TOWN OF CALEDON
PLANNING
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prepared by

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Tree Inventory and Preservation Plan Report
12434 Dixie Road
Caledon, ON

Prepared for Nishan GTA Inc.
1805 Chemin Saint Francois
Dorval, QC

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Introduction

Kuntz Forestry Consulting Inc. was retained by Nishan GTA Inc. to complete a Tree Inventory and Preservation Plan Report as part of the development application for a property located at 12434 Dixie Road in the Town of Caledon, Ontario. The subject property is located on the west side of Dixie Road within an agricultural area.

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

- Prepare inventory of the tree resources over 10cm diameter at breast height (DBH) on and within six metres of the development limit and trees of all sizes within the Town road right-of-way;
- Evaluate potential tree saving opportunities based on proposed development plans; and
- Document the findings in a Tree Inventory and Preservation Plan Report.

The results of the evaluation are provided below.

Methodology

The tree inventory was conducted on 22 October 2026. Trees greater than 10 cm DBH located on the subject property and within 6 m of the northern, western, and southern property limits, as well as trees within approximately 10 m of the staked valleyland limit, were included in the tree inventory. All trees within the Town road right-of-way with the potential to be impacted were inventoried regardless of size. Trees were located using the topographic survey provided and using KFCI's Trimble GPS Unit. Individual trees included in the inventory were identified as Trees 536-600 and A-Z. Where trees occurred in groups, they were inventoried as tree polygons and denoted with a "P" before their identification number. Tree polygons included in the inventory were identified as P1-P7. Refer to Table 1 for the results of the inventory and Figures 1a & 1b for the locations of the trees.

Individual tree resources were visually assessed for condition utilizing the following parameters:

Tree # – Number assigned to trees 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.
Condition – Condition of tree considering trunk integrity (TI), crown structure (CS) and crown vigor (CV). Condition ratings include poor (P), fair (F), and good (G).
Crown Dieback – Percentage of dead branches within the crown.
Dripline – Diameter of crown in metres.
Comments – Any other relevant tree condition information.

Existing Site Conditions

The subject property is currently occupied by a trailer parking area, a dwelling and detached buildings. Tree resources exist in the form of landscape trees and self-seeded volunteers. Refer to Figures 1a & 1b for the existing site conditions.

Individual Tree Resources

The inventory documented 94 individual trees and seven tree polygons on and within six metres of the development limit.

Tree resources were comprised of Blue Spruce (*Picea glauca*), Sugar Maple (*Acer saccharum*), Norway Maple (*Acer platanoides*), Eastern White Cedar (*Thuja occidentalis*), Horsechestnut (*Aesculus hippocastanum*), Black Walnut (*Juglans nigra*), Manitoba Maple (*Acer negundo*), White Pine (*Pinus strobus*), Eastern Red Cedar (*Juniperus virginiana*), Basswood (*Tilia americana*), Bur Oak (*Quercus macrocarpa*), Willow species (*Salix sp.*), Pear species (*Pyrus sp.*), White Elm (*Ulmus americana*), Trembling Aspen (*Populus tremuloides*), Apple species (*Malus sp.*) and Buckthorn (*Rhamnus cathartica*). Refer to Table 1 for the complete tree inventory, Figure 1 for the locations of the trees included in the inventory, and Appendix A for photographs of the trees.

Proposed Development

The proposed development includes a cross-deck facility, including a parking area, a truck wash and a SWM pond. Refer to Figures 1a & 1b for the proposed development.

Discussion

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

Development Impacts/Tree Removals

The removal of 26 trees and five polygons will be required to accommodate the proposed development and associated regrading, including Trees 562-572, F-K, N-V, P2, P3, P5, P6 and P7. The majority of the trees along the northern and western perimeter identified for removal currently have a large amount of fill pushed up to their bases; as such, in addition to conflicting with proposed regrading and the topsoil pile, these trees are either declining or likely to decline over time due to the large extent of fill placement.

Refer to Figures 1a & 1b for the location of trees identified for removal.

Tree Preservation

The preservation of the remaining trees will be possible with the use of appropriate tree protection measures as indicated on Figures 1a & 1b. Tree protection measures must be installed prior to the commencement of the proposed works to ensure tree resources identified for preservation are not impacted by the development. Refer to Figures 1a & 1b for the location of trees identified for preservation, prescribed tree preservation fencing, tree preservation plan notes, and the tree protection fencing detail.

The Town of Caledon requires tree protection fencing to be installed at the dripline for trees identified for preservation. Refer to Figures 1a & 1b for the location of trees' driplines. Although this level of protection cannot be respected for Trees E, L, M and Z, the following mitigation measures must be followed to ensure the trees respond well to development:

Trees E, L, M and Z

Encroachment into the dripline of Trees E, L, M and Z will be required for the proposed regrading. Prior to regrading, a trench must be dug by hand within the driplines of these trees. Any exposed roots are to be pruned in accordance with Good Arboricultural Standards.

