

TOWN OF CALEDON
PLANNING
RECEIVED
December 5, 2025

Arborist Report 12363 Dixie Road Town of Caledon

Prepared For:
2476998 Ontario Inc.

Prepared By:
Beacon Environmental Limited

Date:
2023-05-31

Project:
222071



GUIDING SOLUTIONS IN THE NATURAL ENVIRONMENT

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Report Versions Issued

| Version | Date | Revisions |
|---------|----------|------------------|
| 1. | May 2023 | First submission |
| | | |

1. Introduction

Beacon Environmental Limited (Beacon) was retained by 2476998 Ontario Inc. to prepare an Arborist Report for property located at 12363 Dixie Road in the Town of Caledon (hereafter referred to as the “subject property”). The location of the subject property is illustrated in **Figure 1**.

This Arborist Report was prepared in accordance with the *Terms of Reference for Arborist Reports, Tree Preservation Plans and Tableland Tree Removal Compensation* (Town of Caledon 2020). The purpose of this Arborist Report is to:

- Identify and describe individual trees and tree groupings on the subject lands;
- Assess potential impacts to individual trees and tree groupings resulting from the proposed development including requirements for tree removals; and
- Provide recommendations for tree preservation and protection.

2. Methods

A tree inventory of the subject property was completed on August 7, 2022, by an arborist certified by the International Society of Arboriculture (ISA).

Individual trees ≥ 10 cm DBH (diameter at breast height, measured 1.4 m above grade) were tagged with numbered aluminum forestry tags and their locations were recorded by an Ontario Land Surveyor. For each tree, the following information was recorded:

- Species;
- Trunk DBH;
- Health condition; and
- Structural condition rating.

Each tree was assigned a condition rating of good, fair, poor, or dead, based on the following criteria:

- **Poor** – Severe dieback, significant lean, missing leader, major defects, significant decay and/or disease presence;
- **Fair** – Moderate dieback and/or lean, limb defects, multiple stems, moderate foliage damage from stress;
- **Good** – Healthy vigorous growth, minor visible defects or damage; and
- **Dead** – No live crown.

Limitations of the assessment are summarized in **Appendix A**.

3. Findings

A total of 26 trees were documented and assessed on or adjacent to the subject property. All trees are located along the northern property limit. The tree inventory is presented in **Drawing TP-1 (Appendix B)**.

4. Impact Assessment and Recommendations

All trees identified on or adjacent to the subject property have been identified for preservation as illustrated in **Drawing TP-1**.

There is potential for damage to occur to trees during construction if proper precautions and protection measures are not implemented. Trees can be negatively impacted through grade changes, soil compaction, root cutting, and mechanical damage to trunks and branches resulting from the operation of construction equipment.

Trees to be preserved shall be protected by establishing a minimum Tree Protection Zone (TPZ) based on the tree DBH as indicated in **Table 1** and illustrated in **Drawing TP-1**.

Table 1. Minimum Tree Protection Zones

| Trunk Diameter (DBH) | Minimum Protection Distances Required |
|----------------------|---------------------------------------|
| 10 – 29 cm | 1.8 m |
| 30 – 39 cm | 2.4 m |
| 40 – 49 cm | 3.0 m |
| 50 – 59 cm | 3.6 m |
| 60 – 69 cm | 4.2 m |
| 70 – 79 cm | 4.8 m |
| 80 – 89 cm | 5.4 m |
| 90 – 100 cm | 6.0 m |

Prior to site alteration, tree protection fencing should be established at the limit of the TPZs. The location of tree protection fencing is illustrated in **Drawing TP-1**.

The following activities are prohibited within the TPZ:

- Construction;
- Altering of grade by adding fill, excavating, trenching, scraping, dumping or disturbance of any kind;
- Storage of construction materials, equipment, soil, construction waste or debris;
- Disposal of any liquids e.g., concrete sludge, gas, oil, paint;
- Movement of vehicles, equipment, or pedestrians; and
- Parking of vehicles or machinery.



