Tree Inventory and Preservation Plan Report
3043 Sixth Line
Oakville, Ontario

prepared for

3043 6th Line LP
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prepared by

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KUNTZ FORESTRY CONSULTING Inc. Project P4911 (P3475)

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1.0 Introduction

Kuntz Forestry Consulting Inc. was retained by 3043 6th Line SP to complete a Tree Inventory and Preservation Plan for the proposed development at 3043 Sixth Line in the Town of Oakville, Ontario. The subject property is located on the northeast side of Dundas Street East and Sixth Line, within a residential area.

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

- Prepare inventory of the tree resources greater than 10cm DBH on and within 6m of the subject property and trees of all sizes on municipal property,
- Evaluate potential tree saving opportunities based on the proposed work plans; and,
- Document the findings in a Tree Inventory and Preservation Plan Report.

The results of the evaluation are provided below.

2.0 Methodology

2.1 Tree Inventory

Trees greater than 10cm DBH, within 6m of the subject property and trees of any size on municipal property were included in the tree inventory. Trees were located using the topographic survey provided by the client. Trees inventoried on the subject property and adjacent properties were numbered 1 to 46. Trees located within the town road right-of-way were identified with letters A-F. Tree locations are shown on Figure 1. See Table 1 for the results of the tree inventory. See 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 (centimeters) at breast height, measured at 1.4 m above the ground.
CW – width of Crown measured in meters (m).
Condition - condition of tree considering trunk integrity, crown structure and crown vigor. Condition ratings include poor (P), fair (F) and good (G).
Comments - additional relevant detail.

2.2 Tree Valuation

A tree valuation was calculated for the trees within the road right-of-way based on the information obtained by the tree inventory. The value was calculated using the Reproduction Cost Method – Trunk Formula Technique as described in the Guide for Plant Appraisal, 10th Edition (CTLA, 2019). The Ontario Supplement (2003) provides regionally relevant data pertaining to 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 (2003). For Ontario, the unit tree cost has been set at $6.51/cm^2 within the Supplement and this value has been used for the calculation. For trees that are small enough in size to be replaced with nursery stock, the price of the nursery stock was obtained through wholesale price quotes from multiple nurseries throughout southern Ontario, if applicable.

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 of trees 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.

3.0 Existing Site Conditions

The subject property is currently comprised of a detached residential building, and associated amenity area and driveway. Tree resource exists in the form of landscape trees and self-seeded volunteers. Refer to Figure 1 for the existing site conditions.

4.0 Tree Resources

The tree inventory was conducted on 28 September 2022 and 8 January 2026. The inventory documented 52 trees on and within six metres of the subject property. Refer to Table 1 for the full tree inventory and Figure 1 for the location of tree reported in the tree inventory. See Appendix A for the photographs of the trees.

Tree resources were comprised of Silver Maple (*Acer saccharinum*), Manitoba Maple (*Acer negundo*), Hackberry (*Celtis occidentalis*), Ginkgo (*Ginkgo biloba*), Shademaster Honey Locust (*Gleditsia triacanthos 'inermis'*), Green Ash (*Fraxinus pennsylvanica*), Black Walnut (*Juglans nigra*), Eastern Red Cedar (*Juniperus virginiana*), Norway Spruce (*Picea abies*), White Spruce (*Picea glauca*), White Pine (*Pinus strobus*), and Staghorn Sumac (*Rhus typhina*).

It is confirmed that Trees 13, 14, 16, 19, and 23 (5 trees) have been removed from the site.

5.0 Proposed Development

The proposed development includes demolition of the existing house and the construction of 12-storey residential building with underground parking. Refer to Figure 1 for the proposed development.

6.0 Discussion

6.1 Development Impacts/Tree Removal

The removal of 32 trees is required to accommodate the proposed development. Tree removals include Trees 1-5, 8-12, 15, 17, 18, 22, 24, 26, 31-41, 44-46, B, and C. The removal of Trees B and C is required to accommodate a new driveway. The remaining trees require removal due to conflict with the proposed underground parking. Tree 22 has a lean to north over the subject property and 80% crown-die-back. Its removal is recommended due to hazardous conditions. The removal of Tree 5 is recommended due to its poor condition and Tree 17 is dead.

