ARBORIST REPORT

12101 & 12205 CREDITVIEW ROAD

TOWN OF CALEDON, ON
REGION OF PEEL

PREPARED FOR:

FIELDGATE DEVELOPMENTS INC. C/O 12101 CREDITVIEW DEVELOPMENTS LIMITED

PREPARED BY:

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CONSULTING ENGINEERS

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1.0 Introduction

C.F. Crozier & Associates Inc. (Crozier) was retained to prepare this Arborist Report and accompanying Tree Preservation Plan for the proposed development work associated with 12101 & 12205 Creditview Road, Town of Caledon, Region of Peel. This report will identify the observed trees within the limits of work and within approximately 6.0m off the property limits.

The intent of this project is to develop the site with a new mixed-use subdivision. The work includes residential homes, park blocks, school blocks, stormwater management blocks, mixed-use blocks, and natural heritage systems.

The purpose of this report is to:

- Identify species, location, size, condition, and category of existing trees over 10 cm diameter at breast height (DBH) within the limits of work, or within 6.0 m from the subject property line;
- Provide tree protection and preservation recommendations, if applicable, considering future construction footprints; and
- Provide rationale for removal of trees.

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 on private property with a diameter at breast height of 10cm or greater were inventoried and evaluated. Their location was taken from the site survey and cross references with our site observations. Species at risk/endangered species were cross referenced with our site observations. No species at risk/endangered species were observed.

The following is a list of the methodology used:

1. The trees and surrounding sites were assessed on February 5, 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 Chart 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.
4. The grading plans prepared by Urbantech, were reviewed and used to determine limits of work. These plans must be read in conjunction with 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 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. Directive – Tree to be retained or removed.
viii. Minimum tree protection zones (TPZ) for retained trees – Minimum Tree Protection Zone in meters, using similar methods to many other municipalities.
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 are total of Eighty-three (83) individual trees and three (3) tree groupings that have been inventoried on the subject property and on adjacent properties. Detailed information has been gathered for the trees and included in Appendix 2, Tree Inventory Chart. The majority of the existing trees are semi-mature and mature in varying conditions. Trees are typically located along the limit of work.

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

Private Trees on Subject Property:	18
Private Trees with Shared Ownership:	34
Private Trees on Adjacent Property:	31
Public Ownership Trees:	0
Tree Groupings:	3

4.0 Tree Removals/ Injuries

Through the design process, tree preservation and protection were 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 development of the site will result in tree removals to facilitate implementation of the design. The following is a summary of the anticipated removals to trees within the limits of work. Refer to the Appendix 2: Tree Inventory Chart for individual recommendations for each tree and Appendix 3: Tree Preservation Plan for specific locations.

1) **A total of thirty (58) TREE REMOVALS.** These trees will be impacted and cannot be retained or are in poor condition and will pose a long-term risk to the future users of the site.
    i) **Eighteen (18)** privately owned trees on the subject property will require **removal**. Of these trees, eight (8) trees have been identified for removal based on their condition.
    ii) **Nineteen (19)** shared ownership trees will require **removal**. Of these trees, one (1) tree has been identified for removal based on their condition.
    iii) **Twenty-one (21)** Trees within Tree Group 3 will require removal.

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 Township of King and York Region Tree By-laws and the Tree Preservation & Protection Standards, applicable provincial regulations, and additional recommendations that are in keeping with good arboricultural, horticultural and construction practices.

1. Tree Preservation & Protection Standards

The Tree protection zone and setback distances have been determined using the formulas provided by the Town of Caledon Terms of Reference for Arborist Reports, Tree Preservation Plans and Tableland tree removal Compensation (2020).

a. Protecting Trees

- Prior to the commencement of construction, tree protection barriers shall be installed in accordance with the Town of Caledon and Region of Peel, 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 of 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 Caledon standards.
- 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. 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, forty-nine (49) trees are proposed to be removed in good to fair condition. Using the Town of Caledon's compensation formula, ninety (90) compensation trees will be required to compensate for the removal of trees on the subject property as well as shared boundary trees. Neighbouring trees requiring removal have been excluded from compensation calculations as they will be removed by other landowners under separate applications and compensation will be dealt with by those individuals. The Town of

Caledon tableland compensation requirements provide a table for tree compensation numbers. Refer to Table 1, for the breakdown of compensation trees. The table indicates the number of trees being removed in fair to good condition and the required compensation rates as per the requirements. Proposed compensation trees are to be 60mm caliper if deciduous and 225cm height if coniferous. The species should be comprised of mostly native species and non-invasives. Landscape and restoration plans should account for the number of required compensation trees as well as indicate the areas where compensation trees will be installed. Compensation trees will only be counted if they exceed the existing Town planting standard as currently outlined in Section 2.3 of the Development Standards Manual Version 5.0m 2019.

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	24	24
21-35	2:1	18	36
36-50	3:1	2	6
51-65	4:1	1	4
>65	5:1	4	20
	TOTAL:	**49**	**90**

7.0 Conclusion and Recommendations

In total, eighty-three (83) individual trees and three (3) 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 draft plan drawings and the health and condition of the trees while assuming best practices during construction.

A total of fifty-eight (58) individual trees will need to be removed on the site that were determined to conflict with the proposed development or in poor/dead condition. The neighbouring trees to be removed are under a separate development application by the adjacent landowners. The remaining twenty-six (26) trees have been identified to be retained and protected by tree protection barrier 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.

8.0 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.

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Senior Contract Administrator, Construction Services

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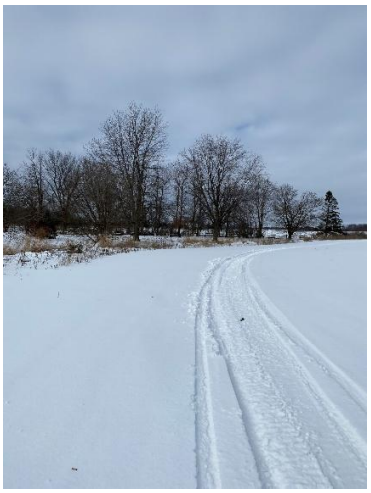
APPENDIX 1

TREE PHOTOGRAPHS

TREE ID: 900



TREE ID: 47-49 & 908-912

TREE ID: 44-46

Edge of Existing woodlot, East property line.

