

prepared by

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Tree Inventory and Preservation Plan
275 Polly Drive
Oakville, ON

Prepared for:
G.C. Family Investments Inc.
7501 Keele Street, Suite 100
Vaughan, ON L4K 1Y2

1 June 2026

Introduction

Kuntz Forestry Consulting Inc. was retained by G.C. Family Investments Inc. to complete a Tree Inventory and Preservation Plan Report for the proposed development at 275 Polly Drive in the Town of Oakville, Ontario. The subject property is located on the northeast corner of Polly Drive and Carding Mill Trail, within a residential area.

The work plan for this tree preservation study included the following:

- Prepare inventory of the tree resources of all sizes on and within six metres of the proposed development;
- Evaluate potential tree saving opportunities based on proposed site plans; and
- Document the findings in a Tree Inventory and Preservation Plan Report.

The results of the evaluation are provided below.

Methodology

Trees of all sizes on and within 6m of the subject development were included in the tree inventory. Trees were located using the topographic survey provided for the subject property. Trees inventoried were numbered 1-11. Refer to Table 1 for the results of the inventory, Figure 1 for tree locations, and Appendix A for photographs of trees.

Tree resources were assessed utilizing the following parameters:

Tree # - number assigned to tree that corresponds to Figure 1.
Species - common and botanical names provided in the inventory table.
DBH - diameter (centimetres) at breast height, measured at 1.4 m above the ground.
Condition - condition of tree considering trunk integrity, crown structure and crown vigour. Condition ratings include poor (P), fair (F) and good (G).
Comments - additional relevant detail.

Tree Valuation

A valuation was calculated for trees located within the road right-of-way. The value was calculated using the Trunk Formula Technique. This method is described in the Guide for Plant Appraisal, 10th Edition (CTLA 2018). The Ontario Supplement (2021) provides regionally relevant data pertaining to species-specific basic costs for trees.

Trunk Formula Technique

This method is used for trees that are larger than what is commonly available for transplant from a nursery. The Unit Tree Cost of the replacement tree is derived from a survey of nurseries or supplied by the Regional Plant Appraisal Council and published within the Ontario Supplement (2021). For Ontario, the species-specific Unit Tree Costs have been calculated within the Ontario Supplement (2021) and these Unit Tree Costs have been used for the calculation. Where a Unit

Tree Cost was not specified by the Ontario Supplement for a species, a generic Unit Tree Cost of $6.51 was assigned.

The Basic Tree Cost is calculated by multiplying the Unit Tree Cost by the cross-sectional area of the subject tree. For multi-stemmed trees, the appraised trunk area considers the cross-sectional area of all stems. The Appraised Value is calculated by multiplying the Basic Reproduction Cost by the three depreciation factors (Condition Rating, Functional Limitation Rating, and External Limitation Rating, as described in the Guide).

The appraised value is therefore calculated using the following equation:

Basic Tree Cost = Appraised Tree Trunk Area X Unit Tree Cost

Appraised Value = Basic Tree Cost X Condition Rating X Functional Limitation Rating X External Limitation Rating

Functional Limitation Ratings and External Limitation Ratings are calculated according to the methods outlined in the guide. Condition Ratings were calculated based on the assessed condition of the trees on the site and in accordance with the guide. The final values were rounded to the nearest $100 for values greater than $2000, and to the nearest $5 for values less than $2000.

For trees with appraisal values less than $744.00 (Town of Oakville's minimum value per tree), their values were set to $744.00. Refer to Table 2 for the individual tree value computation.

Existing Site Conditions

The subject property is currently a vacant lot. Tree resources exist in the form of landscape trees. Refer to Figure 1 for the existing conditions.

Tree Resources

The tree inventory was conducted on 29 May 2026. The inventory documented 11 trees on and within 6m of the proposed development. Refer to Table 1 for the full tree inventory and Figure 1 for the locations of trees reported in the tree inventory.

