

TOWN OF CALEDON

PLANNING

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November 18th, 2025

ARBORIST REPORT

PROPOSED INDUSTRIAL DEVELOPMENT AIRPORT ROAD

TOWN OF CALEDON
REGION OF PEEL

PREPARED FOR:

BROCCOLINI AIRPORT ROAD ARGO LIMITED
PARTNERSHIP

PREPARED BY:

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NOVEMBER 13, 2025

DEVELOPMENT APPLICATION NO. PRE 2025-0137

CFCA FILE NO. 2278-7228-4

FIELD WORK COMPLETED
OCTOBER 21, 2025

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Revision Number	Date	Comments
Rev. 0	November 13, 2025	Issued for 1 st SPA Submission

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1.0 Introduction

C.F. Crozier & Associates Inc. (Crozier) was retained by Broccolini Airport Road Limited Partnership to conduct a tree inventory and assessment of existing trees within the properties of the addresses 0 Airport Road, in the Town of Caledon, as they pertain to the Town of Caledon and Region of Peel tree By-laws and Tree Preservation & Protection Standards. The properties are comprised of existing farm fields. The properties to the North and South are currently used for agricultural purposes. To the East, is Airport Road and more agriculture lands. On the West side of the site is a vegetated area, valley and more agricultural lands.

The subject property (herein referred to as the Site) covers an area of approximately 25 hectares (ha) and is located on Lot 21, Concession 6 in the Town of Caledon. The site is located on the Southwest side of Airport Road, between Old School Road and Mayfield Road. The proposed use of the site is industrial, comprising of two buildings, outdoor parking and a natural area on the West side of the site.

Field work was completed on October 21, 2025. This report relates to the condition of the trees as observed on those dates. The report is meant to describe the health and composition of the existing trees on site, the evaluation of which will inform the Tree Preservation Plan.

2.0 Methodology

The following Town of Caledon and Region of Peel policies were referred to for the purposes of completing the Arborist Report and Tree Preservation Plan:

- Terms of Reference for Arborist Reports, Tree Preservation Plans and Tableland tree removal Compensation (2020)
- Town of Caledon Development Standards Manual (Version 5.0, 2019)
- Town of Caledon standard development details and notes
- Town of Caledon Woodland Conservation By-law 2000-100
- Toronto and Region Conservation Authority (TRCA) standards and guidelines
- Credit Valley Conservation Authority (CVC) standards and guidelines
- Canadian Species at Risk Act
- The Ontario Endangered Species Act
- Ministry of Natural Resources and Forestry (MNRF) Butternut Tree Registration Guide
- Migratory Birds Convention Act, 1994
- Region of Peel standards and guidelines.

Existing trees 10cm DBH and over, within and adjacent (6.0m) to the development area, were inventoried and evaluated using the criteria outlined in the Terms of Reference for Arborist Reports, Tree Preservation Plans and Tableland tree removal Compensation. The inventory was completed by an International Society of Arboriculture (ISA) Certified Arborist on October 21, 2025. The information collected during the inventory includes species name, tree ID number, DBH, general health assessment and notes on trunk and canopy conditions.

The following is a list of the methodology used:

1. The trees and surrounding sites were assessed on October 21, 2025.
2. Trunk diameter was measured using a calibrated diameter tape, for all trees on subject property. Trees on adjacent private property were not physically measured, but approximated. The measurement was taken at the standard 1.4m above ground or grade crown level, generally referred to as diameter at breast height (DBH).

3. This report accompanies the Tree Photographs in Appendix 1, Tree Inventory Tables in Appendix 2, and Tree Preservation Plan in Appendix 3. This inventory is summarized graphically in the Tree Preservation Plan, which is to be read together with this report and shall form part of this report.

The trees were assessed based on:

- i. Tree ID number – number assigned to the tree.
- ii. Tree species – botanical and common names provided.
- iii. Diameter at Breast height (DBH) – measured in cm 1.4m above ground.
- iv. Canopy radius – in metres.
- v. Tree health at time of analysis including, but not limited to:
 - i) Obvious defects (leaf discoloration, abnormal leaf size, shortened nodes)
 - ii) Decay
 - iii) Dieback
 - iv) Disfigured stem
 - v) Broken roots
 - vi) Fungal conks
 - vii) Disease (biotic/abiotic/non-infectious)
 - viii) Chemical damage (pesticides/herbicides/fertilizers)
- vi. Structural integrity:
 - i) Root conditions and stability
 - ii) Trunk soundness
 - iii) Decay/cavities
 - iv) Co-dominant stems
 - v) Dead limbs
- vii. Ownership – Private, Town, Shared
- viii. Directive – Tree to be retained or removed.
- ix. Comments – Additional information regarding the tree.

The following rating system was used in describing the arboricultural condition of the trees inventoried.

Good: Indicates a condition of vigor and no major concerns.

Fair: Indicates an adequate tree, which may have some minor issues.

Poor: Indicates declining health, poor form, or other more serious issues.

Dead: Indicates a dead tree that should be removed.

3.0 General Observations and Comments

There were a total of one hundred fifty-five (155) individual trees inventoried on the subject property and on adjacent properties and ten (10) groupings. Detailed information has been gathered for the trees and included in Appendix 2, Tree Inventory Table. The overall quality and health of the trees on site varied from good to poor and included numerous standing dead trees in the vegetated area on the West side of the site. The vegetation along the property lines to the North and South was primarily buckthorn species under 10cm DBH with the occasional Hawthorn species under 10cm DBH.

The following is a summary of the trees by category within the project area.

Private Trees on Subject Property:	149
Private Trees on Adjacent Property:	5
Shared Trees:	1

4.0 Tree Removals/ Injuries

Through the design process, tree preservation and protection was imperative. The design considerations reviewed potential tree injuries and removal in conjunction with the tree species, health and condition in mind to work to preserve the quality trees within the limits of work. However, the building and site alterations will result in tree injuries and removals to facilitate implementation of the design. The following is a summary of the anticipated removals and injuries to trees within the limits of work. Refer to the Appendix 2: Tree Inventory Table for individual recommendations for each tree and Appendix 3: Tree Preservation Plan for specific locations.

- 1) **A total of one hundred twenty-seven (127) TREE REMOVALS.** Fourteen (14) of these trees are proposed to be removed due to being in poor or dead condition. One hundred thirteen (113) trees are proposed will be impacted and cannot be retained due to condition and conflicts with proposed construction. The tree groupings containing vegetation under 10cm DBH and mainly consisting of buckthorn will be removed up to the property line.

5.0 Preservation and Protection Recommendations

The survival rates for trees, which are in proximity to construction, are dependent on the resultant changes to a variety of environmental and anthropogenic factors. These construction activities bring about changes to a variety of environmental features such as the existing microclimate that includes wind, air temperature, soil moisture, amount of available sunlight, soil quality and the level of the water table. Increased human activities may also damage the structure and/or physiological activities of the trees. The full effects of the damage may not appear until several years after its occurrence. Thus, it is essential that both vegetative clearing and preservation methods follow the guidelines below. The guidelines are organized into those requirements set out by the Town of Caledon and the region of Peel, applicable provincial regulations, and additional recommendations that are in keeping with good arboricultural, horticultural and construction practices.

Twenty-eight (28) trees will be preserved with tree protection fencing being erected along the limits of grading works or on the dripline of the trees. Impacts are anticipated to be limited as a result of the tree protection fencing being installed on the dripline.

1. Tree Preservation & Protection Standards

The minimum tree protection zones for the Town of Caledon are to account for the entire dripline of the tree. All tree protection fencing is to be installed on the driplines of protected trees and as per the Town of Caledon Standard details, which can be found in Appendix 3: Tree Preservation Plans.

a. Protecting Trees

- Prior to the commencement of construction, tree protection barriers shall be installed in accordance with the Town of Caledon's Tree Preservation and Protection By law, and in accordance with the approved tree preservation plans and arborist reports and must be approved by Urban Forestry.
- Tree protection barriers shall be maintained in good condition and shall not be altered, moved or removed unless and until authorized by the Consulting Arborist.
- The owner shall notify all contractors and other parties working on site of approved tree protection plans and arborists reports and shall ensure that all contractors and other parties adhere strictly to the requirements of the tree preservation plan.

- The permit shall be posted in a conspicuous location visible from the street, for a period of one day prior to the commencement of the approved tree injury and until such time as the approved tree injury has been completed in accordance with the permit.
- If a permit to injure or removed trees is issued, the work shall be carried out by or under the supervision of an arborist.
- Prior to the commencement of any excavation, roots approved for pruning by Urban Forestry must first be exposed using pneumatic (air) excavation, by hand digging or by using a low pressure hydraulic (water) excavation. This root-sensitive excavation must be undertaken by an experienced operator under the supervision of a qualified and experienced arborist. The water pressure for hydraulic excavation must be low enough that root bark is not damaged or removed. This will allow a proper pruning cut and minimize tearing of the roots. The arborist retained to carry out root pruning must contact Urban Forestry no less than three (3) working days prior to conducting any specified work.
- The following activities are prohibited within a TPZ:
 - Demolition, construction, replacement or alteration of permanent or temporary buildings, structures or pathways of any kind;
 - Installation of large stones or boulders;
 - Altering grade by adding or removing soil or fill, excavating, trenching, topsoil or fill scraping, compacting soil or fill, dumping or disturbance of any kind;
 - Storage of construction materials, equipment, wood, branches, leaves, soil or fill, construction waster or debris of any sort;
 - Application, discharge or disposal of any substance or chemical that may adversely affect the health of a tree;
 - Causing or allowing water or discharge, to flow over slopes or through natural areas;
 - Access, parking or movement of vehicles, equipment or pedestrians;
 - Cutting, breaking, tearing, crushing, exposing or stripping tree's roots, trunk and branches;
 - Nailing or stapling into a tree, including attachment of fences, electrical wires or signs;
 - Stringing of cables or installing lights on trees;
 - Soil remediation, removal of contaminated fill; and
 - Excavating for directional or micro-tunnelling and boring entering shafts.
- Every precaution must be taken to prevent damage to trees and root systems from damage, compaction and contamination resulting from the construction to the satisfaction of Urban Forestry. The Contractor must report immediately to Urban Forestry any accidental/ unforeseen damage to trees such as broken limbs and damage to roots so that the damage can be assessed and mitigated as deemed appropriate by Urban Forestry.

b. Migratory Bird Protection:

- Nesting migratory birds are protected under the Migratory Birds Conservation Act, MBCA (1994) and Regulations.
- No work is permitted to proceed that would result in the destruction of nests or eggs, or the wounding or killing of bird species protected under the MBCA and / or Regulations

under that Act. It is the responsibility of the proponent and/or contractor to ensure compliance with the MBCA. Guidance for assessing potential risk of MBCA contravention and other relevant information is found on Environment Canada's website.

- In general, it is recommended that activities which could result in an MBCA contravention be conducted outside of the area-specific "Regional Nesting Period". See nesting period and calendars here:
<https://www.canada.ca/en/environment-climate-change/services/avoiding-harm-migratory-birds/general-nesting-periods/nesting-periods.html>
- If works are proposed within that Regional Nesting Period, the proponent must demonstrate due diligence, including an evaluation of risk (per Environment Canada guidelines at the referenced web links) and appropriate avoidance / mitigation measures. This is a site-specific analysis based on habitat, species recorded / expected and potential risk due to activities.

c. Construction Implementation:

- Prior to construction, a site meeting shall be held with the Contractor and Contract Administrator to review the clearing limits and confirm the installation location for the temporary tree protection barrier.
- Tree protection barriers shall be clearly staked in the field and approved by Urban Forestry prior to construction to ensure correct positioning of fencing and avoid unnecessary disturbance.
- To avoid root zone impacts on trees to be retained, excavated material shall not be stored against the tree protection barrier.
- Inspection of the tree protection barrier, including photographic records and deficiency notes, shall be undertaken by the site supervisor and submitted to Urban Forestry prior to the commencement of construction, during construction and after construction is completed.
- All removals should be felled into the work area to ensure that damage does not occur to the trees within the tree preservation zone. Upon completion of the tree removals, all felled trees are to be removed from the site, and all brush chipped. All brush, roots and wood debris should be shredded into pieces that are smaller than 25mm in size to ensure that any insect pests that could be present within the wood are destroyed.

d. Root Pruning Practices:

- All approved root pruning is to take place by or under the supervision of an arborist and in accordance with the Town of Newmarket's Tree Preservation, Protection, Replacement and Enhancement Policy.
- Pruned root ends shall be neatly and squarely trimmed, and the area shall be backfilled with clean native fill as soon as possible to prevent desiccation and promote root growth.
- The exposed roots shall not be allowed to dry out and an appropriate watering schedule shall be undertaken (e.g. water bi-weekly to field capacity between June 1st and September 15th) so that the roots maintain optimum soil moisture during construction and backfilling operations.
- Backfilling shall occur immediately and shall be with clean uncontaminated topsoil from an approved source. It is recommended that texture of backfill be coarser than existing soils, and that backfill comes into clean contact with existing soils (remove air pockets, sod, etc.)

e. Branch Pruning Practices

- All limbs damaged or broken during the course of construction should be pruned cleanly, utilizing by-pass secateurs in accordance with approved horticultural practices. Should there be a potential risk of transfer of disease from infected to non-infected trees; tools must be disinfected after pruning each tree by dipping in methyl hydrate. This practice is particularly important during periods of tree stress and when pruning many members of the same genera, within which a disease could be spread quickly (i.e., Verticillium Wilt on Maples or Fireblight on genera of the Rosaceae family).
- All pruning cuts should be made to a growing point such as a bud, twig or branch, cut just outside the branch collar (the swollen area at the base of the branch that sometimes has a bark ridge), and perpendicular to the branch being pruned rather than as close to the trunk as possible. This minimizes the site of the wound. No stubs should be left. Poor cut location, poor cut angle and torn cuts are not acceptable.
- Extensive pruning is best completed before plants break dormancy. Pruning should be limited to the removal of no more than one third (1/3) of the total bud and leaf bearing branches. Pruning should include the careful removal of:
 - i. Deadwood,
 - ii. Branches that are weak, damaged, diseased and those which will interfere with construction activity,
 - iii. Secondary leaders of conifers,
 - iv. Trunk and root suckers,
 - v. Trunk waterspouts, and
 - vi. Tight V-shaped or weak crotches (included unions).
- Any branches that overhang the work area and require pruning are to be pruned using good arboricultural practices utilizing by-pass secateurs in accordance with approved horticultural practices and /or American National Standard (ANSI) A300 (Part 1) – 2008 Pruning.
- The Contractor must report immediately any damage to trees such as broken limbs, damage to roots, or wound to the main trunk systems so that the damage can be assessed immediately.