TREE ID: 913 & 914

TREE ID: 458-472


TREE ID: TG1


TREE ID: TG2


TREE ID: 916


TREE ID: 917-926


TREE ID: 929-931


TREE ID: TG3

APPENDIX 2

TREE INVENTORY CHARTS

12101 & 12205 CREDITVIEW ROAD - INDIVIDUAL TREES

ID No.	*Botanical Name*	Common Name	DBH (cm) (Diameter at Breast Height)	Canopy Radius (m)	mTPZ (m) (Minimum Tree Protection)	Condition	Invasive	Requires Compensation	Ownership	Directive	Comments
29	*Acer saccharinum*	Silver Maple	18	3	1.8	Fair		X	Private	**Remove**	Multi stem, 8 stems between 3-18cm
30	*Acer saccharinum*	Silver Maple	30	5	2.4	Fair		X (by others)	Neighbour	**Remove**	Remove due to conflict with proposed channel re-alignment
31	*Tilia americana*	Basswood	15	2	1.8	Fair		X	Private	**Remove**	Multi stem, 5 stems all under 15cm.
32	*Fraxinus spp.*	Ash spp.	13	1.5	1.8	Poor			Neighbour	**Remove**	Evidence of emerald ash borer.
33	*Quercus macrocarpa*	Bur Oak	100	8	6.0	Poor			Private	**Remove**	85% canopy dead.
34	*Acer negundo*	Manitoba Maple	18	3	1.8	Fair	X	X	Private	**Remove**	multi stem
35	*Acer saccharinum*	Silver Maple	15	3	1.8	Fair		X (by others)	Neighbour	**Remove**	3 clumps of at least 5 stems. On edge of bank. Remove due to conflict with development.
36	*Acer saccharinum*	Silver Maple	100	9	6.0	Fair		X (by others)	Neighbour	**Remove**	Remove due to conflict with development.
37	*Acer saccharinum*	Silver Maple	100	5	6.0	Poor		X (by others)	Neighbour	**Remove**	Remove due to conflict with development.
38	*Acer freemanii*	Freeman maple	30	3	2.4	Fair		X (by others)	Neighbour	**Remove**	Remove due to conflict with development.
39	*Acer saccharinum*	Silver Maple	12	2	1.8	Good		X (by others)	Neighbour	**Remove**	Remove due to conflict with development.
40	*Acer saccharinum*	Silver Maple	100	6	6.0	Fair		X (by others)	Neighbour	**Remove**	Remove due to conflict with development.
41	*Acer saccharinum*	Silver Maple	45	6	3.0	Fair		X (by others)	Neighbour	**Remove**	3 stems. all 45cm. Remove due to conflict with development.
42	*Acer saccharinum*	Silver Maple	40	7	2.4	Fair		X (by others)	Neighbour	**Remove**	multi stem clumps 10 stems. Remove due to conflict with development.
43	*Acer saccharinum*	Silver Maple	30	7	2.4	Fair		X (by others)	Neighbour	**Remove**	Multi stem. 8 stems at base. Remove due to conflict with development.
44	*Acer negundo*	Manitoba Maple	15	3	1.8	Fair	X	X (by others)	Neighbour	**Remove**	Multi stem. Remove due to conflict with development.
45	*Acer negundo*	Manitoba Maple	13	2	1.8	Fair	X	X (by others)	Neighbour	**Remove**	Remove due to conflict with development.
46	*Fraxinus spp.*	Ash spp.	80	0		Dead			Private	**Remove**	dead ash
47	*Picea pungens*	Blue Spruce	40	4	2.4	Fair			Shared	Preserve	Thin canopy. One sided.
48	*Acer platanoides*	Norway Maple	50	6	3.0	Good	X		Shared	Preserve	
49	*Acer platanoides*	Norway Maple	50	3	3.0	Fair	X		Shared	Preserve	
199	*Pinus strobus*	Eastern white pine	34	4	2.4m	Good	X	X (by others)	Neighbour	**Remove**	Remove due to conflict with development.
200	*Quercus macrocarpa*	Burr Oak	24	5	1.8m	Good		X (by others)	Neighbour	**Remove**	Remove due to conflict with development.
203	*Tilia americana*	Basswood	22	5	1.8m	Fair		X (by others)	Neighbour	**Remove**	Remove due to conflict with development.
204	*Ulmus spp.*	Elm spp.	13	4	1.8m	Poor			Neighbour	**Remove**	Thin crown and dieback in canopy.
248	*Pinus strobus*	Eastern white pine	26	5	1.8m	Good		X (by others)	Neighbour	**Remove**	
249	*Quercus macrocarpa*	Burr Oak	16	3.5	1.8m	Good		X (by others)	Neighbour	**Remove**	
250	*Prunus spp.*	Cherry species	24	6	1.8m	Poor			Neighbour	**Remove**	Multistem of 6 stems.
458	*Quercus macrocarpa*	Burr Oak	95	8	1.8m	Fair		X	Private	**Remove**	some deadwood in canopy
459	*Quercus macrocarpa*	Burr Oak	63	9	1.8m	Good		X	Shared	**Remove**	boundary tree
460	*Quercus macrocarpa*	Burr Oak	97	10	1.8m	Fair		X	Shared	**Remove**	deadwood in canopy. hanging branches
461	*Quercus rubra*	Red Oak	27	4	1.8m	Fair		X	Shared	**Remove**	boundary tree
462	*Tilia americana*	Basswood	12	3	1.8m	Fair		X	Shared	**Remove**	
463	*Ulmus spp.*	Elm spp.	15	3	1.8m	Fair		X	Shared	**Remove**	boundary tree
464	*Tilia americana*	Basswood	19	3	1.8m	Fair		X	Shared	**Remove**	boundary tree
465	*Tilia americana*	Basswood	12	3	1.8m	Fair		X	Shared	**Remove**	boundary tree
466	*Quercus macrocarpa*	Burr Oak	35	5	1.8m	Fair		X	Shared	**Remove**	boundary tree
467	*Quercus macrocarpa*	Burr Oak	11	1.5	2.4m	Poor			Shared	**Remove**	Declining canopy. Deadwood in canopy
468	*Quercus macrocarpa*	Burr Oak	45	5	1.8m	Fair		X	Shared	**Remove**	boundary tree
469	*Quercus macrocarpa*	Burr Oak	12	1.5	1.8m	Fair		X	Shared	**Remove**	boundary tree
470	*Quercus macrocarpa*	Burr Oak	11	1.5	1.8m	Fair		X	Shared	**Remove**	boundary tree
471	*Ulmus spp.*	Elm spp.	18	4	1.8m	Fair		X	Shared	**Remove**	
472	*Quercus macrocarpa*	Burr Oak	112	9	1.8m	Good		X	Shared	**Remove**	codominant at 2m
473	*Tilia americana*	Basswood	13	2.5	1.8m	Fair		X	Shared	**Remove**	boundary tree
474	*Quercus macrocarpa*	Burr Oak	33	4	1.8m	Good		X	Shared	**Remove**	boundary tree
475	*Quercus macrocarpa*	Burr Oak	26	4	1.8m	Fair		X	Shared	**Remove**	codominant at base
900	*Ulmus americana*	American Elm	75, 62	5	4.2m	Fair		X	Private	**Remove**	some deadwood in canopy. multi stem at base.
901	*Salix babylonica*	Weeping Willow	105	5	6.3m	Fair			Shared	Preserve	neighbouring lot.
902	*Salix babylonica*	Weeping Willow	108	6	6.48m	Fair			Shared	Preserve	
903	*Salix babylonica*	Weeping Willow	98	5	6.0m	Poor			Shared	Preserve	main stems broken off
904	*Salix babylonica*	Weeping Willow	118	7	7.08m	Fair			Shared	Preserve	
905	*Acer saccharinum*	Silver Maple	57	6	3.6m	Fair			Shared	Preserve	
906	*Acer saccharinum*	Silver Maple	20, 26, 25, 21, 28	5	1.8m	Fair			Shared	Preserve	multi stem at base.
907	*Acer negundo*	Manitoba Maple	36	4	2.4m	Poor	X		Shared	Preserve	poor form and structure.
908	*Unknown*	Unknown	20	2	1.8m	Fair			Shared	Preserve	Tree has been topped previously.

