

**Tree Inventory and Preservation Plan Report  
27 Main Street  
Vaughan, Ontario**

prepared for

**Contempo Studio  
1140 The Queensway  
Toronto, ON M8Z 1P7**

prepared by



---

146 Lakeshore Road West  
PO Box 1267 Lakeshore W PO  
Oakville ON L6K 0B3  
t: 289.837.1871  
e: [consult@kuntzforestry.ca](mailto:consult@kuntzforestry.ca)

07 July 2021, revised 18 May 2022

KUNTZ FORESTRY CONSULTING INC Project P2851

## 1 Introduction

Kuntz Forestry Consulting Inc. was retained by Contempo Studio to complete a Tree Inventory and Preservation Plan in support of a development application for the property located at 27 Main Street in Vaughan. The property is located on the north side of Main Street, west of Islington Avenue and north of Nashville Road, within a residential area.

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

- Prepare inventory of the tree resources on and within six metres of the subject area;
- Evaluate potential tree saving opportunities based on proposed development plans;
- Conduct a review of the adjacent natural heritage feature for the purposes of the restoration plan, and
- Document the findings in a Tree Inventory and Preservation Plan Report.

The results of the evaluation are provided below.

## 2 Methodology

The tree inventory was conducted on 30 June 2021. The topographic survey and estimations made in-field were used to locate tree resources. Trees that could be tagged were identified with the numbers 779-784. Trees that could not be tagged were identified with the letters A-M. A polygon (group of similar trees) was identified as P1. Tree locations are shown on Figure 1. Refer to Table 1 for the tree inventory.

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.

## 3 Existing Site Conditions

The subject property is currently occupied by a single storey residential dwelling. Tree resources exist in the form of landscape trees and naturally occurring trees. Refer to Figure 1 for the existing conditions.

### 3.1 Individual Tree Resources

The inventory documented 19 trees and one treed polygon on and within six metres of the subject area. Refer to Table 1 for the full tree inventory and Figure 1 for the locations of trees reported in the tree inventory. Refer to Appendix A for photographs of trees.

Tree resources were comprised of Manitoba Maple (*Acer negundo*), Norway Maple 'Deborah' (*Acer platanoides* 'Deborah'), Eastern White Cedar (*Thuja occidentalis*), Blue

Spruce (*Picea pungens*), Horsechestnut (*Aesculus hippocastanum*), Black Walnut (*Juglans nigra*), White Pine (*Pinus strobus*), Hawthorn (*Crataegus spp.*), Green Ash (*Fraxinus pennsylvanica*), and Black Locust (*Robinia pseudoacacia*).

### 3.2 Natural Heritage Feature

The western and northern portions about a natural heritage system, which is on a steep slope down from the subject property. Trees in the canopy include Siberian Elm (*Ulmus pumila*), Norway Spruce (*Picea abies*), Black Walnut (*Juglans nigra*), Manitoba Maple, Black Locust, Red Maple (*Acer rubrum*), Balsam Fir (*Abies balsamea*), Hawthorne (*Crataegus sp.*), and Horsechesnut (*Aesculus hippocastanum*). The feature is disturbed with Common Buckthorn (*Rhamnus cathartica*), Dog Strangling Vine (*Cynanchum rossicum*), Garlic Mustard (*Alliaria petiolata*), and Tartarian Honeysuckle (*Lonicera tartarica*), in the lower layers.

## 4 Proposed Development

The proposed work includes the construction of a second storey addition to a portion of the existing dwelling. Refer to Figure 1 for the existing conditions and proposed site plan.

## 5 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.

### 5.1 Development Impacts/Tree Removal

The removal of trees will not be required to accommodate the construction of the addition.

At the request of Urban Design, Figure 1 identifies the locations of trees that we understand were previously located on the subject property, per an Arborist Report prepared Noica Consulting Inc. dated November 25, 2016. These trees were not longer present during KFCI's 2021 site visit. A permit to remove these trees appears to have been granted; refer to Appendix B for the previous Arborist Report and a copy of the permit that was issued for the removal of these trees (Permit No. 2016-123).

### 5.2 Tree Preservation

The retention of all trees will be possible with the use of appropriate tree protection measures as indicated on Figure 1. Tree protection measures shall be installed prior to construction to ensure designated tree resources are not impacted by construction. Refer to Figure 1 for the location of trees identified for preservation, the preservation fencing details, and the location of tree protection fencing. Light duty hoarding per detail MLA 107B should be used in all areas.

Trees A, B, and C are located on the neighbouring property to the east. Although the minimum tree protection zones (mTPZ) of Trees A, B, and C are located within the existing driveway of the subject property, the trees are situated at the top of an existing

retaining wall. It is not anticipated that significant roots will be found on the subject property.

### 5.3 Tree Compensation

The City of Vaughan requires the following tree replacement ratios:

DBH of Tree to be Cut or Removed	Number of Replacement Trees Required
20cm to 30cm	1
31cm to 40cm	2
41cm to 50cm	3
51cm or greater	4

Tree compensation will not be required for the proposed construction as trees are not identified for removal. The previous Arborist Report and the subsequent permit issued for the trees previously located on site (Permit No 2016-123) indicates that 18 replacement trees had been required. Outside of the Restoration Area (see section 6 below), eight trees are proposed to be planted (see Drawing L-01 prepared by Wilk Associates, dated 17 May 2022). Remaining compensation will be provided as cash-in-lieu.

## 6 Restoration Plan

### 6.1 Planting Plan

The proposed restoration recommendations include the planting of native plant assemblages in order to improve the floristic quality and ecological integrity of the site and enhance the wetland feature. The proposed plantings will incorporate native tree, shrub, and herbaceous species appropriate to the subject area. Restoration plantings in this area will increase the native plant species diversity in this area, as well as increase vertical height diversity and buffering capabilities of the feature.

The restoration area will be a variable size and include the area between the subject property and the existing home. Microsites for trees and shrubs will be selected at the time of planting in the locations generally depicted on Figure 2, to be based on site and species compatibility. Any existing herbaceous vegetation within this area should be removed prior to restoration. Recommended tree, shrub and herbaceous species will help the property to achieve as natural a state as possible. Species selection is based on native nursery stock availability and species adapted to the existing conditions. Mulch should be applied around the proposed tree and shrub plantings to limit vegetative competition and to retain moisture around the plantings. Refer to Figure 2 for the Planting Plan. Herbaceous plantings should be a seed mix in the form of hydro or terra seeding – see Figure 2 for the seed mix.

### 6.2 Maintenance and Monitoring

Monitoring of the restoration plantings is recommended to track the success of ecological restoration initiatives and guide the short and long-term maintenance of the restored features. The contractor warranty period should be a minimum of two years.

Monitoring should include a two year inspection, whereby the plantings are inspected once upon completion of the installation, once following the first growing season in the fall, and again at the end of the second growing season. Due to the limited size of the feature on the subject area, permanent plots or sample quadrants are not necessary for successful monitoring. Visual analysis incorporating detailed notes to address survivorship of plant species, individual plant health, and potential spread of invasive species is recommended. Mortality of all planted individuals should be determined and the causes of mortality identified (shade intolerance, herbivory, drought, competition, etc.). Removal and control of invasive species may be recommended during monitoring events to prevent invasive species from outcompeting the planted stock. Watering of planted stock should occur for 2 years during dry periods, and weed mats or brush blankets should be installed where there is abundant herbaceous competition expected.

## 7 Summary

Kuntz Forestry Consulting Inc. was retained by Contempo Studio to complete a Tree Inventory and Preservation Plan for 27 Main Street in Vaughan, 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 19 trees and one treed polygon on and within six metres of the subject area. All trees can be saved provided appropriate tree protection measures are installed prior to the development.

The following recommendations are suggested to minimize impact 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 shall be erected at locations as prescribed on Figure 1. All tree protection measures shall 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 and roots 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 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.

## Kuntz Forestry Consulting Inc.

Steven Ardron

Steven Ardron, B.Sc., BNA, TRAQ  
ISA Certified Arborist #ON1854-A  
Email: [sardron@kuntzforestry.ca](mailto:sardron@kuntzforestry.ca)  
Phone: 289-837-1871 ext 19

Celine Batterink

Celine Batterink, H.B.Sc. Ecology  
Associate Ecologist, ISA Certified Arborist  
#ON1546-A  
Email: [cbatterink@kuntzforestry.ca](mailto:cbatterink@kuntzforestry.ca)  
Phone: 289-837-1871 ext 18

### 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 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**

Location: 27 Main Street, Kleinburg

Date: 30 June 2021

Surveyors:SA

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	Y C R	CDB	mTPZ	Comments	Action	Number of Replacement Trees
779	Manitoba Maple	<i>Acer negundo</i>	15.5	F	F	F-G			1.8	Crooked stem (M), Co-dominant at ~2.5m, Vine competition (H), Deadwood (L), Asymmetric crown (M)	Retain	
780	Norway Maple (Deborah)	<i>Acer platanoides</i>	33.5	F-G	F-G	F-G			2.4	Gypsy Moth infestation, Pruning wounds (L), Metal nail inclusions, Asymmetric crown (L), Crook at ~2.0m	Retain	
781	Eastern White Cedar	<i>Thuja occidentalis</i>	22.5	G	F	G			1.8	Pruning wounds (M), Lean (VL), Sweep (VL)	Retain	
782	Manitoba Maple	<i>Acer negundo</i>	24.5	F	F	F-G			1.8	Deadwood (L), Vine competition (M), Lean (L), Coppice growth (M), Asymmetric crown (L)	Retain	
783	Manitoba Maple	<i>Acer negundo</i>	28	P-F	F	F-G			1.8	Lean (M), Exposed roots (M), Crooked stem (M), Gypsy Moth infestation, Vine competition (M), Epicormic branching (M), Deadwood (L)	Retain	
784	Manitoba Maple	<i>Acer negundo</i>	~15, 29	P-F	P-F	F-G			2.4	Lean (H), Cavity (M), Crook at ~1.1m, Deadwood (L), Vine competition (M), Epicormic branching (M)	Retain	
A	Blue Spruce	<i>Picea pungens</i>	~23	F-G	F-G	F		30	1.8	Pruning wounds (L), Deadwood (M), Asymmetric crown (M), Lean (VL), Sweep (VL)	Retain	
B	Blue Spruce	<i>Picea pungens</i>	~34	F-G	F-G	F-G		10	2.4	Deadwood (L), Asymmetric crown (L), Pruning wounds (L), Lean (VL), Sweep (VL)	Retain	

C	Horsechestnut	<i>Aesculus hippocastanum</i>	~37, 40, 45	F-G	G	G			3.6	Co-dominant at base, Deadwood (VL), Bow (L)	Retain	
D	Black Walnut	<i>Juglans nigra</i>	~24	G	F-G	G			1.8	Bow (L), Deadwood (VL), Pruning wounds (L), Asymmetric crown (L)	Retain	
E	Manitoba Maple	<i>Acer negundo</i>	~27	F	F	F			1.8	Co-dominant at ~2.0m with included bark (H), Stem wound @ ~2.8m, Lean (L), Asymmetric crown (L), Deadwood (L), Vine competition (L)	Retain	
F	Manitoba Maple	<i>Acer negundo</i>	~32	F	F	F			2.4	Lean (L), Bow (L) - over deck, Pruning wounds (L), Union at ~2.5m, Deadwood (L), Gypsy Moth infestation, Vine competition (M)	Retain	
G	White Pine	<i>Pinus strobus</i>	20	F	F	F			1.8	Pruning wounds (H), Lean (L), Crook at ~5.0m, Growth deficit (H)	Retain	
H	Manitoba Maple	<i>Acer negundo</i>	~22	F	F	F-G			1.8	Vine competition (H), Lean (L), Crooked stem (M), Deadwood (L)	Retain	
I	Hawthorn	<i>Crataegus spp.</i>	~18	F-G	F-G	F-G			1.8	Lean (L), Vine competition (M), Deadwood (L), Pruning wounds (M), Co-dominant at ~2.0m	Retain	
J	Horsechestnut	<i>Aesculus hippocastanum</i>	~17	F-G	F	F-G			1.8	Deadwood (L), Bow (L), Competition with Trees K and L, Asymmetric crown (M)	Retain	
K	Green Ash	<i>Fraxinus pennsylvanica</i>	~15	F-G	F-G	F-G			1.8	Deadwood (L), Bow (L), Competition with Trees J and L, Asymmetric crown (L)	Retain	
L	Black Walnut	<i>Juglans nigra</i>	~35	F-G	G	G			2.4	Lean (L), Cavity (L) - sealing	Retain	
M	Manitoba Maple	<i>Acer negundo</i>	~30	F-G	F-G	F-G			2.4	Epicormic branching (H), Pruning wounds (M), Co-dominant at ~3.0m with one stem pruned	Retain	

P1	Black Locust	<i>Robinia pseudoacacia</i>	~25-41, Avg. 30	F-G	F-G	F-G			3.0	~10 trees, Deadwood (L), Bow (L), Co-dominance (M), Stem wounds (L)	Retain	
----	--------------	-----------------------------	-----------------	-----	-----	-----	--	--	-----	---------------------------------------------------------------------	--------	--