Trees 17 and 18 are located partially or fully on City parkland and Trees B and C are located within the town road right-of-way. Permission from the Town of Oakville is required prior to their removal. Tree 22 is a shared tree between the subject property and adjacent property at 3025 Sixth Line. Permission from the respective owner is required prior to its removal.

Refer to Figure 1 for the location of trees identified for removal.

6.2 Tree Preservation

The preservation of the remaining 15 trees, including Trees 6-7, 20, 21, 25, 27-30, 42, 43, A, and D-F will be possible with the use of appropriate tree protection measures as indicated on Figure 1. Tree protection measures must be implemented prior to the proposed work to ensure tree resources designated for retention are not impacted by the proposed development. Refer to Figure 1 for the location of required tree preservation fencing, general Tree Protection Plan Notes, and tree preservation fence details.

Trees 25, 27-30, 42, and 43

Encroachment into the mTPZ of Tree 25, 27-30, 42, and 43 will be required to accommodate the proposed development. The construction of a new retaining wall at 1.5m from the property line, which will be at 1.3m from the base of the trees. As encroachment is moderate, the following mitigation measures must be implemented prior to construction to ensure the trees respond well to construction.

- Prior to the proposed development, tree preservation fence must be installed as indicated on Figure 1.
- Under the supervision of a Certified Arborist, air-spading technology should be used to excavate a trench at the excavation limits within the mTPZs of Tree 25, 27-30, 42, and 43.
- If it is determined that Trees 25, 27-30, 42, and 43 will not be destabilized from root pruning within the excavated trench, the exposed roots are to be pruned inside

the trench by a Certified Arborist in accordance with Good Arboricultural Standards.

- If the excavation determines that excessive roots exist through that area such that their severance is predicted to cause the destabilization and/or decline of the trees, the trees may be identified for removal, at which point a permit from the Town of Oakville would be required.
- The trench is to be back filled with clean topsoil.

6.3 Tree Replacement

The Town of Oakville requires replacement for healthy by-law protected tree removals. The ratio of required replacement plantings per tree removal is below:

DBH of Trees to be Removed	Number of Replacement Trees
First tree 15-24cm DBH	1
Second and more trees 15-24cm DBH	2
25-34cm DBH	3
35-44cm DBH	4
45-54cm DBH	5
55-64cm DBH	6
65-74cm DBH	7
75-84cm DBH	8
85-94cm DBH	9
95-104cm DBH	10
105-114cm DBH	11
>115cm DBH	12

A total of 41 replacement trees are required for the removal of 30 trees, excluding the town-owned trees within the road right-of-way. Any tree that will not be planted on the subject property will be provided in cash-in-lieu. Refer to Table 1 for the replacement plantings for each tree removal.

6.4 Tree Valuation

Trees A-F were calculated using the Trunk Formula Technique. Trees A-F have been recently planted 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. Refer to Table 2 for the tree valuation calculations for the town-owned trees.

7.0 Summary and Recommendations

Kuntz Forestry Consulting Inc. was retained by 3043 6th Line LP to complete a Tree Inventory and Preservation Plan for the proposed development at 3043 Sixth Line in the Town of Oakville, Ontario. A tree inventory was conducted and reviewed in the context with the proposed site plan.

The findings of the study indicate a total of 52 trees on and within 6m of the subject property. Five (5) trees have been removed from the site. The removal of 32 trees will be required to accommodate the proposed design. Preservation of the remaining 15 trees will be possible with implementation of the preservation measures prescribed herein.

The following recommendations are suggested to minimize impacts to trees identified for preservation. Refer to Figure 1 for the location of required tree preservation fencing, general Tree Protection Plan Notes, and the tree preservation fence detail.