Tree resources included in the inventory are comprised of Sugar Maple (*Acer saccharum*), White Oak (*Quercus alba*), Swamp White Oak (*Quercus bicolor*), and Little-leaf Linden (*Tilia cordata*).

Proposed Development

The proposed development includes the construction of six residential lots and associated utilities. Refer to Figure 1 for the proposed site plan.

Discussion

The following sections provide a discussion and analysis of development impacts, tree removal requirements, and tree preservation relative to the proposed development and existing conditions.

Development Impacts/Tree Removals

The removal of four (4) trees is required to accommodate the proposed development, including Trees 2, 3, 6, and 7. These four trees have direct conflicts with the proposed driveways. The removal of Trees 8 and 9 is recommended as Tree 8 is completely dead and Tree 9 has 60% crown-die-back. All trees that require or recommend for removal are located within the road right-of-way and approval from the Town of Oakville is required prior to their removal. Refer to Figure 1 for the locations of the proposed removals.

Tree Preservation

The preservation of the remaining five trees will be possible with the use of appropriate tree protection measures as indicated on Figure 1. Tree protection measures will have to be implemented prior to construction to ensure tree resources designated for retention are not impacted. Tree preservation fence in the front yard should be installed along the existing hard structures to maintain the access to the property during the construction. Refer to Figure 1 for the location of required tree preservation fencing, general Tree Protection Plan notes, and the tree preservation fence detail.

Tree Valuation

A valuation was calculated for all trees in the inventory as they are located within Polly Drive and Carding Mill Trail road right-of-way. All trees are small and appraisal values were less than $744.00 (Town of Oakville's minimum value per tree). Therefore, their values were set to $744.00 per tree, except Tree 8 as it's completely dead. The total appraised value of these Town-owned trees was calculated to be $7,440.00. Refer to Table 2 for the tree valuation calculations for the town-owned trees.

Summary and Recommendations

Kuntz Forestry Consulting Inc. was retained by G. C. Family Investments Inc. to complete a Tree Inventory and Preservation Plan Report for the proposed development at 275 Polly Drive in the Town of Oakville, Ontario. A tree inventory was conducted and reviewed in the context of the proposed site plan.

The findings of the study indicate a total of 11 trees on and within 6 metres of the proposed development. The removal of four trees is required to accommodate the proposed development. The removal of additional two trees is recommended as they are dead or dying. The remaining five trees can be saved provided appropriate tree protection measures are installed prior to construction.

The following recommendations are suggested to minimize impacts to trees identified for preservation. Refer to Figure 1 for additional tree preservation notes and the preservation fence detail.

- Tree protection barriers and fencing should be erected at distances as prescribed on Figure 1.
- Tree protection measures will have to be implemented prior to construction to ensure the trees identified for preservation are not impacted by the development.
- Branches and roots that extend past prescribed tree protection zones that require pruning must be pruned by a qualified Arborist or other tree professional. All pruning of tree roots and branches must be in accordance with good arboricultural standards.
- Site visits, pre, during and post construction are recommended by either a certified consulting arborist (I.S.A.) or registered professional forester (R.P.F.) to ensure proper utilization of tree protection barriers. Trees should also be inspected for damage incurred during construction to ensure appropriate pruning or other measures are implemented.

Respectfully Submitted,
Kuntz Forestry Consulting Inc.

Kaho Hayashi

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Limitations of Assessment

Only the tree(s) identified in this report were included in the inventory. The assessment of the trees presented in this report has been made using accepted arboricultural techniques. These may include a visual examination taken from the ground of all the above-ground parts of the tree for structural defects, scars, external indications of decay such as fungal fruiting bodies, evidence of attack by insects, discoloured foliage, the condition of any visible root structures, the degree of lean (if any), the general condition of the trees and the identification of potentially hazardous trees or recommendations for removal (if applicable). Where trees could not be directly accessed (ie. due to obstructions, and/or on neighbouring properties), trees were assessed as accurately as possible from nearby vantage points.