909	*Picea glauca*	White Spruce	32	4	2.4m	Good			Shared	Preserve	
910	*Acer negundo*	Manitoba Maple	22	3	1.8m	Poor	X		Shared	Preserve	large trunk wound at base.
911	*Acer saccharinum*	Silver Maple	34	5	2.4m	Fair			Shared	Preserve	
912	*Acer saccharinum*	Silver Maple	40	5	2.4m	Fair			Shared	Preserve	
913	*Ulmus pumila*	Siberian Elm	28	4	1.8m	Fair		X	Shared	**Remove**	on fence line. existing tree tag found #0905
914	*Quercus macrocarpa*	Burr Oak	21	2	1.8m	Good		X	Shared	**Remove**	on fence line. existing tag #0908
915	*Salix babylonica*	Weeping Willow	72	6	4.8m	Fair			Neighbour	Preserve	deadwood in canopy.
916	*Pinus nigra*	Austrian Pine	23	3	1.8m	Fair			Neighbour	Preserve	
917	*Pinus nigra*	Austrian Pine	29	4	1.8m	Fair			Neighbour	Preserve	
918	*Pinus nigra*	Austrian Pine	0	0		Dead			Neighbour	Preserve	Standing dead
919	*Pinus nigra*	Austrian Pine	26	3	1.8m	Fair			Neighbour	Preserve	
920	*Pinus nigra*	Austrian Pine	27	4	1.8m	Fair			Neighbour	Preserve	
921	*Pinus resinosa*	Red Pine	30	3.5	2.4m	Fair			Neighbour	Preserve	
922	*Pinus nigra*	Austrian Pine	21, 22	3	1.8m	Fair			Neighbour	Preserve	multi stem at base.
923	*Pinus resinosa*	Red Pine	26	2	1.8m	Fair			Neighbour	Preserve	
924	*Pinus resinosa*	Red Pine	28	3	1.8m	Fair			Neighbour	Preserve	
925	*Pinus nigra*	Austrian Pine	28	3	1.8m	Fair			Neighbour	Preserve	
926	*Fraxinus spp.*	Ash spp.	19	0	1.8m	Dead			Private	**Remove**	Standing dead
927	*Fraxinus spp.*	Ash spp.	0	0		Dead			Private	**Remove**	Standing dead
928	*Picea pungens*	Blue Spruce	30	2	2.4m	Fair		X	Private	**Remove**	
929	*Fraxinus spp.*	Ash spp.	0	0		Dead			Private	**Remove**	Standing dead
930	*Fraxinus spp.*	Ash spp.	0	0		Dead			Private	**Remove**	Standing dead
931	*Fraxinus spp.*	Ash spp.	0	0		Dead			Private	**Remove**	Standing dead
932	*Ulmus americana*	American Elm	31	5	2.4m	Fair		X	Private	**Remove**	deadwood in canopy.
933	*Picea glauca*	White Spruce	18	2	1.8m	Poor			Private	**Remove**	poor health and form.
934	*Picea glauca*	White Spruce	15	2	1.8m	Fair		X	Private	**Remove**	
935	*Picea glauca*	White Spruce	17	2	1.8m	Fair		X	Private	**Remove**	
936	*Picea glauca*	White Spruce	15	1.5	1.8m	Fair		X	Private	**Remove**	

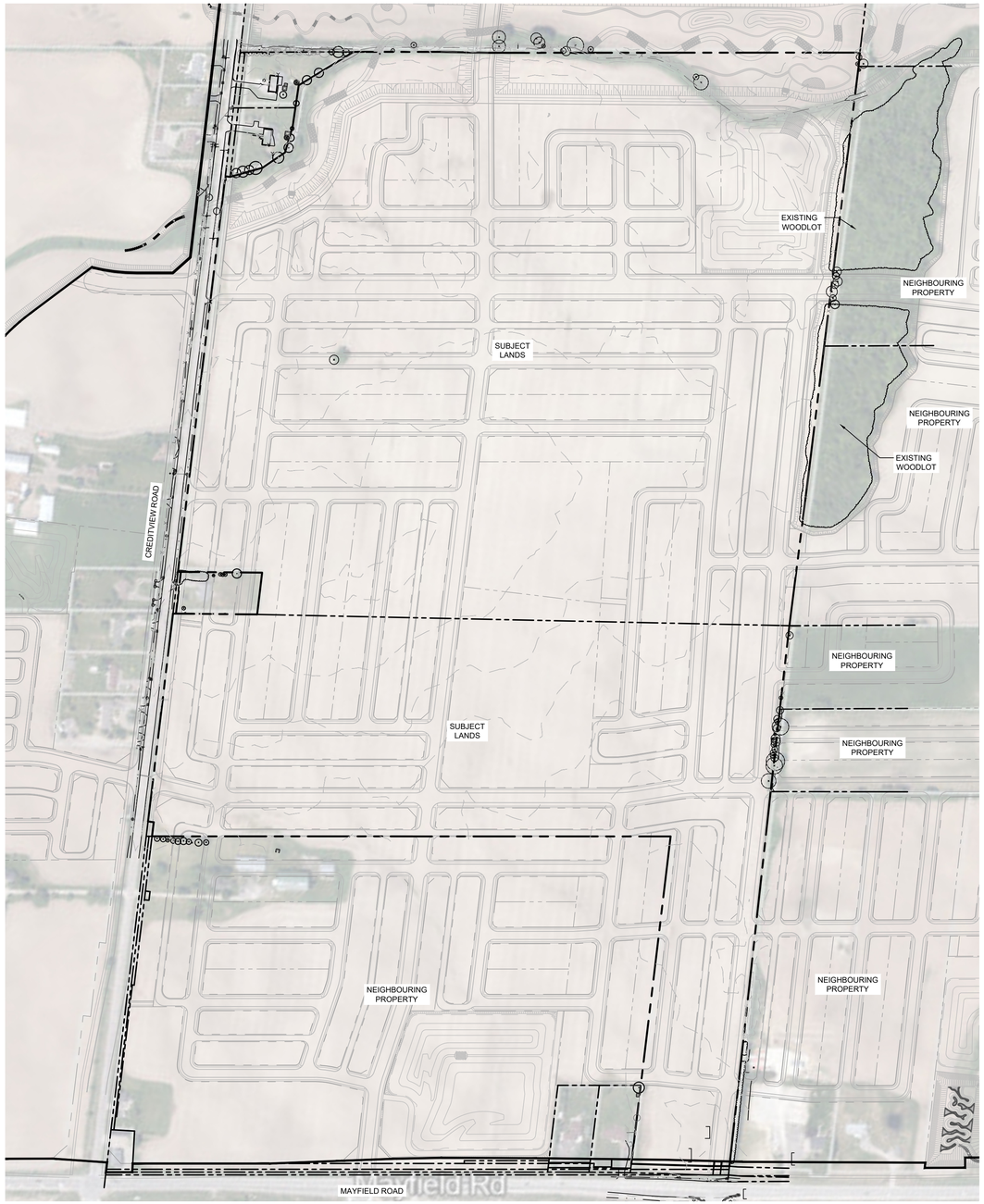
*Invasive species were classified using the species listed on the Ontario Invasive Plants List.

12101 CREDITVIEW ROAD - TREE GROUPINGS

ID No.	*Botanical Name*	Common Name	DBH (cm) (Diameter at Breast Height)	Canopy Radius (m)	mTPZ (m) (Minimum Tree Protection)	Condition	Requires Compensation	Ownership	Directive	Comments
TG1	*Picea glauca*	White Spruce	15-28	3	Dripline	Fair		Shared	Preserve	On property line. 9 White Spruce - 7 Fair/Good, 1 Poor, and 1 Dead
TG2	*Picea glauca*	White Spruce	15-30	2-5	Dripline	Fair		Shared	Preserve	On property line. 80 White Spruce - Fair/Good
TG3	*Juniperus virginiana* *Picea glauca* *Pinus nigra*	Red cedar White Spruce Austrian pine	15-40	1-4	Dripline	Fair	X	Private	**Remove**	21 trees total in the grouping. All trees were in fair condition. 10 White spruce trees sizes 10-20cm DBH. 9 White spruce trees, sizes 21-35cm DBH. 1 Red cedar, size 21-35cm DBH. 1 Austrian pine, size 36-50cm DBH.