- Tree protection barriers and fencing should be erected at locations as prescribed on Figure 1. All tree protection measures should follow the guidelines as set out in the tree preservation plan notes and the tree preservation fencing detail.

- No construction activity including surface treatments, excavations of any kind, storage of materials or vehicles, unless specifically outlined above, is permitted within the area identified on Figure 1 as a tree protection zone (TPZ) at any time during or after construction.

- Branches that extend beyond prescribed tree protection zones that require pruning must be pruned by a qualified Arborist or other tree professional. All pruning of tree branches must be in accordance with Good Arboricultural Standards.

- Site visits, pre, during and post construction is 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.

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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 (i.e. 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 location in the report may not be exact. In this case, 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

**Trees A-F are not included in the Town of Oakville Tree Inventory and no Tree ID# provided.

Location: 3043 Sixth Line, Oakville Date: 28 September 2022 & 8 January 2026 Surveyors: IB & KH

Tree#	Common Name	Scientific Name	DBH	TI	CS	CV	CDB	DL	mTPZ	A.mTPZ	Comments	Action	Owner	Comp.
1	White Spruce	*Picea glauca*	~33	G	G	F/G		3	3			Remove	Private	3
2	White Spruce	*Picea glauca*	~32	G	G	G		3	3			Remove	Private	3
3	Black Walnut	*Juglans nigra*	17.5, 16.5	F	G	G		3.5	2.4		Co-dominant at 0.2m	Remove	Private	1
4	Black Walnut	*Juglans nigra*	28	G	G	G		4	2.4			Remove	Private	3
5	Black Walnut	*Juglans nigra*	25	P/F	G	F/G		3	2.4		Stem wounds (H), poor vigor (L)	Remove	Private	0
6	White Pine	*Pinus strobus*	~10	G	F	G		1.5	2.4	2.4	Poor form (L)	Preserve	Town (Park)	
7	White Pine	*Pinus strobus*	~10	G	G	G		1.5	2.4	2.4		Preserve	Town (Park)	
8	Black Walnut	*Juglans nigra*	15.5	F	G	G		2	2.4		Cavity (L)	Remove	Private	2
9	Black Walnut	*Juglans nigra*	17.5	F/G	F	F		2.5	2.4		Cracks (L), union at 2m, poor form (L)	Remove	Private	2
10	Black Walnut	*Juglans nigra*	37	F	F	F/G		4.5	3		Leaning north (L), union at 2.3m, spiral stem, crook (L)	Remove	Private	4
11	Black Walnut	*Juglans nigra*	32	G	G	G		3	3			Remove	Private	3
12	Silver Maple	*Acer saccharinum*	27, 18.5	P/F	P/F	F/G		3	1.8		Co-dominant at base, epicormic branching (H), lost leader (H)	Remove	Private	0
13	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~14~~	~~F~~	~~P~~	~~P~~	~~95~~	~~2.5~~	~~1.8~~	-	~~Almost dead~~	Had been Removed	Private	
14	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~10~~	~~P/F~~	~~F~~	~~P/F~~	~~40~~	~~2.5~~	~~1.8~~	-	~~Co-dominant at base, cracks (M), crown dieback (M)~~	Had been Removed	Private	
15	Black Walnut	*Juglans nigra*	37, 35.5, 26.5, 25.5, 23.5	F/G	F/G	F/G		4.5	3		Co-dominant at base (5 leaders)	Remove	Private	4
16	~~Staghorn Sumac~~	~~*Rhus typhina*~~	~~23~~	~~P~~	~~P~~	~~P~~	~~90~~	~~3~~	~~1.8~~	-	~~Leaning east (M), cracks (H), crown dieback (H), almost dead~~	Had been Removed	Private	
17	Silver Maple	*Acer saccharinum*	11.5, 10,8,6	-	-	-	100	-	1.8		Co-dominant at base, crown dieback (M)	Remove	Town (Park)	0
18	Black Walnut	*Juglans nigra*	36.5	F/G	F/G	F/G		4	3		Leaning west (L), pruning wounds (L), union at 3.5m	Remove	Town (Park)	4
19	~~Manitoba Maple~~	~~*Acer negundo*~~	~~13.5~~	~~F/P~~	~~F/P~~	~~P~~	~~70~~	~~5~~	~~1.8~~	-	~~Leaning north (M), lost leader (H), epicomric branching (M), crown dieback (H)~~	Had been Removed	Town (Park)	
20	Black Walnut	*Juglans nigra*	34	G	F	F/G		6	3	1.9	Union at 3m	Preserve	Town (Park)	