Codes		
DBH	Diameter at Breast Height	(cm)
TI	Trunk Integrity	[G (Good), F (Fair), P (Poor)]
CS	Crown Structure	[G (Good), F (Fair), P (Poor)]
CV	Crown Vigor	[G (Good), F (Fair), P (Poor)]
CDB	Crown Die Back	(%)
YCR	York Region Condition Rating	G - Good, S - Satisfactory, PT - Potential Trouble, Dc - Declining, DI - Death Imminent, D - Dead
Comp.	Compensation Trees Required	(number of trees)
mTPZ	minimum Tree Protection Zone based on City of Vaughan's standard (for private trees) or York Region standards (for ROW trees)	(m), radius from outside edge of tree base
~ = estimate; (VL) = very light; (L) = light; (M) = moderate; (H) = heavy; (VH) = very heavy		

## Appendix A. Photos of Trees



Image 1. Photo of Tree A



Image 2. Photo of Tree B



Image 3. Photo of Tree C



Image 4. Photo of Tree 779



Image 5. Photo of Tree D



Image 6. Photo of Tree 780



Image 7. Photo of Tree 781



Image 8. Photo of Tree 782



Image 9. Photo of Trees 783 and 784



Image 10. Photo of Tree E



Image 11. Photo of Tree F



Image 12. Photo of Tree G



Image 13. Photo of Polygon P1



Image 14. Photo of Tree H (centre of photo)



Image 15. Photo of Tree I (centre of photo)



Image 16. Photo of Trees J and K (centre of photo)



Image 17. Photo of Tree L

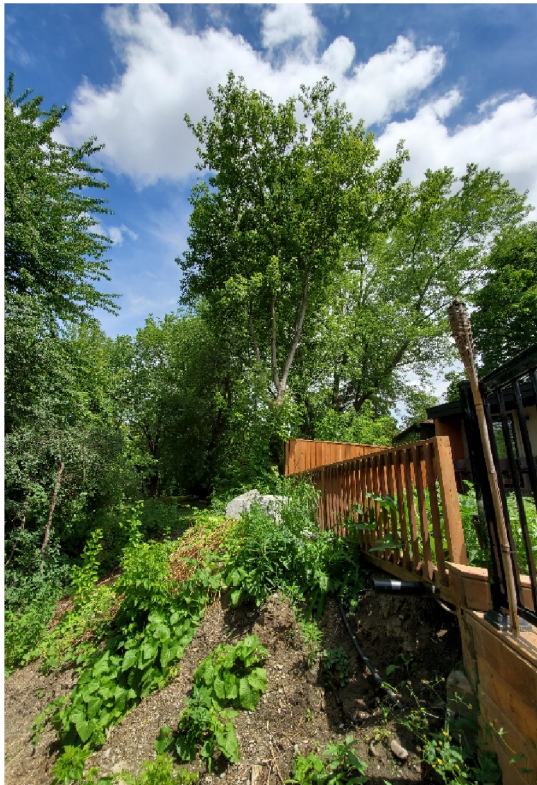


Image 17. Photo of Tree M

## **Appendix B. Previous Arborist Report and Permit**



# PERMIT TO REMOVE TREE/S ON PRIVATE PROPERTY

PLEASE FORWARD ALL ENQUIRIES TO  
PARKS AND FORESTRY OPERATIONS  
CITY OF VAUGHAN  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1  
Ph 905-832-8577

**PERMIT NO. 2016-123**

**MUNICIPAL ADDRESS: 27 MAIN ST., VAUGHAN, ONT.**

**LEGAL DESCRIPTION: REMOVAL OF TWELVE (12) TREES.**

**COMMENTS: EIGHTEEN (18) REPLACEMENT TREES ARE TO BE  
PLANTED WITHIN ONE YEAR AND ARE TO BE A MINIMUM OF 50 MM  
CALIPER SIZE. OWNER TO PAY CASH IN LIEU.**

**DATE OF ISSUANCE: DEC. 20<sup>TH</sup>, 2016.**

**DATE OF EXPIRY: JUNE 20<sup>TH</sup>, 2017.**

**FOR THE INJURY OR DESTRUCTION OF TWELVE (12) PRIVATE  
TREES.**

## IMPORTANT NOTE

This permit is issued pursuant to the Private Property Tree Protection By-Law #185-2007. It is effective for six (6) months from the date of issuance noted above. This permit does not constitute authority to injure or destroy any tree other than those identified in this application for this permit. The City accepts no responsibility or liability for any harm or damages caused to any person or property that may result from the injury or destruction of a tree authorized by this permit.

## CITY OF VAUGHAN AUTHORIZATION

  
\_\_\_\_\_  
**MANAGER**

**DATE: DEC. 20<sup>TH</sup>, 2016**

**PERMIT IS TO BE PLACED IN A VISIBLE LOCATION  
PRIOR AND DURING THE REMOVAL OF TREE(S)**



# *Noica Consulting Inc.*

## **ARBORIST REPORT**

### **Residence**

**Mr. Robert Di Toro  
27 Main Street  
Kleinburg, ON  
L0G 1C0**

**Prepared By:  
Arborist  
Richard Burton  
MT CU Certification No 1740198**

**Administrative Support  
Lisa Piccin**

**Project No. 16-502**

**November 25, 2016**



NOICA CONSULTING INC.  
o/a AV Lucas Tree Service

ARBORIST REPORT

November 25, 2016

Homeowner: Mr. Robert Di Toro

Location: 26 Main Street, Kleinburg ON L0G 1C0

Removal:

(1) Honey Locust	<i>gleditsia triacanthos</i>	32 cm DBH
(2) White Spruce	<i>picea glauca</i>	45 cm DBH
(3) White Spruce	<i>picea glauca</i>	38 cm DBH
(4) Honey Locust	<i>gleditsia triacanthos</i>	32 cm DBH
(5) Apple	<i>malus</i>	21 cm DBH
(6) Apple	<i>malus</i>	22 cm DBH
(7) Apple	<i>malus</i>	21 cm DBH
(8) Apple	<i>malus</i>	21 cm DBH
(9) White Oak	<i>quercus alba</i>	44 cm DBH
(10) White Oak	<i>quercus alba</i>	30 cm DBH
(11) White Oak	<i>quercus alba</i>	21 cm DBH
(12) Honey Locust	<i>gleditsia triacanthos</i>	43 cm DBH

Tree No. 1

Condition:

This Honey Locust is in poor condition and in decline. This tree may have been a victim to the 2013 Ice Storm. Buds are very sparse and weak. The canopy contains over 30% deadwood.

This tree requires a PERMIT for removal. The removal of this tree will require a 2 to 1 replacement ratio.



**Tree No. 2**  
**Condition:**

This White Spruce is in fair to poor condition. It has a serious lean and damage to the base just above grade. *Basal Decay* is possible but not confirmed. This tree is also afflicted with the initial stages of *Cytospora Fungal Infection* as well as *Yellow Saw Fly Infestation*.

This tree requires a **PERMIT for removal**.

The removal of this tree **will require a 3 to1 replacement ratio**.

**Tree No. 3**  
**Condition:**

This White Spruce is in fair condition. This tree is also afflicted with the initial stages of *Cytospora Fungal Infection* as well as *Yellow Saw Fly Infestation*.

This tree requires a **PERMIT for removal**.

The removal of this tree **will require a 2 to1 replacement ratio**.

**Tree No. 4**  
**Condition:**

This Honey Locust is dead. This tree qualifies for an exemption under the City of Vaughan Private Tree Protection Act. The tree is exempted from all permit fees and replacement obligations.

**Tree No. 5**  
**Condition:**

This Apple tree is in fair condition. This tree demonstrates 10 to 15% deadwood. This tree requires a **PERMIT for removal**.

The removal of this tree **will require a 1 to1 replacement ratio**.



**Tree No. 6**  
**Condition:**

This Apple tree is in fair condition. This tree demonstrates 10 to 15% deadwood. This tree requires a **PERMIT for removal**. The removal of this tree **will require a 1 to1 replacement ratio**.

**Tree No. 7**  
**Condition:**

This Apple tree is in fair condition. This tree demonstrates 10 to 15% deadwood. This tree requires a **PERMIT for removal**. The removal of this tree **will require a 1 to1 replacement ratio**.

**Tree No. 8**  
**Condition:**

This Apple tree is in fair condition. This tree demonstrates 10 to 15% deadwood. This tree requires a **PERMIT for removal**. The removal of this tree **will require a 1 to1 replacement ratio**.

**Tree No. 9**  
**Condition:**

This White Oak is in fair condition botanically but fair to poor structurally. This tree has a poor main union with over 60 cm of included bark. There is large number of branch unions within close proximity of each other. There is a frost crack starting at ground level up to 3m in height. This tree is within close proximity of the dwelling and secondary power stack. The possibility of large limbs failing is high.

This tree requires a **PERMIT for removal**. The removal of this tree **will require a 3 to1 replacement ratio**.



**Tree No. 10**

**Condition:**

This White Oak is dead. This tree qualifies for an exemption under the City of Vaughan Private Tree Protection Act. The tree is exempted from all permit fees and replacement obligations.

**Tree No. 11**

**Condition:**

This White Oak is in fair to poor condition. It has been growing in very crowded conditions and has a very limited crown. The main stem displays over 2m of included bark.

This tree requires a **PERMIT for removal**.

The removal of this tree **will require a 1 to1 replacement ratio.**

**Tree No. 12**

**Condition:**

This Honey Locust is in fair to poor condition. This tree is a victim of the 2013 Ice Storm with broken branches still visible in the canopy. This tree demonstrates approximately 30% deadwood. The buds are very sparse and weak. This tree is in decline.

This tree requires a **PERMIT for removal**.

The removal of this tree **will require a 3 to1 replacement ratio.**



### **Arborist Recommendations:**

The homeowner would like to remove these (12) trees as indicated on the application. 10 trees will require permits for removal. 2 trees will qualify for exemption.

The homeowner has recently purchased this property and would like to remove these (12) trees as the majority of them are in decline/ dead or have other structural issues. The removal of these (12) trees represents approximately 80% of the property's canopy.

The homeowner is requesting to **cash out in lieu** of replanting as per the guidelines of the City of Vaughan Private Tree Protection Act.

As per the above stated replanting ratio's, the removal of these (12) trees would require 18 trees replaced by cash out in lieu of option.

$18 \times \$550.00 = \$9,900.00$ ...payable to City of Vaughan.

The homeowner respectfully requests special consideration is granted in regards to Tree No. 1, 2 & 12 as these trees are in serious decline. Therefore in lieu of 6 replacements trees, kindly reduced to 3 replacement trees, subsequently reducing the **cash out in lieu** to \$8,250.00. Please notify *NOICA Consulting* with your decision.

Kindly contact the *NOICA CONSULTING* with written permission for these removals.  
Lisa Piccin 416-254-9419.

Sincerely,

**NOICA CONSULTING INC.**

Richard Burton  
MT CU Certification No 1740198

**METRIC**  
DISTANCES SHOWN ON THIS  
PLAN ARE IN METRES AND  
CAN BE CONVERTED TO  
FEET BY DIVIDING BY 0.3048

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
1994452



THIS PLAN IS NOT VALID  
UNLESS IT IS AN EMBOSSED  
ORIGINAL COPY  
ISSUED BY THE SURVEYOR  
IN ACCORDANCE WITH  
REGULATION 1026, SECTION 29(3).