6.0 Tree Replacement

As per the Town of Caledon's Tableland Tree Removal Compensation Policy, tree compensation will be calculated for healthy trees over 10cm DBH using the Town of Caledon's compensation ratio. Tree compensation will be calculated based on the condition of the inventoried trees. Dead and poor condition trees are not being compensated for as they are not deemed to be healthy.

Based on the Town of Caledon's Compensation ratio, one hundred fifteen (115) trees proposed to be removed will require compensation. This will result in one hundred thirty-four (134) compensation trees required. Compensation trees will need to be 70mm caliper for deciduous trees, 50mm cal., for flowering deciduous trees and 200cm ht., for coniferous trees.

The following is a summary of the replacement calculations.

Table 1: Tree Removal Compensation Ratio (fair-good)

DBH (cm)	Compensation Ratio	Number of Trees Being Removed	Required Replacements
<10	Not Applicable	-	-
10-20	1:1	96	96
21-35	2:1	19	38
36-50	3:1	-	-
51-65	4:1	-	-
>65	5:1	-	-
TOTAL:		115	134

Compensation plantings should be provided onsite where possible and be in addition to the Town's required tree planting requirements. Compensation trees shall be in conformance with section 2.3 of the Development Standards Manual Version 5.0, 2019 and the Town of Caledon Site Plan Control Manual. Tree compensation will be considered and coordinated on the landscape plans prepared by the Landscape Architect.

7.0 Town of Caledon General Notes

During construction and prior to final approval by the Town, the consulting Arborist along with appropriate Town staff shall intermittently inspect the entire site. Any noted hazardous trees must be identified and removed prior to Assumption or earlier if deemed hazardous at the sole cost of the Owner/Applicant. Any records of maintenance or removals are to be submitted to the Town.

Compensation will be required for all tree removals at a rate as determined by the Town's Tableland Tree Removal Compensation. Tree compensation planting will be in addition to the standard required planting. In the event tree compensation cannot be accommodated for in the planting design, financial compensation shall be collected at a rate (per tree) as determined by the Town. Based on the compensation ratio, (insert number) replacement trees are required to compensate for the removal of trees on the subject property.

Removals should occur outside of the breeding bird season (late March – late August, as per the Canada Nesting Periods website). If this is not possible, clearance with an ecologist shall occur prior to construction to ensure no loss of bird nest, egg or unfledged young.

Any trees located on the property line (boundary trees as defined by the Ontario Forestry Act) or on the adjacent property that are proposed to be removed, pruned or injured, will require written consent from the adjacent landowner. All correspondence is to be forwarded to the Town prior to any removals.

Minor grading works may be permitted at the edge of the tree protection zone as required to correct localized grading issues adjacent to the proposed development at the discretion of the Town. This work is to be undertaken under the supervision of the consulting Arborist. The consulting Arborist is to verify in writing to the Town, confirming that the work has been completed as per the approved design using best arboricultural practices.

Areas within the tree protection zone shall remain undisturbed for the duration of site construction and shall not be used for the storage of excavated fill, building/construction material, structures or equipment.

The limit of tree protection hoarding shall be confirmed in the field by the consulting arborist, Town staff and conservation authority (if applicable). The Owner/Applicant shall be responsible for ongoing maintenance and repairs to tree protection fencing to the satisfaction of the Town, until final approval by the Town and conservation authority (if applicable). The Owner/Applicant shall not remove and not cause or permit any tree preservation fencing to be removed without the approval of the Town and conservation authority (if applicable)

8.0 Conclusion and Recommendations

In total, one hundred fifty-five (155) individual trees and ten (10) tree groupings were inventoried and assessed on and within 6.0m of the subject property. We have based our recommendations for retention and removal of trees on the current site plan drawings and the health and condition of the trees while assuming best practices during construction.

A total of one hundred twenty-seven (127) individual trees will need to be removed that were determined to conflict with the proposed development or are in poor condition. The remaining twenty-eight (28) trees will be retained and protected by tree protection barriers. The locations of which are shown on the Tree Preservation Plan (Appendix 3).

The following recommendations are made to minimize impacts on those trees to be retained:

- Tree protection barrier shall be installed and maintained in good condition for the duration of construction and shall not be removed until all construction activities have been completed.
- Before, during and post construction a Landscape Architect or ISA Certified Arborist should make periodic visits to ensure tree protection barriers are being properly utilized.

9.0 Limitations of Assessment

The assessment of the trees presented within this report has been made using accepted arboricultural techniques. These include a visual examination of the above-ground parts of each tree for structural defects, scars, external indications of decay, evidence of insect presence, discoloured foliage, the general condition of the trees and the surrounding site, as well as the proximity of property and people. None of the trees examined were dissected, cored, probed, or climbed, and detailed root crown examinations involving excavation were not undertaken.

Notwithstanding the recommendations and conclusions made in this report, it must be realized that trees are living organisms, and their health and vigour is constantly changing. They are not immune to changes in site conditions or seasonal variations in the weather

While reasonable efforts have been made to ensure the trees recommended for retention are healthy, no guarantees are offered or implied that these trees or any part of them will remain standing. It is both professionally and practically impossible to predict with absolute certainty the behavior of any single tree or group of trees in all circumstances. Inevitably a standing tree will always pose some risk. Most trees have the potential for failure if provided with the necessary combinations of stresses and elements. This risk can only be eliminated if the tree is removed.

Every effort has been made to ensure that this assessment is reasonably accurate the trees should be reassessed periodically. The assessment presented in this report is valid at the time of inspection.

Respectfully submitted,

C.F. CROZIER & ASSOCIATES INC.



Matt Campbell, OALA, CSLA, ISA Certified Arborist ON-3008-A, TRAQ
Senior Contract Administrator, Landscape Architecture

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APPENDIX 1

TREE PHOTOGRAPHS

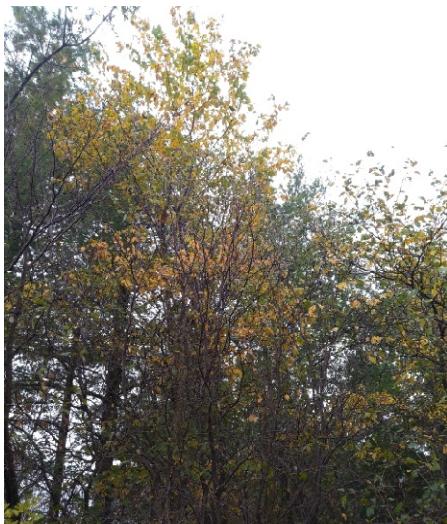
1 Preserve



2 Preserve



3 Preserve



4 Preserve



5 Preserve



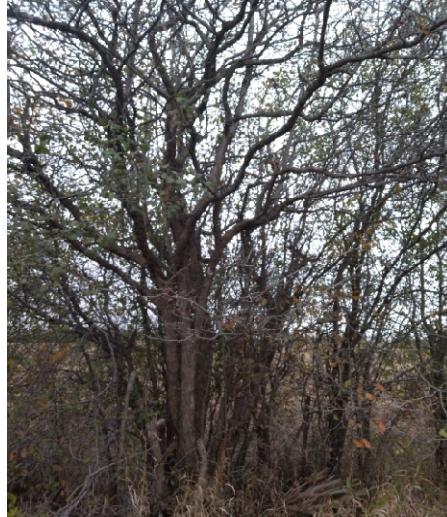
306 Remove



307 Preserve



308 Remove



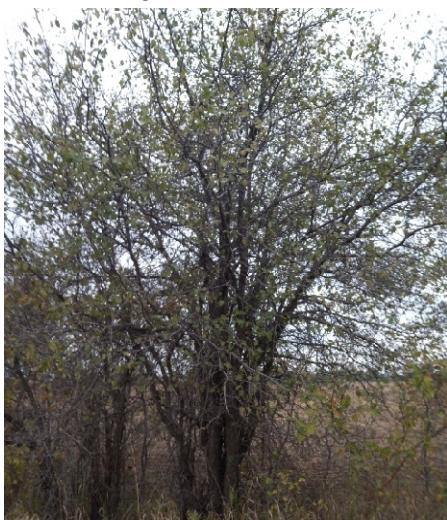
309 Remove



310 Remove



311 Remove



312 Remove



313 Remove



314 Remove



315 Remove



316 Preserve



317 Remove



318 Remove



319 Remove



320 Remove



321 Remove



322 Remove



323 Remove



324 Remove



325 Remove



326 Remove



327 Remove



328 Remove



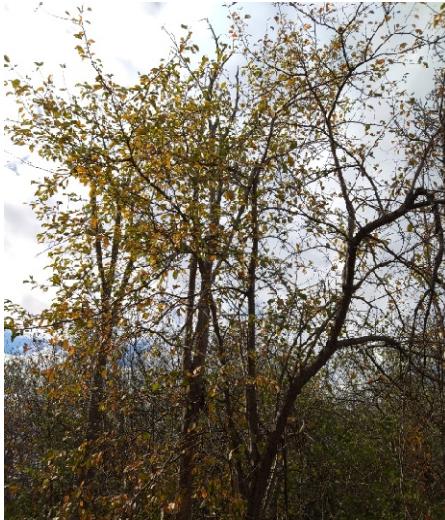
329 Remove



330 Preserve



331 Preserve



332 Preserve



333 Preserve



334 Preserve



335 Preserve



336 Preserve



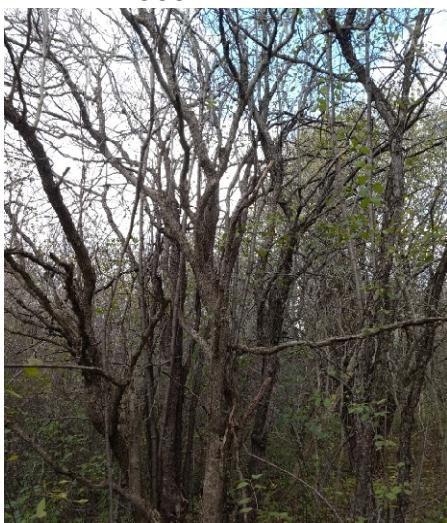
337 Remove



338 Preserve



339 Remove



340 Preserve



341 Remove



342 Remove



343 Remove



344 Remove



345 Remove



602 Remove



605 Remove



607 Remove



609 Remove



611 Remove



612 Remove



615 Remove



618 Remove



621 Remove



622 Remove



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624 Remove



626 Preserve



636 Remove



637 Remove



640 Preserve



641 Preserve



642 Preserve



643 Preserve



654 Remove



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679 Remove



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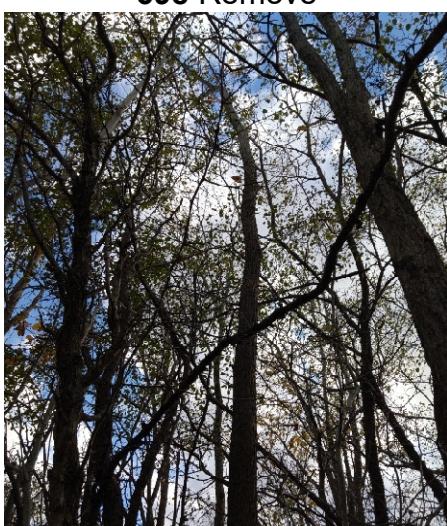
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704 Remove