Locations of trees provided in the report are determined as accurately as possible based on the best information available. If official survey information is not provided, tree locations in the report may not be exact. Where KFCI's in-house GPS unit is used (if applicable), tree locations are accurate only to the extent that the technology allows, which can be variable based on satellite available, RTK network / cell coverage, canopy coverage, and/or projection transformation limitations. If trees occur on or near property boundaries, an official site survey may be required to determine ownership utilizing specialized survey protocol to gain precise location.

Furthermore, recommendations made in this report are based on the site plans that have been provided at the time of reporting. These recommendations may no longer be applicable should changes be made to the site plan and/or grading, servicing, or landscaping plans following report submission.

Notwithstanding the recommendations and conclusions made in this report, it must be recognized that trees are living organisms, and their health and vigor constantly change over time. They are not immune to changes in site conditions or seasonal variations in the weather conditions. Any tree will fail if the forces applied to the tree exceed the strength of the tree or its parts.

Although every effort has been made to ensure that this assessment is reasonably accurate, the trees should be re-assessed periodically. The assessment presented in this report is valid at the time of inspection.

Table 1. Tree Inventory

Location: 275 Polly Drive, Oakville Date: 29 May 2026 Surveyor: KH

Tree#	Common Name	Scientific Name	DBH	TI	CS	CV	CDB	DL	mTPZ	Comments	Town Tree #	Owner	Action
1	Sugar Maple	*Acer saccharum*	6.5	G	G	G		1	1.8	Stem wound (L) with rot	705921	Town	Preserve
2	Little-leaf Linden	*Tilia cordata*	8	G	G	G		1	1.8		705920	Town	Remove
3	Little-leaf Linden	*Tilia cordata*	8	G	G	G		1	1.8		705919	Town	Remove
4	Little-leaf Linden	*Tilia cordata*	8.5	G	G	G		1	1.8	Epicormic branches (L)	705918	Town	Preserve
5	Swamp White Oak	*Quercus bicolor*	8	G	G	F-G		1	1.8	Epicormic branches (M)	705917	Town	Preserve
6	Swamp White Oak	*Quercus bicolor*	8	G	G	F-G		1	1.8		705916	Town	Remove
7	Swamp White Oak	*Quercus bicolor*	8.5	G	G	F-G		1	1.8		705915	Town	Remove
8	Sugar Maple	*Acer saccharum*	5.5	-	-	-	100	-	1.8	Dead	705913	Town	Remove (condition)
9	White Oak	*Quercus alba*	5.5	G	P	P	60	1	1.8	Dead leader - only a few lower branches alive	705912	Town	Remove (condition)
10	Sugar Maple	*Acer saccharum*	7	G	G	G		1	1.8		706340	Town	Preserve
11	Sugar Maple	*Acer saccharum*	7.5	G	G	G		1	1.8		705953	Town	Preserve

Codes		
DBH	Diameter at Breast Height	*(cm)*
TI	Trunk Integrity	*(G, F, P)*
CS	Crown Structure	*(G, F, P)*
CV	Crown Vigor	*(G, F, P)*
CDB	Crown Die Back	*(%)*
DL	Dripline	*(m)*
mTPZ	Minimum Tree Preservation Zone	*(m)*
Owner	Private, Neighbour, Town	
~ = estimate; (VL) = very light; (L) = light; (M) = moderate; (H) = heavy		