21	Black Walnut	*Juglans nigra*	24.5	F/G	F	F/G		5	2.4	3.3	Asymetrical crown (M), leaning east (L)	Preserve	Town (Park)	
22	Manitoba Maple	*Acer negundo*	35.5	P/F	F	P	80	4	3		Leaning north (M), co-dominant at base, lost leaders (H), crown dieback (H), epicormic branching (H), almost dead	Remove	Neighbor Private	0
23	~~Norway Spruce~~	~~*Picea abies*~~	~~35.5~~	~~F~~	~~G~~	~~F~~	-	~~3~~	~~2.4~~	-	~~Leaning east (L), exposed roots (L), dead branches (L), poor vigor (L)~~	Had been Removed	Private	
24	Norway Spruce	*Picea abies*	52	F	G	G		4.5	3.6		Leaning south (L), exposed roots (L)	Remove	Private	5
25	Norway Spruce	*Picea abies*	36	F/G	G	G		3	3	2.6	Leaning south (L)	Preserve	Shared Private	
26	Manitoba Maple	*Acer negundo*	12	F	F/G	F/G		2	2.4		Leaning north (L)	Remove	Private	0
27	Norway Spruce	*Picea abies*	19	G	G	G		2	2.4	2.4		Preserve	Shared Private	
28	Manitoba Maple	*Acer negundo*	13, 9.5	P/F	F	F/G		2	2.4	2.4	Co-dominant at base, leaning east (M)	Preserve	Shared Private	
29	Norway Spruce	*Picea abies*	47	G	F	G		3	3	2.2	union at 6m	Preserve	Shared Private	
30	Norway Spruce	*Picea abies*	45.5	G	G	G		4	3	2.9		Preserve	Neighbor Private	
31	Black Walnut	*Juglans nigra*	14.5	F/G	F/G	F/G		2	2.4		Asymetrical crown (L), poor vigor (L)	Remove	Private	0
32	Manitoba Maple	*Acer negundo*	14, 14, 13.5, 13.5	F	F	G		2.5	2.4		Co-dominant at base	Remove	Private	0
33	Eastern Red Cedar	*Juniperus virginiana*	14	F	F	G		1.5	2.4		Bowed (L), asymetrical crown (L), trunk injury (L)	Remove	Private	0
34	Eastern Red Cedar	*Juniperus virginiana*	17.5	F	F	G		1.5	2.4		Bowed (L), union at 0.8m, asymetrical crown (L)	Remove	Private	2
35	Eastern Red Cedar	*Juniperus virginiana*	13	G	F	G		1	2.4		Asymetrical crown (L)	Remove	Private	0
36	Black Walnut	*Juglans nigra*	17.5	G	P	G		2	2.4		Lost leader (H)	Remove	Private	2
37	Eastern Red Cedar	*Juniperus virginiana*	27.5, 13, 11, 10	F	G	G		2.5	2.4		Co-dominant at base, pruning wounds (L)	Remove	Private	3
38	Manitoba Maple	*Acer negundo*	11, 8.5, 8, <7	F	G	G		2.5	2.4		Union at base with 11 stems	Remove	Private	0
39	Manitoba Maple	*Acer negundo*	12	F/G	G	G		1.5	2.4		Sweep (L)	Remove	Private	0
40	Manitoba Maple	*Acer negundo*	11, 10.5, 7	F	G	G		2.5	2.4		Union at base, bow (L)	Remove	Private	0
41	Manitoba Maple	*Acer negundo*	12, 11, 8.5	F	G	G		3	2.4		Union at base, bow (L)	Remove	Private	0
42	Norway Maple	*Acer platanoides*	11.5	G	G	G		1.5	2.4	1.5		Preserve	Shared Private	
43	Norway Maple	*Acer platanoides*	13	G	G	G		1.5	2.4	2.2		Preserve	Shared Private	
44	Black Walnut	*Juglans nigra*	13	F/G	G	G		1.5	2.4		Co-dominance at 1.6m	Remove	Private	0

