

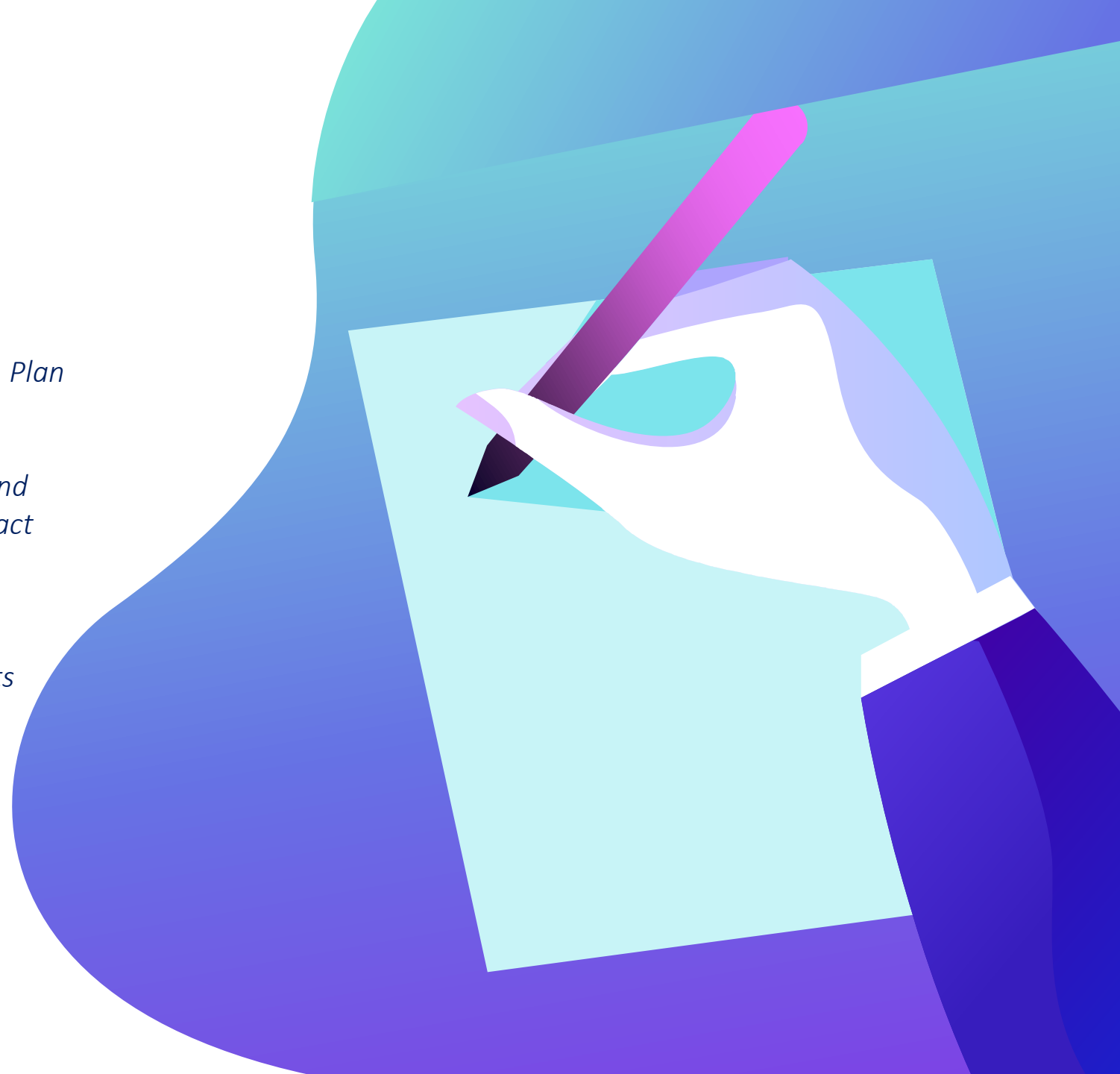


RE: OZS-2024- 0062

*Formal Comments Response to the
Development Proposal Located at 3407
Countryside Drive*

Our Concerns

1. *The development proposals supporting studies: Tree Inventory and Preservation Plan and Surveyor's Real Property Report;*
2. *Issues with the proposed tertiary plan and how the development proposal will impact the adjacent parcels.*
3. *The lack of an updated Comment Response Matrix and updated comments from staff since the first review.*