**SURVEYOR'S REAL PROPERTY REPORT**  
PART 1) PLAN AND TOPOGRAPHIC DETAIL OF  
LOTS 14 AND 15 AND  
PART OF LOT 16  
REGISTERED PLAN 268  
CITY OF VAUGHAN

REGIONAL MUNICIPALITY OF YORK  
SCALE 1:250

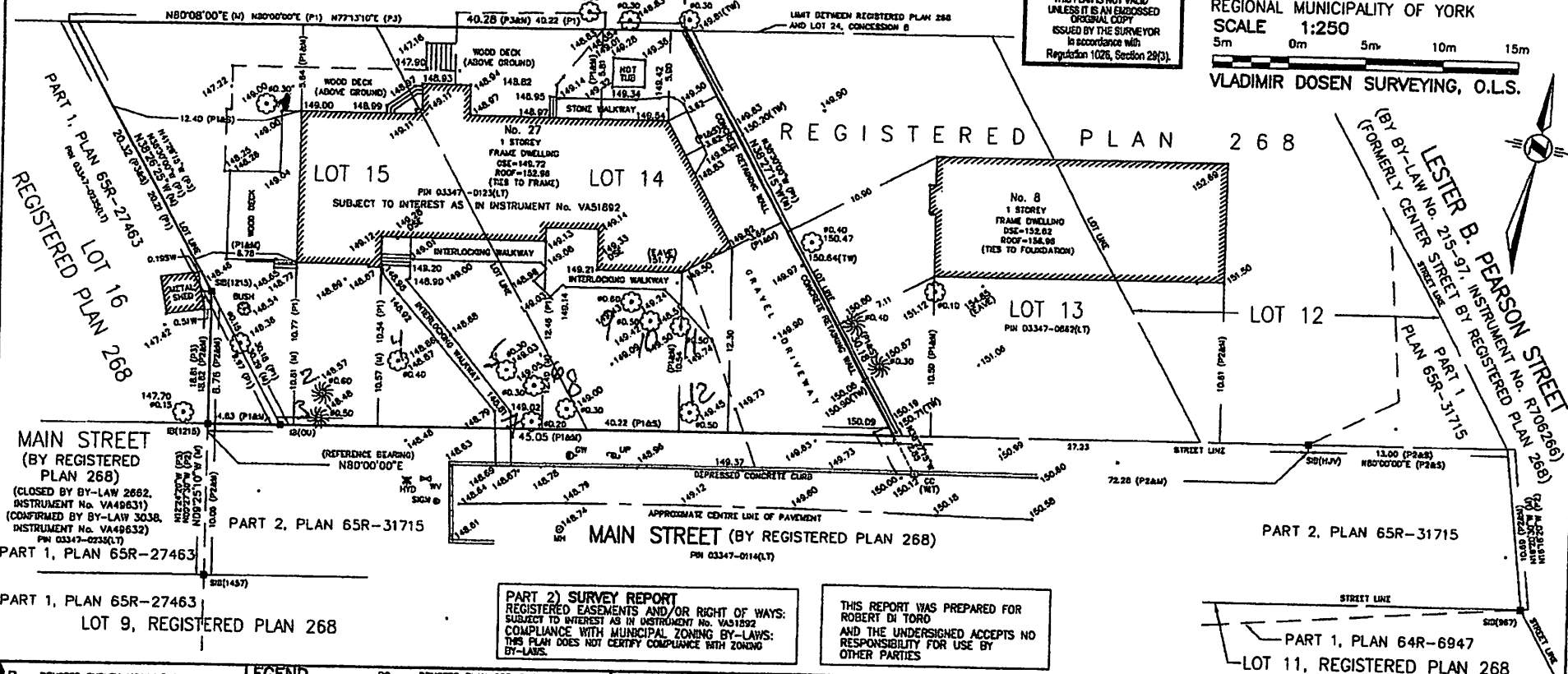
5m 0m 5m 10m 15m

VLADIMIR DOSEN SURVEYING, O.L.S.

LOT 24, CONCESSION 8

PART 1, PLAN 65R-27463  
PIN 03347-0235(LT)

PIN 03347-0382(LT)



**PART 2) SURVEY REPORT**  
REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:  
SUBJECT TO INTEREST AS IN INSTRUMENT No. VA51892  
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:  
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING  
BY-LAWS.

THIS REPORT WAS PREPARED FOR  
ROBERT DI TORO  
AND THE UNDERSIGNED ACCEPTS NO  
RESPONSIBILITY FOR USE BY  
OTHER PARTIES

- LEGEND**
- DENOTES SURVEY MONUMENT PLANTED
  - DENOTES SURVEY MONUMENT FOUND
  - IB DENOTES IRON BAR
  - SIB DENOTES STANDARD IRON BAR
  - S DENOTES SET
  - M DENOTES MEASURED
  - OU DENOTES ORIGIN UNKNOWN
  - 987 DENOTES W.N. WILDMAN, O.L.S.
  - 1215 DENOTES OTTO BURL, O.L.S.
  - 1457 DENOTES RONALD JAMES STEWARD, O.L.S.
  - M/V DENOTES HOLDING JONES VANDERVEEN INC., O.L.S.
  - P1 DENOTES SKETCH BY HAROLD WHEELER ASSOCIATES, O.L.S., DATED OCTOBER 6, 1959, REVISED DECEMBER 3, 1959

- P2 DENOTES PLAN 65R-31715
- P3 DENOTES PLAN 65R-27463
- DSE DENOTES DOOR SILL ELEVATION
- GSE DENOTES GARAGE SILL ELEVATION
- GW DENOTES GUY WIRE
- HYD DENOTES FIRE HYDRANT
- HYD DENOTES MANHOLE
- TW DENOTES TOP OF WALL ELEVATION
- UP DENOTES UTILITY POST
- WV DENOTES WATER VALVE
- CT DENOTES CONIFEROUS TREE
- DC DENOTES DECIDUOUS TREE

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS  
PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION  
OF VLADIMIR DOSEN, O.L.S.

**BEARING NOTE:**  
BEARINGS ARE ASTRONOMIC AND ARE DERIVED  
FROM THE NORTHERLY LIMIT OF MAIN STREET  
AS SHOWN ON PLAN 268  
HAVING A BEARING OF N80°00'00"E.

**BENCHMARK NOTE:**  
ELEVATIONS ARE LOCAL.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 7th DAY OF OCTOBER, 2018.

OCTOBER 28th, 2018  
DATE  
VLADIMIR DOSEN, B.Sc.  
ONTARIO LAND SURVEYOR

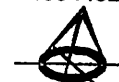
**VLADIMIR DOSEN SURVEYING**  
ONTARIO LAND SURVEYORS

555 DAVISVILLE AVENUE  
TORONTO, ONTARIO M4S 1J2  
PHONE: (416) 468-0440 EMAIL: vldosen@rogers.com

FIELD: RK	CAD FILE: 27 MAIN STREET
DRAWN BY: CL	FILE: 15-097
CHECKED BY: VD	JOB No: 18421

**METRIC**  
DISTANCES SHOWN ON THIS  
PLAN ARE IN METRES AND  
CAN BE CONVERTED TO  
FEET BY DIVIDING BY 0.3048

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
1994452



THIS PLAN IS NOT VALID  
UNLESS IT IS AN EMBOSSED  
ORIGINAL COPY  
ISSUED BY THE SURVEYOR  
IN ACCORDANCE WITH  
REGULATION 1028, SECTION 29(1).

**SURVEYOR'S REAL PROPERTY REPORT**  
PART 1) PLAN AND TOPOGRAPHIC DETAIL OF  
LOTS 14 AND 15 AND  
PART OF LOT 16  
REGISTERED PLAN 268  
CITY OF VAUGHAN

REGIONAL MUNICIPALITY OF YORK  
SCALE 1:250

5m 0m 5m 10m 15m

VLADIMIR DOSEN SURVEYING, O.L.S.

LOT 24, CONCESSION 8

PART 1, PLAN 65R-27463  
PIN 03347-0235(LT)

PIN 03347-0882(LT)

LIMIT BETWEEN REGISTERED PLAN 268  
AND LOT 24, CONCESSION 8

REGISTERED PLAN 268

LOT 15

LOT 14

LOT 13

LOT 12

MAIN STREET  
(BY REGISTERED  
PLAN 268)

(CLOSED BY BY-LAW 2862,  
INSTRUMENT No. VA49631)

(CONFIRMED BY BY-LAW 3038,  
INSTRUMENT No. VA49632)

PIN 03347-0235(LT)  
PART 1, PLAN 65R-27463

PART 2, PLAN 65R-31715

MAIN STREET (BY REGISTERED PLAN 268)

PIN 03347-0114(LT)

PART 2, PLAN 65R-31715

PART 1, PLAN 65R-27463  
LOT 9, REGISTERED PLAN 268

**PART 2) SURVEY REPORT**  
REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:  
SUBJECT TO INTEREST AS IN INSTRUMENT No. VAS1892  
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:  
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING  
BY-LAWS.

THIS REPORT WAS PREPARED FOR  
ROBERT DI TORO  
AND THE UNDERSIGNED ACCEPTS NO  
RESPONSIBILITY FOR USE BY  
OTHER PARTIES

**LEGEND**

- DENOTES SURVEY MONUMENT PLANTED
- DENOTES SURVEY MONUMENT FOUND
- IS DENOTES IRON BAR
- SIS DENOTES STANDARD IRON BAR
- S DENOTES SET
- M DENOTES MEASURED
- OU DENOTES ORIGIN UNKNOWN
- 987 DENOTES W.N. WILCOX, O.L.S.
- 1215 DENOTES OTTO ERTL, O.L.S.
- 1457 DENOTES RONALD JAMES STEWARD, O.L.S.
- HV DENOTES HOLDING JONES VANDERVEEN INC., O.L.S.
- P1 DENOTES SKETCH BY HAROLD WHEELER ASSOCIATES, O.L.S.

- P2 DENOTES PLAN 65R-31715
- P3 DENOTES PLAN 65R-27463
- DSE DENOTES DOOR SILL ELEVATION
- GSE DENOTES GARAGE SILL ELEVATION
- GW DENOTES GUY WIRE
- HYD DENOTES FIRE HYDRANT
- MH DENOTES MANHOLE
- TW DENOTES TOP OF WALL ELEVATION
- UP DENOTES UTILITY POST
- WV DENOTES WATER VALVE
- ☼ DENOTES CONIFEROUS TREE
- ☼ DENOTES DECIDUOUS TREE

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS  
PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION  
OF VLADIMIR DOSEN, O.L.S.

**BEARING NOTE:**  
BEARINGS ARE ASTROMONIC AND ARE DERIVED  
FROM THE NORTHERLY LIMIT OF MAIN STREET  
AS SHOWN ON PLAN 268  
HAVING A BEARING OF N80°00'00"E.  
**BENCHMARK NOTE:**  
ELEVATIONS ARE LOCAL

**SURVEYOR'S CERTIFICATE**

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE  
WITH THE SURVEYORS ACT, THE SURVEYORS ACT AND  
THE REGULATIONS MADE UNDER THEM
- THE SURVEY WAS COMPLETED ON THE  
7th DAY OF OCTOBER, 2018

OCTOBER 28th, 2018  
DATE

VLADIMIR DOSEN, B.Sc.  
ONTARIO LAND SURVEYOR

**VLADIMIR DOSEN SURVEYING**  
ONTARIO LAND SURVEYORS

555 DAVISVILLE AVENUE  
TORONTO, ONTARIO M4S 1J2  
PHONE: (416) 466-0440 EMAIL: vlad@vadosen.com

FIELD: RK	CAD FILE: 27 MAIN STREET
DRAWN BY: CL	FILE: 15-097
CHECKED BY: VD	JOB No: 16421

Street Address. 27 MAIN STREET  
 CTS No. KLEINBURG

**CITY OF VAUGHAN  
 PRIVATE PROPERTY TREE PROTECTION BY-LAW (185-2007)  
 APPLICATION FORM**

**OFFICE USE ONLY**

(To be completed after the application has been reviewed by Parks & Forestry Operations)

Permit No.:	_____	Process. Receipt No.	_____
		Permit Receipt No.	_____
Processing Fee:	\$ 58.00	Received By:	_____ Date: _____
Permit Fee:	\$ _____	Received By:	_____ Date: _____
Approved:	_____	Denied:	_____
Method of Payment:	_____		

**CHECK LIST**

1. Application (incl. \$58.00 non-refundable processing fee) ☒
2. Arborist Report ☒
  - (a) For dead or hazardous trees (and/or) ☒
  - (b) For replacement plan ☐ *CASH OUT IN LIEU OF REPLANTING*
3. Copies of Landscape Plan (2) ☒  
 On a separate 8 1/2 x 11 paper sketched or to scale
4. Pictures ☒  
 (2) pictures required per tree:
  - Close up of the tree
  - Overview of the tree in proportion to the lot.
5. Written Consent from Neighbour ☐ *N/A*
6. Not a woodlot or part of a woodlot ☐ *N/A*

**APPLICATION # \_\_\_\_\_**

The personal information on this form is collected under By-law #185-2007 and will be used for the purposes of this application only. This application may contain personal information as defined under the Municipal Freedom of Information and Protection of Privacy Act. This information is collected under By-law #185-2007. This information will be used to process this application and for administrative purposes related to this by-law. Questions related to the collection of this information should be directed to the Municipal Freedom of Information and Protection of Privacy Act Coordinator, 2141 Major Mackenzie Drive, Vaughan, Ontario, L6A 1T1, (905) 832-8504 Extension 6142.

