

Urban Forest Innovations Inc.
1331 Northaven Drive
Mississauga ON L5G 4E8



July 18, 2024

The Town of Newmarket

395 Mulock Drive, P.O. Box 328, STN Main
Newmarket ON L3Y 4X7

c/o Umar Mahmood – Planner, Secretary-Treasurer of the Committee of Adjustment, and
Cultural Heritage Planner

Re: 932 Isaac Phillips Way – Application for Minor Variance – Arborist Peer Review

Mr. Mahmood,

As you have requested, Urban Forest Innovations, Inc. (UFI) has reviewed the arborist report and related application information submitted in support of an Application for Minor Variance - Relief from Zoning By-law 2010-40 for the construction of an accessory dwelling unit (proposed widening of the existing driveway) at 932 Isaac Philips Way, Newmarket, Ontario.

This letter report outlines our review methodology and presents our comments.

Methodology

Document Review

The following documents, provided by the Town of Newmarket, were reviewed:

- Site Plan (A1.1), prepared by KCCL Architect, dated May 10, 2024
- Survey Grading Plan, prepared by VA3 Design Inc. and R. J. Burnside & Associates Limited, dated November 17, 2020, revised February 17, 2021
- Property Photo 1 and 2 (jpeg), dated April 22, 2024
- Garage Photos (pdf), dated June 19, 2024

Additional documents provided in the submission package were reviewed briefly for context, but did not form a substantive part of this peer review.

With the exception of documents submitted prior to April, 2018, all reviewed documents are evaluated against the latest revised version of the Town of Newmarket *Tree Preservation, Protection, Replacement and Enhancement Policy* (April 2018 or latest version), hereinafter referred to as the *Policy*.

Comments

Based upon our review of the above-referenced documents, we have the following comments:

1. No tree report form or arborist report has been submitted as part of application. An arborist report and a tree protection plan must be provided to accurately reflect the species, size, condition, and the correct location of all significant trees located on or within 4.5 metres of the subject lands.
2. Based on the Survey Grading Plan and Property Photo 1 (Figure 1), there is a significant tree on the subject property or within 4.5m from the subject property line (Figure 2). This tree has not been reported in the current submission. The next submission must include appropriate reporting, as per requirements in the Policy.

Additional comments on trees affected by this application will be provided when the requested additional information is available for further review.

Prior to any demolition or construction activity on the subject lands, the Town must be notified in order to conduct an inspection of the installed tree protection fencing and other tree protection measures.

We trust that this letter will suffice for your current needs. Should you have any questions or require further assistance, please do not hesitate to contact us.

Respectfully submitted by,



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Selected Figures



Figure 1: 'Property photo 1.jpeg'

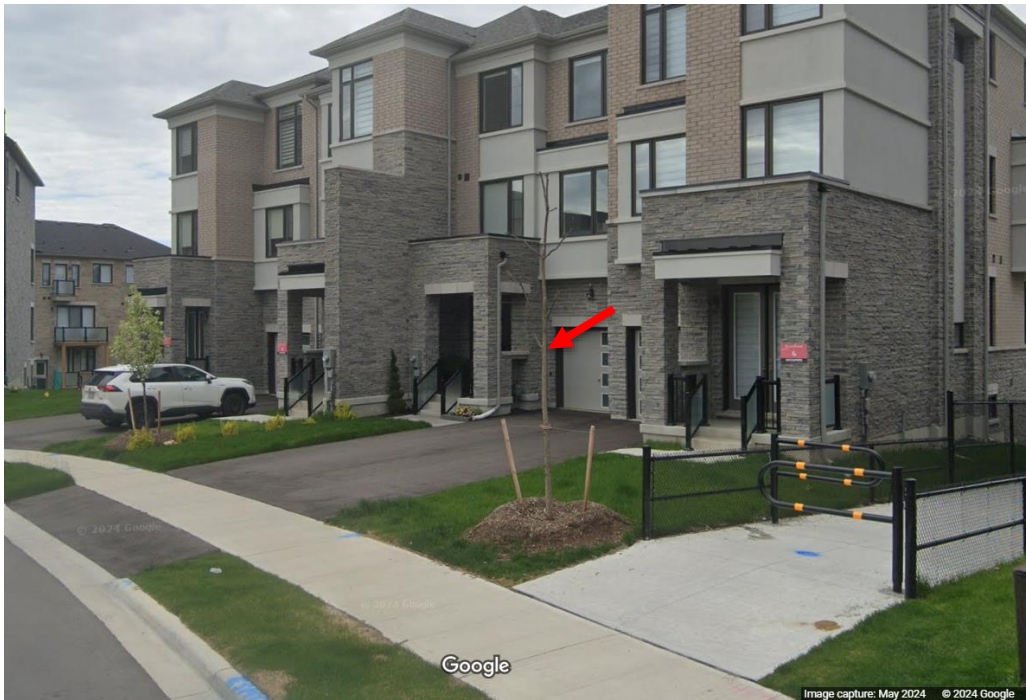


Figure 2: Location of Town-owned tree (Source: [Google Maps](https://www.google.com/maps), accessed July 17, 2024)

Limitations of Assessment

It is our policy to attach the following clause regarding limitations. We do this to ensure that the client is aware of what is technically and professionally realistic in assessing and retaining trees.

The assessment(s) of the tree(s) presented in this report has been made using accepted arboricultural techniques. These may include, among other factors, a visual examination of: the above-ground parts of the tree(s) for visible structural defects, scars, external indications of decay such as fungal fruiting bodies, evidence of pests or pathogens, discoloured foliage, the condition of any visible root structures, the degree and direction of lean (if any), the general condition of the tree(s) and the surrounding site, and the proximity of property and people. Except where specifically noted, the tree(s) was not cored, probed, climbed or assessed using any advanced methods, and there was no detailed inspection of the root crown(s) involving excavation.

Notwithstanding the recommendations and conclusions made in this report, it must be recognized that trees are living organisms, and their health and vigour constantly change over time. They are not immune to changes in site or weather conditions, or general seasonal variations. Weather events such as wind or ice storms may result in the partial or complete failure of any tree, regardless of assessment results.

While reasonable efforts have been made to accurately assess the overall condition of the subject tree(s), no guarantee or warranty is offered, expressed or implied, that the tree(s) or any of its parts will remain standing or in stable condition. It is both professionally and practically impossible to predict with absolute certainty the behaviour of any single tree or its component parts, regardless of the assessment methodology implemented. Inevitably, a standing tree will always pose some level of risk. Most trees have the potential for failure under adverse weather conditions, and the risk can only be eliminated if the tree is removed.

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