Trees on and along the Property Lines





Trees Proposed to be Removed

Trees to be preserved

***Prepared by: Kuntz Forestry
Consulting Inc. and Mauro
Group***



SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 20TH DAY OF DECEMBER 2022

DEC. 27, 2022
DATE

G. Sundar
GANESH SUNDAR B.ENG
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAY SIMMONS FIRM

V=41685



THIS PLAN IS NOT VALID
UNLESS IT IS AN ENDORSED
COPY OF THE ORIGINAL
ISSUED BY THE SURVEYOR



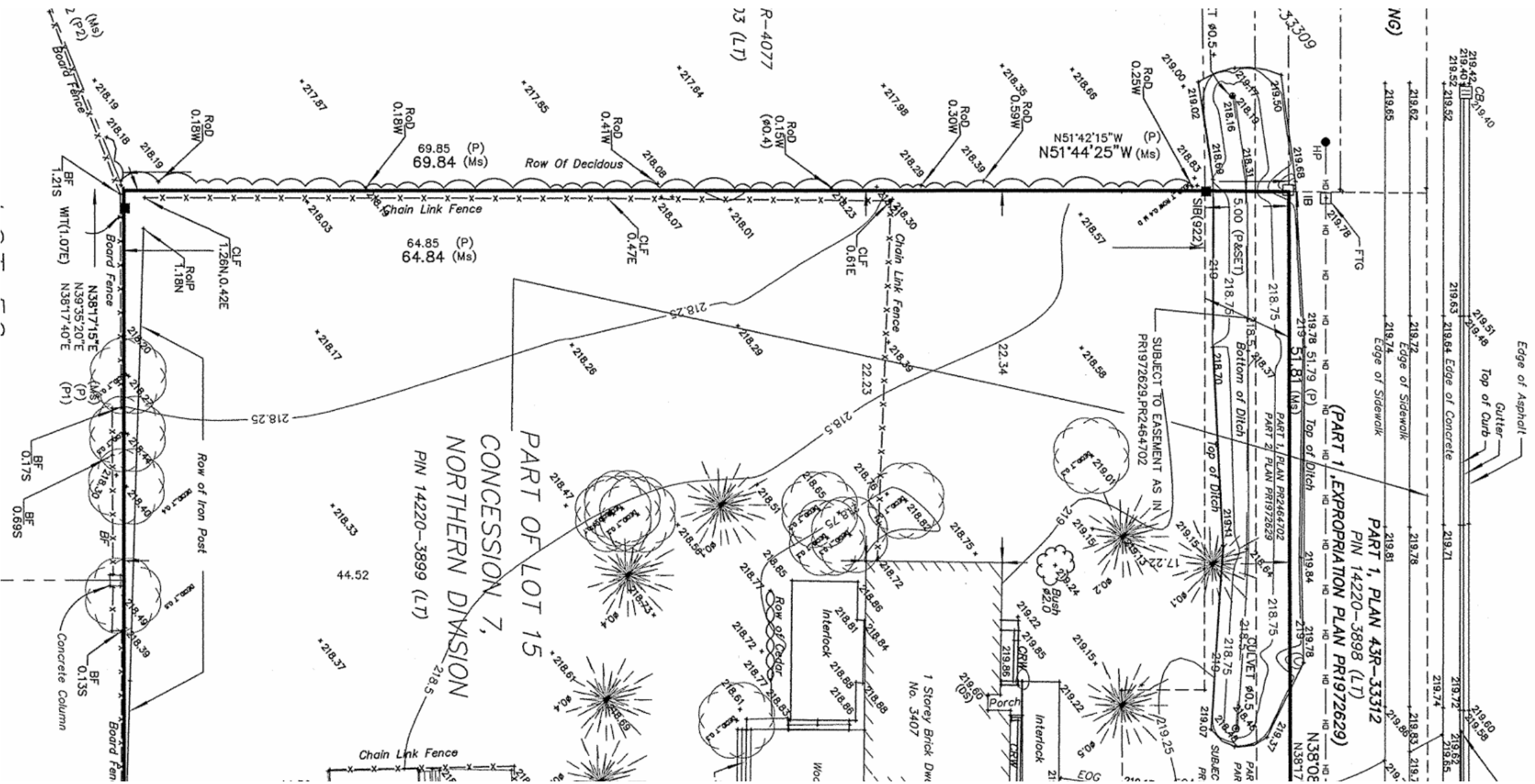
MAURO GROUP INC.
ONTARIO LAND SURVEYORS

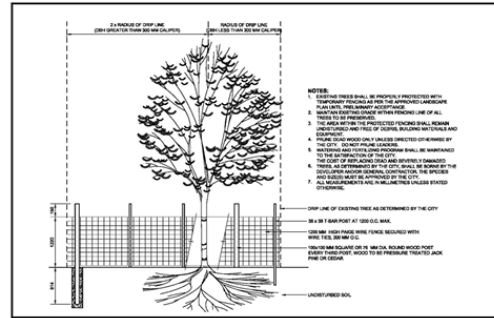
2 HOLLAND DRIVE, UNIT 5, BOLTON, ONTARIO L7E 1E1
PHONE 905.951.6000 - FAX 905.857.4811
www.youngsurvey.ca info@youngsurvey.ca