706 Remove



712 Remove



754 Remove



901 Remove



904 Remove



909 Preserve



910 Preserve



911 Preserve



912 Remove



915 Preserve



937 Preserve



939 Remove



941 Remove



942 Remove



943 Remove



944 Remove



945 Remove



947 Remove



948 Remove



949 Remove



950 Remove



951 Remove



952 Remove



953 Remove



954 Remove



955 Remove



956 Remove



958 Remove



959 Remove



960 Remove



961 Remove



962 Remove



965 Remove



966 Remove



972 Remove



973 Remove



979 Remove



980 Remove



981 Remove



985 Remove



987 Preserve



988 Remove



989 Remove



990 Preserve



991 Remove



994 Remove



1022 Remove



1023 Remove



1024 Remove



1026 Remove



1027 Remove



1028 Remove



1030 Remove



1031 Remove



1032 Remove



1033 Preserve



1034 Remove



APPENDIX 2

TREE INVENTORY CHARTS

INDIVIDUAL TREE INVENTORY TABLE														
ID No.	ID Ex. Tag No.	Botanical Name	Common Name	Elevation at Root Flare (m)	DBH (cm) at 1.4m above grade	(Diameter)	Canopy Radius (m)	Trunk Integrity	Crown Structure	Crown Vigor	Ownership	Directive	Tree Compensation	Comments
306		<i>Rhamnus cathartica</i>	Common Buckthorn	252.72	11, 10, 8	2.5	Fair	Good	Good	Private	Remove	1	Multistem at base.	
307		<i>Rhamnus cathartica</i>	Common Buckthorn	252.60	10, 13, 14	2	Good	Good	Good	Shared	Preserve		Multistem at base.	
308		<i>Crataegus spp.</i>	Hawthorn spp.	252.57	12, 12, 14	2	Fair	Good	Good	Private	Remove	2	Multistem at base.	
309		<i>Malus spp.</i>	Common Apple	251.63	12	2	Fair	Fair	Fair	Private	Remove	1		
310		<i>Malus spp.</i>	Common Apple	252.03	15, 10	2	Fair	Fair	Good	Private	Remove	1		
311		<i>Rhamnus cathartica</i>	Common Buckthorn	251.75	12, 11, 12	2	Fair	Fair	Good	Private	Remove	2	Multistem at base.	
312		<i>Crataegus spp.</i>	Hawthorn spp.	250.17	10, 13, 12	2	Fair	Fair	Good	Private	Remove	2	Multistem at base.	
313		<i>Crataegus spp.</i>	Hawthorn spp.	250.50	10, 8	2	Fair	Fair	Good	Private	Remove	1	Multistem at base. Small cavities in both stems.	
314		<i>Crataegus spp.</i>	Hawthorn spp.	250.09	16, 14, 13	2	Fair	Fair	Good	Private	Remove	2	Multistem at base.	
315		<i>Rhamnus cathartica</i>	Common Buckthorn	250.34	14, 9	2	Fair	Fair	Good	Private	Remove	1	Multistem at base. Multiple dead stems.	
316		<i>Crataegus spp.</i>	Hawthorn spp.	249.07	13, 14, 9, 8	0	Dead	Dead	Dead	Private	Preserve		Standing dead.	
602		<i>Crataegus spp.</i>	Hawthorn spp.	248.94	12, 12, 8	2.5	Fair	Fair	Good	Private	Preserve		Multistem at base.	
		<i>Malus spp.</i>	Common Apple	249.70	10, 10, 11, 8	2.5	Fair	Fair	Good	Private	Remove	1	Multistem at base.	
318		<i>Rhamnus cathartica</i>	Common Buckthorn	249.98	10, 10, 10, 10, 8, 8	2	Good	Fair	Fair	Private	Remove	2	Multistem at base.	
319		<i>Rhamnus cathartica</i>	Common Buckthorn	249.27	12, 12	2	Fair	Good	Good	Private	Remove	1	Multistem at base.	
320		<i>Rhamnus cathartica</i>	Common Buckthorn	247.45	12, 12, 9	1.5	Fair	Good	Good	Private	Remove	1	Multistem at base.	
712		<i>Pyrus spp.</i>	Common Apple	247.50	14	2	Fair	Fair	Good	Private	Remove	1	Canopy suppressed by adjacent trees.	
		<i>Rhamnus cathartica</i>	Common Buckthorn	246.64	17, 13	2	Fair	Fair	Private	Remove	2	Multistem at base.		
1		<i>Pinus strobus</i>	Eastern White Pine	246.77	28	3.5	Good	Good	Good	Neighbour	Preserve			
2		<i>Ulmus rubra</i>	Slippery Elm	246.40	14, 15	3	Good	Good	Good	Neighbour	Preserve		Codominant at base. Canopy suppressed by adjacent trees.	
3		<i>Ulmus rubra</i>	Slippery Elm	246.39	13	2	Good	Good	Good	Neighbour	Preserve		Canopy suppressed by adjacent trees.	
4		<i>Pinus strobus</i>	Eastern White Pine	246.73	32	4	Good	Good	Good	Neighbour	Preserve			
5		<i>Malus spp.</i>	Common Apple	244.72	27	3	Poor	Fair	Neighbour	Preserve			Signs of insect damage on trunk.	
754		<i>Malus spp.</i>	Common Pear	245.91	21	1.5	Poor	Fair	Private	Remove	2		Signs of insect damage on trunk.	
		<i>Ulmus rubra</i>	Slippery Elm	250.54	27	4.5	Good	Fair	Good	Private	Remove	2	One sided canopy on the west side.	
323		<i>Ulmus rubra</i>	Slippery Elm	250.52	12	2.5	Fair	Fair	Good	Private	Remove	1	One sided canopy on east side. Old trunk wounds at base.	
324		<i>Malus spp.</i>	Common Apple	249.87	11	2	Fair	Fair	Private	Remove	1		Significant lean to the south.	
1028		<i>Ulmus rubra</i>	Slippery Elm	249.78	15	2.5	Good	Fair	Fair	Private	Remove	1		
1026		<i>Pyrus spp.</i>	Common Pear	249.83	12	2.5	Fair	Fair	Fair	Private	Remove	1		
1034		<i>Ulmus rubra</i>	Slippery Elm	249.99	12	2	Fair	Fair	Private	Remove	1			
1030		<i>Pyrus spp.</i>	Common Pear	249.83	12	2	Fair	Fair	Private	Remove	1			
325		<i>Rhamnus cathartica</i>	Common Buckthorn	249.90	8, 10, 11, 13, 10, 10	3.5	Fair	Fair	Fair	Private	Remove	2	Multistem at 450mm above grade.	
1033		<i>Pyrus spp.</i>	Common Pear	248.58	12	0	Dead	Dead	Dead	Private	Preserve		Standing dead	
1031		<i>Ulmus rubra</i>	Slippery Elm	249.87	12	2	Fair	Fair	Private	Remove	1			
1032		<i>Ulmus rubra</i>	Slippery Elm	249.81	16	2	Poor	Fair	Poor	Private	Remove		Signs of decay on trunk.	
1027		<i>Malus spp.</i>	Common Apple	249.71	13	2.5	Good	Fair	Private	Remove	1			
994		<i>Ulmus rubra</i>	Slippery Elm	249.77	16	2	Good	Fair	Good	Private	Remove	1	Codominant at 2m.	
987		<i>Ulmus rubra</i>	Slippery Elm	249.99	15	0	Dead	Dead	Dead	Private	Preserve		Standing dead.	
990		<i>Ulmus rubra</i>	Slippery Elm	249.60	13	0	Dead	Dead	Dead	Private	Preserve		Standing dead.	
991		<i>Ulmus rubra</i>	Slippery Elm	249.88	13	2.5	Fair	Fair	Private	Remove	1			
943		<i>Pyrus spp.</i>	Common Pear	249.99	18	3.5	Fair	Good	Good	Private	Remove	1		
942		<i>Crataegus spp.</i>	Hawthorn spp.	250.10	13	2.5	Fair	Fair	Fair	Private	Remove	1		
937		<i>Ulmus rubra</i>	Slippery Elm	249.91	15	3	Fair	Fair	Private	Preserve				
915		<i>Ulmus rubra</i>	Slippery Elm	249.61	14	2.5	Fair	Fair	Private	Preserve			Codominant at 3m.	
941		<i>Ulmus rubra</i>	Slippery Elm	249.99	12	0	Dead	Dead	Dead	Private	Remove		Standing dead.	
939		<i>Ulmus rubra</i>	Slippery Elm	250.09	12	2	Fair	Poor	Poor	Private	Remove		Dead branches throughout canopy.	
910		<i>Ulmus rubra</i>	Slippery Elm	250.17	14	2	Good	Fair	Fair	Private	Remove	1		
911		<i>Ulmus rubra</i>	Slippery Elm	250.20	11	1.5	Fair	Fair	Private	Remove	1			
912		<i>Ulmus rubra</i>	Slippery Elm	249.69	14	2	Good	Fair	Private	Remove	1			
909		<i>Ulmus rubra</i>	Slippery Elm	250.00	12	2	Fair	Fair	Private	Remove	1			
944		<i>Ulmus rubra</i>	Slippery Elm	250.30	14	2	Fair	Fair	Private	Remove	1			
945		<i>Crataegus spp.</i>	Hawthorn spp.	250.06	11	2	Fair	Fair	Private	Remove	1			
989		<i>Ulmus rubra</i>	Slippery Elm	250.07	11	0	Dead	Dead	Dead	Private	Remove		Standing dead.	
988		<i>Ulmus rubra</i>	Slippery Elm	249.74	14	0	Dead	Dead	Dead	Private	Remove		Standing dead.	
985		<i>Ulmus rubra</i>	Slippery Elm	250.06	11	0	Dead	Dead	Dead	Private	Remove		Standing dead.	
326		<i>Ulmus rubra</i>	Slippery Elm	250.21	15	2	Fair	Fair	Private	Remove	1			
		<i>Pyrus spp.</i>	Common Pear	250.25	12	2.5	Fair	Fair	Private	Remove	1			
979		<i>Ulmus rubra</i>	Slippery Elm	250.07	20	2.5	Good	Fair	Good	Private	Remove	1		
973		<i>Pyrus spp.</i>	Common Pear	249.63	11	1.5	Fair	Fair	Private	Remove	1			
972		<i>Ulmus rubra</i>	Slippery Elm	250.17	12	1.5	Fair	Fair	Private	Remove	1			
1024		<i>Pyrus spp.</i>	Common Pear	249.99	12	0	Dead	Dead	Dead	Private	Remove		Standing dead.	
1022		<i>Ulmus rubra</i>	Slippery Elm	250.36	14	2	Fair	Fair	Private	Remove	1			
1023		<i>Pyrus spp.</i>	Common Pear	250.56	14	2.5	Fair	Fair	Private	Remove	1		Leaning to the south. Old truck wounds at base.	
965		<i>Pyrus spp.</i>	Common Pear	251.10	14, 11, 12	3	Poor	Fair	Fair	Private	Remove	2	Multistem at base. Multiple wounds at trunk.	
966		<i>Ulmus rubra</i>	Slippery Elm	250.82	15	2	Fair	Fair	Private	Remove	1			