Trees E, L, M and Z are located on neighbouring property.

ESC fencing as shown in magenta on Figures 1a & 1b will provide sufficient protection for the trees identified for preservation. Fencing has been bumped out to allow the retention of trees within the staked dripline at the rear of the site.

Tree Compensation

The Town of Caledon requires tree compensation for any healthy tree removal. The compensation ratio is below:

Diameter at Breast Height (DBH)	Compensation Ratio
<10cm	Not applicable
10-20cm	1:1
21-35cm	2:1
36-50cm	3:1
51-65cm	4:1
>65cm	5:1

The removal of 26 trees and five polygons is required to accommodate the proposed development and as such, 104 replacement plantings are required. Refer to Table 1 for details.

Summary and Recommendations

Kuntz Forestry Consulting Inc. was retained by Nishan GTA Inc. to complete a Tree Inventory and Preservation Plan as part of a development application for the property located 12434 Dixie Road in Caledon, Ontario. A tree inventory was conducted and reviewed in the context of the proposed development plan.

The findings of the study indicate a total of 94 individual trees and seven tree polygons on and within six meters of the subject property and staked valleyland limit. The removal of 26 trees and five tree polygons is required to accommodate the proposed development. The preservation of all other trees and polygons will be possible with the use of appropriate tree protection measures.

The following recommendations are suggested to minimize impacts to trees identified for preservation. Refer to Figures 1a & 1b for additional Tree Protection Plan Notes and tree preservation fence detail.

- Tree protection barriers and fencing should be erected at locations as prescribed on Figures 1a & 1b. 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 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.

Natasha Brooks

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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

Location: 12434 Dixie Road, Caledon **Date:** 22 October 2026 **Surveyor:** NB

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	CDB	DL	Comments	Action	Comp.
536	Blue Spruce	*Picea pungens*	45	G	G	G		3.5		Preserve	
537	Blue Spruce	*Picea pungens*	50	G	G	G		4.0		Preserve	
538	Sugar Maple	*Acer saccharum*	52	F	F	P-F	30	5.0	Stem wound (M), Union at 2m, deadwood (M)	Preserve	
539	Blue Spruce	*Picea pungens*	43	G	G	G		4.0		Preserve	
540	Norway Maple	*Acer platanoides*	53	G	G	G		5.0		Preserve	
541	Eastern White Cedar	*Thuja occidentalis*	15	G	G	G		3.0	Stem wound (L)	Preserve	
542	Black Walnut	*Juglans nigra*	21	G	G	G		3.0		Preserve	
543	Eastern White Cedar	*Thuja occidentalis*	16, 11	F	F-G	G		2.0	Union at base	Preserve	
544	Horsechestnut	*Aesculus hippocastanum*	45	G	G	F-G		3.0		Preserve	
1487	Eastern White Cedar	*Thuja occidentalis*	25	F	P-F	F		2.0	Bowed (M)	Preserve	
1488	Eastern White Cedar	*Thuja occidentalis*	15, 14, 17	F	P-F	P-F		2.0	Union at 1m, two stems topped	Preserve	
1489	Eastern White Cedar	*Thuja occidentalis*	25	F	P-F	F		2.0	Union at 1.4m	Preserve	
545	Manitoba Maple	*Acer negundo*	10, 15, 15, 6	F	F	F-G		3.0	Union at base, lean (L)	Preserve	
546	White Pine	*Pinus strobus*	45	G	G	G		3.0		Preserve	
547	Manitoba Maple	*Acer negundo*	13	F	F	F-G		2.0	Bowed (L), vine comp (M)	Preserve	
548	Manitoba Maple	*Acer negundo*	10	F-G	F-G	F-G		1.0		Preserve	
549	Manitoba Maple	*Acer negundo*	7,8,7	F-G	F-G	F-G		1.0		Preserve	
550	Manitoba Maple	*Acer negundo*	9, 8, 8, 6	F-G	F-G	F-G		1.0		Preserve	
551	Manitoba Maple	*Acer negundo*	9	F-G	F-G	F-G		1.0		Preserve	
552	Manitoba Maple	*Acer negundo*	9, 5,5	F-G	F-G	F-G		1.0		Preserve	
553	Manitoba Maple	*Acer negundo*	16	F-G	F-G	F-G		1.0	Lean (L)	Preserve	

