Remove	1	2.4	224
225	Sugar Maple	<i>Acer saccharinum</i>	16, 23, 28	6	Poor	Multi-stem	Adjacent to house, major deadwood, poor pruning, dieback throughout canopy, crowded by adjacent tree.	Remove	1	3.0	225
226	Sugar Maple	<i>Acer saccharinum</i>	21, 22	10	Poor	Multi-stem	Adjacent to house, epicormic growth along trunk and at base, broken branches, minor deadwood, crowded by adjacent tree.	Remove	1	2.4	226
227	White Spruce	<i>Picea glauca</i>	26	6	Poor	Pyramidal	Dieback in inner canopy, dieback in lower branches, exposed roots, crowded by adjacent tree.	Remove	1	2.4	227
228	White Spruce	<i>Picea glauca</i>	21	5	Poor	Pyramidal	Dieback in inner canopy, dieback in lower branches, broken branches, crowded by adjacent tree.	Remove	1	2.4	228
229	Bur Oak	<i>Quercus macrocarpa</i>	5	1	Fair	Immature	Street Tree, Recently Planted, Tree is Staked, Rodant Guard, Adjacent to Ditch	Preserve	4	1.8	229
230	Bur Oak	<i>Quercus macrocarpa</i>	5	1	Fair	Immature	Street Tree, Recently Planted, Tree is Staked, Rodant Guard, Adjacent to Ditch	Preserve	4	1.8	230
231	Bur Oak	<i>Quercus macrocarpa</i>	5	1	Fair	Immature	Street Tree, Recently Planted, Tree is Staked, Rodant Guard, Adjacent to Ditch	Preserve	4	1.8	231
232	Bur Oak	<i>Quercus macrocarpa</i>	5	1	Fair	Immature	Street Tree, Recently Planted, Tree is Staked, Rodant Guard, Adjacent to Ditch	Preserve	4	1.8	232
233	Bur Oak	<i>Quercus macrocarpa</i>	5	1	Fair	Immature	Street Tree, Recently Planted, Tree is Staked, Rodant Guard, Adjacent to Ditch	Preserve	4	1.8	233

Observations

The trees inventoried within and immediately adjacent to the subject property represent a mix of planted landscape accent trees and naturalized, often invasive, groupings ranging from immature to mature in size.

A linear planting of Ash trees (*Fraxinus spp.*) was observed along the southeast property boundary and extending partially along the northern boundary. A total of fourteen Ash trees were observed, all of which have dead main leaders. Most trees display vigorous basal epicormic growth, with invasive Common Buckthorn (*Rhamnus cathartica*) interspersed within understory. Additionally, one dead Ash tree (Tree #211) is located near the northern property line, in proximity to the end of the adjacent development's retaining wall. A second linear Ash planting is present along the northwest property boundary. Fifteen trees were recorded, all with dead main leaders, with basal epicormic growth observed on a select few.

A mix of mature Silver Maples (*Acer saccharinum*) and a single dead Ash tree encircle the pond. The Silver Maples vary in health, with conditions ranging from fair to good. Many show signs of canopy dieback, epicormic sprouting, and the presence of deadwood. Several landscape trees are present in proximity to the existing dwelling, including Yew (*Taxus spp.*), Sugar Maples (*Acer saccharum*), and White Spruce (*Picea glauca*). The general health of these trees can be described as poor.

A row of immature Bur Oaks (*Quercus macrocarpa*), along the southwest perimeter of the site, outside the property boundary, is present. These trees are currently staked and protected with rodent guards, and their overall condition can be described as fair.

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Discussion

Tree preservation and removal recommendations have been made in consideration of the proposed site development, including construction access, the proposed building footprints and grading. Tree health, structural integrity, species composition, and spatial relationships within the proposed site works were evaluated to guide these recommendations.

All existing trees located within the subject property are recommended for removal. Multiple trees across the site were observed to be either dead or in advanced stages of decline. This includes Tree Groups #210 and #212, which consists entirely of dead Ash (*Fraxinus* spp.) trees with Buckthorn growth present. Group #210 includes a total of 14 trees, and Group #212 includes 15 trees, all of which are recommended for removal. Trees #211 and #214 are also dead and require removal. These trees are considered exempt from compensation due to their dead condition.