PARTY CHIEF: DE/DJ I DRAIN BY: A I CHECKED BY: GS

CLIENT: COUNTRYSIDE DEVELOPMENT CORPORATION

PLAN# P1900CT50224021M50CA000181_SPP1_T2_02490

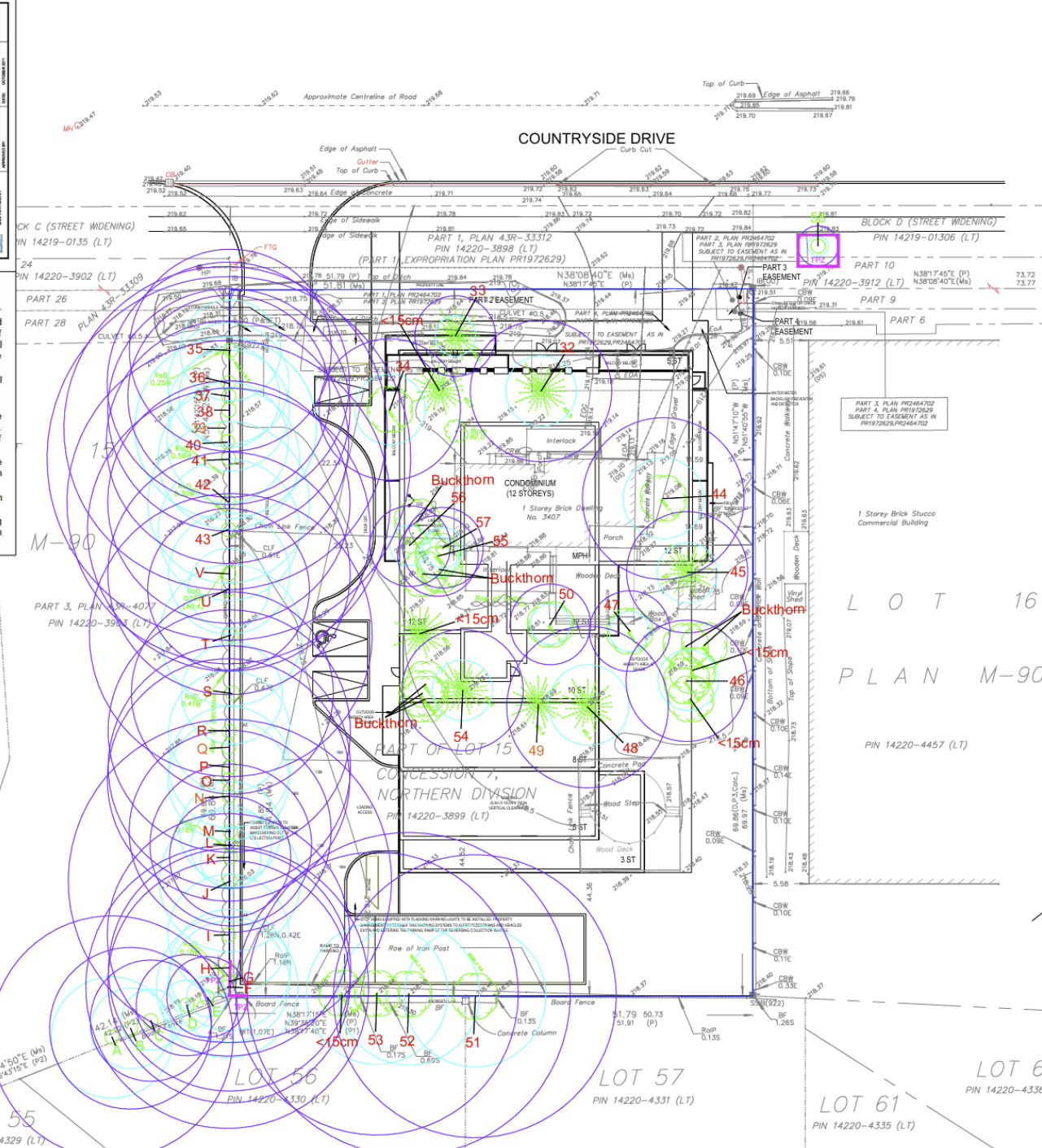




DATE	BY	REVISION
10/10/2023	WJ	1.0
10/10/2023	WJ	1.1
10/10/2023	WJ	1.2
10/10/2023	WJ	1.3
10/10/2023	WJ	1.4
10/10/2023	WJ	1.5
10/10/2023	WJ	1.6
10/10/2023	WJ	1.7
10/10/2023	WJ	1.8
10/10/2023	WJ	1.9
10/10/2023	WJ	2.0

3.0 STANDARD TREE PRESERVATION NOTES

- 1 All existing trees, that are designated to remain, must be fully protected with solid wood hoarding or tree protection fencing in accordance with City of Brampton detail L110, which is to be erected beyond the drip line. Consulting Landscape Architect or Arborist to provide written confirmation to the City of Brampton stating that all tree preservation measures have been performed prior to issuance of topsoil stripping and grading permit. Tree preservation measures must be reviewed and verified on-site according to detail L110 City of Brampton, by Planning and Infrastructure Services.
- 2 No construction equipment or motorized vehicles are permitted within the tree protection zone and all tree protection zones must remain undisturbed at all times.
- 3 Any backfilling or topsoil storage of materials must remain outside the limits of the tree protection zone.
- 4 Any roots or branches that extend beyond the tree protection zone, which require pruning, must be pruned by a qualified Arborist and must be performed in accordance with good arboriculture practices. The Consulting Landscape Architect must advise the Open Space Development section a minimum of 48 hours prior to commencing any specified work.
- 5 Trees that were designated for preservation but have died or have been damaged beyond repair will be removed and replaced by the Developer with trees of a size and species as approved by the Open Space Development section.
- 6 Trees will be given an overall pruning as required, to the satisfaction of the City of Brampton Urban Forestry section.
- 7 Tree protection fencing must not be removed without the written authorization of the Consulting Landscape Architect or Arborist. Fencing must remain in place for the full duration of all construction activities.



LEGEND

Tree Inventory

Refer to Table 1 of report dated 7 June 2023, revised 6 March 2024. Trees greater than 10cm DBH on and within ten metres of the subject property and trees of all sizes within the road right-of-way were included in the inventory.

Tree Removals

The removal of 38 trees is required to accommodate the proposed development, as indicated with RED labels. The removal of an additional four (4) trees is recommended regardless of the proposed development due to their condition, as indicated with ORANGE labels.

Tree Preservation

The preservation of the remaining trees will be possible with appropriate tree protection measures. The trees identified for preservation are indicated with GREEN labels. Tree protection measures will have to be implemented prior to the construction phase (earth works). Refer to Tree Protection Plan Notes for preservation details.