APPENDIX 3

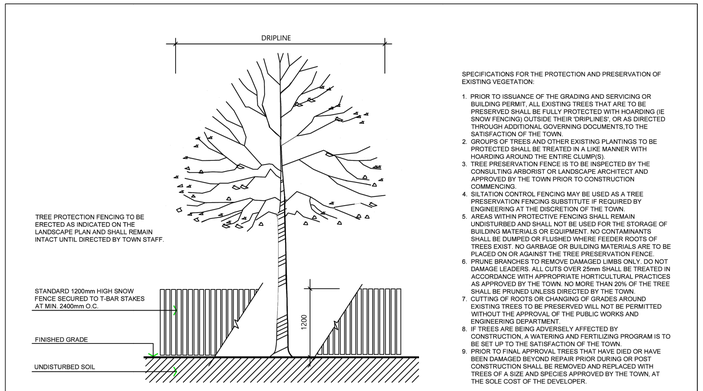
TREE MANAGEMENT PLAN



1 TPP-1 TREE PRESERVATION PLAN - SITE OVERVIEW

100 0m 100 200

SCALE: 1:3000



SPECIFICATIONS FOR THE PROTECTION AND PRESERVATION OF EXISTING VEGETATION:

1. 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.
2. GROUPS OF TREES AND OTHER EXISTING PLANTINGS TO BE PROTECTED SHALL BE TREATED IN A LIKE MANNER WITH HOARDING AROUND THE ENTIRE CLUMP(S).
3. TREE PRESERVATION FENCE IS TO BE INSPECTED BY THE CONSULTING ARBORIST OR LANDSCAPE ARCHITECT AND APPROVED BY THE TOWN PRIOR TO CONSTRUCTION COMMENCING.
4. SILTATION CONTROL FENCING MAY BE USED AS A TREE PRESERVATION FENCING SUBSTITUTE IF REQUIRED BY ENGINEERING AT THE DISCRETION OF THE TOWN.
5. 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.
6. 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.
7. 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.
8. IF TREES ARE BEING ADVERSELY AFFECTED BY CONSTRUCTION, A WATERING AND FERTILIZING PROGRAM IS TO BE SET UP TO THE SATISFACTION OF THE TOWN.
9. 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.

TOWN OF CALEDON						
	3	STANDARD 707 NOW 606		JAN 18	APR'D: C.C.	DATE: JUNE 08
	2	STANDARD No. 1135 NOW 707, NOTES EDIT		JUNE 08	DRAWN: abal	SCALE: NTS
TREE PRESERVATION	1	NOTE NO. 9 ADDED		MARCH 08	STANDARD No. 606	
	NO.	REVISION	APR'D	DATE		

2 TPP-1 TREE PRESERVATION FENCING

N.T.S.

GENERAL

1. THE TREE MANAGEMENT/PRESERVATION PLAN IS TO BE READ IN CONJUNCTION WITH THE ASSOCIATED ARBORIST REPORT PREPARED BY C.F. CROZIER & ASSOCIATES INC. AND SHALL NOT BE UTILIZED AS A STANDALONE DOCUMENT.
2. ALL EXISTING TREES AT PROPERTY BOUNDARIES AND ON ADJACENT PROPERTIES SHALL BE PRESERVED AND PROTECTED. WHERE TREES WHICH THAT ARE LOCATED AT SHARED PROPERTY BOUNDARIES OR ON ADJACENT PROPERTIES ARE IDENTIFIED BY THIS PLAN TO SUSTAIN INJURY OR REQUIRE REMOVAL, THE OWNER OF THE ADJACENT PROPERTY'S WRITTEN PERMISSION IS REQUIRED PRIOR TO ANY CONSTRUCTION OR REMOVALS WORKS COMMENCE.
3. FOR TREE INVENTORY CHART, REFER TO DRAWING TPP-4.

TREE PROTECTION FENCING

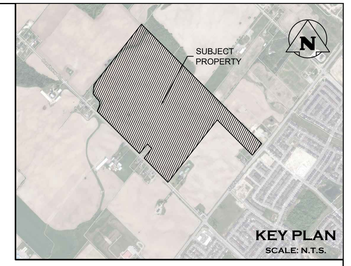
1. THE CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING (TPF) TO PROTECT TREES IDENTIFIED FOR PRESERVATION.
2. ALL TPF WILL CONFORM WITH THE ARBORIST REPORT AND DETAIL(S) INCLUDED ON THESE PLANS. WHERE CURRENT GOVERNING MUNICIPAL/CITY STANDARDS DIFFER, CONTACT PROJECT ARBORIST OR CONTRACT ADMINISTRATOR FOR DIRECTION.
3. NO SUBSTITUTIONS OF MATERIALS, PRODUCTS OR QUANTITIES WILL BE ACCEPTED WITHOUT THE PRIOR WRITTEN PERMISSION OF THE PROJECT ARBORIST.
4. UPON INSTALLATION OF THE TPF, THE CONTRACTOR SHALL CONTACT THE PROJECT ARBORIST TO REVIEW AND APPROVE THE FENCING AND LOCATION(S) IN WRITING PRIOR TO COMMENCEMENT OF ANY SITE WORK.
5. THE TPF SHALL REMAIN IN THE APPROVED LOCATIONS THROUGHOUT THE DURATION OF THE SITE WORKS AND SHALL NOT BE MOVED AT ANY TIME TO ACCOMMODATE CONSTRUCTION OR SITE WORK.
6. THE CONTRACTOR SHALL INSPECT TPF WEEKLY AND MAINTAIN AS REQUIRED THROUGH ALL STAGES OF DEVELOPMENT/CONSTRUCTION. THE TPF SHALL BE REMOVED AT THE COMPLETION OF ALL SITE WORKS AND DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION.