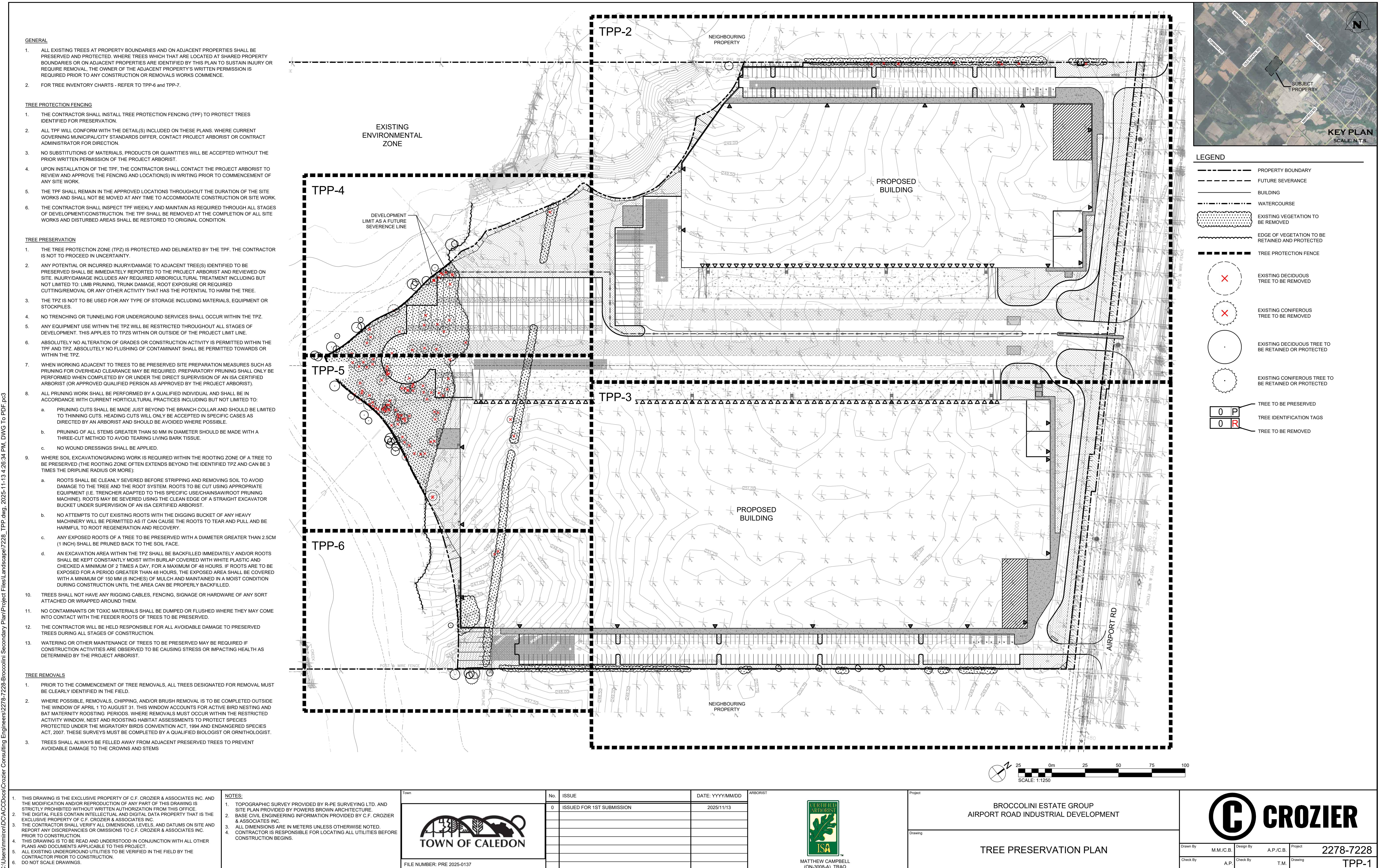
INDIVIDUAL TREE INVENTORY TABLE														
ID No.	ID Ex. Tag No.	Botanical Name	Common Name	Elevation at Root Flare (m)	DBH (cm) at 1.4m above grade	(Diameter)	Canopy Radius (m)	Trunk Integrity	Crown Structure	Crown Vigor	Ownership	Directive	Tree Compensation	Comments
327		<i>Crataegus spp.</i>	Hawthorn spp.	251.09	11	2	Fair	Fair	Fair	Private	Remove	1		
	901	<i>Ulmus rubra</i>	Slippery Elm	251.19	12	1.5	Poor	Fair	Poor	Private	Remove			Signs of decay on trunk. Dead branches in canopy.
328		<i>Ulmus rubra</i>	Slippery Elm	251.08	11	1.5	Fair	Fair	Fair	Private	Remove	1		
	962	<i>Ulmus rubra</i>	Slippery Elm	250.54	13	1.5	Fair	Fair	Fair	Private	Remove	1		
961		<i>Ulmus rubra</i>	Slippery Elm	250.47	14	2.5	Fair	Fair	Fair	Private	Remove	1		
981		<i>Pyrus spp.</i>	Common Pear	250.65	11	2	Poor	Fair	Fair	Private	Remove	1		Cavity at base of trunk.
960		<i>Rhamnus cathartica</i>	Common Buckthorn	250.28	15	3	Fair	Fair	Fair	Private	Remove	1		
958		<i>Ulmus rubra</i>	Slippery Elm	250.45	12	2	Fair	Fair	Fair	Private	Remove	1		
329		<i>Ulmus rubra</i>	Slippery Elm	250.33	10	1.5	Good	Good	Good	Private	Remove	1		
	959	<i>Ulmus rubra</i>	Slippery Elm	250.06	12	1.5	Poor	Poor	Poor	Private	Remove			Tree suckering. Dead wood in canopy. Signs of decay.
956		<i>Pyrus spp.</i>	Common Pear	250.24	17	2	Poor	Fair	Fair	Private	Remove	1		Bottom of trunk is hollow. Large cavity at branch union.
955		<i>Ulmus rubra</i>	Slippery Elm	250.32	12	1.5	Fair	Fair	Fair	Private	Remove	1		
951		<i>Ulmus rubra</i>	Slippery Elm	250.31	18	3.5	Good	Fair	Good	Private	Remove	1		
952		<i>Ulmus rubra</i>	Slippery Elm	250.25	13	2	Good	Fair	Good	Private	Remove	1		
950		<i>Ulmus rubra</i>	Slippery Elm	250.28	14	2.5	Good	Poor	Good	Private	Remove	1		
948		<i>Ulmus rubra</i>	Slippery Elm	250.22	16	1.5	Good	Fair	Private	Remove	1			Narrow canopy.
947		<i>Ulmus rubra</i>	Slippery Elm	250.09	13	2.5	Fair	Fair	Private	Remove	1			Poor tree architecture.
949		<i>Ulmus rubra</i>	Slippery Elm	250.12	15	1.5	Fair	Fair	Private	Remove	1			
953		<i>Ulmus rubra</i>	Slippery Elm	250.10	14	2.5	Good	Fair	Good	Private	Remove	1		
954		<i>Ulmus rubra</i>	Slippery Elm	250.49	12	2	Good	Fair	Good	Private	Remove	1		
904		<i>Ulmus rubra</i>	Slippery Elm	249.99	17	3.5	Good	Fair	Good	Private	Remove	1		
330		<i>Malus spp.</i>	Common Apple	248.85	16	2	Good	Fair	Fair	Private	Preserve			One sided canopy to the north. Canopy suppressed by adjacent tree.
331		<i>Malus spp.</i>	Common Apple	249.38	18	3.5	Good	Fair	Good	Private	Preserve			
332		<i>Ulmus rubra</i>	Slippery Elm	250.44	13	2	Good	Fair	Good	Private	Preserve			
	684	<i>Ulmus rubra</i>	Slippery Elm	250.58	20	2	Good	Fair	Good	Private	Remove	1		
333		<i>Pyrus spp.</i>	Common Pear	249.89	21	2.5	Fair	Fair	Fair	Private	Preserve			Signs of insect damage.
334		<i>Pyrus spp.</i>	Common Pear	250.25	12	2	Good	Fair	Fair	Private	Preserve			Canopy suppressed by neighbor trees.
335		<i>Pyrus spp.</i>	Common Pear	249.96	14	3	Fair	Fair	Private	Preserve				One sided canopy to the south.
336		<i>Malus spp.</i>	Common Apple	250.28	12	3	Fair	Fair	Private	Preserve				
337		<i>Crataegus spp.</i>	Hawthorn spp.	247.53	16, 10, 15, 12	3.5	Fair	Fair	Private	Remove	2			
338		<i>Ulmus rubra</i>	Slippery Elm	250.00	11	1.5	Fair	Fair	Private	Preserve				
	625	<i>Pyrus spp.</i>	Common Pear	250.05	12, 14	2	Fair	Fair	Fair	Private	Preserve			Codominant at base.
339		<i>Crataegus spp.</i>	Hawthorn spp.	248.77	13, 8	3	Fair	Fair	Private	Remove	1			Multistem at base. Branches in canopy.
	626	<i>Ulmus rubra</i>	Slippery Elm	249.04	16	3	Fair	Fair	Private	Preserve				
640		<i>Ulmus rubra</i>	Slippery Elm	249.59	14	1.5	Fair	Fair	Private	Preserve				
642		<i>Ulmus rubra</i>	Slippery Elm	250.32	14	2	Fair	Fair	Private	Preserve				
641		<i>Crataegus spp.</i>	Hawthorn spp.	250.42	13, 13, 12, 12	3	Fair	Fair	Private	Preserve				Dead wood in canopy. Fungal growth throughout.
340		<i>Ulmus rubra</i>	Slippery Elm	250.26	12	2.5	Fair	Fair	Private	Preserve				One sided canopy. Canopy suppressed by neighbour tree.
	643	<i>Ulmus rubra</i>	Slippery Elm	250.34	19	2.5	Good	Good	Good	Private	Preserve			
636		<i>Ulmus rubra</i>	Slippery Elm	250.20	17	2.5	Good	Good	Good	Private	Remove	1		
637		<i>Pyrus spp.</i>	Common Pear	250.04	15	3	Fair	Good	Fair	Private	Remove	1		
	654	<i>Ulmus rubra</i>	Slippery Elm	249.58	14	3	Good	Fair	Good	Private	Remove	1		
341		<i>Pyrus spp.</i>	Common Pear	250.22	14	2.5	Fair	Fair	Private	Preserve				
	612	<i>Ulmus rubra</i>	Slippery Elm	249.41	14	2	Fair	Fair	Private	Remove	1			
611		<i>Crataegus spp.</i>	Hawthorn spp.	249.90	12, 13	2	Fair	Fair	Private	Remove	1			
609		<i>Crataegus spp.</i>	Hawthorn spp.	249.38	18	3	Poor	Fair	Private	Remove	1			Signs of decay on main stem.
618		<i>Crataegus spp.</i>	Hawthorn spp.	250.32	11, 8, 9	3	Fair	Fair	Private	Remove	1			
609		<i>Crataegus spp.</i>	Hawthorn spp.	248.09	11, 8	3	Fair	Fair	Private	Remove	1			
682		<i>Malus spp.</i>	Common Apple	249.14	18	3	Good	Good	Good	Private	Remove	1		
683		<i>Pyrus spp.</i>	Common Pear	250.78	10, 11, 9	3	Fair	Fair	Private	Remove	1			Multistem at base.
675		<i>Pyrus spp.</i>	Common Pear	247.17	10, 11	3	Fair	Fair	Private	Remove	1			Signs of insect damage and decay.
607		<i>Ulmus rubra</i>	Slippery Elm	250.58	18	2.5	Poor	Fair	Poor	Private	Remove	1		Dead branches in canopy.
605		<i>Ulmus rubra</i>	Slippery Elm	250.35	15	2	Good	Fair	Fair	Private	Remove	1		
615		<i>Crataegus spp.</i>	Hawthorn spp.	250.28	15, 15	2	Fair	Fair	Private	Remove	2			Codominant at 1m.
342		<i>Ulmus rubra</i>	Slippery Elm	250.32	13	1.5	Poor	Poor	Poor	Private	Remove			Signs of decay and bark peeling throughout.
316		<i>Ulmus rubra</i>	Slippery Elm	250.43	24	3	Fair	Fair	Fair	Private	Remove	2		Some dead wood in canopy.
343		<i>Ulmus rubra</i>	Slippery Elm	250.51	21	3	Fair	Fair	Fair	Private	Remove	2		
669		<i>Crataegus spp.</i>	Hawthorn spp.	250.51	10, 11, 9	3	Fair	Fair	Fair	Private	Remove	1		
684		<i>Ulmus rubra</i>	Slippery Elm	250.56	19	3	Fair	Fair	Private	Remove	1			Codominant at 4m.
344		<i>Ulmus rubra</i>	Slippery Elm	250.70	11	1.5	Fair	Fair	Private	Remove	1			One sided canopy to the north.
345		<i>Ulmus rubra</i>	Slippery Elm	251.06	25	3.5	Fair	Fair	Poor	Private	Remove	2		
	679	<i>Ulmus rubra</i>	Slippery Elm	250.95	22	3	Fair	Fair	Private	Remove	2			Codominant at 4m.
677		<i>Ulmus rubra</i>	Slippery Elm	248.80	14	2.5	Fair	Fair	Private	Remove	1			
621		<i>Pyrus spp.</i>	Common Pear	245.66	16	3	Fair	Fair	Fair	Private	Remove	1		
622		<i>Crataegus spp.</i>	Hawthorn spp.	242.41	15	3	Fair	Fair	Private	Remove	1			