Trees #213, & 215 - 228 are recommended for removal due to direct conflicts with the proposed development and associated construction activities.

Trees #299 - 233 are municipally owned and in fair condition. These trees are located outside the immediate limits of construction and are not anticipated to be impacted by site development activities. However, they are still recommended for preservation and will be protected accordingly. To ensure their continued health, solid board tree protection hoarding shall be installed.

Tree Removals

In determining the tree preservation recommendations for the site, the criteria noted below were considered:

- Overall tree health, form, size, species and predicated longevity.
- Anticipated impact from demolition of buildings and proposed removal of existing landscape features, future construction of a new dwelling, new landscape construction, road works, site servicing and grading.
- Additional removals may be requested with building permit application.

Each tree was assigned a minimum Tree Preservation Zone (TPZ) as per standard requirements used by municipal by-laws (*Refer to Table1-Tree Protection Zones*).

Table 2 - Tree Protection Zones

Trunk Diameter (DBH)	Minimum Protection Zone
<10 cm	1.8m
10-30 cm	2.4 m
31-50 cm	3.0 m
51-60 cm	3.6 m
61-70 cm	4.2 m
71-80 cm	4.8 m
81-90 cm	5.4 m
91-100 cm	6.0 m
< 100 cm	6cm per 1cm DBH

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Trees are recommended for preservation or removal based on proximity of the TPZ to the limit of construction, in conjunction with the overall tree health, size and anticipated ability to withstand root or crown impacts.

Private Tree By-Law

Table 3 – Tree Categories

TREE CATEGORIES	
1	Trees with diameters of 15cm or more, situated on private property, on the subject site.
2	Trees with diameters of 15cm or more, situated on private property, within 6m of the subject site.
3	Trees of all diameters situated on Town owned Parkland within 6m of the subject site.
4	Trees of all diameters situated within the city road allowance adjacent to the subject site.
<i>Exempt</i>	Trees that are less than 15cm diameter and located on private property.

The Private Tree Protection By-Law 2017-038 as amended 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(s). Once final Site Plan approval has been granted, the Private Tree Protection Bylaw is superseded by conditions that are set out in the approved Site Plan Agreement; refer to section 5(f) of the bylaw for details. This means that once Site Plan approval is granted, the trees to be removed are not subject to the private tree bylaw procedure.

Tree Replacements

The Town bylaw states that planting of replacement trees is required, that replacement tree(s) are to be:

- located on the same lot in a location and species to the satisfaction of the designates official.
- The minimum tree replacement size is a thirty (30) millimeter caliper deciduous tree, or a one hundred and fifty (150) cm height coniferous tree in a five-gallon container or balled and bur lapped or in a wire basket. A security deposit of \$300.00 per replacement tree is held until replacement planting has been completed and accepted by a final inspection.
- Where replacement trees are not physically possible to properly grow on the site, the replacement tree(s) be located at another suitable location.
- If all trees are not able to be planted on site, payment for each tree not replanted can be made into the Towns Replacement Planting fund.

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The following is the required Tree Replacement Rates for the Private tree Removal Permit.

Table 4 – Tree Replacement Rates

TREE REPLACEMENT AS THE CONDITION OF PRIVATE TREE REMOVAL PERMIT	
Diameter at Breast Height (DBH) in cm	Number of replacement trees
First tree 15-24	1
15-24	2
25-34	3
35-44	4
45-54	5
55-64	6
65-74	7
75-84	8
85-94	9
95-104	10
105-144	11
>115	12

Table 5 – Private Tree Removals subject to Private Tree Bylaw (Refer to Tree Inventory List for specific details)