Tree Label (GREEN), preservation recommended

10

Tree Label (RED), removal required for development

10

Tree Label (ORANGE), removal recommended due to condition

10

Surveyed Tree Location



Tree Location Estimated by KFC



Location of the Required Tree Preservation Fence (thick MAGENTA)



Dripline (CYAN circle)



Doubled Dripline (PURPLE circle)



No.	Issue/Revisions	Date	By
1	Report Submission	7 June '23	IB
2	Figure revision	14 June '23	IB
3	Figure revision	6 March '24	IB
4	Figure revision	19 Sep '24	IB

Base Data: Kad Lanka Surveying Inc. (survey), n Architecture Inc. (site)



**KUNTZ
FORESTRY
CONSULTING Inc.**

148 Lakeshore Road West
PO Box 1287 Lakeshore W PO
Oshawa ON L6K 0B3
T: 289 837 1871
E: contact@kuntzforestry.ca
Web: www.kuntzforestry.ca

Client
GWD Planners
7685 Hurontario Street, Suite 501
Brampton, Ontario L6W 0B4

Property
3407 Countryside Drive
Brampton, Ontario

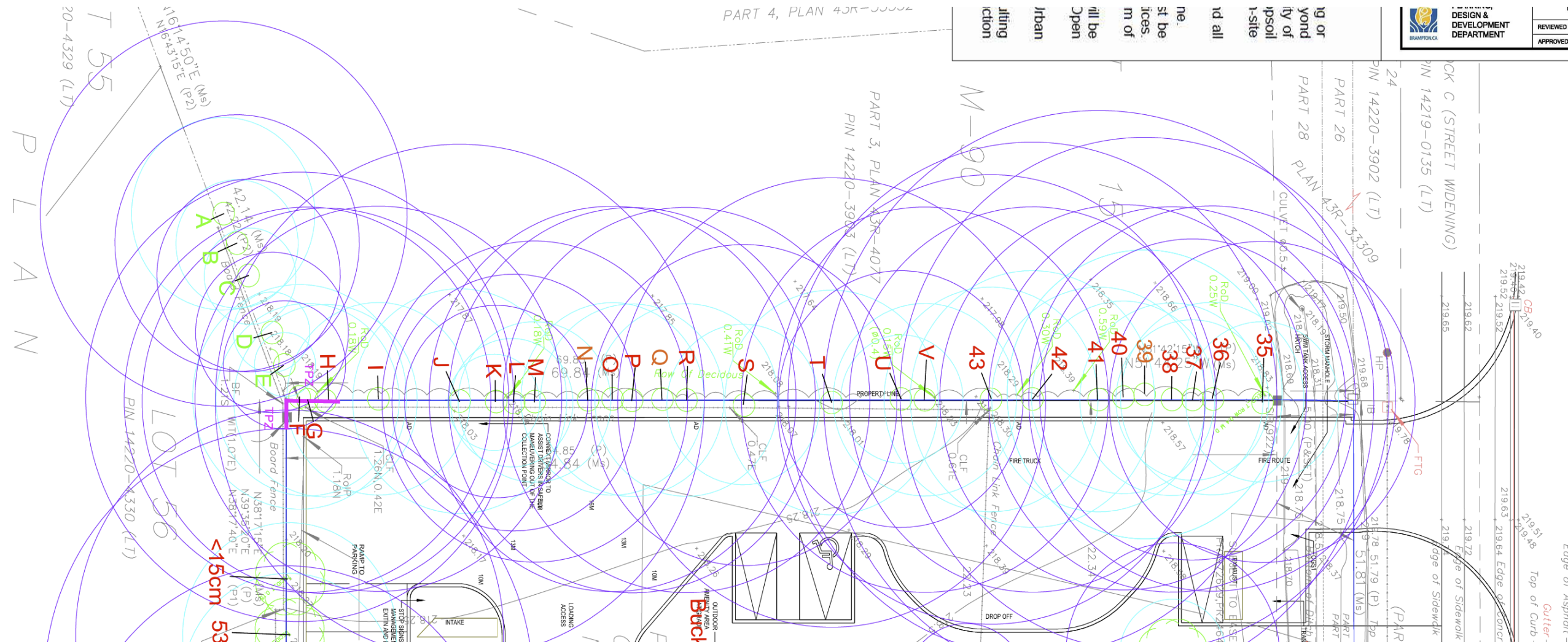
Tree Inventory and Preservation Plan

Project P3526

Figure

Date 7 June 2023

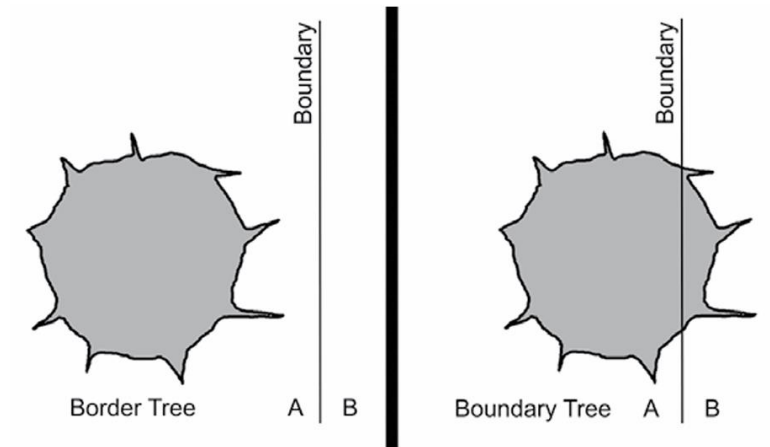