Table 2. Tree Valuation

Location: 275 Polly Drive, Oakville

Tree #	Common Name	Scientific Name	DBH	OC	*Appraised Trunk Area*	*Unit Tree Cost (RPAC)*	*Basic Tree Cost*	Depreciation			***Appraised Value***	***Adjusted Tree Value (Final)***	Action
								Condition Rating	Functional Limitation Rating	External Limitation Rating			
					(cm^2)		*$*	%	%	%	***$***	***$***	
1	Sugar Maple	*Acer saccharum*	6.5	G	*33*	*$6.73*	*$223*	0.90	0.60	0.80	*$96*	***$744***	Preserve
2	Little-leaf Linden	*Tilia cordata*	8	G	*50*	*$6.31*	*$317*	0.90	0.60	0.80	*$137*	***$744***	Remove
3	Little-leaf Linden	*Tilia cordata*	8	G	*50*	*$6.31*	*$317*	0.90	0.60	0.80	*$137*	***$744***	Remove
4	Little-leaf Linden	*Tilia cordata*	8.5	G	*57*	*$6.31*	*$358*	0.90	0.60	0.80	*$155*	***$744***	Preserve
5	Swamp White Oak	*Quercus bicolor*	8	F-G	*50*	*$7.72*	*$388*	0.73	0.60	0.80	*$135*	***$744***	Preserve
6	Swamp White Oak	*Quercus bicolor*	8	F-G	*50*	*$7.72*	*$388*	0.73	0.60	0.80	*$135*	***$744***	Remove
7	Swamp White Oak	*Quercus bicolor*	8.5	F-G	*57*	*$7.72*	*$438*	0.73	0.60	0.80	*$152*	***$744***	Remove
8	Sugar Maple	*Acer saccharum*	5.5	D	*24*	*$6.73*	*$160*	0.00	0.60	0.80	*$0*	***$0***	Remove (condition)
9	White Oak	*Quercus alba*	5.5	P	*24*	*$8.10*	*$192*	0.20	0.60	0.80	*$18*	***$744***	Remove (condition)
10	Sugar Maple	*Acer saccharum*	7	G	*38*	*$6.73*	*$259*	0.90	0.60	0.80	*$112*	***$744***	Preserve
11	Sugar Maple	*Acer saccharum*	7.5	G	*44*	*$6.73*	*$297*	0.90	0.60	0.80	*$128*	***$744***	Preserve
									Total of all Trees			**$7,440**	
									Total of Trees To be Removed			**$3,720**	