45	Manitoba Maple	*Acer negundo*	10	F	G	G		1.5	2.4		Bow (M) to west	Remove	Private	0
46	Black Walnut	*Juglans nigra*	19.5	F	P/F	F		2	2.4		Topped at 1.8m, coppice growth (H)	Remove	Private	0
A	Hackberry	*Celtis occidentalis*	4.5	G	G	G		1	1.2	1.2		Preserve	Town (ROW)	
B	Honey Locust (shademaster)	*Gledistia tricanthos 'inermis'*	5.5	G	G	G		1.5	1.2			Remove	Town (ROW)	valuation
C	Ginkgo	*Ginkgo biloba*	4	G	G	G		1	1.2			Remove	Town (ROW)	valuation
D	Hackberry	*Celtis occidentalis*	5	G	G	G		1	1.2	1.2		Preserve	Town (ROW)	
E	Ginkgo	*Ginkgo biloba*	4	G	G	G		1	1.2	1.2		Preserve	Town (ROW)	
F	Hackberry	*Celtis occidentalis*	3.5	G	G	G		1	1.2	1.2		Preserve	Town (ROW)	
													TOTAL	**41**

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)*
A. mTPZ	Actual minimum Tree Protection Zone	*(m)*
Owner	Private, Neighbour, Town	
Comp.	Compensation	
~ = estimate; (VL) = very light; (L) = light; (M) = moderate; (H) = heavy		

Appendix A. Photographs of Trees


Image 1. Trees 1 (left) and 2


Image 2. Trees 3 (left) and 4


Image 3. Tree 5


Image 4. Trees 6 (left) and 7


Image 5. Trees 8 (left) and 9


Image 6. Tree 10


Image 7. Trees 11 (left) and 12


Image 8. Tree 15


Image 9. Tree 17


Image 10. Tree 18


Image 11. Trees 21, 20, and 22 (from right)


Image 12. Trees 26, 24, 27, 25, and 28 (from left)

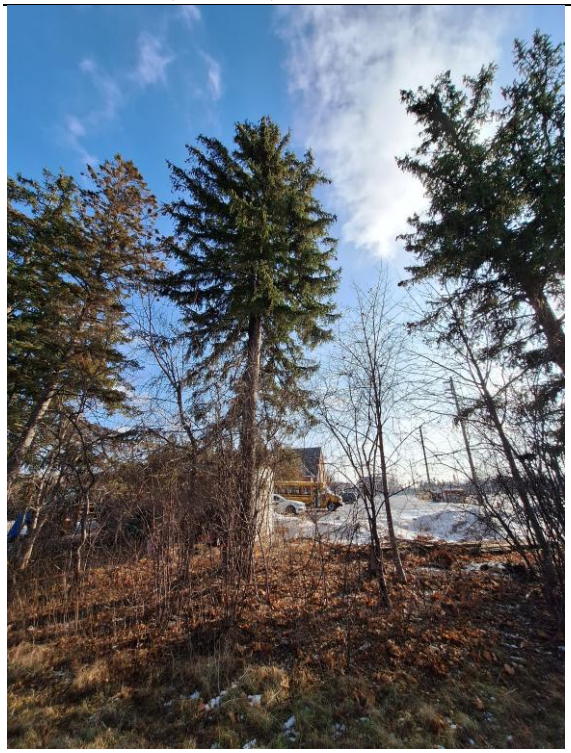
Image 13. Trees 29 (left) and 42


Image 14. Trees 42, 43, and 30 (from left)