Legend

- Subject Property
- Watercourse (Beacon 2021)



| | |
|---|--|
| Site Location | Figure 1 |
| 12363 Dixie Road | |
| Project: 222071 Last Revised: May 2024 | |
| Client: 2476998 Ontario Inc. | Prepared by: BD Checked by: DW |
| | 1:4,500 |
| Inset Map: 1:35,000 | |
| Contains information licensed under the Open Government License– Ontario Orthoimagery Baselayer: FBS Peel Region (2022) | |

In addition to the establishment of the TPZ, the following measures are recommended to ensure the health and survival of any retained trees:

- Any root damage occurring to retainable trees during construction should be cut cleanly with a handsaw or pruners;
- Any injury caused to a retainable tree during construction should be evaluated by a qualified arborist; and
- Any pruning of trees for construction clearance should be performed by qualified individuals following standard best management practices.

5. Summary

In summary, a total of 26 trees were documented on and adjacent to the subject property, which will be protected by implementing the mitigation measures and standard best management practices recommended in this report.

Prepared by:
Beacon Environmental Ltd.



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Senior Terrestrial Ecologist,
ISA Certified Arborist (ON-1536A)

Reviewed by:
Beacon Environmental Ltd.



Jamie Nairn, M.Sc., P.Ag.
Senior Ecologist

Appendix A



Limitations of Assessment

Appendix A



Limitations of Tree Assessment

Appendix A

Limitations of Tree Assessment

It is the policy of Beacon Environmental Ltd. to attach the following clause regarding limitations of the tree assessment. The intent is to ensure that the client is aware of what is technically and professionally realistic in assessing and/or retaining trees.

The assessment of the trees presented in this report has been made using accepted arboricultural techniques. These techniques include a visual examination of the above-ground parts of each tree for structural defects, scars, external indications of decay such as fungal fruiting bodies, evidence of insect attack, crown dieback, discoloured foliage, the condition of any visible root structures, the degree and direction of lean (if any), the general condition of the tree(s) and the surrounding site, and the proximity of property and people. Except where specifically noted in the report, 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 recognized that trees are living organisms and their health and vigour constantly change over time. They are not immune to changes in site conditions, pests, or variations in the weather conditions including severe storms with high-speed winds. Furthermore, some symptoms may only be visible seasonally; the extent of observations that can be made may be limited by the time of year in which the inspection took place.