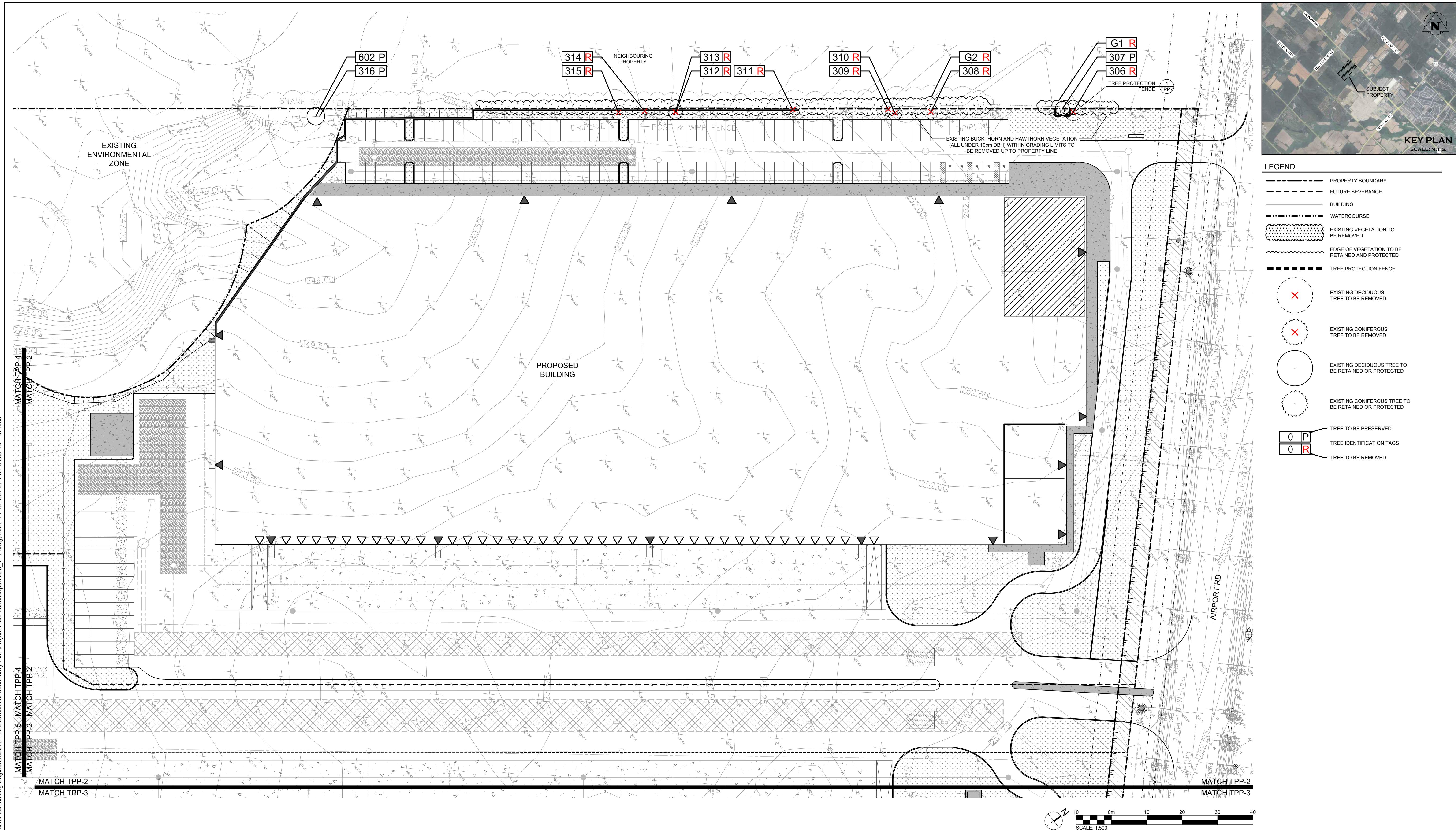
INDIVIDUAL TREE INVENTORY TABLE														
ID No.	ID Ex. Tag No.	Botanical Name	Common Name	Elevation at Root Flare (m)	DBH (cm) at 1.4m above grade	(Diameter)	Canopy Radius (m)	Trunk Integrity	Crown Structure	Crown Vigor	Ownership	Directive	Tree Compensation	Comments
660		<i>Ulmus rubra</i>	Slippery Elm	250.24	17	2	Fair	Fair	Fair	Private	Remove	1		
661		<i>Ulmus rubra</i>	Slippery Elm	250.28	10	1.5	Fair	Poor	Fair	Private	Remove	1		Small canopy suppressed by adjacent trees.
624		<i>Ulmus rubra</i>	Slippery Elm	250.27	17	2	Fair	Fair	Fair	Private	Remove	1		
655		<i>Ulmus rubra</i>	Slippery Elm	247.85	11	1.5	Fair	Fair	Fair	Private	Remove	1		
623		<i>Ulmus rubra</i>	Slippery Elm	250.13	15	2	Good	Fair	Fair	Private	Remove	1		
688		<i>Ulmus rubra</i>	Slippery Elm	250.24	17	1.5	Fair	Fair	Fair	Private	Remove	1		
689		<i>Ulmus rubra</i>	Slippery Elm	250.37	12	2	Fair	Poor	Poor	Private	Remove			50% canopy dieback.
690		<i>Pyrus spp.</i>	Common Apple	250.36	12	2.5	Fair	Fair	Fair	Private	Remove	1		
691		<i>Ulmus rubra</i>	Slippery Elm	249.91	16	3	Fair	Fair	Fair	Private	Remove	1		
692		<i>Ulmus rubra</i>	Slippery Elm	247.85	12	1.5	Good	Fair	Fair	Private	Remove	1		Canopy suppressed by adjacent tree.
693		<i>Ulmus rubra</i>	Slippery Elm	250.52	22	3	Good	Fair	Fair	Private	Remove	2		Codominant at 2m.
694		<i>Ulmus rubra</i>	Slippery Elm	250.61	16	2	Good	Fair	Fair	Private	Remove	1		
695		<i>Ulmus rubra</i>	Slippery Elm	250.60	17	2	Good	Fair	Fair	Private	Remove	1		
696		<i>Ulmus rubra</i>	Slippery Elm	250.77	16	2	Poor	Poor	Poor	Private	Remove			Over 80% canopy dieback.
657		<i>Ulmus rubra</i>	Slippery Elm	248.01	20	2.5	Fair	Fair	Fair	Private	Remove	1		
658		<i>Ulmus rubra</i>	Slippery Elm	250.72	15	2	Fair	Fair	Fair	Private	Remove	1		
698		<i>Ulmus rubra</i>	Slippery Elm	250.78	13	1.5	Good	Fair	Fair	Private	Remove	1		
659		<i>Ulmus rubra</i>	Slippery Elm	250.87	16	2	Fair	Fair	Fair	Private	Remove	1		
697		<i>Ulmus rubra</i>	Slippery Elm	250.95	12	2	Good	Fair	Fair	Private	Remove	1		
700		<i>Ulmus rubra</i>	Slippery Elm	251.00	11	2	Good	Fair	Fair	Private	Remove	1		
701		<i>Ulmus rubra</i>	Slippery Elm	250.10	12	2	Good	Fair	Fair	Private	Remove	1		
703		<i>Pyrus spp.</i>	Common Pear	249.16	18, 12, 13	3.5	Fair	Fair	Fair	Private	Remove	2		
702		<i>Ulmus rubra</i>	Slippery Elm	251.16	10	1.5	Good	Good	Good	Private	Remove	1		
704		<i>Ulmus rubra</i>	Slippery Elm	251.19	12	1.5	Fair	Fair	Fair	Private	Remove	1		
706		<i>Malus spp.</i>	Common Apple	250.75	17, 14	3.5	Fair	Fair	Fair	Private	Remove	2		Codominant at base.

VEGETATION GROUP TABLE				
ID	Botanical Name	Common Name	Directive	Comments
TG1	<i>Crataegus spp.</i>	Hawthorn Spp.	Remove	Existing Buckthorn and Hawthorn vegetation all under 10cm DBH along north-west property boundary. To be removed up to property line due to conflicts with construction.
	<i>Rhamnus cathartica</i>	Common Buckthorn		
TG2	<i>Crataegus spp.</i>	Hawthorn Spp.	Remove	Existing Buckthorn and Hawthorn vegetation all under 10cm DBH along north-west property boundary. To be removed up to property line due to conflicts with construction.
	<i>Rhamnus cathartica</i>	Common Buckthorn		
TG3	<i>Crataegus spp.</i>	Hawthorn Spp.	Remove	Existing Buckthorn and Hawthorn vegetation all under 10cm DBH. To be removed up to property line due to conflicts with construction.
	<i>Rhamnus cathartica</i>	Common Buckthorn		
TG4	<i>Crataegus spp.</i>	Hawthorn Spp.	Remove	Existing Buckthorn, Hawthorn, Elm, Apple, and Pear vegetation all under 10cm DBH. Located at the south end of the property and to be removed do to conflicts with construction.
	<i>Rhamnus cathartica</i>	Common Buckthorn		
	<i>Malus spp.</i>	Common Apple		
	<i>Ulmus americana</i>	American Elm		
	<i>Pyrus spp.</i>	Common Pear		
TG5	<i>Crataegus spp.</i>	Hawthorn Spp.	Remove	Existing Buckthorn and Hawthorn vegetation all under 10cm DBH. Vegetation to be removed up to property line due to conflicts with construction.
	<i>Rhamnus cathartica</i>	Common Buckthorn		
TG6	<i>Crataegus spp.</i>	Hawthorn Spp.	Remove	Existing Buckthorn and Hawthorn vegetation all under 10cm DBH. Vegetation to be removed up to property line due to conflicts with construction.
	<i>Rhamnus cathartica</i>	Common Buckthorn		
TG7	<i>Crataegus spp.</i>	Hawthorn Spp.	Remove	Existing Buckthorn and Hawthorn vegetation all under 10cm DBH. Vegetation to be removed up to property line due to conflicts with construction.
	<i>Rhamnus cathartica</i>	Common Buckthorn		
TG8	<i>Crataegus spp.</i>	Hawthorn Spp.	Remove	Existing Buckthorn and Hawthorn vegetation all under 10cm DBH. Vegetation to be removed up to property line due to conflicts with construction.
	<i>Rhamnus cathartica</i>	Common Buckthorn		
TG9	<i>Crataegus spp.</i>	Hawthorn Spp.	Remove	Existing Buckthorn and Hawthorn vegetation all under 10cm DBH. Vegetation to be removed up to property line due to conflicts with construction.
	<i>Rhamnus cathartica</i>	Common Buckthorn		
TG10	<i>Crataegus spp.</i>	Hawthorn Spp.	Remove	Existing Buckthorn and Hawthorn vegetation all under 10cm DBH. Vegetation to be removed up to property line due to conflicts with construction.
	<i>Rhamnus cathartica</i>	Common Buckthorn		

APPENDIX 3

TREE PRESERVATION PLAN





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1. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. AND THE MODIFICATION AND/OR REPRODUCTION OF ANY PART OF THIS DRAWING IS STRICTLY PROHIBITED WITHOUT WRITTEN AUTHORIZATION FROM THIS OFFICE.
2. THE DIGITAL FILES CONTAIN INTELLECTUAL AND DIGITAL DATA PROPERTY THAT IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO C.F. CROZIER & ASSOCIATES INC. PRIOR TO CONSTRUCTION.
4. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
5. ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
6. DO NOT SCALE DRAWINGS.

NOTES:

1. TOPOGRAPHIC SURVEY PROVIDED BY R-PE SURVEYING LTD. AND SITE PLAN PROVIDED BY POWERS BROWN ARCHITECTURE.
2. BASE CIVIL ENGINEERING INFORMATION PROVIDED BY C.F. CROWE & ASSOCIATES INC.
3. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.
4. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES BEFORE CONSTRUCTION BEGINS.



FILE NUMBER: PRE 2025-013



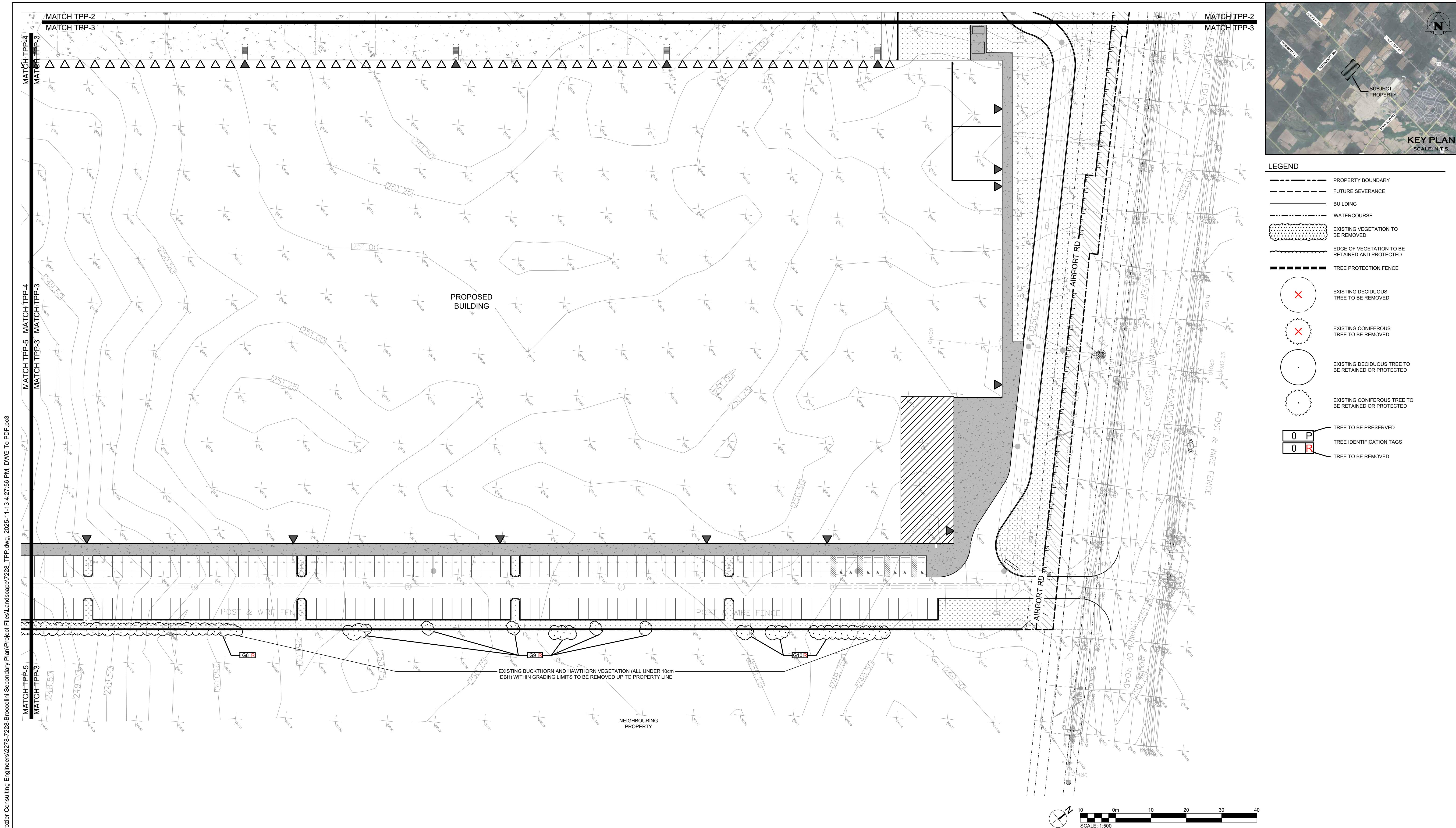
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BROCCOLINI ESTATE GROUP
AIRPORT ROAD INDUSTRIAL DEVELOPMENT