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Our Opinion

- ☐ The trees identified on the Mauro Group SRPR and the Tree Inventory and Preservation Plan are "Boundary Trees" and "Border Trees".
- ☐ Section 10(2) Ontario Forestry Act states "every tree whose trunk is growing on the boundary between adjoining lands is the common property of the owners of the adjoining lands".
- ☐ City of Brampton Tree Preservation By-law 317-2012 states under PART VI Application 20.e that "The written consent of the adjacent property owner if the Tree to be injured is a boundary tree."

A total of 23/39 Boundary Trees are proposed to be removed and will need consent of both owners to proceed.

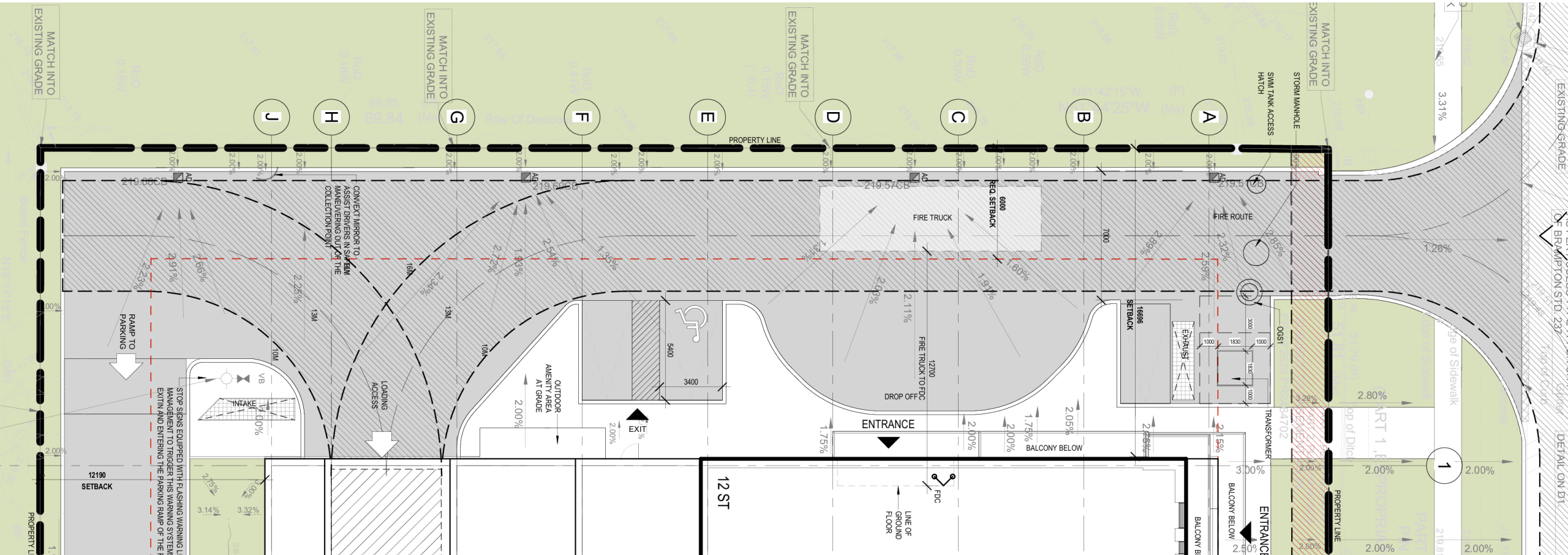


A border tree has its entire trunk and visible (above ground) root flare entirely on one side of the boundary line — that is, the entire tree base grows close to but not over the boundary. A boundary tree has part of the trunk or part of the visible (above ground) root flare crossing the boundary line, that is, it is not merely by the boundary but demonstrably growing across it.