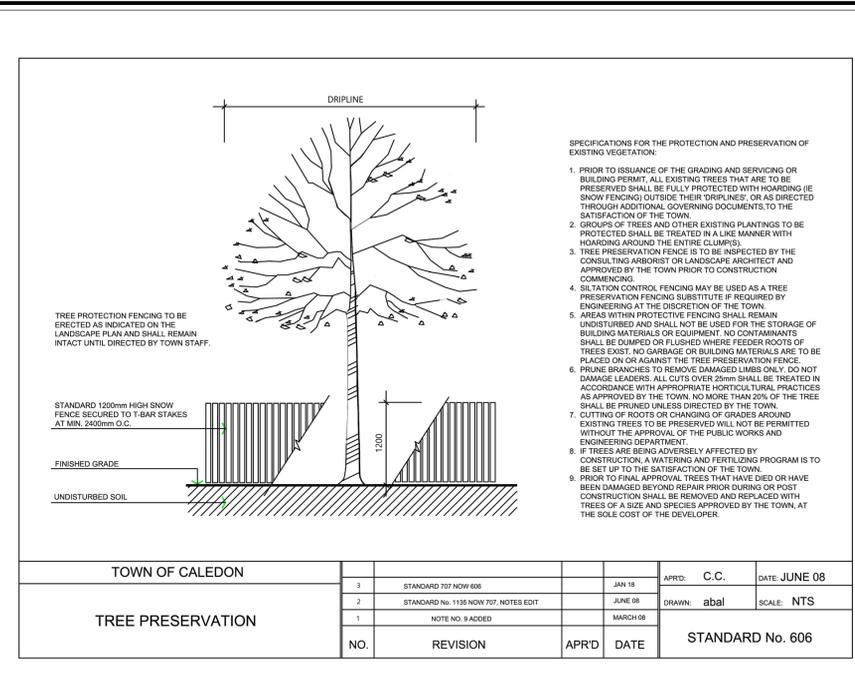
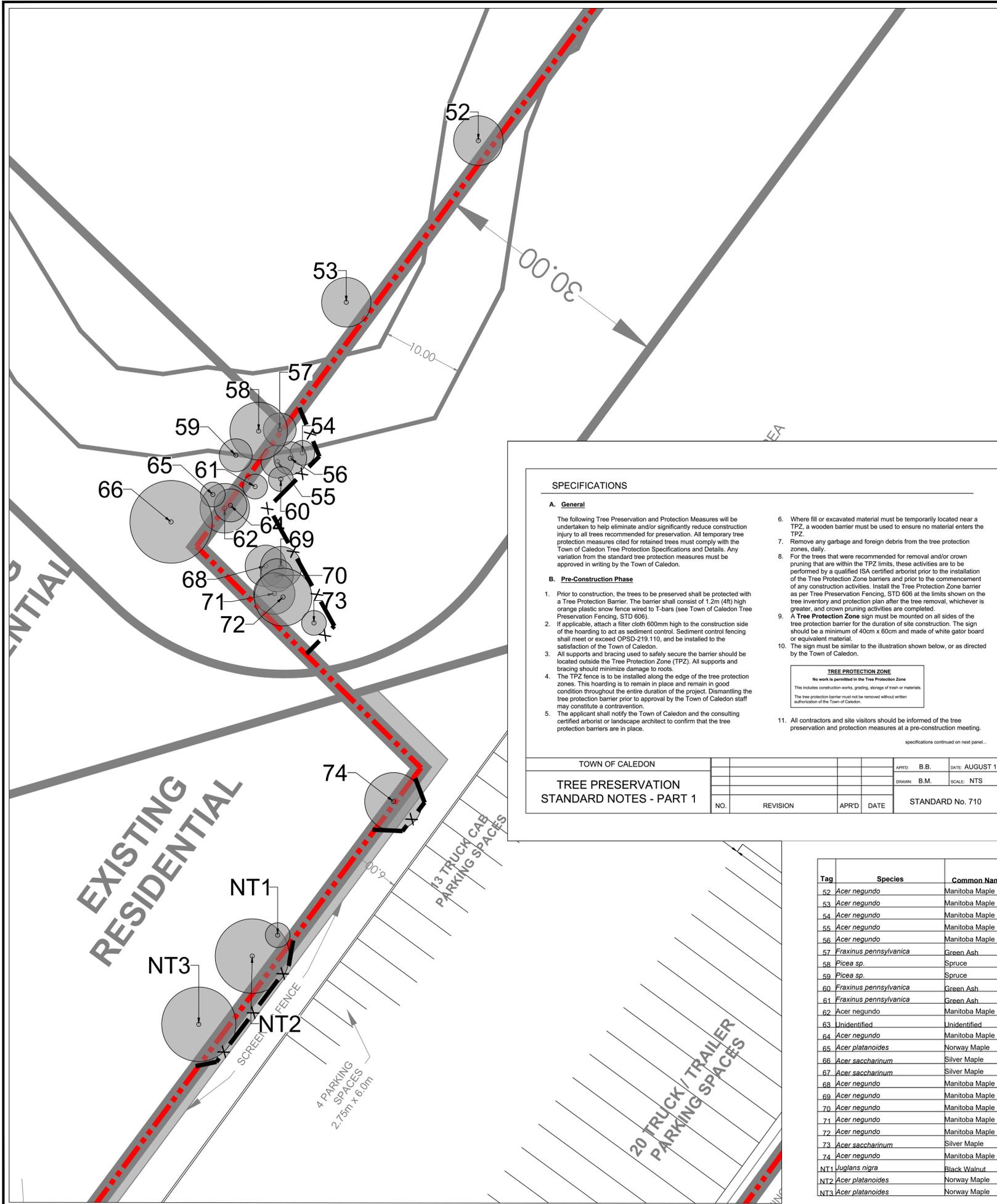
While reasonable efforts have been made to ensure that the trees recommended for retention are healthy unless stated otherwise within the report, no warranty or guarantees are offered, or implied, that these trees, or any parts of them, will have continued health or structure as noted in the report. It is both professionally and practically impossible to predict with absolute certainty the behaviour of any single tree or group of trees or their component parts 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.