TREE PRESERVATION

1. THE TREE PROTECTION ZONE (TPZ) IS PROTECTED AND DELINEATED BY THE TPF OR AS OTHERWISE DEFINED IN THE APPROVED ARBORIST REPORT. THE CONTRACTOR IS NOT TO PROCEED IN UNCERTAINTY.
2. ANY POTENTIAL OR INCURRED INJURY/DAMAGE TO ADJACENT TREE(S) IDENTIFIED TO BE PRESERVED SHALL BE IMMEDIATELY REPORTED TO THE PROJECT ARBORIST AND REVIEWED ON SITE. INJURY/DAMAGE INCLUDES ANY REQUIRED ARBORICULTURAL TREATMENT INCLUDING BUT NOT LIMITED TO: LIMB PRUNING, TRUNK DAMAGE, ROOT EXPOSURE OR REQUIRED CUTTING/REMOVAL OR ANY OTHER ACTIVITY THAT HAS THE POTENTIAL TO HARM THE TREE.
3. THE TPZ IS NOT TO BE USED FOR ANY TYPE OF STORAGE INCLUDING MATERIALS, EQUIPMENT OR STOCKPILES.
4. NO TRENCHING OR TUNNELING FOR UNDERGROUND SERVICES SHALL OCCUR WITHIN THE TPZ.
5. ANY EQUIPMENT USE WITHIN THE TPZ WILL BE RESTRICTED THROUGHOUT ALL STAGES OF DEVELOPMENT. THIS APPLIES TO TPZS WITHIN OR OUTSIDE OF THE PROJECT LIMIT LINE.
6. ABSOLUTELY NO ALTERATION OF GRADES OR CONSTRUCTION ACTIVITY IS PERMITTED WITHIN THE TPF AND TPZ. ABSOLUTELY NO FLUSHING OF CONTAMINANT SHALL BE PERMITTED TOWARDS OR WITHIN THE TPZ.
7. WHEN WORKING ADJACENT TO TREES TO BE PRESERVED SITE PREPARATION MEASURES SUCH AS PRUNING FOR OVERHEAD CLEARANCE MAY BE REQUIRED. PREPARATORY PRUNING SHALL ONLY BE PERFORMED WHEN COMPLETED BY OR UNDER THE DIRECT SUPERVISION OF AN ISA CERTIFIED ARBORIST (OR APPROVED QUALIFIED PERSON AS APPROVED BY THE PROJECT ARBORIST).
8. ALL PRUNING WORK SHALL BE PERFORMED BY A QUALIFIED INDIVIDUAL AND SHALL BE IN ACCORDANCE WITH CURRENT HORTICULTURAL PRACTICES INCLUDING BUT NOT LIMITED TO:
   a. PRUNING CUTS SHALL BE MADE JUST BEYOND THE BRANCH COLLAR AND SHOULD BE LIMITED TO THINNING CUTS. HEADING CUTS WILL ONLY BE ACCEPTED IN SPECIFIC CASES AS DIRECTED BY AN ARBORIST AND SHOULD BE AVOIDED WHERE POSSIBLE.
   b. PRUNING OF ALL STEMS GREATER THAN 50 MM IN DIAMETER SHOULD BE MADE WITH A THREE-CUT METHOD TO AVOID TEARING LIVING BARK TISSUE.
   c. NO WOUND DRESSINGS SHALL BE APPLIED.
16. WHERE SOIL EXCAVATION/GRADING WORK IS REQUIRED WITHIN THE ROOTING ZONE OF A TREE TO BE PRESERVED (THE ROOTING ZONE OFTEN EXTENDS BEYOND THE IDENTIFIED TPZ AND CAN BE 3 TIMES THE DRIPLINE RADIUS OR MORE):
   a. ROOTS SHALL BE CLEANLY SEVERED BEFORE STRIPPING AND REMOVING SOIL TO AVOID DAMAGE TO THE TREE AND THE ROOT SYSTEM. ROOTS TO BE CUT USING APPROPRIATE EQUIPMENT (I.E. TRENCHER ADAPTED TO THIS SPECIFIC USE/CHAINSAW/ROOT PRUNING MACHINE). ROOTS MAY BE SEVERED USING THE CLEAN EDGE OF A STRAIGHT EXCAVATOR BUCKET UNDER SUPERVISION OF AN ISA CERTIFIED ARBORIST.
   b. NO ATTEMPTS TO CUT EXISTING ROOTS WITH THE DIGGING BUCKET OF ANY HEAVY MACHINERY WILL BE PERMITTED AS IT CAN CAUSE THE ROOTS TO TEAR AND PULL AND BE HARMFUL TO ROOT REGENERATION AND RECOVERY.
   c. ANY EXPOSED ROOTS OF A TREE TO BE PRESERVED WITH A DIAMETER GREATER THAN 2.5CM (1 INCH) SHALL BE PRUNED BACK TO THE SOIL FACE.
   d. AN EXCAVATION AREA WITHIN THE TPZ SHALL BE BACKFILLED IMMEDIATELY AND/OR ROOTS SHALL BE KEPT CONSTANTLY MOIST WITH BURLAP COVERED WITH WHITE PLASTIC AND CHECKED A MINIMUM OF 2 TIMES A DAY, FOR A MAXIMUM OF 48 HOURS. IF ROOTS ARE TO BE EXPOSED FOR A PERIOD GREATER THAN 48 HOURS, THE EXPOSED AREA SHALL BE COVERED WITH A MINIMUM OF 150 MM (6 INCHES) OF MULCH AND MAINTAINED IN A MOIST CONDITION DURING CONSTRUCTION UNTIL THE AREA CAN BE PROPERLY BACKFILLED.
17. TREES SHALL NOT HAVE ANY RIGGING CABLES, FENCING, SIGNAGE OR HARDWARE OF ANY SORT ATTACHED OR WRAPPED AROUND THEM.
18. NO CONTAMINANTS OR TOXIC MATERIALS SHALL BE DUMPED OR FLUSHED WHERE THEY MAY COME INTO CONTACT WITH THE FEEDER ROOTS OF TREES TO BE PRESERVED.
19. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL AVOIDABLE DAMAGE TO PRESERVED TREES DURING ALL STAGES OF CONSTRUCTION.
20. WATERING OR OTHER MAINTENANCE OF TREES TO BE PRESERVED MAY BE REQUIRED IF CONSTRUCTION ACTIVITIES ARE OBSERVED TO BE CAUSING STRESS OR IMPACTING HEALTH AS DETERMINED BY THE PROJECT ARBORIST.

TREE REMOVALS

1. PRIOR TO THE COMMENCEMENT OF TREE REMOVALS, ALL TREES DESIGNATED FOR REMOVAL MUST BE CLEARLY IDENTIFIED IN THE FIELD.
2. WHERE POSSIBLE, REMOVALS, CHIPPING, AND/OR BRUSH REMOVAL IS TO BE COMPLETED OUTSIDE THE WINDOW OF APRIL 1 TO AUGUST 31. THIS WINDOW ACCOUNTS FOR ACTIVE BIRD NESTING AND BAT MATERNITY ROOSTING PERIODS. WHERE REMOVALS MUST OCCUR WITHIN THE RESTRICTED ACTIVITY WINDOW, NEST AND ROOSTING HABITAT ASSESSMENTS TO PROTECT SPECIES PROTECTED UNDER THE MIGRATORY BIRDS CONVENTION ACT, 1994 AND ENDANGERED SPECIES ACT, 2007. THESE SURVEYS MUST BE COMPLETED BY A QUALIFIED BIOLOGIST OR ORNITHOLOGIST.
3. TREES SHALL ALWAYS BE FELLED AWAY FROM ADJACENT PRESERVED TREES TO PREVENT AVOIDABLE DAMAGE TO THE CROWNS AND STEMS



LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARY
- WATERCOURSE
- EDGE OF VEGETATION TO BE RETAINED AND PROTECTED
- EXISTING SWALE OR DITCH
- EXISTING DECIDUOUS TREE TO BE REMOVED
- EXISTING CONIFEROUS TREE TO BE REMOVED
- EXISTING DECIDUOUS TREE TO BE RETAINED OR PROTECTED
- EXISTING CONIFEROUS TREE TO BE RETAINED OR PROTECTED

NOTES:

1. TOPOGRAPHIC SURVEY WAS PROVIDED BY R-PE SURVEYING LTD., DATED DECEMBER 11, 2024.
2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.