Appendix A. Photographs



Image 1. View from southwest corner, looking at Polly Drive



Image 2. View from southwest corner, looking at Carding Mill Trail



Image 3. Tree 1


Image 4. Tree 2



Image 5. Tree 3



Image 6. Tree 4



Image 7. Tree 5



Image 8. Tree 6



Image 9. Tree 7



Image 10. Tree 8



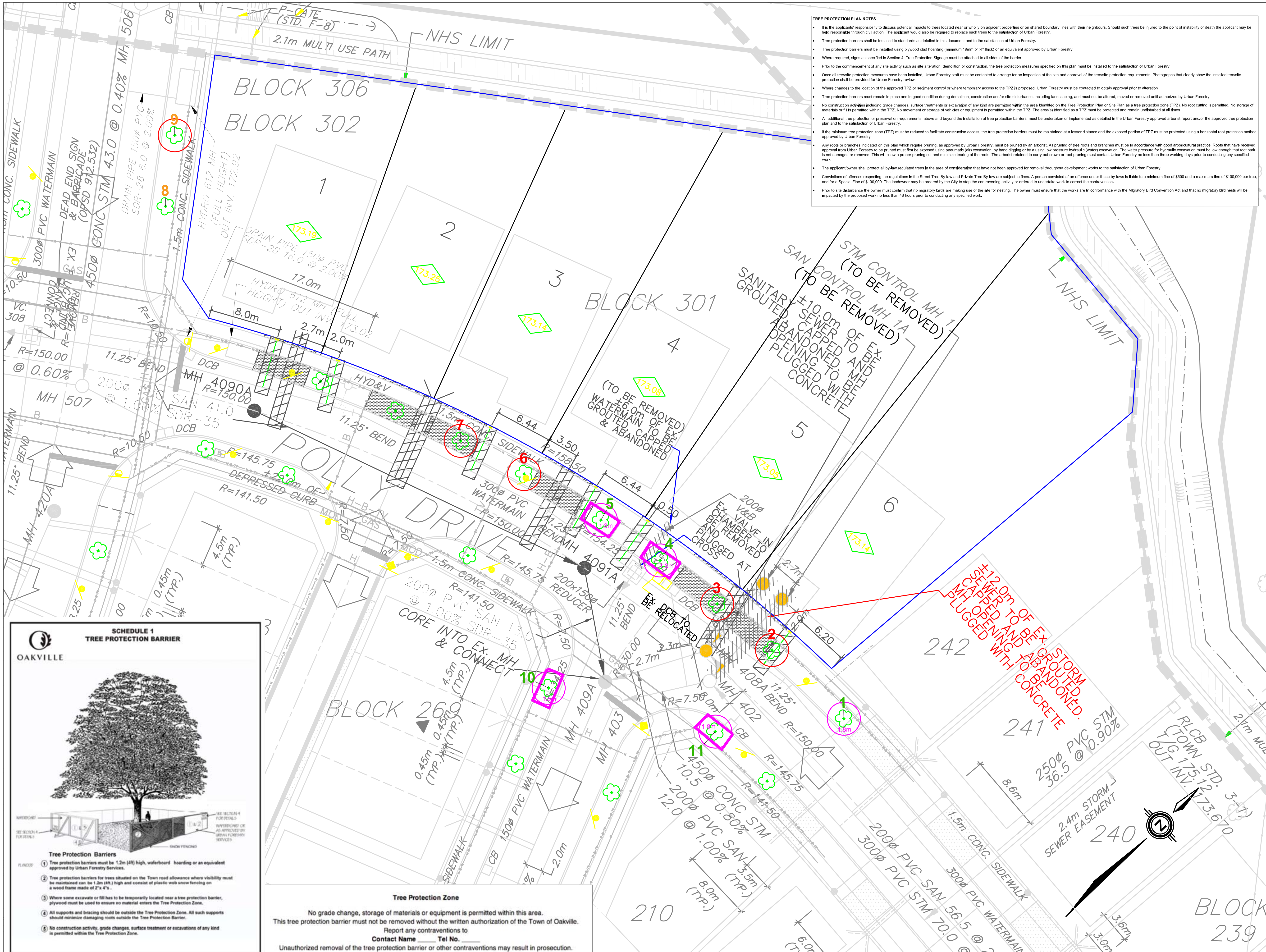
Image 11. Tree 9



Image 12. Tree 10



Image 13. Tree 11



TREE PROTECTION PLAN NOTES

- It is the applicants' responsibility to discuss potential impacts to trees located near or wholly on adjacent properties or on shared boundary lines with their neighbours. Should such trees be injured to the point of instability or death the applicant may be held responsible through civil action. The applicant would also be required to replace such trees to the satisfaction of Urban Forestry.
- Tree protection barriers shall be installed to standards as detailed in this document and to the satisfaction of Urban Forestry.
- Tree protection barriers must be installed using plywood clad hoarding (minimum 19mm or ¾" thick) or an equivalent approved by Urban Forestry.
- Where required, signs as specified in Section 4, Tree Protection Signage must be attached to all sides of the barrier.
- Prior to the commencement of any site activity such as site alteration, demolition or construction, the tree protection measures specified on this plan must be installed to the satisfaction of Urban Forestry.
- Once all tree/site protection measures have been installed, Urban Forestry staff must be contacted to arrange for an inspection of the site and approval of the tree/site protection requirements. Photographs that clearly show the installed tree/site protection shall be provided for Urban Forestry review.
- Where changes to the location of the approved TPZ or sediment control or where temporary access to the TPZ is proposed, Urban Forestry must be contacted to obtain approval prior to alteration.
- Tree protection barriers must remain in place and in good condition during demolition, construction and/or site disturbance, including landscaping, and must not be altered, moved or removed until authorized by Urban Forestry.
- No construction activities including grade changes, surface treatments or excavation of any kind are permitted within the area identified on the Tree Protection Plan or Site Plan as a tree protection zone (TPZ). No root cutting is permitted. No storage of materials or fill is permitted within the TPZ. No movement or storage of vehicles or equipment is permitted within the TPZ. The area(s) identified as a TPZ must be protected and remain undisturbed at all times.
- All additional tree protection or preservation requirements, above and beyond the installation of tree protection barriers, must be undertaken or implemented as detailed in the Urban Forestry approved arborist report and/or the approved tree protection plan and to the satisfaction of Urban Forestry.
- If the minimum tree protection zone (TPZ) must be reduced to facilitate construction access, the tree protection barriers must be maintained at a lesser distance and the exposed portion of TPZ must be protected using a horizontal root protection method approved by Urban Forestry.