Although every effort has been made to ensure that this assessment is reasonably accurate, it is recommended that trees be re-assessed periodically to identify changes in condition. Design or site plan changes may also necessitate re-assessment and/or revisions to this report. **The assessment presented in this report is valid at the time of the inspection and is intended for sole use of the client.** Any use of this report by a third party, and any decision based on this report, is the singular responsibility of the third party.

Appendix B



Tree Inventory and Preservation Plan



- SPECIFICATIONS 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 CLUMPS.
 - TREE PRESERVATION FENCING 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 GARIBAGE 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.

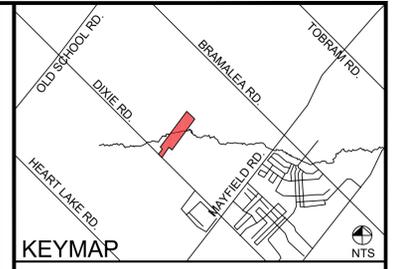
| | | | | | | |
|-------------------|----------|------|---------------------------------------|------------------|-------------|---------------|
| TOWN OF CALEDON | | 3 | STANDARD 707 NOW 606 | JAN 18 | APRD: C.C. | DATE: JUNE 08 |
| TREE PRESERVATION | | 2 | STANDARD No. 1135 NOW 707, NOTES EDIT | JUNE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

- SPECIFICATIONS**
- A. General**
- The following Tree Preservation and Protection Measures will be undertaken to help eliminate and/or significantly reduce construction injury to all trees recommended for preservation. All temporary tree protection measures cited for retained trees must comply with the Town of Caledon Tree Protection Specifications and Details. Any variation from the standard tree protection measures must be approved in writing by the Town of Caledon.
- B. Pre-Construction Phase**
- Prior to construction, the trees to be preserved shall be protected with a Tree Protection Barrier. The barrier shall consist of 1.2m (4ft) high orange plastic snow fence wired to T-bars (see Town of Caledon Tree Preservation Fencing, STD 606).
 - If applicable, attach a filter cloth 600mm high to the construction side of the hoarding to act as sediment control. Sediment control fencing shall meet or exceed CPDSD-219.110, and be installed to the satisfaction of the Town of Caledon.
 - All supports and bracing used to safely secure the barrier should be located outside the Tree Protection Zone (TPZ). All supports and bracing should minimize damage to roots.
 - The TPZ fence is to be installed along the edge of the tree protection zones. This hoarding is to remain in place and remain in good condition throughout the entire duration of the project. Dismantling the tree protection barrier prior to approval by the Town of Caledon staff may constitute a contravention.
 - The applicant shall notify the Town of Caledon and the consulting certified arborist or landscape architect to confirm that the tree protection barriers are in place.
- C. During Construction Phase**
- All areas within the TPZ shall remain undisturbed for the duration of construction. There will be no grade changes, dumping, and storage of any materials, structures or equipment within these areas. The Tree Protection Barrier must not be removed without the written authorization of the Town of Caledon.
 - Minor grading works will be permitted at the edge of the preservation zone as required to correct localized depressions, and blend to existing grades. This work to be undertaken under the direct supervision of an ISA certified arborist.
 - A certified ISA arborist will undertake proper root pruning in accordance with acceptable arboriculture practices when and if roots of related trees are to be exposed, damaged, or severed by construction work. The exposed roots will be backfilled with appropriate material as soon as possible to prevent desiccation. Root pruning prior to excavation will help prevent necessary damage to tree roots. The use of low pressure hydrovac to expose roots is recommended, at no additional cost.
 - The Town of Caledon must be notified for all work that impacts the TPZ for temporary removal of a section of hoarding to gain access for fine grading or other works. All works are to be supervised by the Town of Caledon.
 - No cables, wires or ropes of any kind shall be wrapped around or installed in trees to be preserved.
 - No contaminants will be dumped or flushed in the TPZ areas or where feeder roots of trees exist (generally beyond the TPZ areas).
 - Irrigate tree protection zones during drought conditions, June to September to reduce drought stress.
 - Inspect the site daily to ensure hoarding is in place and in good condition. Inspect trees to monitor condition.
- D. Post Construction Phase**
- Following the completion of all site works including landscaping, and after review and approval by the Town of Caledon staff, the protective hoarding may be removed.
 - After removal of the protective hoarding, the Tree Preservation Zones shall be inspected by the Town of Caledon staff. Any remaining dead, diseased, or hazardous limbs or trees are to be removed by an ISA certified arborist as directed by the consulting arborist or Town of Caledon staff.
- end of specifications