## Instructions for Completion of Application:

1. This application is applicable to the injury or destruction of any one (1) or more trees having a tree diameter of twenty (20) centimetres or more measured at the trunk base or 1.4m above the ground or any multi-stemmed tree(s) having a combined trunk diameter of twenty (20) centimetres or more or having a base diameter of twenty (20) centimeters or more unless authorised by permit to do so pursuant to By-law 185-2007.
2. Application form to be completed by applicant. Print **CLEARLY**. Incomplete applications will not be processed resulting in delays. A non-refundable processing fee of \$58.00 to be included at time of submission.
3. Application process is a minimum of 60 days. Applications involving multiple trees or requiring additional site visits may require longer.
4. Municipal address must include street name and number. (911 numbers for rural location)
5. Provide 2 copies of plans or drawings of the property showing locations of all trees, including trees(s) to be removed and tree(s) being preserved.
6. Provide photographs of the tree(s) being removed. Photos are to include a close up and a photo taken at a distance providing context on the site.
7. Tree protection plans must be submitted for tree(s) being preserved in or adjacent to construction zones/areas.
8. Provide an Arborist Report for all trees including dead or hazardous tree(s).
9. Provide 2 copies of the replanting plan or landscape plan, if replanting is required. All tree removals which are not for dead or dying trees will require replanting. The number of trees to be replanted will be determined by the Parks Manager and will be determined by the number, size and condition of tree(s) being removed.
10. If applicant does not wish to re-plant the required replacement trees, they may opt to pay for trees to be planted on City lands within the community. A fee of \$425.00 EA will be added to the permit cost in addition to a 15% administration fee. Replacement trees will be planted by the City within 12 months of permit date.
11. See table in Section 18 for fee requirements. If paying by cheque, make cheque payable to: The City of Vaughan, Tree Permit Section.
12. Provide written consent from an adjacent property owner where the base of a tree straddles a property line.
13. Provide written authorization from the owner if this application is signed by an applicant other than the owner, or by an agent.
14. Submit this application and supporting documentation to Parks & Forestry Operations, Joint Operations Centre located at 2800 Rutherford Road, Vaughan ON L4K 2N9.
15. Arborist Report is to include the following:
  - Percentage of total property canopy cover being removed
  - Species of trees being removed
  - Health/Condition of trees being removed
  - Reason for removal
  - Replacement recommendations to remove non-hazard tree(s)
  - Formula used for replacement
  - Arborist certification number
  - If tree(s) is determined to be hazardous, rationale must be included

## APPLICANT INFORMATION

1. Municipal address of subject property:  
#27 MAIN STREET KENNEDY ONT L0K 1C0
2. Name of Applicant/Agent:  
NOICA CONSULTING ON BEHALF OF MR ROBERT D. TORO
3. Mailing Address of applicant:  
102 ANGELINA AVE WOODBRIDGE ONT L4L-8N9
4. Telephone: \_\_\_\_\_ Work No.: 416-254-9419 (Lisa Piccin)  
Fax: \_\_\_\_\_ Email address: \_\_\_\_\_
5. Name of Registered Owner (if different from above):  
MR ROBERT D. TORO.
6. Mailing address of Owner (if different from above)  
SAME AS LINE #1
7. Existing Land Use: RESIDENTIAL
8. Please provide the file number of any types of current development applications that have been submitted:
- |                         |          |                         |       |
|-------------------------|----------|-------------------------|-------|
| No Current Applications | <u>✓</u> | Subdivision             | _____ |
| Official Plan/Rezoning  | _____    | Site Plan               | _____ |
| Building Permit         | _____    | Committee of Adjustment | _____ |
| Pool Permit             | _____    | Topsoil Removal Permit  | _____ |
| Land Division           | _____    |                         |       |
9. Are the tree(s) located on any neighbouring property line resulting in the joint ownership of the tree/s.  
☐ Yes ☒ No ☐ Private  
☐ Yes ☐ No ☐ Public
10. If Yes, do you have authorization from the neighbouring property owner to act as their representative in this application to injure or remove tree(s). ☐ Yes ☐ No NIA
11. Letter of authorization from neighbouring property owner to injure or remove tree(s) is provided (if applicable).  
☐ Yes ☐ No NIA
12. Have you removed any trees within the last calendar year? ☐ Yes ☒ No  
If YES, how many trees were removed? 0  
How many of these trees were larger than 20 cm? 0
13. Number of trees being injured or removed 12 (10 PERMITTED 2 EXEMPTIONS)
14. Reason why trees are being injured or removed. (Please circle letter):  
A. trees interfere with proposed developments  
B. all trees are dead, dying or hazardous  
C. trees are interfering with utilities/dwelling/foundation  
D. Addition/Pool/Deck  
E. other (please specify): \_\_\_\_\_

15. Please specify species and diameter of trees subject to injury or removal below. If more than five trees, please specify the five largest trees and reference the remainder in the Arborist report (if required).

	Species	Tree Diameter (cm)
1.	<u>Please Refer to ATTACHED</u>	
2.	<u>ARBORIST REPORT</u>	
3.		
4.		
5.		

16. Are replacement trees required?

☐ YES (non-hazard tree removal)

☐ NO (dead/dying tree or sufficient canopy coverage)

17. If YES, is a copy of replanting plan attached?

☐ YES ☐ NO

CASH OUT IN LIEU OF PLANTING.

18. A site plan or drawing of the subject property is required and must include the following information:

- The location of the tree(s) you wish to injure or remove and the distance of the trees to the property lines and/or buildings.
- The location of any buildings on the property.
- The dimensions of the property and location of the streets.
- The location and size of trees being protected.
- The proposed location for replacement tree(s).
- Other natural features on the property such as slopes and creeks.

19. Fee Requirements:

Non Refundable processing fee.....	<u>\$ 58.00</u>
1 tree .....	\$116.00
2 trees .....	\$153.00
3 trees .....	\$204.00
4 trees .....	\$255.00
5 trees .....	\$306.00
6 trees .....	<u>\$357.00</u> +200.

Note:

\$50.00 for each additional tree up to a maximum of 20 trees (\$1,050.00)

A \$40.00 fee will be charged for all secondary site inspections, if required.

\$ 615.00.

This information must be supported by an arborist report and/or approved by Manager.

#### Declaration

I hereby declare that the statements made by me upon this application are, to the best of my belief and knowledge, a true and complete representation of the purpose and intent of this application and authorize City of Vaughan staff to enter the property for inspection purposes for processing this application.

Signed at the City of Vaughan this 25<sup>th</sup> day of NOVEMBER, 2016

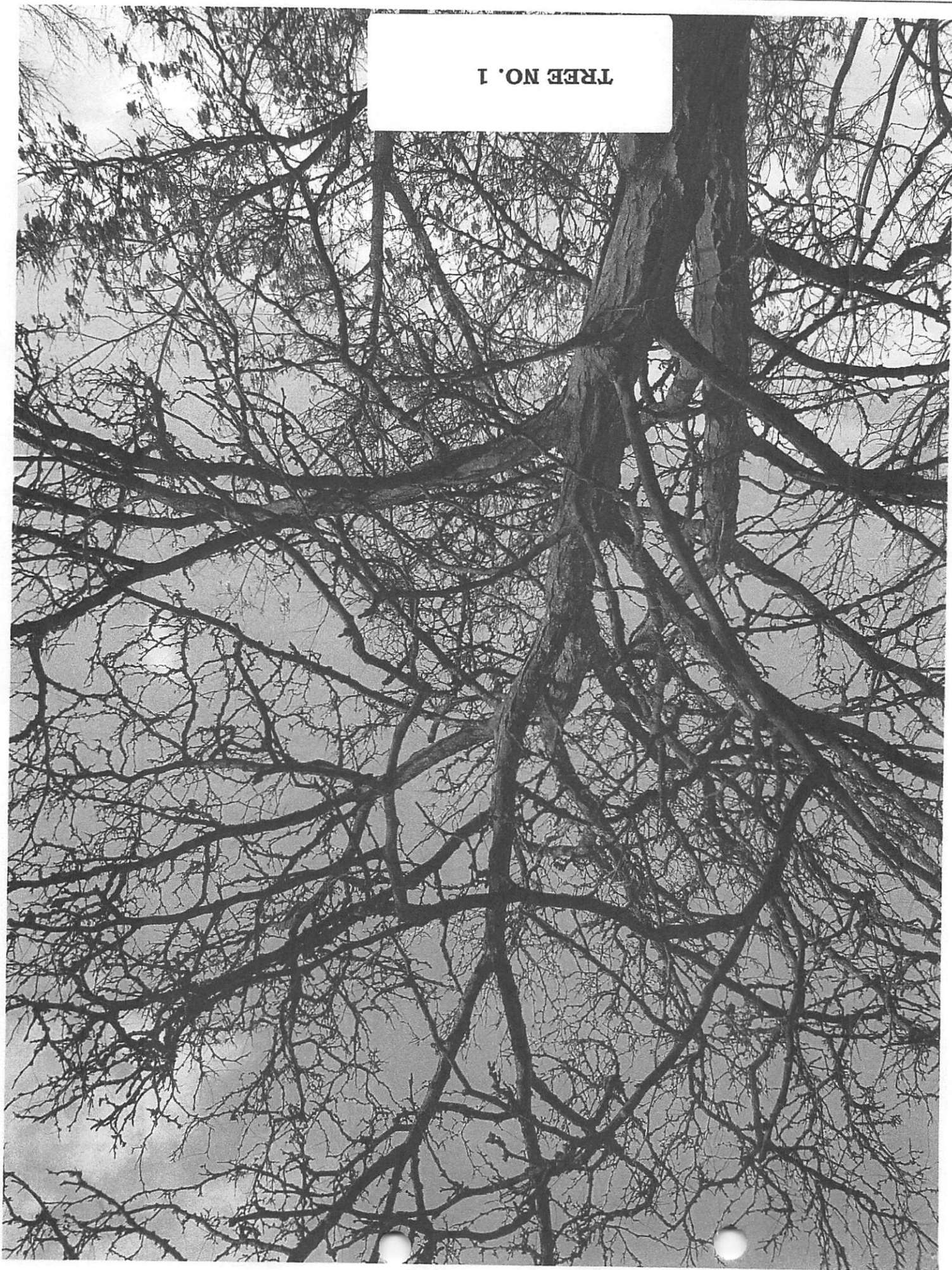
Signature of Applicant: [Signature]