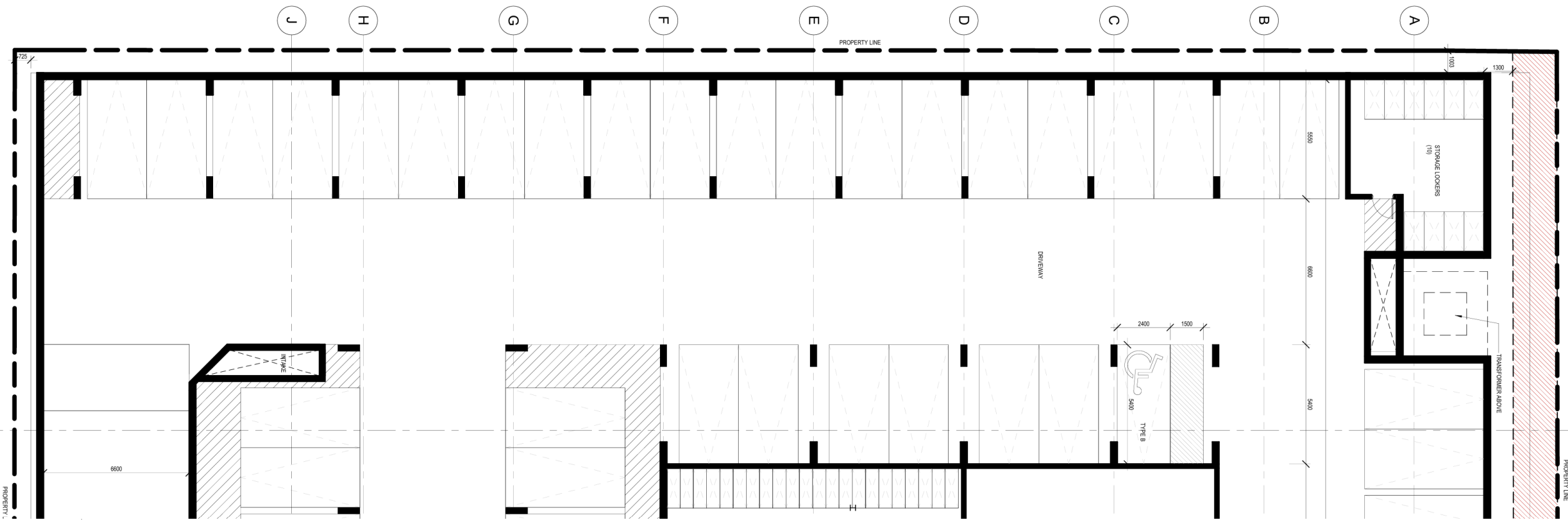
Tree label (GREEN) preservation recommended: A, B, C, D & E are located within our client's property are classified as Border Trees.

Tree label (RED) removal required for development: F, G, H, I, J, K, L, M, O, P, R, S, T, U, V, 35, 36, 37, 41, 42 & 43 are Boundary Trees.

Tree Label (ORANGE) removal recommended due to condition: N, Q, & 39 are Boundary Trees.



Proposed 1.003m Buffer



Our Opinion: Proposal in its current form is not possible without the consent of the adjacent owner.

- ☐ *The proposal is seeking a 1.003m landscape strip where the Boundary Trees exist.*
- ☐ *Boundary Trees identified on the TIPP will interfere with the proposals at-grade and underground parking structure P2 and P3, the proposed SWM Tanks and Storage areas below-grade.*
- ☐ *Shoring and excavation is not possible without the removal of the Boundary Trees for the footings and foundation walls for the underground parking structure.*
- ☐ **Notwithstanding Staff's opinion that a 3m buffer is needed abutting our client's property line (initial comment response matrix); the underground structure will shift or shrink by 2m and result in a redesign for at-grade design and within P2 and P3.**