| | | | |
|---|----------|-------------|-----------------|
| TOWN OF CALEDON | | APRD: B.B. | DATE: AUGUST 17 |
| TREE PRESERVATION STANDARD NOTES - PART 1 | | DRAWN: B.M. | SCALE: NTS |
| NO. | REVISION | APRD | DATE |
| STANDARD No. 710 | | | |

- SPECIFICATIONS** continued from previous panel
- C. During Construction Phase**
- All areas within the TPZ shall remain undisturbed for the duration of construction. There will be no grade changes, dumping, and storage of any materials, structures or equipment within these areas. The Tree Protection Barrier must not be removed without the written authorization of the Town of Caledon.
 - Minor grading works will be permitted at the edge of the preservation zone as required to correct localized depressions, and blend to existing grades. This work to be undertaken under the direct supervision of an ISA certified arborist.
 - A certified ISA arborist will undertake proper root pruning in accordance with acceptable arboriculture practices when and if roots of related trees are to be exposed, damaged, or severed by construction work. The exposed roots will be backfilled with appropriate material as soon as possible to prevent desiccation. Root pruning prior to excavation will help prevent necessary damage to tree roots. The use of low pressure hydrovac to expose roots is recommended, at no additional cost.
 - The Town of Caledon must be notified for all work that impacts the TPZ for temporary removal of a section of hoarding to gain access for fine grading or other works. All works are to be supervised by the Town of Caledon.
 - No cables, wires or ropes of any kind shall be wrapped around or installed in trees to be preserved.
 - No contaminants will be dumped or flushed in the TPZ areas or where feeder roots of trees exist (generally beyond the TPZ areas).
 - Irrigate tree protection zones during drought conditions, June to September to reduce drought stress.
 - Inspect the site daily to ensure hoarding is in place and in good condition. Inspect trees to monitor condition.
- D. Post Construction Phase**
- Following the completion of all site works including landscaping, and after review and approval by the Town of Caledon staff, the protective hoarding may be removed.
 - After removal of the protective hoarding, the Tree Preservation Zones shall be inspected by the Town of Caledon staff. Any remaining dead, diseased, or hazardous limbs or trees are to be removed by an ISA certified arborist as directed by the consulting arborist or Town of Caledon staff.
- end of specifications

| | | | |
|---|----------|-------------|-----------------|
| TOWN OF CALEDON | | APRD: B.B. | DATE: AUGUST 17 |
| TREE PRESERVATION STANDARD NOTES - PART 2 | | DRAWN: B.M. | SCALE: NTS |
| NO. | REVISION | APRD | DATE |
| STANDARD No. 711 | | | |



- LEGEND**
- 1678 Tree tag
 - Tree Crown
 - Minimum Tree Protection Zone
 - Tree Location
 - Tree to be Preserved
 - Tree to be Removed
 - Property Line
 - Tree Protection Fencing

Scale: 1:250

0 5 10 20m

NORTH ARROW

CERTIFIED ARBORIST
ISA
DAN WESTERHOF
#ON-1535A

BEACON ENVIRONMENTAL

MARKHAM OFFICE
80 MAIN ST NORTH
MARKHAM, ON L3P 1X5

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CLIENT
2476998 ONTARIO INC.