REE PRESERVATION PLAN - ENLARGEMENT



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TPP-1



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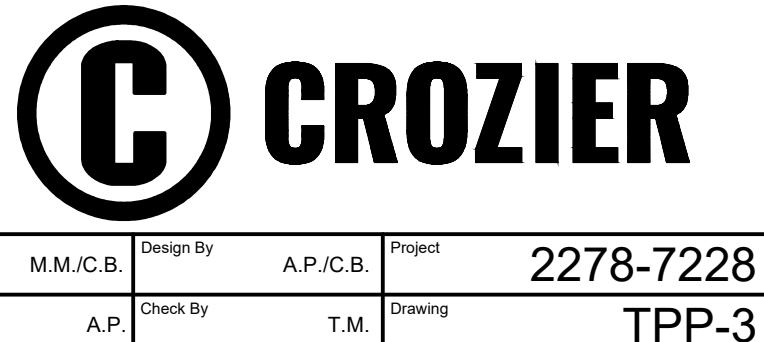
FILE NUMBER: PRE 2025-0137

Town	No.	ISSUE	DATE: YYYY/MM/DD	ARBORIST	Project
	0	ISSUED FOR 1ST SUBMISSION	2025/11/13		BROCCOLINI ESTATE GROUP
					AIRPORT ROAD INDUSTRIAL DEVELOPMENT

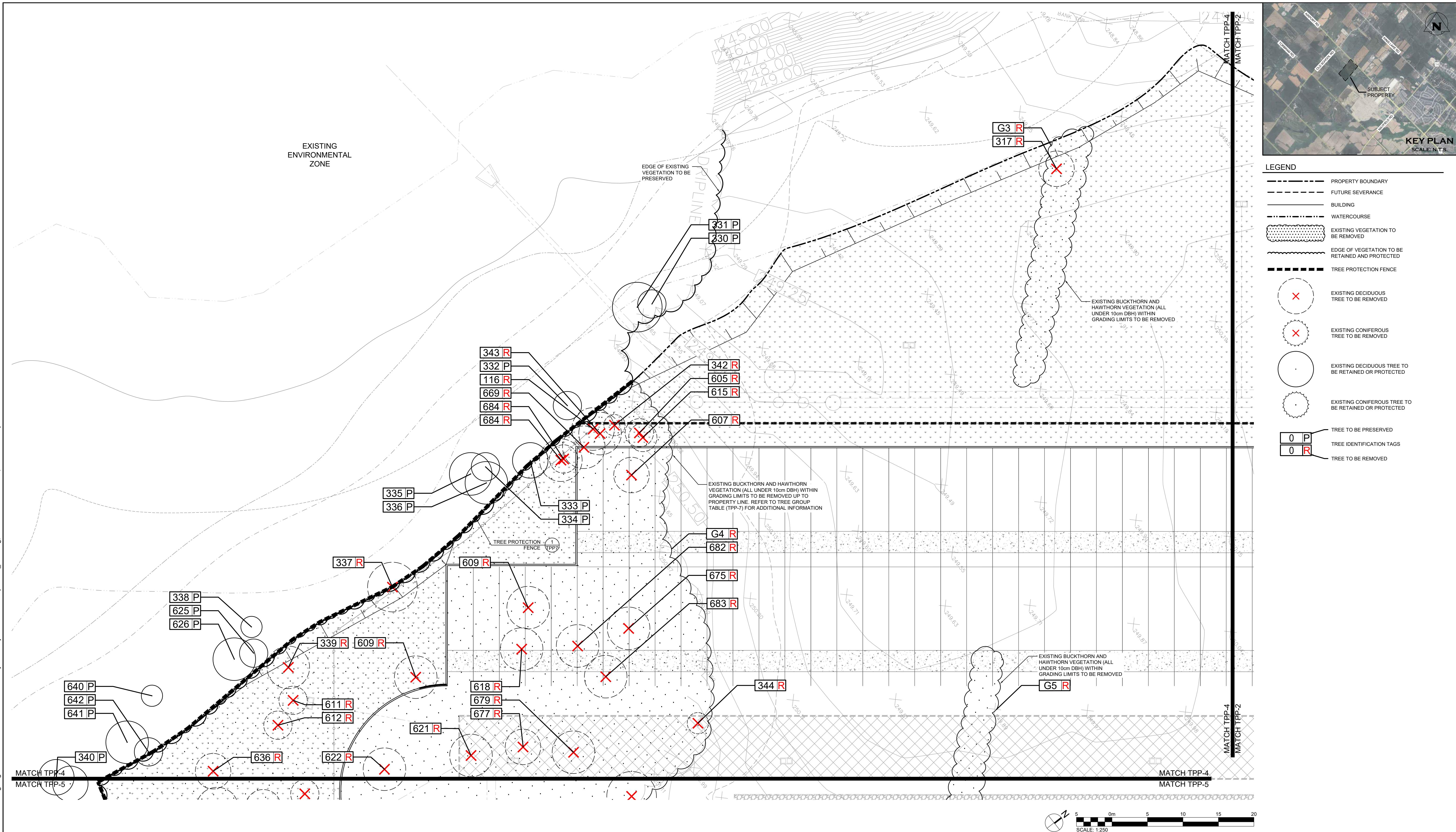


MATTHEW CAMPBELL
(ON-3008-A), TRAQ

Drawing	TREE PRESERVATION PLAN - ENLARGEMENT		
Drawn By	M.M./C.B.	Design By	A.P./C.B.
Check By	A.P.	Check By	T.M.



2278-7228
TPP-3



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EFILE NUMBER: PRE 2025-013

The logo for the Town of Caledon is a black and white graphic. It features a stylized arch composed of several curved segments. Inside the arch, there is a graphic of a landscape with a tall, leafy tree in the center, a winding river or path to the right, and a cluster of smaller trees to the left. Below the arch, the words "TOWN OF CALEDON" are written in a bold, sans-serif font. The letter "E" is partially visible on the far left edge of the page.



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BROCCOLINI ESTATE GROUP AIRPORT ROAD INDUSTRIAL DEVELOPMENT

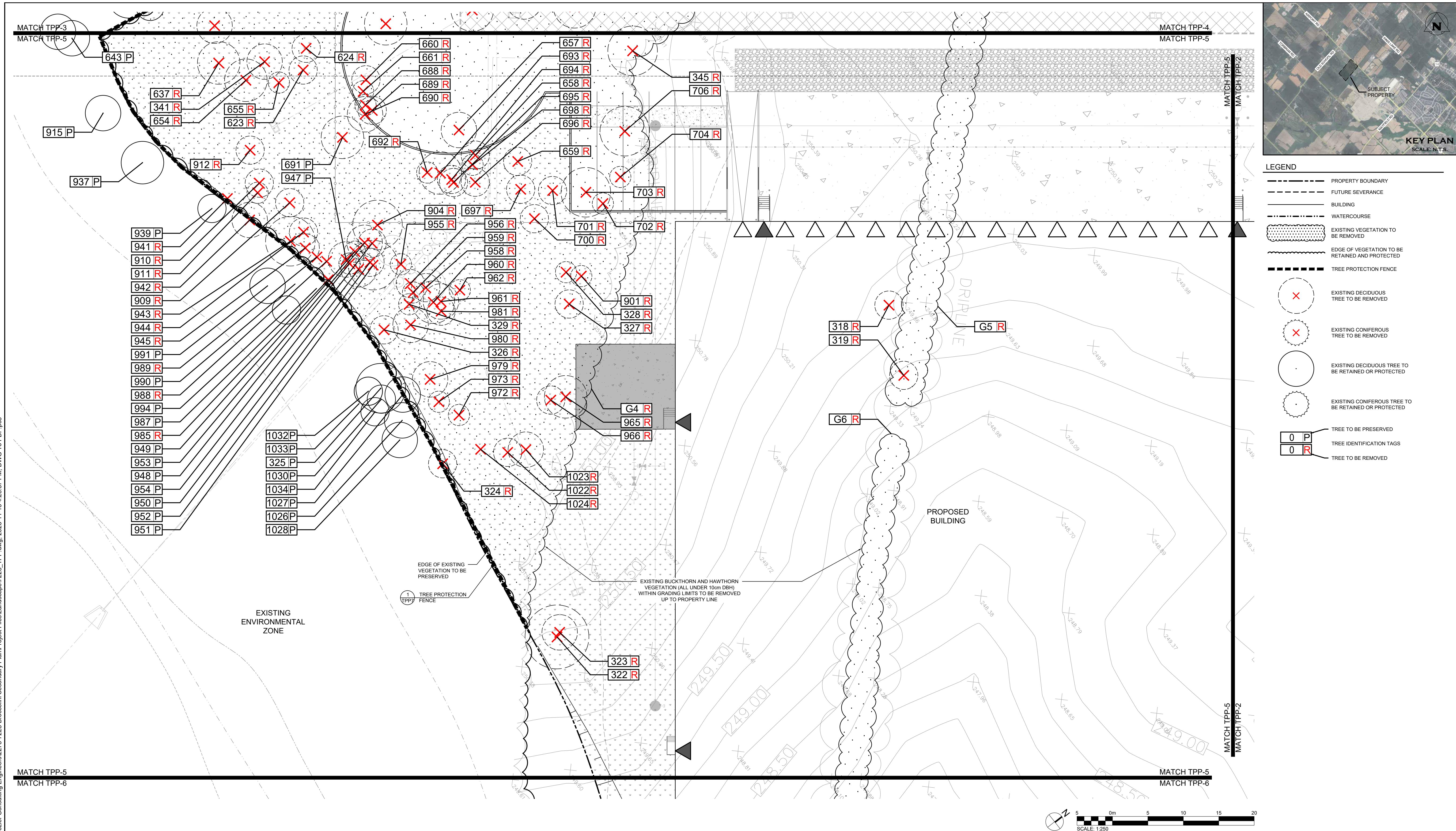
BEE PRESERVATION PLAN - ENI ARGEMENT



Section 20070-7000

2278-7228

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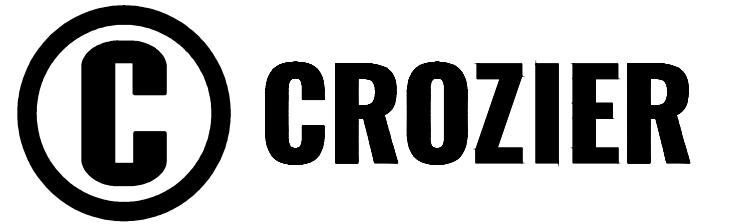
FILE NUMBER: DPF 2025 013

Town	No.	ISSUE
	0	ISSUED FOR 1ST SUBMISSION



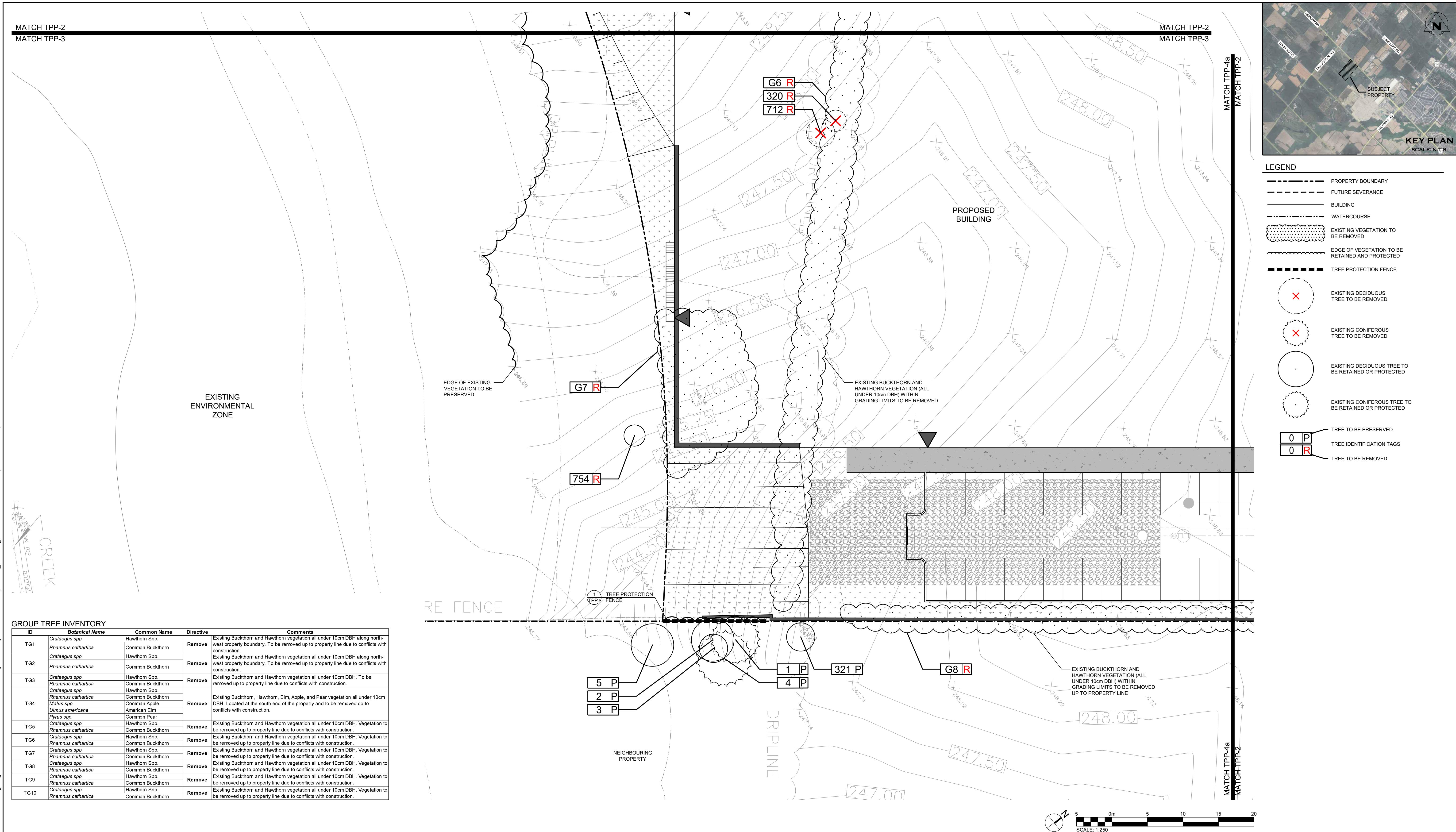
BROCCOLINI ESTATE GROUP AIRPORT ROAD INDUSTRIAL DEVELOPMENT

TREE PRESERVATION PLAN - ENLARGEMENT



3. Project 2278-7228

1. Drawing TPP-5



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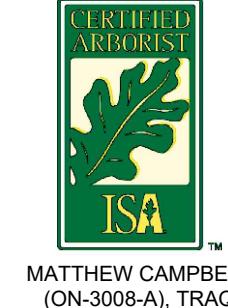
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EFILE NUMBER: PRE 2025-013

The logo for the Town of Caledon is a black and white graphic. It features a stylized arch composed of several curved segments. Inside the arch, there is a graphic of a tree with a textured trunk and branches, and a winding river or path leading towards it. Below the arch, the words "TOWN OF CALEDON" are written in a bold, sans-serif font. The entire logo is set against a white background.