EXISTING TREE INVENTORY					
KEY	SPECIES	DBH (centimetres)	PRESERVATION DIRECTION	TREE CATEGORY	COMPENSATION
210	Ash		Remove	1	Exempt
211	Ash	35	Remove	1	Exempt
212	Ash		Remove	1	Exempt
213	Silver Maple	38, 56	Remove	1	6
214	Ash	36	Remove	1	Exempt
215	Silver Maple	38	Remove	1	4
216	Silver Maple	29	Remove	1	3
217	Silver Maple	22, 31	Remove	1	3
218	Silver Maple	47	Remove	1	5
219	Silver Maple	40	Remove	1	4
220	Silver Maple	17, 17, 29	Remove	1	3
221	Silver Maple	30	Remove	1	3
222	Silver Maple	58	Remove	1	6
223	Silver Maple	38, 49	Remove	1	5
224	Yew	17, 20	Remove	1	1
225	Sugar Maple	16, 23, 28	Remove	1	3
226	Sugar Maple	21, 22	Remove	1	2
227	White Spruce	26	Remove	1	2
228	White Spruce	21	Remove	1	2
COMPENSATION TOTAL					52

Total of fifteen (15) Bylaw Trees to be removed

Summary of Removals

Based on a review and the construction limit of the proposed site plan, **fifteen (15)** bylaw size trees are required for removal and **fifty-two (52)** compensation trees are required to be planted within the subject property.

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Tree Preservation and Construction Mitigation Recommendations

Tree Preservation

The following tree protection measures are recommended to be undertaken by the owner to successfully preserve the trees noted on the Tree Preservation Plans

Pre-Construction

Tree Protection Hoarding

- Town approved tree protection hoarding is to be installed as shown on the approved plans. This hoarding shall be maintained for the duration of site construction. It shall not be removed until authorized by the Consulting Arborist and the Town. The hoarding shall be constructed at the location as noted on the Tree Preservation Plan.
- Tree protection hoarding shall be installed as noted on the tree preservation plan. The tree protection hoarding is to be constructed with a solid frame clad with plywood or approved equivalent. For trees within the municipal right of way, orange snow fence with wood framing is recommended. (refer to the details on V100) and Appendix C below.
- Once installed, the limits of protection hoarding shall be approved in the field by the Consulting Arborist.
- Tree protection hoarding shall be installed to the satisfaction of the Town of Oakville.

During Demolition & Construction - Mitigation Measures

All works are to be completed under direct review of the Consulting Arborist

- Areas within the protection hoarding shall remain undisturbed for the duration of site construction and shall not be used for the storage of excavated fill, building materials, structures, or equipment.
- No cables of any type shall be wrapped around or installed in trees to be preserved. No contaminants will be dumped or flushed where feeder roots of trees exist.
- Where limbs or portions of trees require pruning to remove deadwood or accommodate construction, they will be removed by a qualified Arborist in accordance with acceptable arboriculture practice.

Post-Construction

- Following construction, the limits of the "Tree Protection Zone" shall be inspected by the Consulting Arborist. Any pruning, watering, fertilization or replacement requirements will be determined at that time.
- Tree protection hoarding may be removed to facilitate final landscape fine grading and tree planting. This must be completed under the review of the Consulting Arborist.

To ensure that the above measures are properly implemented, the Consulting Arborist shall be involved at the following stages of construction:

1. Upon layout and installation of protective hoarding
2. Periodically during construction to ensure that hoarding and root protection remains in place and no damage occurs to trees to be preserved
4. Upon fine grading of site or other landscape works
5. Upon completion of construction activities

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Appraisal of Town Trees Summary

In accordance with the Town of Oakville urban forestry requirements, all trees located on Town property adjacent to the subject site were appraised to determine their value. This value is used by the Town to establish a tree preservation security.

Five trees, (Tree# 229-233 – 5cm DBH Bur Oak trees) have been recently planted along the municipal boulevard flanking Sixth Line adjacent to the subject site. Because these trees were recently planted and are still nursery installation size, it is more appropriate to apply new installation costs for tree preservation security than an appraisal. Based on the Guide for Plant Appraisal, Ninth Edition, which was supplemented by the Ontario Supplement to Guide for Plant Appraisal 10th Edition Revised, the installation cost for each tree is \$1,458.10 per tree for a total of \$7,290.50.