PROJECT
**12363 DIXIE ROAD,
TOWN OF CALEDON**

SHEET TITLE
**TREE INVENTORY AND
PRESERVATION PLAN**

DESIGN BY: ... PROJECT NO: 222071

DRAWN BY: JA FIGURE NO: TP-1

CHECKED BY: DW

DATE: 05 May 2023

| Tag | Species | Common Name | DBH (cm) | Crown Diameter | Location | Health | Root flare | Trunk | Branch/Crown | Comments | Recommendation |
|-----|------------------------|----------------|----------|----------------|---------------|--------|------------|-------|--------------|------------------------------|----------------|
| 52 | Acer negundo | Manitoba Maple | 20.15 | 6 | Off-site | Good | Good | Good | Fair | | Preserve |
| 53 | Acer negundo | Manitoba Maple | 20.23 | 6 | Off-site | Good | Fair | Fair | Fair | | Preserve |
| 54 | Acer negundo | Manitoba Maple | 12 | 3 | On-site | Good | Fair | Fair | Poor | significant lean | Preserve |
| 55 | Acer negundo | Manitoba Maple | 15 | 4 | On-site | Fair | Fair | Fair | Poor | significant lean | Preserve |
| 56 | Acer negundo | Manitoba Maple | 16 | 4 | On-site | Fair | Fair | Poor | Poor | severe lean | Preserve |
| 57 | Fraxinus pennsylvanica | Green Ash | 15 | 4 | Property line | Poor | Por | Poor | Poor | EAB, lean | Preserve |
| 58 | Picea sp. | Spruce | 30 | 7 | Off-site | Fair | Good | Good | Good | | Preserve |
| 59 | Picea sp. | Spruce | 15 | 4 | Off-site | Fair | Good | Good | Good | | Preserve |
| 60 | Fraxinus pennsylvanica | Green Ash | 11 | 3 | On-site | Poor | Por | Good | Poor | EAB, severely bent | Preserve |
| 61 | Fraxinus pennsylvanica | Green Ash | 16 | 3 | On-site | Dead | | | | | Preserve |
| 62 | Acer negundo | Manitoba Maple | 31.15 | 6 | Property line | Fair | Fair | Fair | Poor | severe lean | Preserve |
| 63 | Unidentified | Unidentified | 40 | 4 | On-site | Dead | | | | | Preserve |
| 64 | Acer negundo | Manitoba Maple | 17 | 4 | On-site | Fair | Fair | Poor | Poor | significant lean | Preserve |
| 65 | Acer platanoides | Norway Maple | 12 | 3 | Off-site | Good | Good | Good | Good | | Preserve |
| 66 | Acer saccharinum | Silver Maple | 40.30 | 10 | Off-site | Good | Good | Poor | Fair | massive wound in trunk | Preserve |
| 67 | Acer saccharinum | Silver Maple | 12.13.10 | 5 | On-site | Fair | Good | Fair | Fair | crowded/suppressed | Preserve |
| 68 | Acer negundo | Manitoba Maple | 19 | 5 | On-site | Good | Fair | Good | Fair | | Preserve |
| 69 | Acer negundo | Manitoba Maple | 20 | 5 | On-site | Fair | Fair | Fair | Poor | severe lean | Preserve |
| 70 | Acer negundo | Manitoba Maple | 17 | 4 | On-site | Good | Good | Fair | Fair | | Preserve |
| 71 | Acer negundo | Manitoba Maple | 21 | 5 | On-site | Good | Good | Good | Fair | | Preserve |
| 72 | Acer negundo | Manitoba Maple | 31 | 7 | On-site | Good | Fair | Fair | Poor | severe lean | Preserve |
| 73 | Acer saccharinum | Silver Maple | 11 | 3 | On-site | Good | Good | Good | Fair | uneven crown | Preserve |
| 74 | Acer negundo | Manitoba Maple | 20.20 | 7 | Property line | Good | Fair | Good | Fair | | Preserve |
| NT1 | Juglans nigra | Black Walnut | 13 | 3 | Off-site | Good | Good | Good | Fair | uneven crown due to crowding | Preserve |
| NT2 | Acer platanoides | Norway Maple | 40 | 9 | Off-site | Fair | Good | Good | Fair-Good | leaves yellow around edges | Preserve |
| NT3 | Acer platanoides | Norway Maple | 40 | 9 | Off-site | Fair | | | Fair-Good | thin crown, leaf dieback | Preserve |