Town

No.	ISSUE	DATE: YYYY/MM/DD
0	ISSUED FOR 1st SUBMISSION	2025/02/27
1	RE-ISSUED FOR 1st SUBMISSION	2025/04/22

ARBORIST

MATTHEW CAMPBELL (ON-3008-A), TRAQ

Project

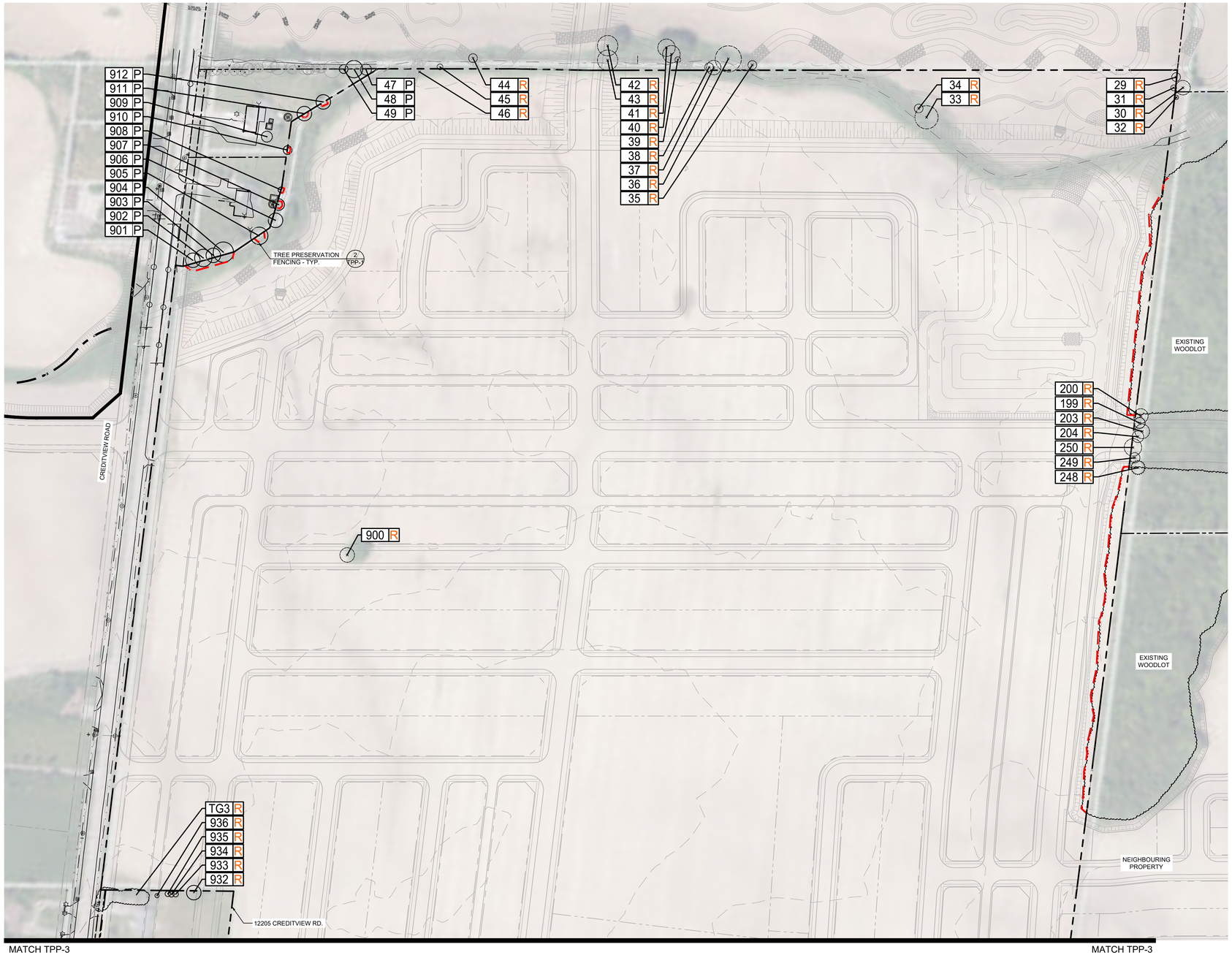
12101 & 12205 CREDITVIEW ROAD
TOWN OF CALEDON, REGION OF PEEL

Drawing

TREE PRESERVATION PLAN

CROZIER CONSULTING ENGINEERS

Drawn By	Design By	Project
S.Z./K.C.	S.Z./K.C.	1928-7375
Check By	Check By	Drawing
M.C.	T.M.	TPP-1



1 TPP-2 TREE PRESERVATION PLAN

GENERAL

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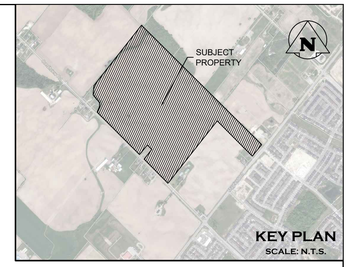
3. FOR TREE PROTECTION FENCING, TREE PRESERVATION, & TREE REMOVAL NOTES, REFER TO TPP-1.
4. FOR TREE INVENTORY CHART, REFER TO DRAWING TPP-4.



LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARY
- WATERCOURSE
- EDGE OF VEGETATION TO BE RETAINED AND PROTECTED
- TREE PROTECTION FENCE
- EXISTING SWALE OR DITCH
- EXISTING DECIDUOUS TREE TO BE REMOVED
- EXISTING CONIFEROUS TREE TO BE REMOVED
- EXISTING DECIDUOUS TREE TO BE RETAINED OR PROTECTED
- EXISTING CONIFEROUS TREE TO BE RETAINED OR PROTECTED
- 0 P — TREE TO BE PRESERVED
- 0 R — TREE IDENTIFICATION TAGS
- TREE TO BE REMOVED

50 0m 50 100
SCALE: 1:1500

NOTES:

1. TOPOGRAPHIC SURVEY WAS PROVIDED BY R-PE SURVEYING LTD., DATED DECEMBER 11, 2024.
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1	RE-ISSUED FOR 1st SUBMISSION	2025/04/22

ARBORIST

CERTIFIED ARBORIST ISA

MATTHEW CAMPBELL
(ON-3008-A), TRAQ

Project

12101 & 12205 CREDITVIEW ROAD
TOWN OF CALEDON, REGION OF PEEL

Drawing

TREE PRESERVATION PLAN

CROZIER CONSULTING ENGINEERS

Drawn By	Design By	Project
S.Z./K.C.	S.Z./K.C.	1928-7375
Check By	Check By	Drawing
M.C.	T.M.	TPP-2

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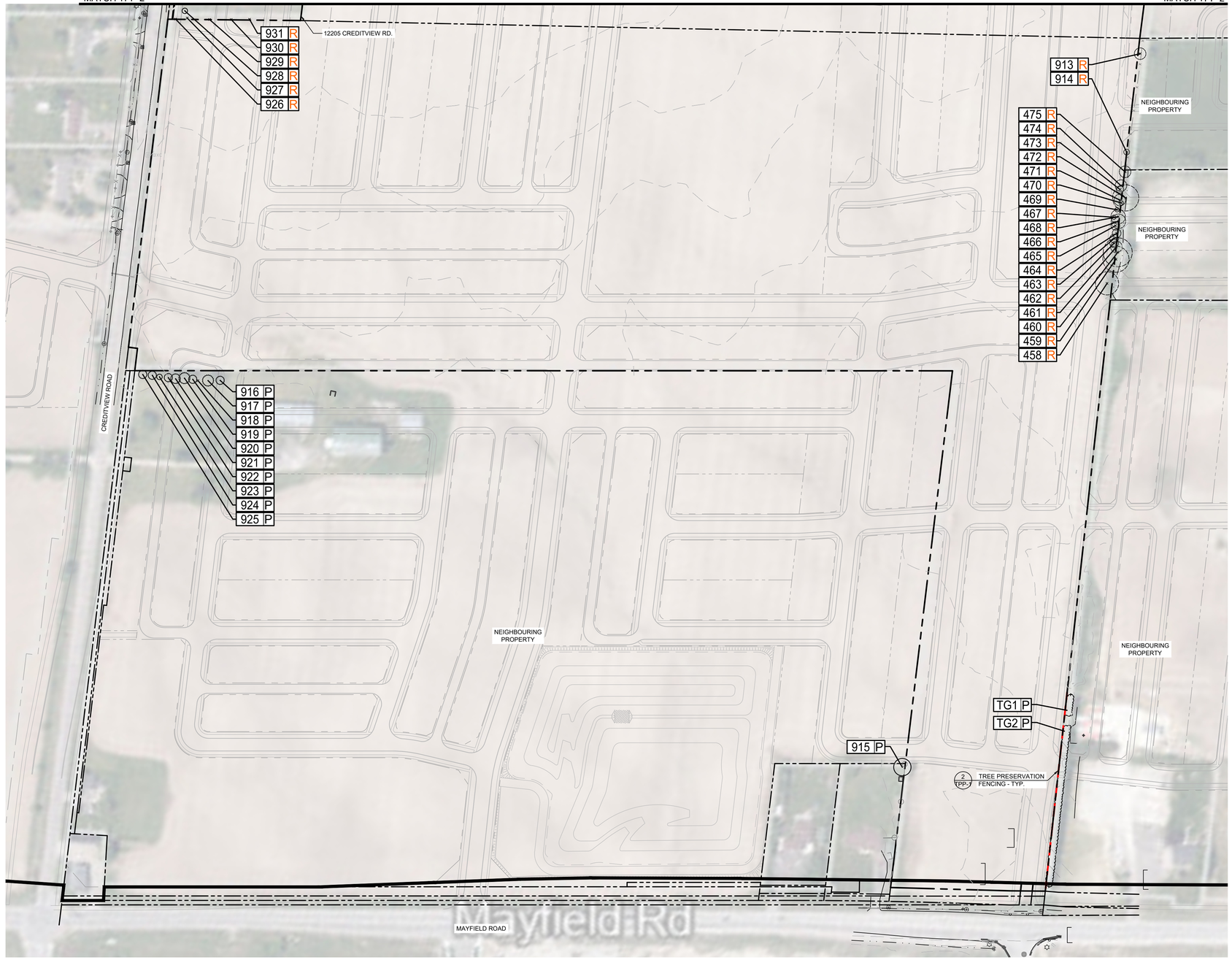