Conclusion

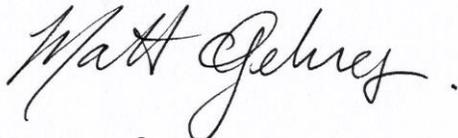
Strybos Barron King Ltd. was retained by Glen Schnarr & Associates Inc. to prepare an Arborist Report for the subject property located at 4243 Sixth Line in accordance with the current Town of Oakville Tree Bylaw requirements. The report summarizes the trees inventoried within and immediately adjacent to the site and provides recommendations for retention or removal in the context of the proposed site plan.

Two one-storey industrial buildings are proposed for the subject property. With the proposed development, there are **fifteen (15)** bylaw sizes trees that will require removal, and **fifty-two (52)** compensation trees are required.

All other trees immediately adjacent to the property are to be preserved and protected in accordance with Town of Oakville tree protection standards. (Refer to Appendix C – *Tree Protection Hoarding Detail*).

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Appendix B – SITE PHOTOGRAPHY



Tree Group # 210



Tree Group # 210



Tree Group # 210



Tree Group # 210

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Appendix B – SITE PHOTOGRAPHY



Tree # 211



Tree Group # 212



Tree Group # 212



Trees # 213-219

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Appendix B – SITE PHOTOGRAPHY



Trees # 214-222



Tree # 223



Tree # 224



Trees # 225&226

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Appendix B – SITE PHOTOGRAPHY



Trees # 227&228

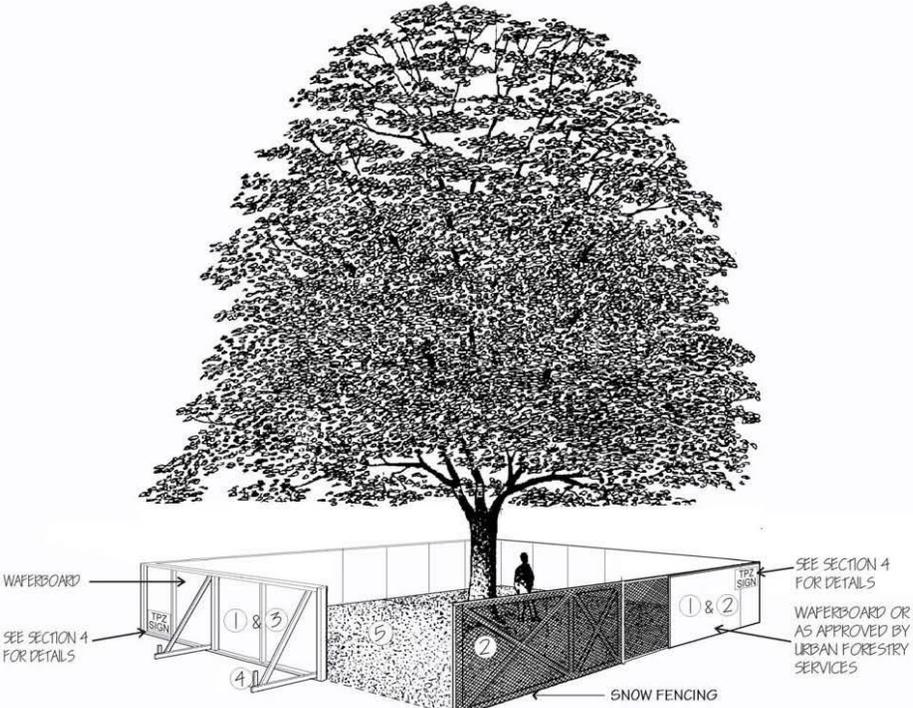
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Appendix C – TREE PROTECTION HOARDING DETAIL



SCHEDULE 1
TREE PROTECTION BARRIER

OAKVILLE



Tree Protection Barriers

PLYWOOD

- ① Tree protection barriers must be 1.2m (4ft) high, waferboard hoarding or an equivalent approved by Urban Forestry Services.
- ② 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 .
- ③ 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.
- ④ All supports and bracing should be outside the Tree Protection Zone. All such supports should minimize damaging roots outside the Tree Protection Barrier.
- ⑤ No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the Tree Protection Zone.