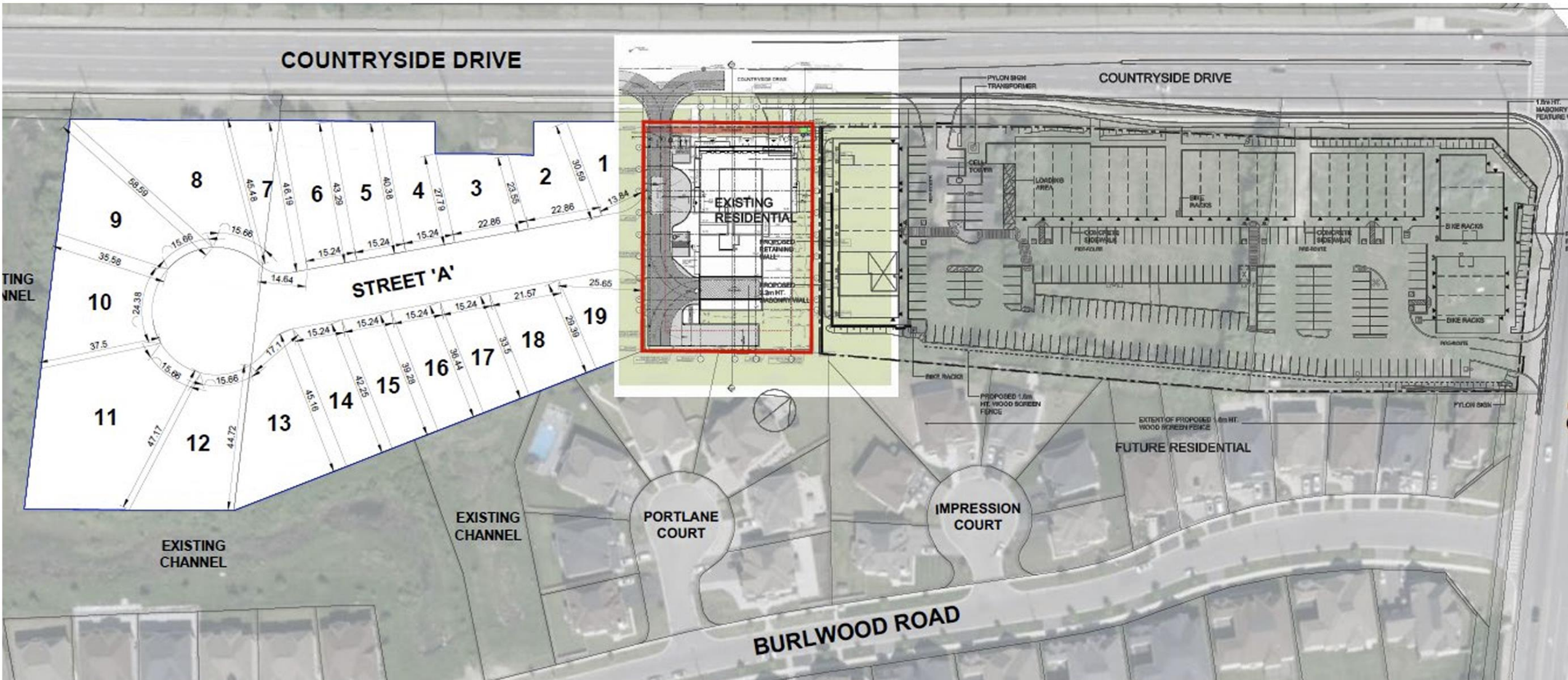
**Tertiary Plan:
Pre-Consultation
Submission vs.
Complete
Application
Submission**



[illegible]

**TERTIARY PLAN
BOUNDARY
SUBJECT LANDS**

Tertiary Plan: Original Submission (R0)



Our Opinion

- ☐ *The R0 Tertiary Plan cannot functionally work given the site context and constraints.*
- ☐ *Issue with the proposed "mutual access" through the proposed driveway will be challenging and create maneuvering challenges in the adjacent lots, loading/waste collection vehicles, and flow from the underground ramp.*
- ☐ *The submitted studies do not provide any details on the design and potential challenges of the R0 Tertiary Plan.*

The Tertiary Plan provided with the pre-consultation application submission is more suitable.



Thank You