Image 15. Trees 31 (right) and 32


Image 16. Trees 33-35 (from right)


Image 17. Trees 37, 36, 44, and 45 (from left)


Image 18. Tree 46


Image 19. Trees 38-41 (from left)


Image 20. Tree A


Image 21. Tree B


Image 22. Tree C


Image 23. Tree D

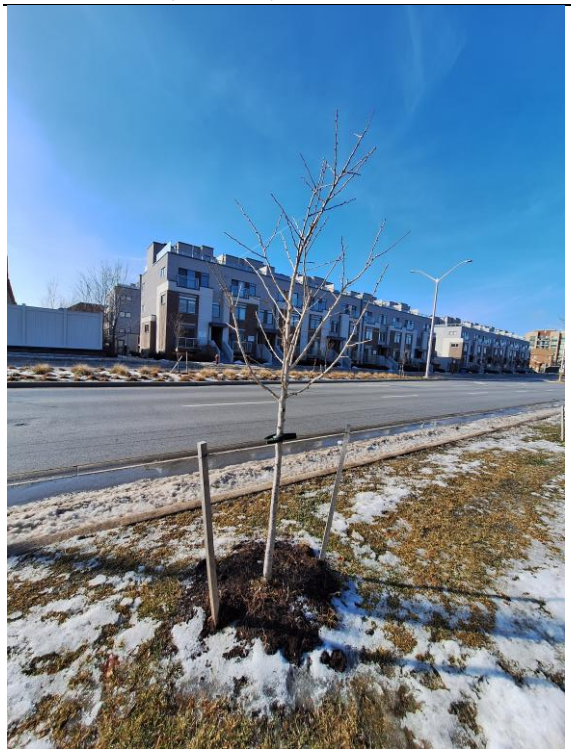

Image 24. Tree E

Image 26. Tree F

Appendix B. Appraised Value of City-owned Trees

Location: 3043 Sixth Line, Oakville

Tree #	Common Name	Scientific Name	DBH	OC	*Appraised Trunk Area*	*Unit Tree Cost (RPAC)*	*Basic Tree Cost*	Depreciation			***Appraised Value***	***Rounded / Tree Value***	***Adjusted Tree Value (Final)***	Action
								Condition Rating	Functional Limitation Rating	External Limitation Rating				
					(cm^2)		*$*	%	%	%	***$***	***$***	***$***	
A	Hackberry	*Celtis occidentalis*	4.5	G	*16*	*$5.86*	*$93*	0.80	0.50	0.90	*$34*	***$35***	***$744***	Preserve
B	Honey Locust (shademaster)	*Gleditsia triacanthos 'inermis'*	5.5	G	*24*	*$8.31*	*$197*	0.80	0.50	0.90	*$71*	***$70***	***$744***	Remove
C	Ginkgo	*Ginkgo biloba*	4	G	*13*	*$8.57*	*$108*	0.80	0.50	0.90	*$39*	***$40***	***$744***	Remove
D	Hackberry	*Celtis occidentalis*	5	G	*20*	*$5.86*	*$115*	0.80	0.50	0.90	*$41*	***$40***	***$744***	Preserve
E	Ginkgo	*Ginkgo biloba*	4	G	*13*	*$8.57*	*$108*	0.80	0.50	0.90	*$39*	***$40***	***$744***	Preserve
F	Hackberry	*Celtis occidentalis*	3.5	G	*10*	*$5.86*	*$56*	0.80	0.50	0.90	*$20*	***$20***	***$744***	Preserve
								Total of all Trees				**$245**	**$4,464**	
								Total of Trees To be Removed				**$110**	**$1,488**	

Codes		
DBH	Diameter at Breast Height	(cm)
OC	Overall Condition	(G, F, P)