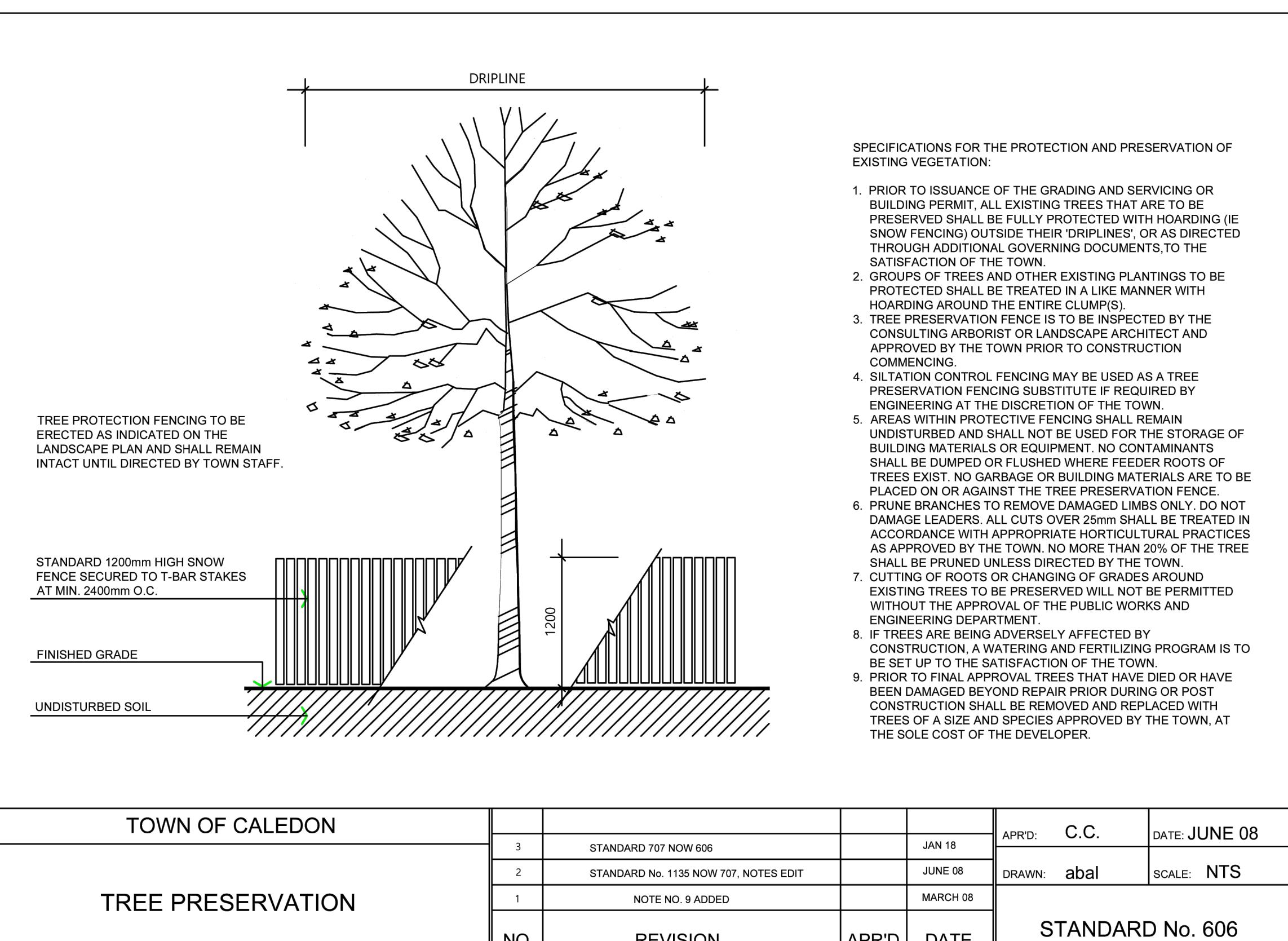
Project: BROCCOLINI ESTATE GROUP
AIRPORT ROAD INDUSTRIAL DEVELOPMENT

TREE PRESERVATION PLAN - ENLARGEMENT

INDIVIDUAL TREE INVENTORY

ID Ex. No.	ID Tag No.	Botanical Name	Common Name	Elevation at Root Flare (m)	DBH (cm) (Diameter at 1.4m above grade)	Canopy Radius (m)	Trunk Integrity	Crown Structure	Crown Vigor	Ownership	Directive	Tree Compensation		Comments
												Tree Compensation	Comments	
306		<i>Rhamnus cathartica</i>	Common Buckthorn	252.72	11, 10, 8	2.5	Fair	Good	Good	Private	Remove	1	Multistem at base.	
307		<i>Rhamnus cathartica</i>	Common Buckthorn	252.60	10, 13, 14	2	Good	Good	Good	Shared	Preserve		Multistem at base.	
308		<i>Crataegus spp.</i>	Hawthorn spp.	252.57	12, 12, 14	2	Fair	Good	Good	Private	Remove	2	Multistem at base.	
309		<i>Malus spp.</i>	Common Apple	251.63	12	2	Fair	Fair	Fair	Private	Remove	1		
310		<i>Malus spp.</i>	Common Apple	252.03	15, 10	2	Fair	Fair	Good	Private	Remove	1		
311		<i>Rhamnus cathartica</i>	Common Buckthorn	251.75	12, 11, 12	2	Fair	Fair	Good	Private	Remove	2	Multistem at base.	
312		<i>Crataegus spp.</i>	Hawthorn spp.	250.17	10, 13, 12	2	Fair	Fair	Good	Private	Remove	2	Multistem at base.	
313		<i>Crataegus spp.</i>	Hawthorn spp.	250.50	10, 8	2	Fair	Fair	Good	Private	Remove	1	Multistem at base. Small cavities in both stems.	
314		<i>Crataegus spp.</i>	Hawthorn spp.	250.09	16, 14, 13	2	Fair	Fair	Good	Private	Remove	2	Multistem at base.	
315		<i>Rhamnus cathartica</i>	Common Buckthorn	250.34	14, 9	2	Fair	Fair	Good	Private	Remove	1	Multistem at base. Multiple dead stems.	
316		<i>Crataegus spp.</i>	Hawthorn spp.	249.07	13, 14, 9, 8	0	Dead	Dead	Dead	Private	Preserve		Standing dead.	
602		<i>Crataegus spp.</i>	Hawthorn spp.	248.94	12, 12, 8	2.5	Fair	Fair	Good	Private	Preserve		Multistem at base.	
317		<i>Malus spp.</i>	Common Apple	249.70	10, 10, 11, 8	2.5	Fair	Fair	Good	Private	Remove	1	Multistem at base.	
318		<i>Rhamnus cathartica</i>	Common Buckthorn	249.98	10, 10, 10, 10, 8, 8	2	Good	Fair	Fair	Private	Remove	2	Multistem at base.	
319		<i>Rhamnus cathartica</i>	Common Buckthorn	249.27	12, 12	2	Fair	Good	Good	Private	Remove	1	Multistem at base.	
320		<i>Rhamnus cathartica</i>	Common Buckthorn	247.45	12, 12, 9	1.5	Fair	Good	Good	Private	Remove	1	Multistem at base.	
712		<i>Pyrus spp.</i>	Common Apple	247.50	14	2	Fair	Fair	Good	Private	Remove	1	Canopy suppressed by adjacent trees.	
321		<i>Rhamnus cathartica</i>	Common Buckthorn	246.64	17, 13	2	Fair	Fair	Fair	Private	Remove	2	Multistem at base.	
1		<i>Pinus strobus</i>	Eastern White Pine	246.77	28	3.5	Good	Good	Good	Neighbour	Preserve			
2		<i>Ulmus rubra</i>	Slippery Elm	246.40	14, 15	3	Good	Good	Good	Neighbour	Preserve		Codominant at base. Canopy suppressed by adjacent trees.	
3		<i>Ulmus rubra</i>	Slippery Elm	246.39	13	2	Good	Good	Good	Neighbour	Preserve		Canopy suppressed by adjacent trees.	
4		<i>Pinus strobus</i>	Eastern White Pine	246.73	32	4	Good	Good	Good	Neighbour	Preserve			
5		<i>Malus spp.</i>	Common Apple	244.72	27	3	Poor	Fair	Fair	Neighbour	Preserve		Signs of insect damage on trunk.	
754		<i>Malus spp.</i>	Common Pear	245.91	21	1.5	Poor	Fair	Fair	Private	Remove	2	Signs of insect damage on trunk.	
322		<i>Ulmus rubra</i>	Slippery Elm	250.54	27	4.5	Good	Fair	Good	Private	Remove	2	One sided canopy on the west side.	
323		<i>Ulmus rubra</i>	Slippery Elm	250.52	12	2.5	Fair	Fair	Good	Private	Remove	1	One sided canopy on east side. Old trunk wounds at base.	
324		<i>Malus spp.</i>	Common Apple	249.87	11	2	Fair	Fair	Fair	Private	Remove	1	Significant lean to the south.	
1028		<i>Ulmus rubra</i>	Slippery Elm	249.78	15	2.5	Good	Fair	Fair	Private	Remove	1		
1026		<i>Pyrus spp.</i>	Common Pear	249.83	12	2.5	Fair	Fair	Fair	Private	Remove	1		
1034		<i>Ulmus rubra</i>	Slippery Elm	249.99	12	2	Fair	Fair	Fair	Private	Remove	1		
1030		<i>Pyrus spp.</i>	Common Pear	249.83	12	2	Fair	Fair	Fair	Private	Remove	1		
325		<i>Rhamnus cathartica</i>	Common Buckthorn	249.90	8, 10, 11, 13, 10, 10	3.5	Fair	Fair	Fair	Private	Remove	2	Multistem at 450mm above grade.	
1033		<i>Pyrus spp.</i>	Common Pear	248.58	12	0	Dead	Dead	Dead	Private	Preserve		Standing dead	
1031		<i>Ulmus rubra</i>	Slippery Elm	249.87	12	2	Fair	Fair	Fair	Private	Remove	1		
1032		<i>Ulmus rubra</i>	Slippery Elm	249.81	16	2	Poor	Fair	Poor	Private	Remove		Signs of decay on trunk.	
1027		<i>Malus spp.</i>	Common Apple	249.71	13	2.5	Good	Fair	Fair	Private	Remove	1		
994		<i>Ulmus rubra</i>	Slippery Elm	249.77	16	2	Good	Fair	Good	Private	Remove	1	Codominant at 2m.	
987		<i>Ulmus rubra</i>	Slippery Elm	249.99	15	0	Dead	Dead	Dead	Private	Preserve		Standing dead.	
990		<i>Ulmus rubra</i>	Slippery Elm	249.60	13	0	Dead	Dead	Dead	Private	Preserve		Standing dead.	
991		<i>Ulmus rubra</i>	Slippery Elm	249.88	13	2.5	Fair	Fair	Fair	Private	Remove	1		
943		<i>Pyrus spp.</i>	Common Pear	249.99	18	3.5	Fair	Good	Good	Private	Remove	1		
942		<i>Crataegus spp.</i>	Hawthorn spp.	250.10	13	2.5	Fair	Fair	Fair	Private	Remove	1		
937		<i>Ulmus rubra</i>	Slippery Elm	249.91	15	3	Fair	Fair	Fair	Private	Preserve			
915		<i>Ulmus rubra</i>	Slippery Elm	249.61	14	2.5	Fair	Fair	Fair	Private	Preserve		Codominant at 3m.	
941		<i>Ulmus rubra</i>	Slippery Elm	249.99	12	0	Dead	Dead	Dead	Private	Remove		Standing dead.	
939		<i>Ulmus rubra</i>	Slippery Elm	250.09	12	2	Fair	Poor	Poor	Private	Remove		Dead branches throughout canopy.	
910		<i>Ulmus rubra</i>	Slippery Elm	250.17	14	2	Good	Fair	Fair	Private	Remove	1		
911		<i>Ulmus rubra</i>	Slippery Elm	250.20	11	1.5	Fair	Fair	Fair	Private	Remove	1		
912		<i>Ulmus rubra</i>	Slippery Elm	249.69	14	2	Good	Fair	Fair	Private	Remove	1		
909		<i>Ulmus rubra</i>	Slippery Elm	250.00	12	2	Fair	Fair	Fair	Private	Remove	1		
944		<i>Ulmus rubra</i>	Slippery Elm	250.30	14	2	Fair	Fair	Fair	Private	Remove	1		
945		<i>Crataegus spp.</i>	Hawthorn spp.	250.06	11	2	Fair	Fair	Fair	Private	Remove	1		
989		<i>Ulmus rubra</i>	Slippery Elm	250.07	11	0	Dead	Dead	Dead	Private	Remove		Standing dead.	
988		<i>Ulmus rubra</i>	Slippery Elm	249.74	14	0	Dead	Dead	Dead	Private	Remove		Standing dead.	
985		<i>Ulmus rubra</i>	Slippery Elm	250.06	11	0	Dead	Dead	Dead	Private	Remove		Standing dead.	
326		<i>Ulmus rubra</i>	Slippery Elm	250.21	15	2	Fair	Fair	Fair	Private	Remove	1		
980		<i>Pyrus spp.</i>	Common Pear	250.25	12	2.5	Fair	Fair	Fair	Private	Remove	1		
979		<i>Ulmus rubra</i>	Slippery Elm	250.07	20	2.5	Good	Fair	Good	Private	Remove	1		
973		<i>Pyrus spp.</i>	Common Pear	249.63	11	1.5	Fair	Fair	Fair	Private	Remove	1		
972		<i>Ulmus rubra</i>	Slippery Elm	250.17	12	1.5	Fair	Fair	Fair	Private	Remove	1		
1024		<i>Pyrus spp.</i>	Common Pear	249.99	12	0	Dead	Dead	Dead	Private	Remove		Standing dead.	
1022		<i>Ulmus rubra</i>	Slippery Elm	250.36	14	2	Fair	Fair	Fair	Private	Remove	1		
1023		<i>Pyrus spp.</i>	Common Pear	250.56	14	2.5	Fair	Fair	Fair	Private	Remove	1	Leaning to the south. Old truck wounds at base.	
965		<i>Pyrus spp.</i>	Common Pear	251.10	14, 11, 12	3	Poor	Fair	Fair	Private	Remove	2	Multistem at base. Multiple wounds at trunk.	
966		<i>Ulmus rubra</i>	Slippery Elm	250.82	15	2	Fair	Fair	Fair	Private	Remove	1		
327		<i>Crataegus spp.</i>	Hawthorn spp.	251.0										