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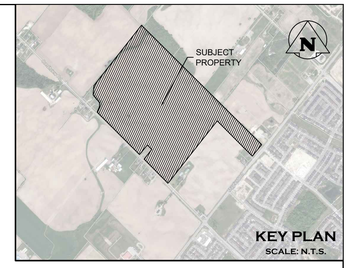

LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARY
- WATERCOURSE
- EDGE OF VEGETATION TO BE RETAINED AND PROTECTED
- TREE PROTECTION FENCE
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- EXISTING DECIDUOUS TREE TO BE RETAINED OR PROTECTED
- EXISTING CONIFEROUS TREE TO BE RETAINED OR PROTECTED
- 0 P — TREE TO BE PRESERVED
- 0 R — TREE IDENTIFICATION TAGS
- TREE TO BE REMOVED

2 TPP-3 TREE PRESERVATION PLAN

N

50 0m 50 100

SCALE: 1:1500

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:

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ARBORIST

CERTIFIED ARBORIST ISA

MATTHEW CAMPBELL (ON-3008-A), TRAQ

Project

12101 & 12205 CREDITVIEW ROAD
TOWN OF CALEDON, REGION OF PEEL

Drawing

TREE PRESERVATION PLAN

CROZIER CONSULTING ENGINEERS

Drawn By	Design By	Project
S.Z./K.C.	S.Z./K.C.	1928-7375
Check By	Check By	Drawing
M.C.	T.M.	TPP-3

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12101 & 12205 CREDITVIEW ROAD - INDIVIDUAL TREES