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	CDB	DL	Comments	Action	Comp.
554	Manitoba Maple	*Acer negundo*	10	F-G	F-G	F-G		1.0	Lean (L)	Preserve	
555	Manitoba Maple	*Acer negundo*	10	F-G	F-G	F-G		1.0		Preserve	
556	Manitoba Maple	*Acer negundo*	12, 15	F	F-G	F-G		1.0	Stem at bottom of slope	Preserve	
557	Manitoba Maple	*Acer negundo*	30, 35	F	F-G	F-G		5.0	Union at base	Preserve	
558	Eastern White Cedar	*Thuja occidentalis*	16, 20, 13	F	F-G	F-G		2.0		Preserve	
559	Eastern Red Cedar (Juniper)	*Juniperus virginiana*	15	F	F-G	F-G		2.0	Lean (L)	Preserve	
560	Manitoba Maple	*Acer negundo*	20, 25	F	F	F-G		3.0	Union at base, epicormic branching (M)	Preserve	
561	Manitoba Maple	*Acer negundo*	~60, 45	P-F	P-F	P-F		6.0	One stem failing, epicormic (M)	Preserve	
562	Norway Maple	*Acer platanoides*	15	G	G	G		2.0		Remove	1
563	Basswood	*Tilia americana*	14-22	F	F	G		4.0	Union at base	Remove	2
564	Bur Oak	*Quercus macrocarpa*	15	G	G	G		1.0		Remove	1
565	Horsechestnut	*Aesculus hippocastanum*	16, 25	F	F	G		4.0	Union at 0.5m	Remove	2
566	Horsechestnut	*Aesculus hippocastanum*	22, 16	F	F	G		4.0	Union at 0.5m	Remove	2
567	Basswood	*Tilia americana*	12, 12	F	F	F		2.0	Fill pushed up around base of tree	Remove	1
568	Bur Oak	*Quercus macrocarpa*	25	G	G	F		2.0		Remove	2
569	Bur Oak	*Quercus macrocarpa*	18	G	G	F		2.0		Remove	1
570	Basswood	*Tilia americana*	14, 7	F	F	F		2.0		Remove	1
571	Willow species	*Salix sp.*	21, 19	F	F	G		2.0		Remove	2
572	Willow species	*Salix sp.*	22	G	G	G		2.0		Remove	2
573	Bur Oak	*Quercus macrocarpa*	25	G	G	G		2.0		Preserve	
574	Basswood	*Tilia americana*	20, 10	F	F			2.0		Preserve	
575	Basswood	*Tilia americana*	25	G	G	G		2.0		Preserve	
576	Manitoba Maple	*Acer negundo*	10	G	G	G		2.0		Preserve	
577	Basswood	*Tilia americana*	10	G	G	G		2.0		Preserve	

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	CDB	DL	Comments	Action	Comp.
578	White Elm	*Ulmus americana*	25	G	G	G		2.0		Preserve	
579	Basswood	*Tilia americana*	20	G	G	G		2.0		Preserve	
580	Sugar Maple	*Acer saccharum*	20	G	G	G		2.0		Preserve	
581	Basswood	*Tilia americana*	25	G	G	G		2.0		Preserve	
582	Basswood	*Tilia americana*	10-16	F-G	F-G	G		2.0		Preserve	
583	Ironwood	*Ostrya virginiana*	20	G	G	G		2.0		Preserve	
584	Ironwood	*Ostrya virginiana*	20	G	G	G		2.0		Preserve	
585	Basswood	*Tilia americana*	10	G	G	G		2.0		Preserve	
586	Ironwood	*Ostrya virginiana*	15	G	G	G		2.0		Preserve	
587	Sugar Maple	*Acer saccharum*	18	G	G	G		2.0		Preserve	
588	Basswood	*Tilia americana*	38	G	G	G		3.0		Preserve	
589	Ironwood	*Ostrya virginiana*	12	G	G	G		2.0		Preserve	
590	Sugar Maple	*Acer saccharum*	15	G	G	G		2.0		Preserve	
591	Sugar Maple	*Acer saccharum*	25	G	G	G		2.0		Preserve	
592	Sugar Maple	*Acer saccharum*	17	G	G	G		2.0		Preserve	
593	Sugar Maple	*Acer saccharum*	25	G	G	G		2.0		Preserve	
594	Sugar Maple	*Acer saccharum*	25	G	G	G		2.0		Preserve	
595	Sugar Maple	*Acer saccharum*	40	G	G	G		3.0		Preserve	
596	Sugar Maple	*Acer saccharum*	28	G	G	G		2.0		Preserve	
597	Sugar Maple	*Acer saccharum*	15	G	G	G		2.0		Preserve	
598	Sugar Maple	*Acer saccharum*	30	G	G	G		3.0		Preserve	
599	Sugar Maple	*Acer saccharum*	15	G	G	G		2.0		Preserve	
600	Sugar Maple	*Acer saccharum*	35	G	G	G		3.0		Preserve	
A	Manitoba Maple	*Acer negundo*	~30	G	G	G		0.0		Preserve	
B	Norway Maple	*Acer platanoides*	~25	G	G	G		2.0		Preserve	
C	Manitoba Maple	*Acer negundo*	20	F	F	F		0.0	Lean (M), deadwood (M)	Preserve	
D	Apple species	*Malus sp.*	15	F-G	F-G	F-G		1.0		Preserve	
E	Apple species	*Malus sp.*	25	F-G	F-G	F-G		2.0		Preserve	
F	Bur Oak	*Quercus macrocarpa*	14	G	G	G		0.0		Remove	1
G	White Elm	*Ulmus americana*	20	F	F-G	F		2.0	Fill pushed up around base of trees	Remove	1