- Any roots or branches indicated on this plan which require pruning, as approved by Urban Forestry, must be pruned by an arborist. All pruning of tree roots and branches must be in accordance with good arboricultural practice. Roots that have received approval from Urban Forestry to be pruned must first be exposed using pneumatic (air) excavation, by hand digging or by a using low pressure hydraulic (water) excavation. The water pressure for hydraulic excavation must be low enough that root bark is not damaged or removed. This will allow a proper pruning cut and minimize tearing of the roots. The arborist retained to carry out crown or root pruning must contact Urban Forestry no less than three working days prior to conducting any specified work.
- The applicant/owner shall protect all by-law regulated trees in the area of consideration that have not been approved for removal throughout development works to the satisfaction of Urban Forestry.
- Convictions of offences respecting the regulations in the Street Tree By-law and Private Tree By-law are subject to fines. A person convicted of an offence under these by-laws is liable to a minimum fine of $500 and a maximum fine of $100,000 per tree, and /or a Special Fine of $100,000. The landowner may be ordered by the City to stop the contravening activity or ordered to undertake work to correct the contravention.
- Prior to site disturbance the owner must confirm that no migratory birds are making use of the site for nesting. The owner must ensure that the works are in conformance with the Migratory Bird Convention Act and that no migratory bird nests will be impacted by the proposed work no less than 48 hours prior to conducting any specified work.

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.

Tree Protection Zone

No grade change, storage of materials or equipment is permitted within this area.
This tree protection barrier must not be removed without the written authorization of the Town of Oakville.
Report any contraventions to
Contact Name _____ Tel No. _____
Unauthorized removal of the tree protection barrier or other contraventions may result in prosecution.

LEGEND

Tree Inventory

Refer to Table 1 of the report dated 1 June 2026. Trees of all sizes on and within six metres of the proposed work were included in the inventory.

Tree Removals

The removal of 4 tree is required to accommodate the proposed work as indicated with RED labels. The removal of 2 dead or dying trees is recommended as indicated with ORANGE labels.

Tree Preservation

Preservation of all other trees will be possible with appropriate tree protection measures. Trees identified for preservation are indicated with GREEN labels. Tree protection measures must be implemented prior to construction. Minimum tree preservation zones and required tree preservation fencing is indicated in MAGENTA. Refer to Tree Protection Plan Notes for preservation details.

Tree Label (GREEN), Preservation Recommended	X
Tree Label (RED), Removal Required	X
Tree Label (ORANGE), Removal Recommended	X
Surveyed Tree Location	
Minimum Tree Protection Zone (mTPZ) of Tree Identified for Preservation (solid MAGENTA circle)	
Minimum Tree Protection Zone (mTPZ) of Tree Identified for Removal (solid RED circle)	
Location of Required Light-Duty Tree Preservation Fencing (thick dashed MAGENTA)	
Property Boundary (BLUE)	
Trees, no longer exist	×

No.	Issue/Revisions	Date	By
1	Report Submission	1 Jun. '26	KH

Base Data: The Remington Group Inc. (topo & site plan)

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Property
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Oakville, ON

Tree Inventory and Preservation Plan

Project: P5057
Date: 1 June 2026
Scale: 1:400
Figure 1