ID No.	ID Ex. Tag No.	Botanical Name	Common Name	Elevation at Root Flare (m)	DBH (cm) (Diameter at 1.4m above grade)	Canopy Radius (m)	Trunk Integrity	Crown Structure	Crown Vigor	Ownership	Directive	Tree Compensation		Comments
												Tree Compensation	Comments	
	683	<i>Pyrus spp.</i>	Common Pear	250.78	10, 11, 9	3	Fair	Fair	Fair	Private	Remove	1	Multistem at base.	
	675	<i>Pyrus spp.</i>	Common Pear	247.17	10, 11	3	Fair	Fair	Fair	Private	Remove	1		
	607	<i>Ulmus rubra</i>	Slippery Elm	250.58	18	2.5	Poor	Fair	Poor	Private	Remove	1	Signs of insect damage and decay.	
	605	<i>Ulmus rubra</i>	Slippery Elm	250.35	15	2	Good	Fair	Fair	Private	Remove	1	Dead branches in canopy.	
	615	<i>Crataegus spp.</i>	Hawthorn spp.	250.28	15, 15	2	Fair	Fair	Fair	Private	Remove	2	Codominant at 1m.	
	342	<i>Ulmus rubra</i>	Slippery Elm	250.32	13	1.5	Poor	Poor	Poor	Private	Remove		Signs of decay and bark peeling throughout.	
	316	<i>Ulmus rubra</i>	Slippery Elm	250.43	24	3	Fair	Fair	Fair	Private	Remove	2	Some dead wood in canopy.	
	343	<i>Ulmus rubra</i>	Slippery Elm	250.51	21	3	Fair	Fair	Fair	Private	Remove	2		
	669	<i>Crataegus spp.</i>	Hawthorn spp.	250.51	10, 11, 9	3	Fair	Fair	Fair	Private	Remove	1		
	684	<i>Ulmus rubra</i>	Slippery Elm	250.56	19	3	Fair	Fair	Fair	Private	Remove	1	Codominant at 4m.	
344		<i>Ulmus rubra</i>	Slippery Elm	250.70	11	1.5	Fair	Fair	Fair	Private	Remove	1	One sided canopy to the north.	
345		<i>Ulmus rubra</i>	Slippery Elm	251.06	25	3.5	Fair	Fair	Poor	Private	Remove	2		
	679	<i>Ulmus rubra</i>	Slippery Elm	250.95	22	3	Fair	Fair	Fair	Private	Remove	2	Codominant at 4m.	
	677	<i>Ulmus rubra</i>	Slippery Elm	248.80	14	2.5	Fair	Fair	Fair	Private	Remove	1		
	621	<i>Pyrus spp.</i>	Common Pear	245.66	16	3	Fair	Fair	Fair	Private	Remove	1		
	622	<i>Crataegus spp.</i>	Hawthorn spp.	242.41	15	3	Fair	Fair	Fair	Private	Remove	1		
	660	<i>Ulmus rubra</i>	Slippery Elm	250.24	17	2	Fair	Fair	Fair	Private	Remove	1		
	661	<i>Ulmus rubra</i>	Slippery Elm	250.28	10	1.5	Fair	Poor	Fair	Private	Remove	1	Small canopy suppressed by adjacent trees.	
	624	<i>Ulmus rubra</i>	Slippery Elm	250.27	17	2	Fair	Fair	Fair	Private	Remove	1		
	655	<i>Ulmus rubra</i>	Slippery Elm	247.85	11	1.5	Fair	Fair	Fair	Private	Remove	1		
	623	<i>Ulmus rubra</i>	Slippery Elm	250.13	15	2	Good	Fair	Fair	Private	Remove	1		
	688	<i>Ulmus rubra</i>	Slippery Elm	250.24	17	1.5	Fair	Fair	Fair	Private	Remove	1		
	689	<i>Ulmus rubra</i>	Slippery Elm	250.37	12	2	Fair	Poor	Poor	Private	Remove		50% canopy dieback.	
	690	<i>Pyrus spp.</i>	Common Apple	250.36	12	2.5	Fair	Fair	Fair	Private	Remove	1		
	691	<i>Ulmus rubra</i>	Slippery Elm	249.91	16	3	Fair	Fair	Fair	Private	Remove	1		
	692	<i>Ulmus rubra</i>	Slippery Elm	247.85	12	1.5	Good	Fair	Fair	Private	Remove	1	Canopy suppressed by adjacent tree.	
	693	<i>Ulmus rubra</i>	Slippery Elm	250.52	22	3	Good	Fair	Fair	Private	Remove	2	Codominant at 2m.	
	694	<i>Ulmus rubra</i>	Slippery Elm	250.61	16	2	Good	Fair	Fair	Private	Remove	1		
	695	<i>Ulmus rubra</i>	Slippery Elm	250.60	17	2	Good	Fair	Fair	Private	Remove	1		
	696	<i>Ulmus rubra</i>	Slippery Elm	250.77	16	2	Poor	Poor	Poor	Private	Remove		Over 80% canopy dieback.	
	657	<i>Ulmus rubra</i>	Slippery Elm	248.01	20	2.5	Fair	Fair	Fair	Private	Remove	1		
	658	<i>Ulmus rubra</i>	Slippery Elm	250.72	15	2	Fair	Fair	Fair	Private	Remove	1		
	698	<i>Ulmus rubra</i>	Slippery Elm	250.78	13	1.5	Good	Fair	Fair	Private	Remove	1		
	659	<i>Ulmus rubra</i>	Slippery Elm	250.87	16	2	Fair	Fair	Fair	Private	Remove	1		
	697	<i>Ulmus rubra</i>	Slippery Elm	250.95	12	2	Good	Fair	Fair	Private	Remove	1		
	700	<i>Ulmus rubra</i>	Slippery Elm	251.00	11	2	Good	Fair	Fair	Private	Remove	1		
	701	<i>Ulmus rubra</i>	Slippery Elm	250.10	12	2	Good	Fair	Fair	Private	Remove	1		
	703	<i>Pyrus spp.</i>	Common Pear	249.16	18, 12, 13	3.5	Fair	Fair	Fair	Private	Remove	2		
	702	<i>Ulmus rubra</i>	Slippery Elm	251.16	10	1.5	Good	Good	Good	Private	Remove	1		
	704	<i>Ulmus rubra</i>	Slippery Elm	251.19	12	1.5	Fair	Fair	Fair	Private	Remove	1		
	706	<i>Malus spp.</i>	Common Apple	250.75	17, 14	3.5	Fair	Fair	Fair	Private	Remove	2	Codominant at base.	



DEFINITIONS FOR THE PROTECTION AND PRESERVATION OF EXISTING VEGETATION:

PRIOR TO ISSUANCE OF THE GRADING AND SERVICING OR BUILDING PERMIT, ALL EXISTING TREES THAT ARE TO BE PRESERVED SHALL BE FULLY PROTECTED WITH HOARDING (IE SNOW FENCING) OUTSIDE THEIR 'DRIPLINES', OR AS DIRECTED THROUGH ADDITIONAL GOVERNING DOCUMENTS, TO THE SATISFACTION OF THE TOWN.

GROUPS OF TREES AND OTHER EXISTING PLANTINGS TO BE PROTECTED SHALL BE TREATED IN A LIKE MANNER WITH HOARDING AROUND THE ENTIRE CLUMP(S).

TREE PRESERVATION FENCE IS TO BE INSPECTED BY THE CONSULTING ARBORIST OR LANDSCAPE ARCHITECT AND APPROVED BY THE TOWN PRIOR TO CONSTRUCTION COMMENCING.

SILTATION CONTROL FENCING MAY BE USED AS A TREE PRESERVATION FENCING SUBSTITUTE IF REQUIRED BY ENGINEERING AT THE DISCRETION OF THE TOWN.

AREAS WITHIN PROTECTIVE FENCING SHALL REMAIN UNDISTURBED AND SHALL NOT BE USED FOR THE STORAGE OF BUILDING MATERIALS OR EQUIPMENT. NO CONTAMINANTS SHALL BE DUMPED OR FLUSHED WHERE FEEDER ROOTS OF TREES EXIST. NO GARBAGE OR BUILDING MATERIALS ARE TO BE PLACED ON OR AGAINST THE TREE PRESERVATION FENCE.

PRUNE BRANCHES TO REMOVE DAMAGED LIMBS ONLY. DO NOT DAMAGE LEADERS. ALL CUTS OVER 25mm SHALL BE TREATED IN ACCORDANCE WITH APPROPRIATE HORTICULTURAL PRACTICES AS APPROVED BY THE TOWN. NO MORE THAN 20% OF THE TREE SHALL BE PRUNED UNLESS DIRECTED BY THE TOWN.

CUTTING OF ROOTS OR CHANGING OF GRADES AROUND EXISTING TREES TO BE PRESERVED WILL NOT BE PERMITTED WITHOUT THE APPROVAL OF THE PUBLIC WORKS AND ENGINEERING DEPARTMENT.

IF TREES ARE BEING ADVERSELY AFFECTED BY CONSTRUCTION, A WATERING AND FERTILIZING PROGRAM IS TO BE SET UP TO THE SATISFACTION OF THE TOWN.

PRIOR TO FINAL APPROVAL TREES THAT HAVE DIED OR HAVE BEEN DAMAGED BEYOND REPAIR PRIOR DURING OR POST CONSTRUCTION SHALL BE REMOVED AND REPLACED WITH TREES OF A SIZE AND SPECIES APPROVED BY THE TOWN, AT THE SOLE COST OF THE DEVELOPER.

PROTECTION FENCE

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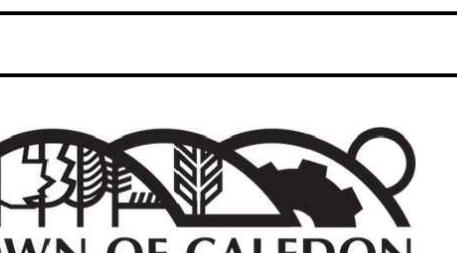
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4. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.

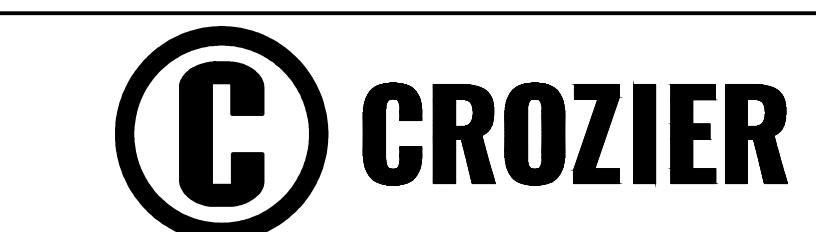
5. ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

6. DO NOT SCALE DRAWINGS.



BROCCOLINI ESTATE GROUP
AIRPORT ROAD INDUSTRIAL DEVELOPMENT

TREE PRESERVATION PLAN



Project 2278-722

Drawing TPP