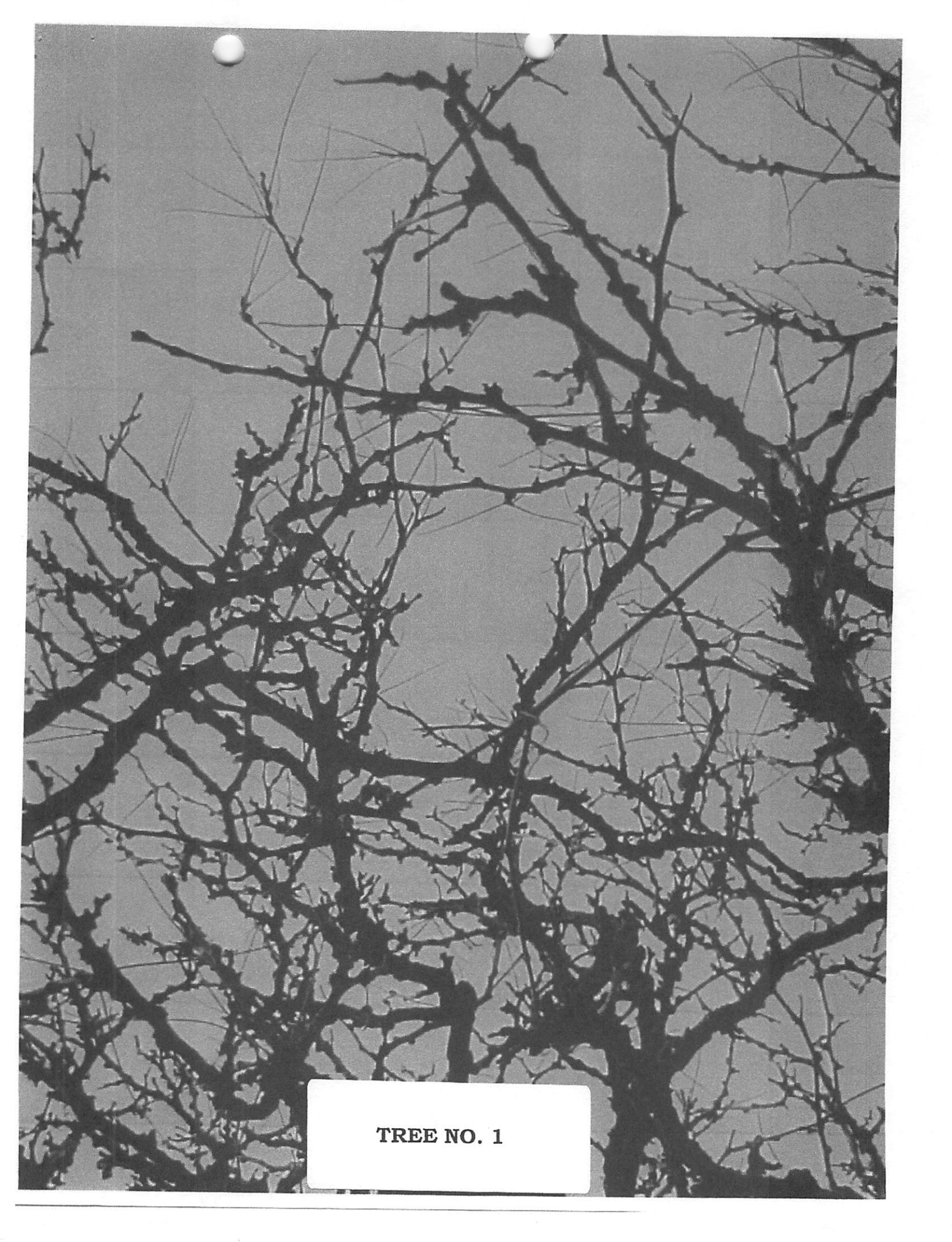
Please print name: LISA ACCIARI



**TREE NO. 1**

TREE NO. 1

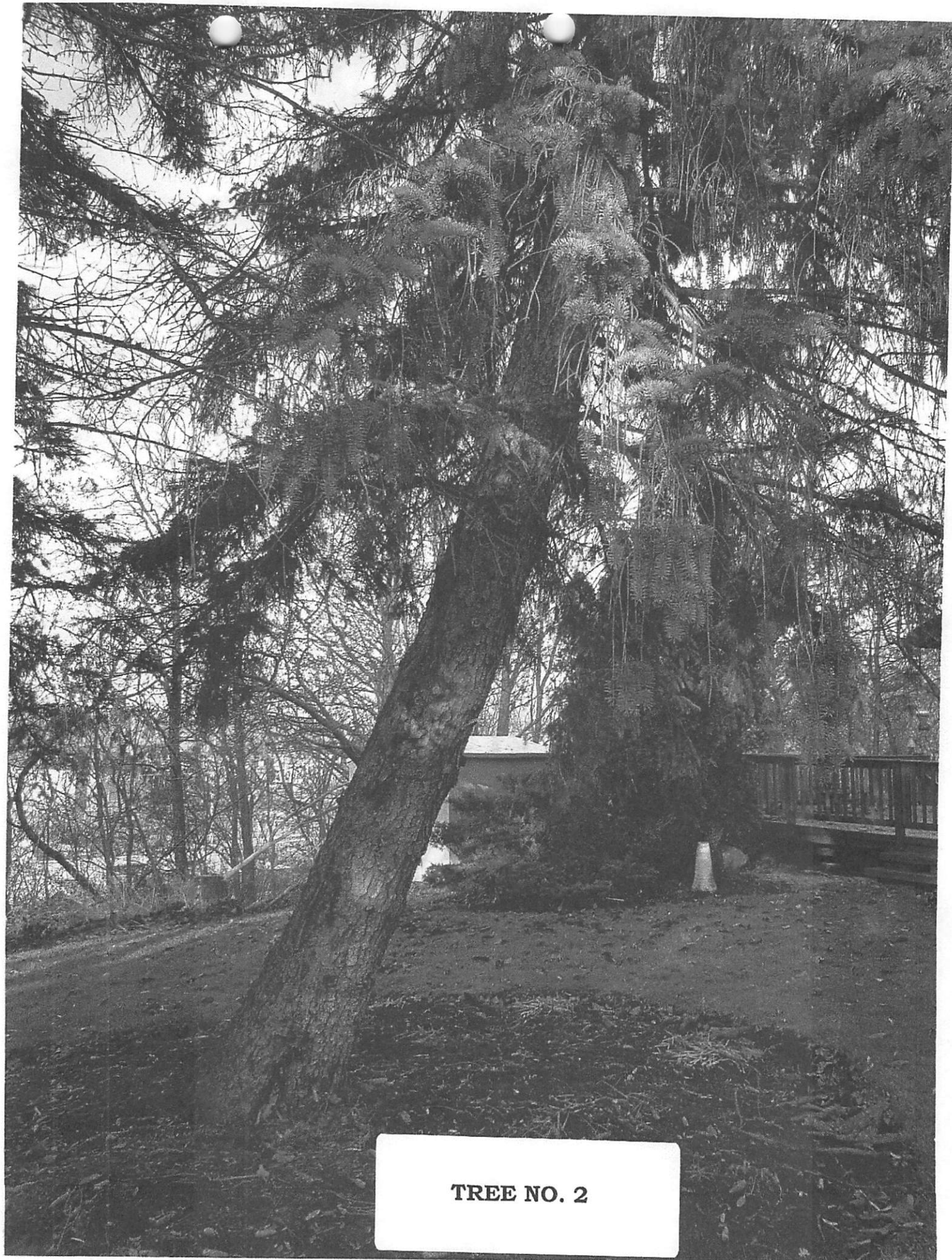


A black and white photograph showing a dense network of bare, dark tree branches against a light, overcast sky. The branches are intricate and tangled, filling most of the frame. Two white circular punch holes are visible at the top edge of the image. At the bottom center, there is a white rectangular label with the text "TREE NO. 1".

**TREE NO. 1**



**TREE NO. 2**




**TREE NO. 2**

TREE NO. 2

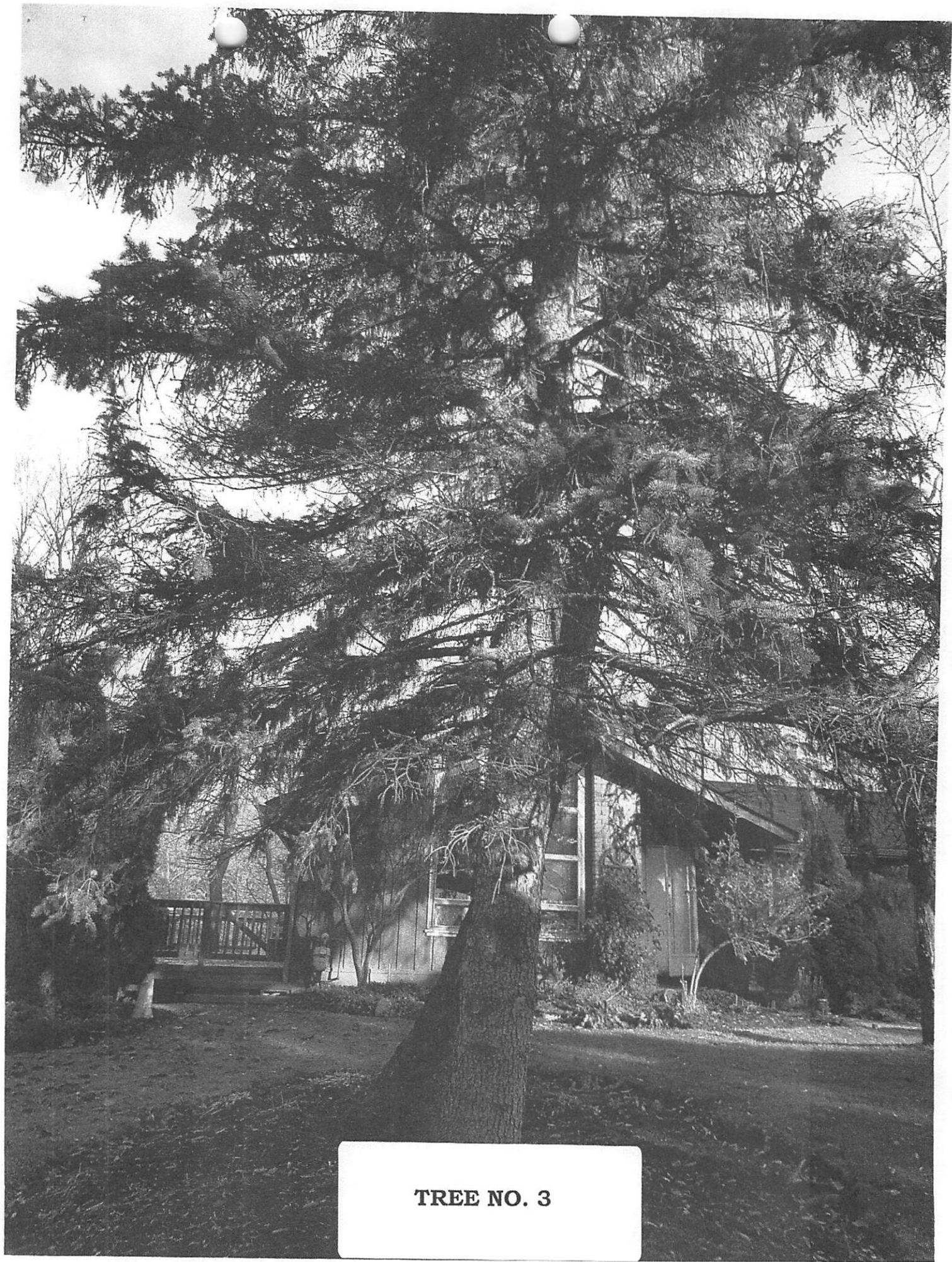


A black and white photograph of a large evergreen tree, likely a spruce or fir, standing prominently in a forest. The tree's trunk is thick and textured, and its branches are heavily laden with dense, dark foliage. The background shows a dense stand of other trees, some with bare branches, suggesting a late autumn or winter setting. The lighting is soft, creating a high-contrast image with deep shadows and bright highlights on the tree's needles. Two small, light-colored circular marks are visible near the top edge of the image.