ID No.	*Botanical Name*	Common Name	DBH (cm) (Diameter at Breast Height)	Canopy Radius (m)	mTPZ (m) (Minimum Tree Protection)	Condition	Invasive	Requires Compensation	Ownership	Directive	Comments
29	*Acer saccharinum*	Silver Maple	18	3	1.8	Fair		X	Private	**Remove**	Multi stem, 8 stems between 3-18cm
30	*Acer saccharinum*	Silver Maple	30	5	2.4	Fair		X (by others)	Neighbour	**Remove**	Remove due to conflict with proposed channel re-alignment
31	*Tilia americana*	Basswood	15	2	1.8	Fair		X	Private	**Remove**	Multi stem, 5 stems all under 15cm.
32	*Fraxinus spp.*	Ash spp.	13	1.5	1.8	Poor			Neighbour	**Remove**	Evidence of emerald ash borer.
33	*Quercus macrocarpa*	Bur Oak	100	8	6.0	Poor			Private	**Remove**	85% canopy dead.
34	*Acer negundo*	Manitoba Maple	18	3	1.8	Fair	X	X	Private	**Remove**	multi stem
35	*Acer saccharinum*	Silver Maple	15	3	1.8	Fair		X (by others)	Neighbour	**Remove**	3 clumps of at least 5 stems. On edge of bank. Remove due to conflict with development.
36	*Acer saccharinum*	Silver Maple	100	9	6.0	Fair		X (by others)	Neighbour	**Remove**	Remove due to conflict with development.
37	*Acer saccharinum*	Silver Maple	100	5	6.0	Poor		X (by others)	Neighbour	**Remove**	Remove due to conflict with development.
38	*Acer freemanii*	Freeman maple	30	3	2.4	Fair		X (by others)	Neighbour	**Remove**	Remove due to conflict with development.
39	*Acer saccharinum*	Silver Maple	12	2	1.8	Good		X (by others)	Neighbour	**Remove**	Remove due to conflict with development.
40	*Acer saccharinum*	Silver Maple	100	6	6.0	Fair		X (by others)	Neighbour	**Remove**	Remove due to conflict with development.
41	*Acer saccharinum*	Silver Maple	45	6	3.0	Fair		X (by others)	Neighbour	**Remove**	3 stems. all 45cm. Remove due to conflict with development.
42	*Acer saccharinum*	Silver Maple	40	7	2.4	Fair		X (by others)	Neighbour	**Remove**	multi stem clumps 10 stems. Remove due to conflict with development.
43	*Acer saccharinum*	Silver Maple	30	7	2.4	Fair		X (by others)	Neighbour	**Remove**	Multi stem. 8 stems at base. Remove due to conflict with development.
44	*Acer negundo*	Manitoba Maple	15	3	1.8	Fair	X	X (by others)	Neighbour	**Remove**	Multi stem. Remove due to conflict with development.
45	*Acer negundo*	Manitoba Maple	13	2	1.8	Fair	X	X (by others)	Neighbour	**Remove**	Remove due to conflict with development.
46	*Fraxinus spp.*	Ash spp.	80	0		Dead			Private	**Remove**	dead ash
47	*Picea pungens*	Blue Spruce	40	4	2.4	Fair			Shared	Preserve	Thin canopy. One sided.
48	*Acer platanoides*	Norway Maple	50	6	3.0	Good	X		Shared	Preserve	
49	*Acer platanoides*	Norway Maple	50	3	3.0	Fair	X		Shared	Preserve	
199	*Pinus strobus*	Eastern white pine	34	4	2.4m	Good	X	X (by others)	Neighbour	**Remove**	Remove due to conflict with development.
200	*Quercus macrocarpa*	Burr Oak	24	5	1.8m	Good		X (by others)	Neighbour	**Remove**	Remove due to conflict with development.
203	*Tilia americana*	Basswood	22	5	1.8m	Fair		X (by others)	Neighbour	**Remove**	Remove due to conflict with development.
204	*Ulmus spp.*	Elm spp.	13	4	1.8m	Poor			Neighbour	**Remove**	Thin crown and dieback in canopy.
248	*Pinus strobus*	Eastern white pine	26	5	1.8m	Good		X (by others)	Neighbour	**Remove**	
249	*Quercus macrocarpa*	Burr Oak	16	3.5	1.8m	Good		X (by others)	Neighbour	**Remove**	
250	*Prunus spp.*	Cherry species	24	6	1.8m	Poor			Neighbour	**Remove**	Multistem of 6 stems.
458	*Quercus macrocarpa*	Burr Oak	95	8	1.8m	Fair		X	Private	**Remove**	some deadwood in canopy
459	*Quercus macrocarpa*	Burr Oak	63	9	1.8m	Good		X	Shared	**Remove**	boundary tree
460	*Quercus macrocarpa*	Burr Oak	97	10	1.8m	Fair		X	Shared	**Remove**	deadwood in canopy. hanging branches
461	*Quercus rubra*	Red Oak	27	4	1.8m	Fair		X	Shared	**Remove**	boundary tree
462	*Tilia americana*	Basswood	12	3	1.8m	Fair		X	Shared	**Remove**	
463	*Ulmus spp.*	Elm spp.	15	3	1.8m	Fair		X	Shared	**Remove**	boundary tree
464	*Tilia americana*	Basswood	19	3	1.8m	Fair		X	Shared	**Remove**	boundary tree
465	*Tilia americana*	Basswood	12	3	1.8m	Fair		X	Shared	**Remove**	boundary tree
466	*Quercus macrocarpa*	Burr Oak	35	5	1.8m	Fair		X	Shared	**Remove**	boundary tree
467	*Quercus macrocarpa*	Burr Oak	11	1.5	2.4m	Poor			Shared	**Remove**	Declining canopy. Deadwood in canopy
468	*Quercus macrocarpa*	Burr Oak	45	5	1.8m	Fair		X	Shared	**Remove**	boundary tree
469	*Quercus macrocarpa*	Burr Oak	12	1.5	1.8m	Fair		X	Shared	**Remove**	boundary tree
470	*Quercus macrocarpa*	Burr Oak	11	1.5	1.8m	Fair		X	Shared	**Remove**	boundary tree
471	*Ulmus spp.*	Elm spp.	18	4	1.8m	Fair		X	Shared	**Remove**	
472	*Quercus macrocarpa*	Burr Oak	112	9	1.8m	Good		X	Shared	**Remove**	codominant at 2m
473	*Tilia americana*	Basswood	13	2.5	1.8m	Fair		X	Shared	**Remove**	boundary tree
474	*Quercus macrocarpa*	Burr Oak	33	4	1.8m	Good		X	Shared	**Remove**	boundary tree
475	*Quercus macrocarpa*	Burr Oak	26	4	1.8m	Fair		X	Shared	**Remove**	codominant at base
900	*Ulmus americana*	American Elm	75, 62	5	4.2m	Fair		X	Private	**Remove**	some deadwood in canopy. multi stem at base.
901	*Salix babylonica*	Weeping Willow	105	5	6.3m	Fair			Shared	Preserve	neighbouring lot.
902	*Salix babylonica*	Weeping Willow	108	6	6.48m	Fair			Shared	Preserve	
903	*Salix babylonica*	Weeping Willow	98	5	6.0m	Poor			Shared	Preserve	main stems broken off
904	*Salix babylonica*	Weeping Willow	118	7	7.08m	Fair			Shared	Preserve	
905	*Acer saccharinum*	Silver Maple	57	6	3.6m	Fair			Shared	Preserve	
906	*Acer saccharinum*	Silver Maple	20, 26, 25, 21, 28	5	1.8m	Fair			Shared	Preserve	multi stem at base.
907	*Acer negundo*	Manitoba Maple	36	4	2.4m	Poor	X		Shared	Preserve	poor form and structure.
908	*Unknown*	Unknown	20	2	1.8m	Fair			Shared	Preserve	Tree has been topped previously.
909	*Picea glauca*	White Spruce	32	4	2.4m	Good			Shared	Preserve	
910	*Acer negundo*	Manitoba Maple	22	3	1.8m	Poor	X		Shared	Preserve	large trunk wound at base.
911	*Acer saccharinum*	Silver Maple	34	5	2.4m	Fair			Shared	Preserve	
912	*Acer saccharinum*	Silver Maple	40	5	2.4m	Fair			Shared	Preserve	
913	*Ulmus pumila*	Siberian Elm	28	4	1.8m	Fair		X	Shared	**Remove**	on fence line. existing tree tag found #0905
914	*Quercus macrocarpa*	Burr Oak	21	2	1.8m	Good		X	Shared	**Remove**	on fence line. existing tag #0908
915	*Salix babylonica*	Weeping Willow	72	6	4.8m	Fair			Neighbour	Preserve	deadwood in canopy.
916	*Pinus nigra*	Austrian Pine	23	3	1.8m	Fair			Neighbour	Preserve	
917	*Pinus nigra*	Austrian Pine	29	4	1.8m	Fair			Neighbour	Preserve	
918	*Pinus nigra*	Austrian Pine	0	0		Dead			Neighbour	Preserve	Standing dead
919	*Pinus nigra*	Austrian Pine	26	3	1.8m	Fair			Neighbour	Preserve	
920	*Pinus nigra*	Austrian Pine	27	4	1.8m	Fair			Neighbour	Preserve	
921	*Pinus resinosa*	Red Pine	30	3.5	2.4m	Fair			Neighbour	Preserve	
922	*Pinus nigra*	Austrian Pine	21, 22	3	1.8m	Fair			Neighbour	Preserve	multi stem at base.
923	*Pinus resinosa*	Red Pine	26	2	1.8m	Fair			Neighbour	Preserve	
924	*Pinus resinosa*	Red Pine	28	3	1.8m	Fair			Neighbour	Preserve	
925	*Pinus nigra*	Austrian Pine	28	3	1.8m	Fair			Neighbour	Preserve	
926	*Fraxinus spp.*	Ash spp.	19	0	1.8m	Dead			Private	**Remove**	Standing dead
927	*Fraxinus spp.*	Ash spp.	0	0		Dead			Private	**Remove**	Standing dead
928	*Picea pungens*	Blue Spruce	30	2	2.4m	Fair		X	Private	**Remove**	
929	*Fraxinus spp.*	Ash spp.	0	0		Dead			Private	**Remove**	Standing dead
930	*Fraxinus spp.*	Ash spp.	0	0		Dead			Private	**Remove**	Standing dead
931	*Fraxinus spp.*	Ash spp.	0	0		Dead			Private	**Remove**	Standing dead
932	*Ulmus americana*	American Elm	31	5	2.4m	Fair		X	Private	**Remove**	deadwood in canopy.
933	*Picea glauca*	White Spruce	18	2	1.8m	Poor			Private	**Remove**	poor health and form.
934	*Picea glauca*	White Spruce	15	2	1.8m	Fair		X	Private	**Remove**	
935	*Picea glauca*	White Spruce	17	2	1.8m	Fair		X	Private	**Remove**	
936	*Picea glauca*	White Spruce	15	1.5	1.8m	Fair		X	Private	**Remove**	

*Invasive species were classified using the species listed on the Ontario Invasive Plants List.

12101 CREDITVIEW ROAD - TREE GROUPINGS

ID No.	*Botanical Name*	Common Name	DBH (cm) (Diameter at Breast Height)	Canopy Radius (m)	mTPZ (m) (Minimum Tree Protection)	Condition	Ownership	Directive	Comments
TG1	*Picea glauca*	White Spruce	15-28	3	Dripline	Fair	Shared	Preserve	On property line. 9 White Spruce - 7 Fair/Good, 1 Poor, and 1 Dead
TG2	*Picea glauca*	White Spruce	15-30	2-5	Dripline	Fair	Shared	Preserve	On property line. 80 White Spruce - Fair/Good
TG3	*Juniperus virginiana* *Picea glauca* *Pinus nigra*	Red cedar White Spruce Austrian pine	15-40	1-4	Dripline	Fair	Private	**Remove**	21 trees total in the grouping. All trees were in fair condition. 10 White spruce trees sizes 10-20cm DBH. 9 White spruce trees, sizes 21-35cm DBH. 1 Red cedar, size 21-35cm DBH. 1 Austrian pine, size 36-50cm DBH.

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NOTES:

1. TOPOGRAPHIC SURVEY WAS PROVIDED BY R-PE SURVEYING LTD., DATED DECEMBER 11, 2024.
2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.

Town

No.	ISSUE	DATE: YYYY/MM/DD
0	ISSUED FOR 1st SUBMISSION	2025/02/27
1	RE-ISSUED FOR 1st SUBMISSION	2025/04/22

ARBORIST

CERTIFIED ARBORIST ISA

MATTHEW CAMPBELL
(ON-3008-A), TRAQ

Project

12101 & 12205 CREDITVIEW ROAD
TOWN OF CALEDON, REGION OF PEEL

Drawing

TREE PRESERVATION PLAN

CROZIER CONSULTING ENGINEERS

Drawn By	Design By	Project
S.Z./K.C.	S.Z./K.C.	1928-7375
Check By	**Check By**	**Drawing**
M.C.	T.M.	TPP-4

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