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	CDB	DL	Comments	Action	Comp.
H	White Elm	*Ulmus americana*	15	F	F-G	F		2.0	Fill pushed up around base of trees	Remove	1
I	White Elm	*Ulmus americana*	20	F	F-G	F		2.0	Fill pushed up around base of trees	Remove	1
J	Bur Oak	*Quercus macrocarpa*	15	F	F-G	F		2.0	Fill pushed up around base of trees	Remove	1
K	Buckthorn	*Rhamnus cathartica*	10	F	F-G	F		2.0	Fill pushed up around base of trees	Remove	1
L	Apple species	*Malus sp.*	20, 25	F	F	F-G		3.0		Preserve	
M	Apple species	*Malus sp.*	30	F-G	F-G	F-G		3.0		Preserve	
N	Apple species	*Malus sp.*	25	F-G	F-G	F-G		3.0	Fill pushed up around base of trees	Remove	2
O	Bur Oak	*Quercus macrocarpa*	15	F	F-G	F		2.0	Fill pushed up around base of trees	Remove	1
P	Black Cherry	*Prunus serotina*	15	F	F-G	F		2.0	Fill pushed up around base of trees	Remove	1
Q	Apple species	*Malus sp.*	32, 15	F	F-G	F		3.0	Fill pushed up around base of trees	Remove	2
R	Pear species	*Pyrus sp.*	32	F	F-G	F		3.0	Fill pushed up around base of trees	Remove	2
S	Pear species	*Pyrus sp.*	26	F	F-G	F		2.0	Deadwood (M)	Remove	2
T	Manitoba Maple	*Acer negundo*	20	F	F-G	F		2.0	Deadwood (M)	Remove	1
U	Manitoba Maple	*Acer negundo*	25	F	F-G	F		2.0	Deadwood (M)	Remove	2
V	Basswood	*Tilia americana*	10	F	F-G	F		1.0	Deadwood (M)	Remove	1
W	Apple species	*Malus sp.*	14	F-G	F-G	F-G		2.0		Preserve	
X	Bur Oak	*Quercus macrocarpa*	25	G	G	G		2.0		Preserve	
Y	White Elm	*Ulmus americana*	30	G	G	G		3.0		Preserve	
Z	Bur Oak	*Quercus macrocarpa*	25	G	G	G		2.0		Preserve	
P1	Trembling Aspen	*Populus tremuloides*		G	G	G		1.0		Preserve	
P2	Buckthorn	*Rhamnus cathartica*	10-15	F-G	F-G	F-G		1.0	10 trees	Remove	6
P3	Buckthorn	*Rhamnus cathartica*	5-15	F-G	F-G	F-G		1.0	40 individuals, 25 individuals over 10	Remove	25
P4	Buckthorn	*Rhamnus cathartica*	10-15	F-G	F-G	F-G		1.0	25 individuals	Preserve	
P5	Sugar Maple, Norway Maple	*Acer saccharum, Acer platanoides*	15-19	F	F-G	F		2.0	Fill pushed up around base of trees, 4 trees	Remove	4
P6	Sugar Maple, Bur Oak	*Acer saccharum, Quercus macrocarpa*	15-25	F	F-G	F		2.0	Fill pushed up around base of trees, 4 trees 10-19cm, 4 trees 20-25cm	Remove	12

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	CDB	DL	Comments	Action	Comp.
P7	Buckthorn	*Rhamnus cathartica*	10-15	F-G	F-G	F-G		1.0	20 individuals	Remove	20
										TOTAL COMP.	104

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 Dieback	*(%)*
DL	Dripline (Diameter)	*(m)*
Comp.	Compensation planting	
P = poor, F = fair, G = good, ~ = estimate, (VL) = very light, (L) = light, (M) = moderate, (H) = heavy		