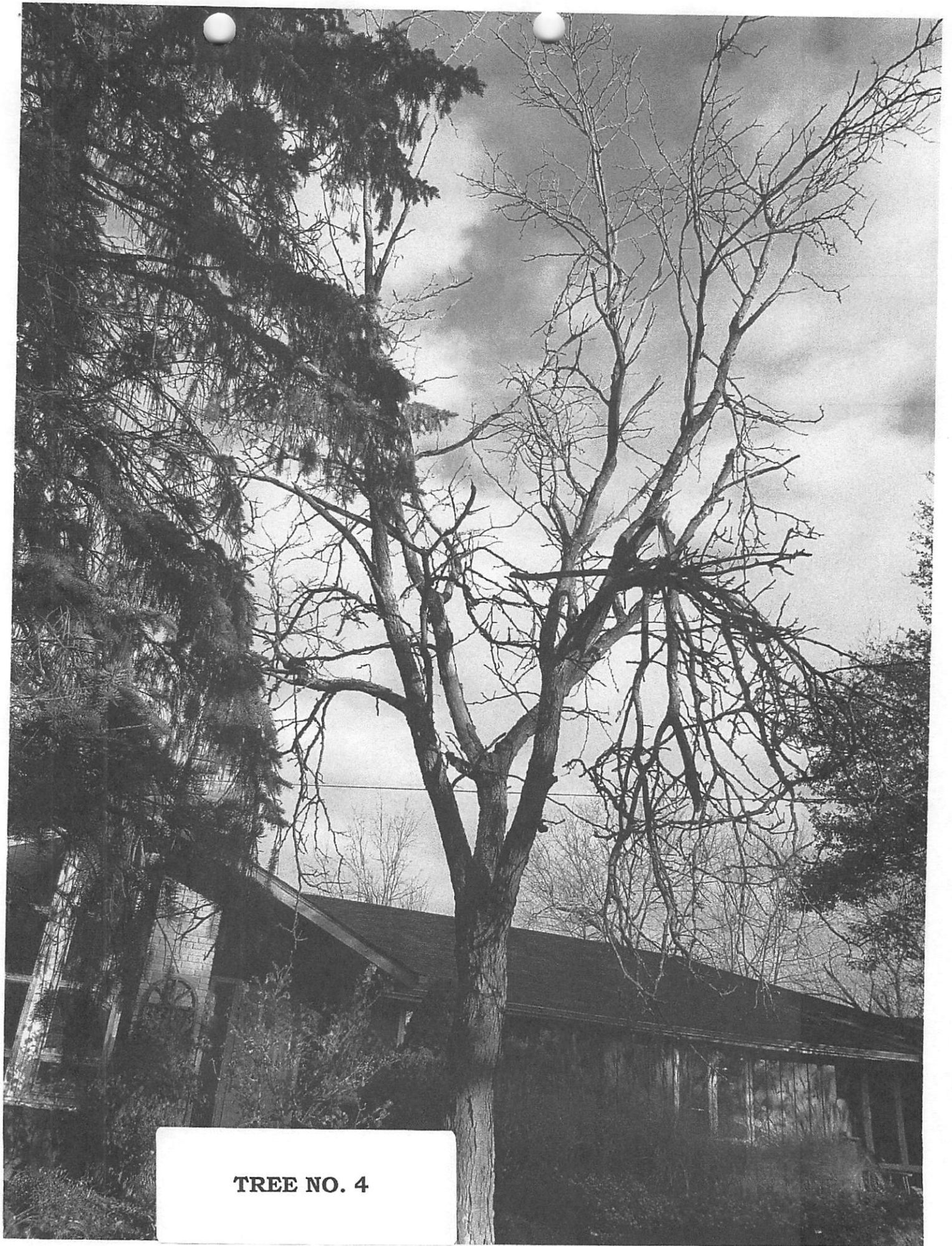
**TREE NO. 3**



**TREE NO. 3**



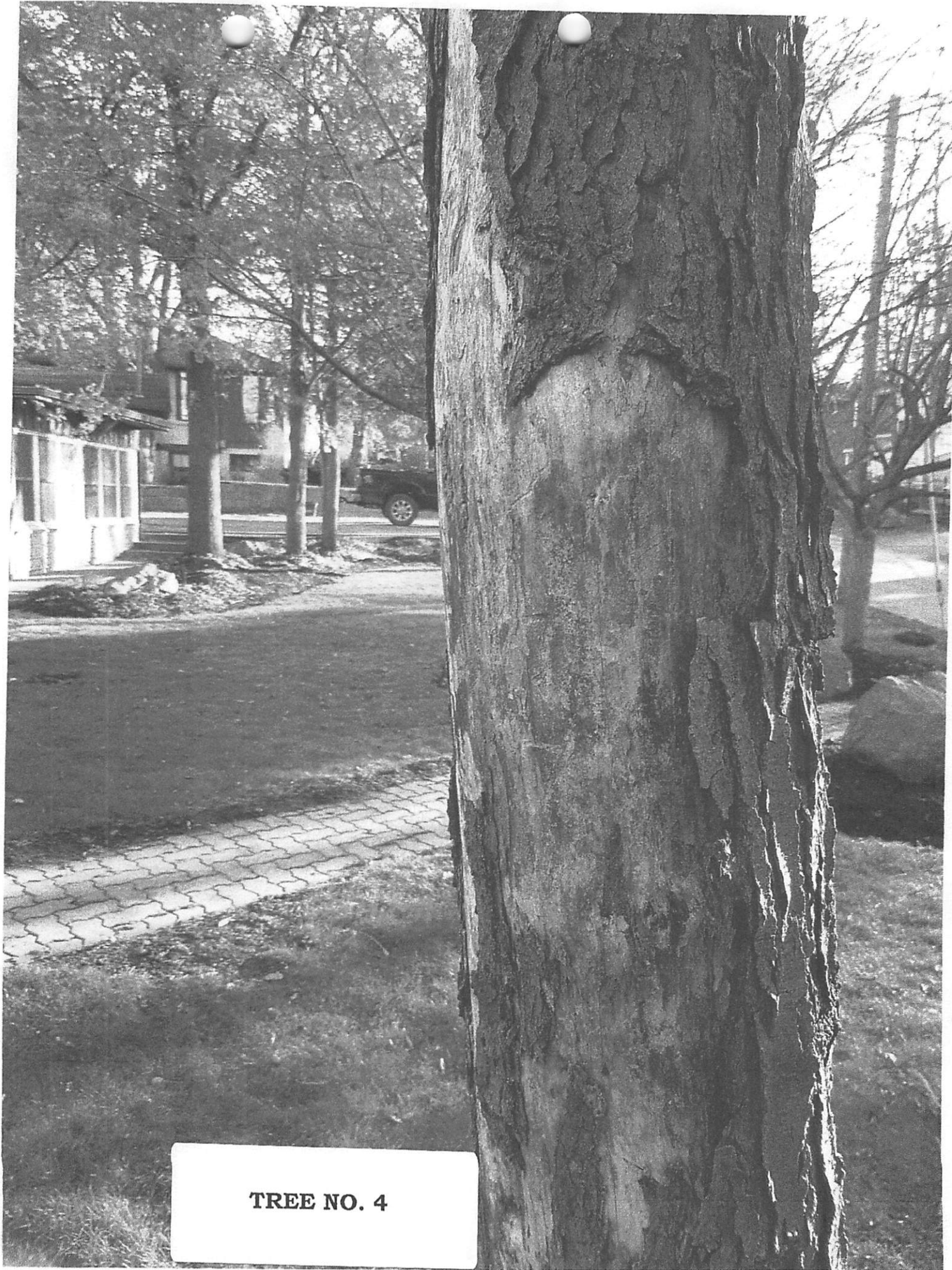
**TREE NO. 3**



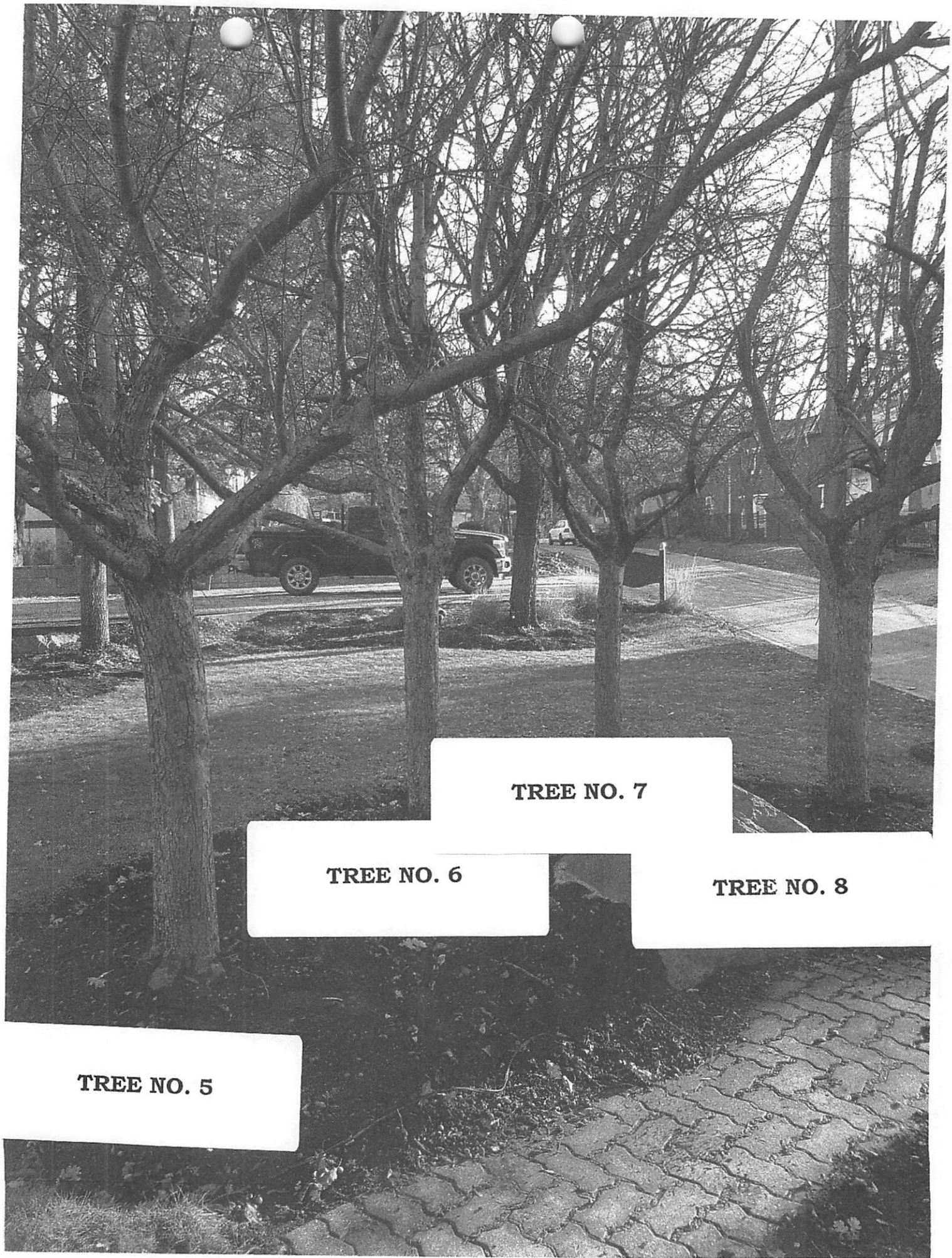
**TREE NO. 4**



**TREE NO. 4**



**TREE NO. 4**



**TREE NO. 5**

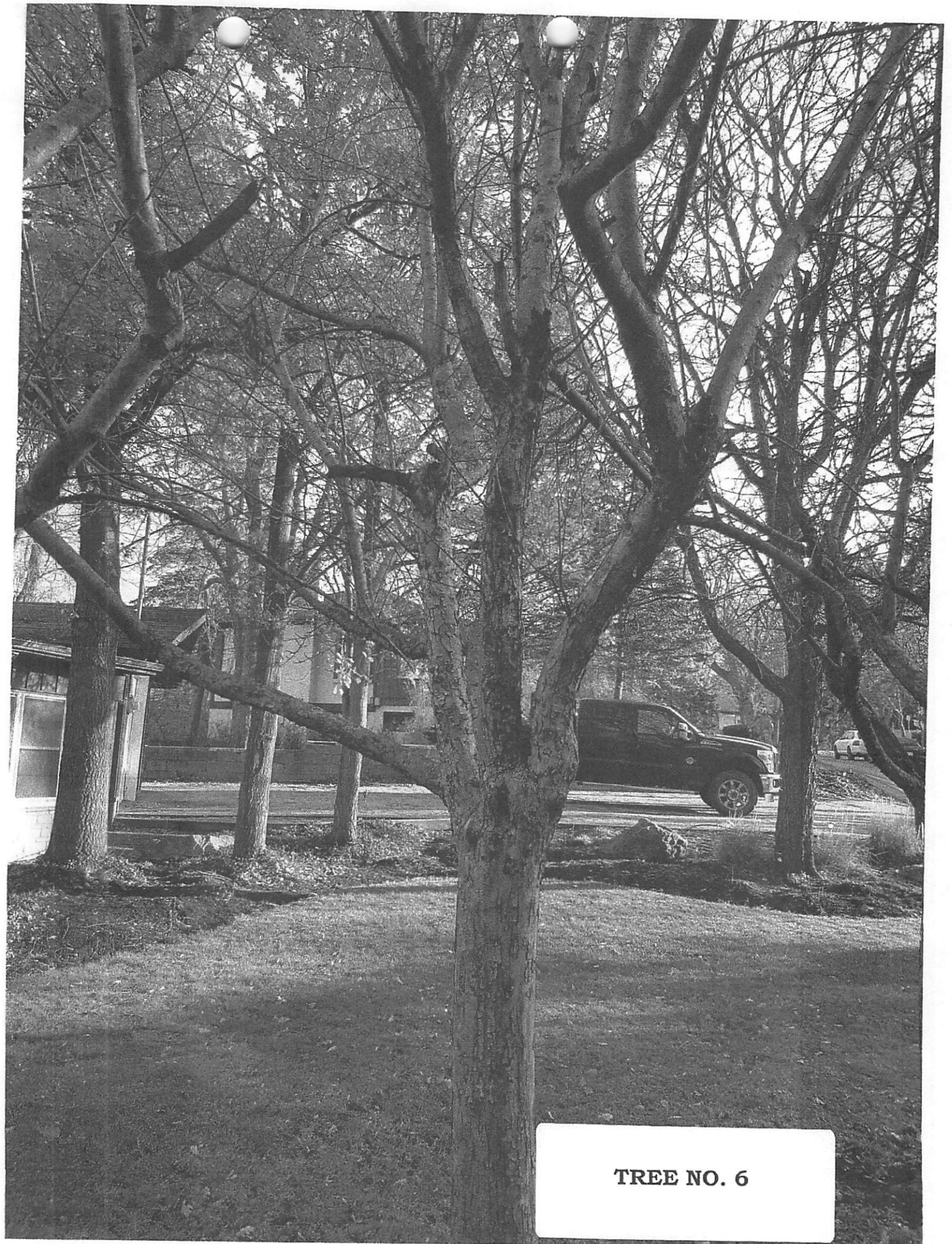
**TREE NO. 6**

**TREE NO. 7**

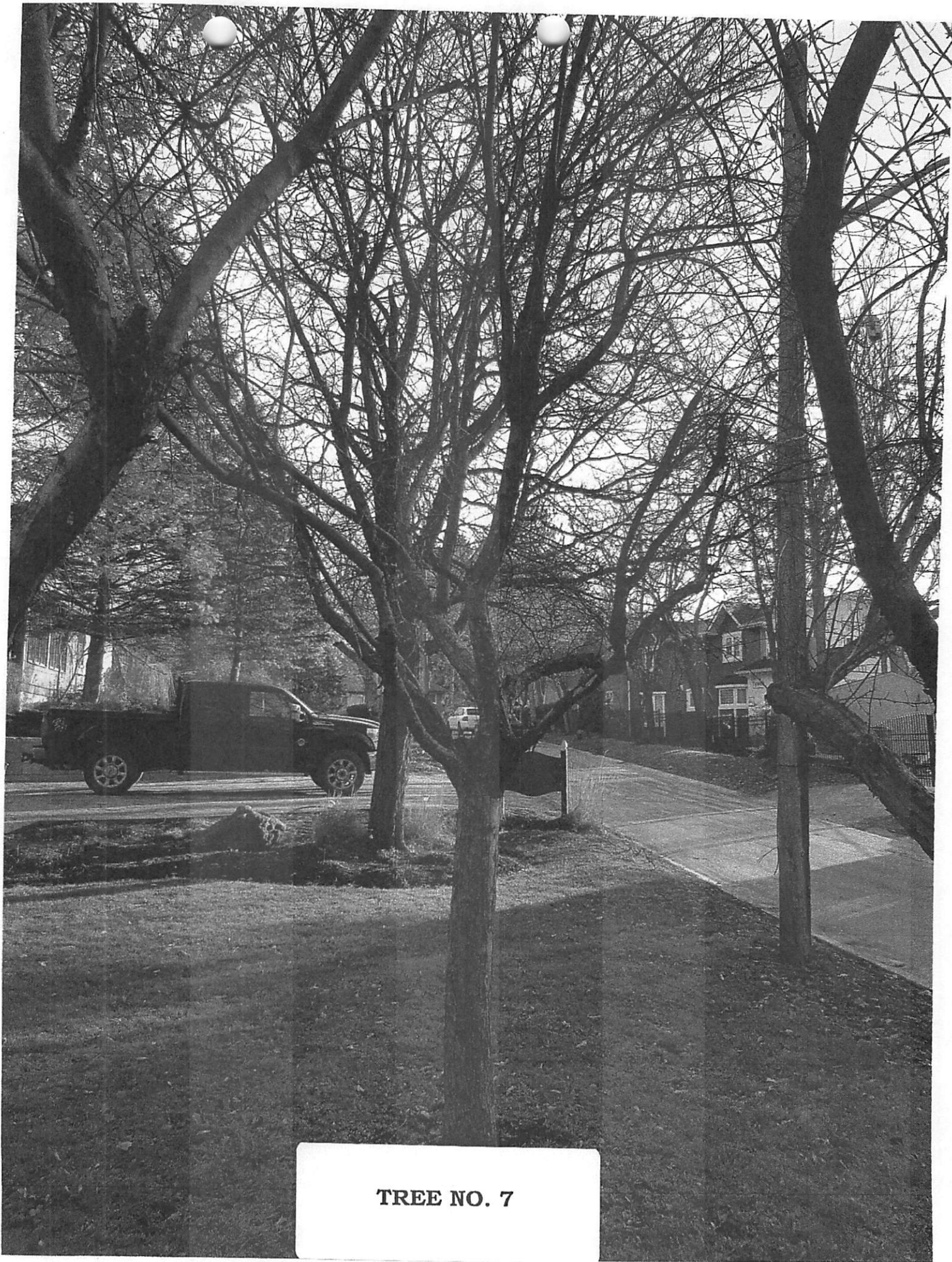
**TREE NO. 8**



**TREE NO. 5**



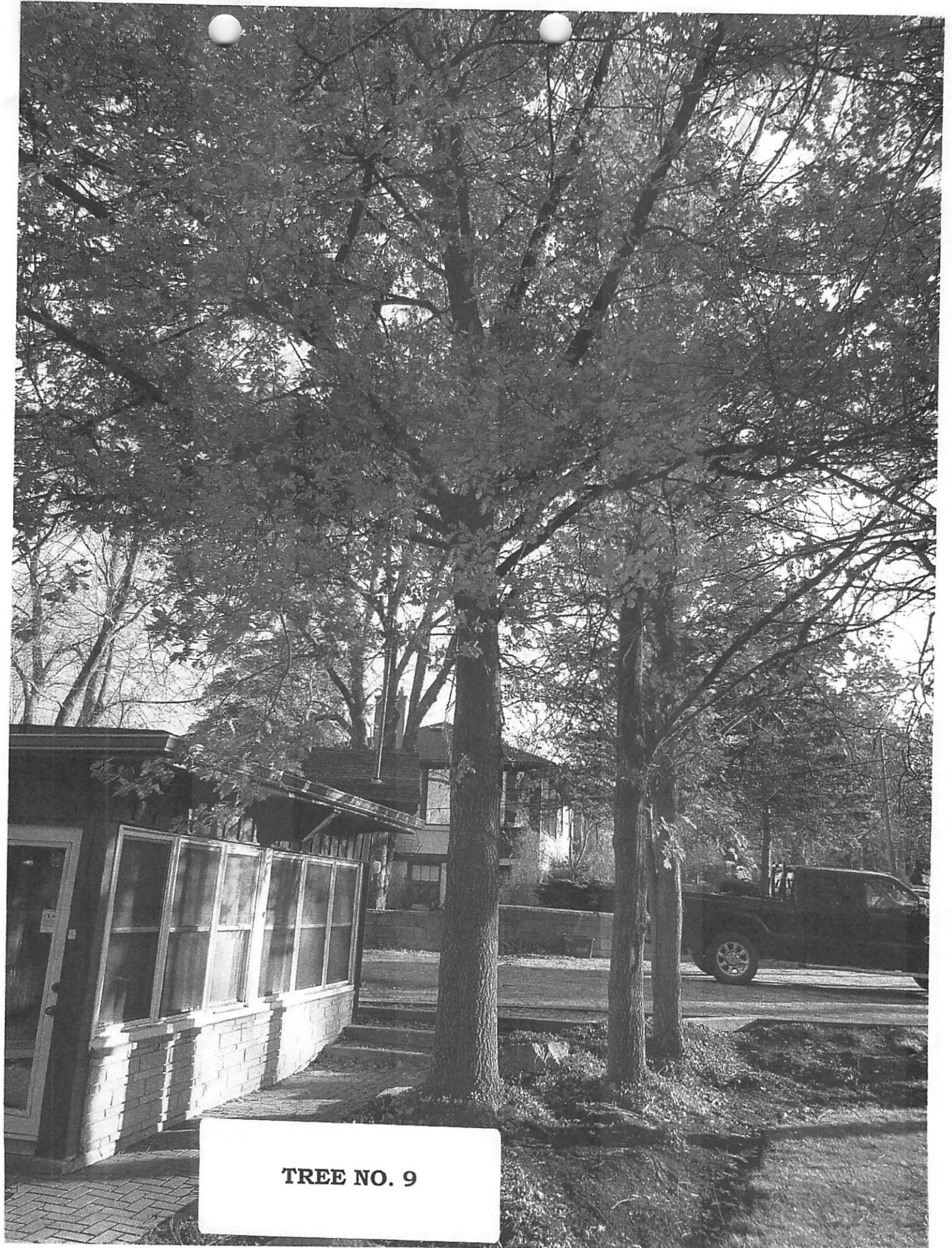
**TREE NO. 6**



**TREE NO. 7**



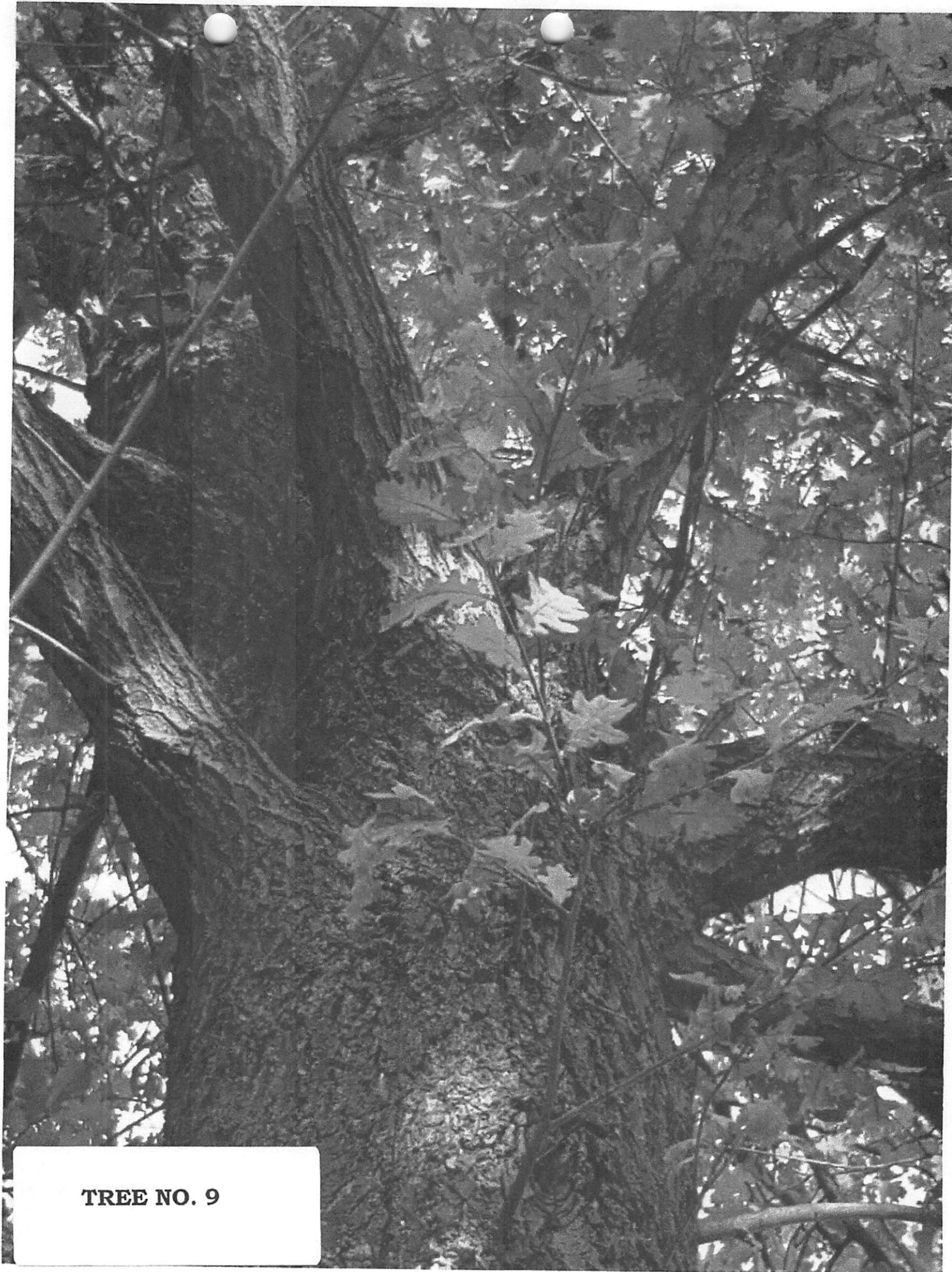
**TREE NO. 8**



**TREE NO. 9**

A black and white photograph of a tree trunk, showing rough bark texture. A label is attached to the lower left. The background shows some foliage and branches. Two white circular marks are visible at the top edge of the photo.

**TREE NO. 9**



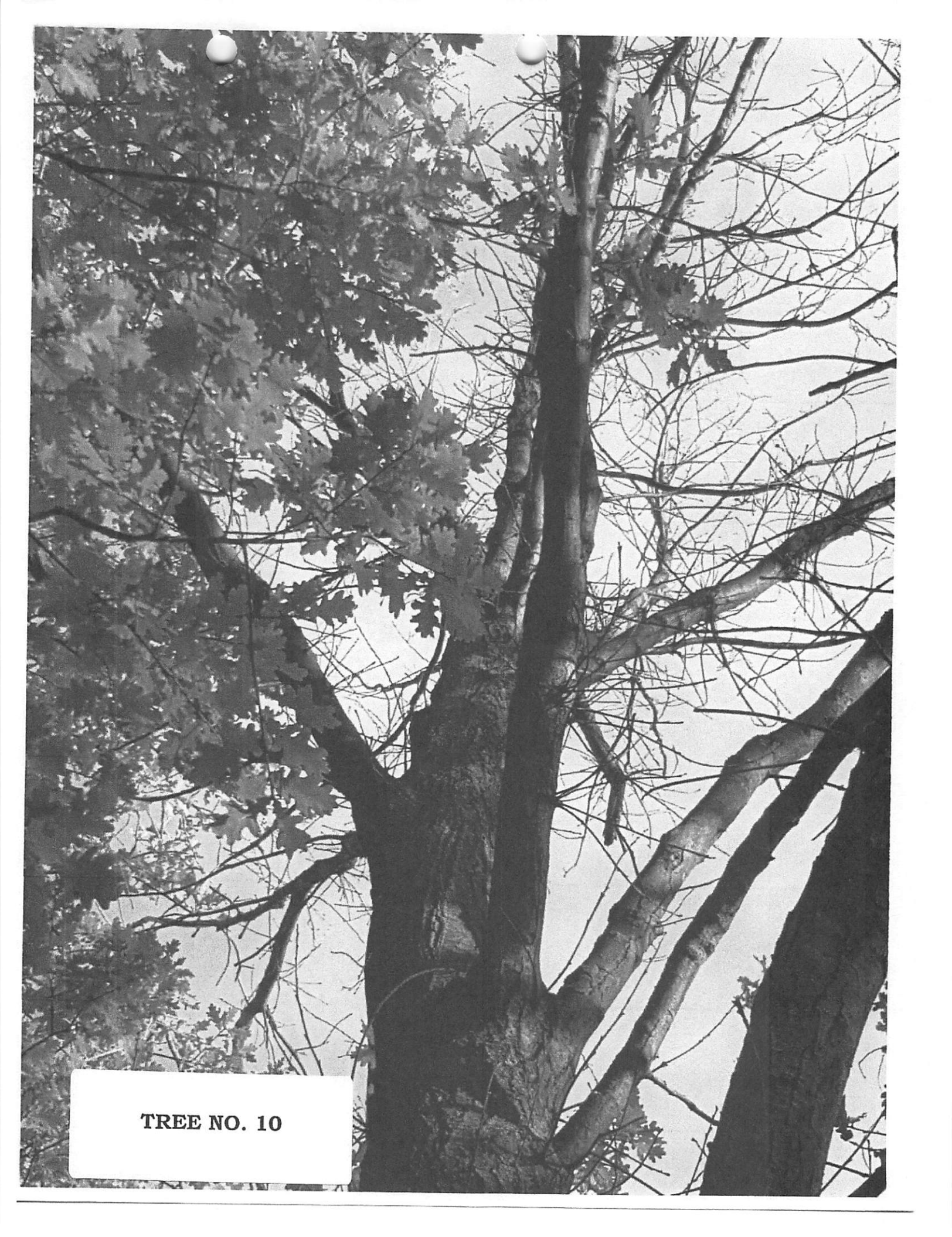
TREE NO. 9

A black and white photograph showing a large tree with a thick trunk in the foreground. To the left, a portion of a building with a large window is visible. A white sign with black text is placed in front of the tree. The background shows more trees and a cloudy sky.

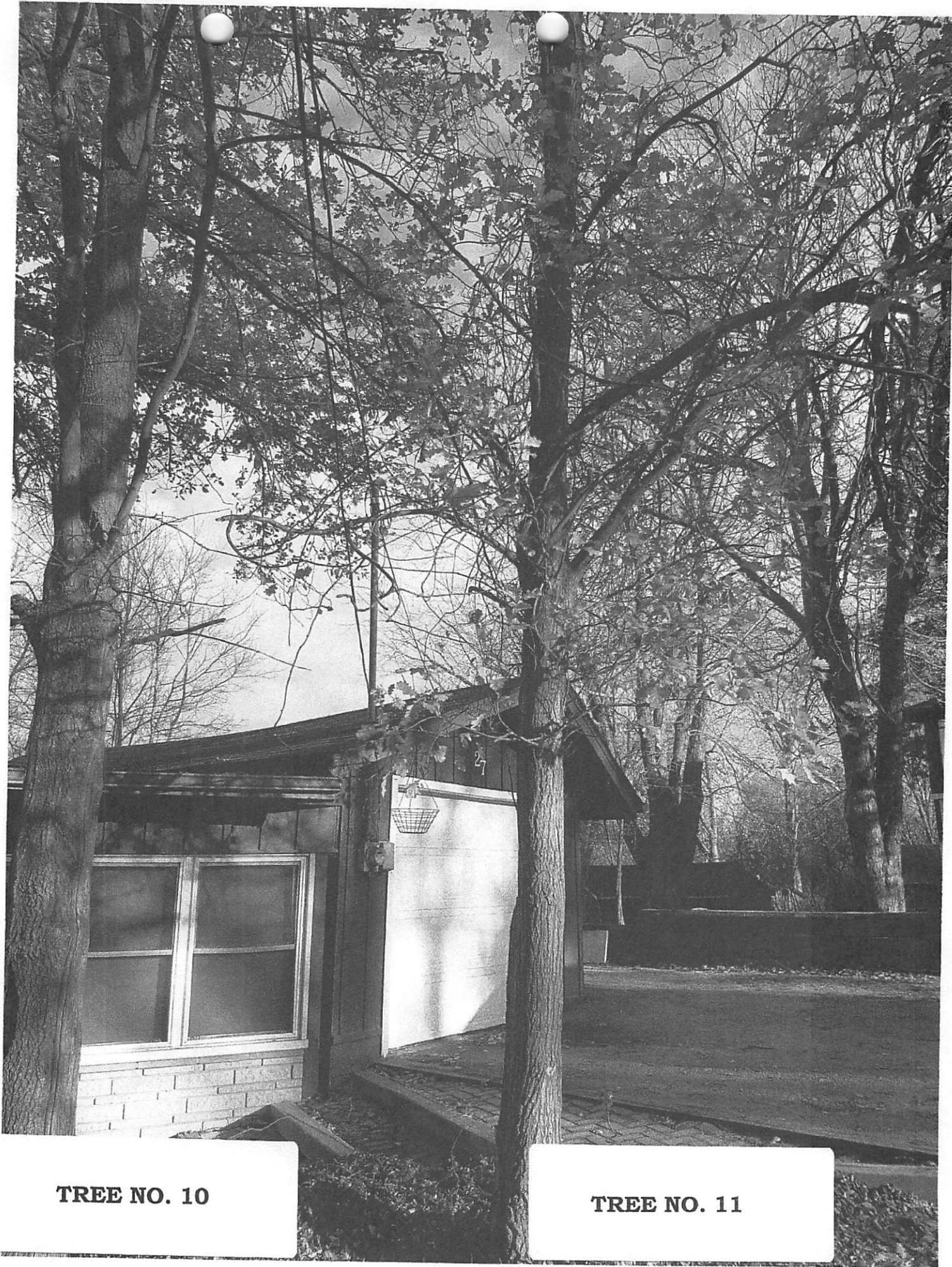
**TREE NO. 10**

A black and white photograph showing a close-up of a tree trunk. The trunk has a rough, textured bark. A large, dark, vertical wound or cavity runs down the center of the trunk. To the left of the tree, a portion of a house is visible, featuring a window with a brick base and a small porch area. The ground around the tree is covered with dry leaves and twigs.

**TREE NO. 10**



**TREE NO. 10**

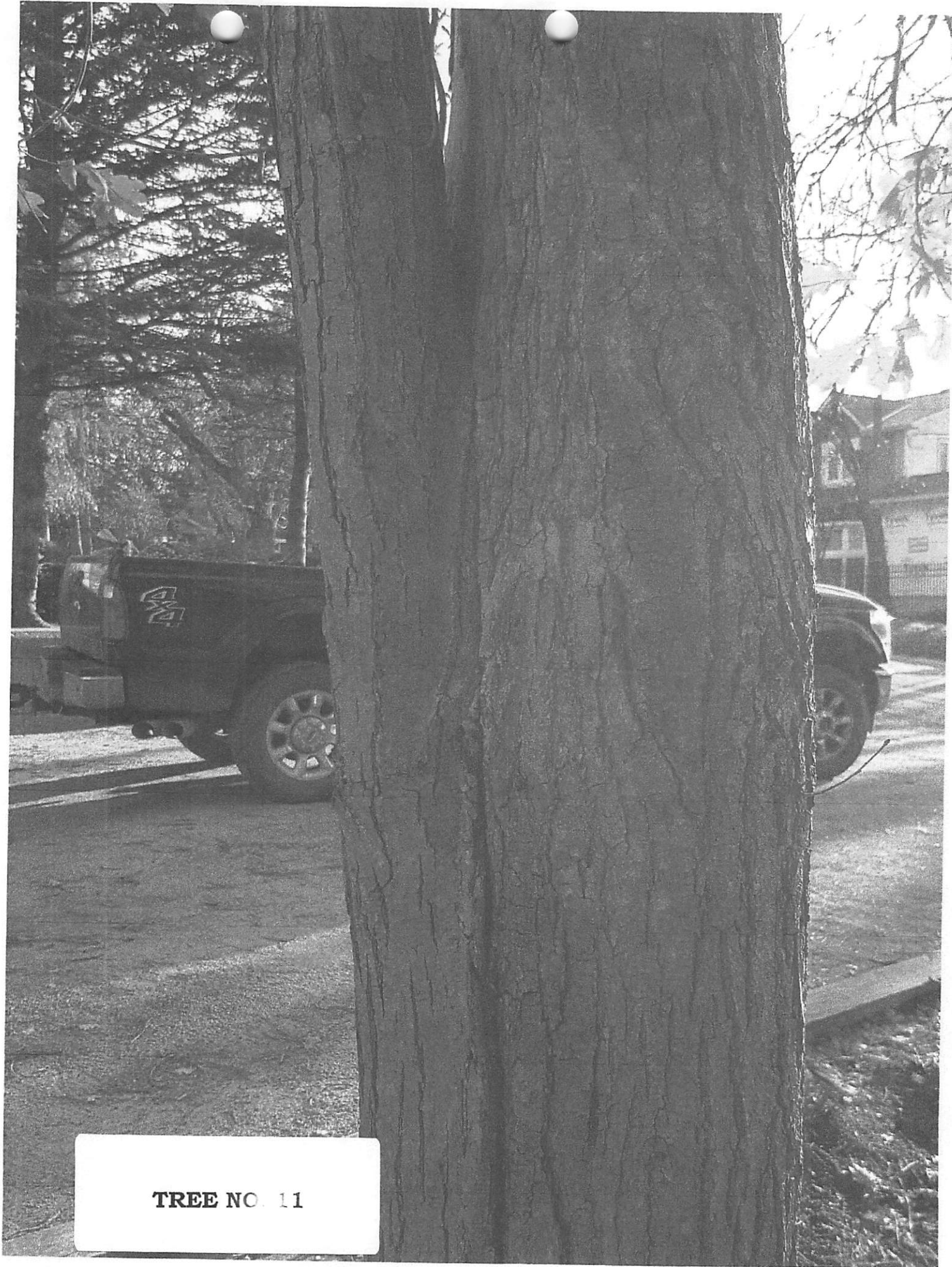


**TREE NO. 10**

**TREE NO. 11**



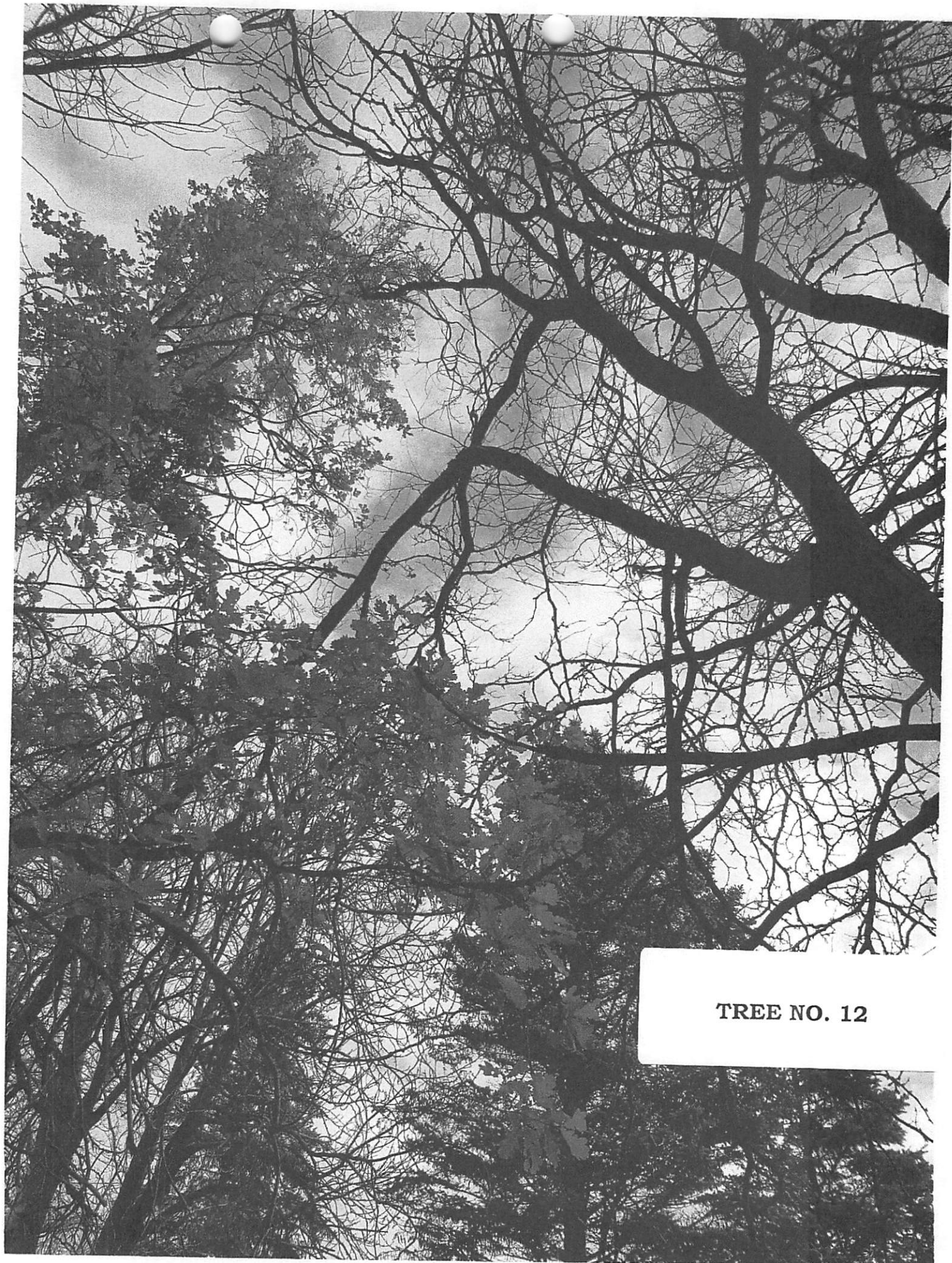
TREE NO. 11



**TREE NO. 11**



**TREE NO. 12**



**TREE NO. 12**



**TREE NO. 12**