MHBC | PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

ARBORIST REPORT

12519 & 12713 Humber Station Road, Caledon, Ontario

21T-24014C & RZ 2024-0032

Prologis Canada Holding 3 GP ULC

Nick Miele, Partner, MHBC

April 19, 2024 [*Revised March 27, 2026*]

Site Visit Dates: April 15, 16, 18, 2024 & October 15, 2024

ISA Certified Arborist No. ON-1251A

BACKGROUND

MHBC was retained to conduct an inventory of the existing trees within the boundaries of the properties known as 12519 & 12713 Humber Station Road, as they pertain to the Town of Caledon Tree By-laws. This investigation examined 149 trees within and around the subject properties. Field work was completed April 15, 16, and 18, 2024, with updated field work completed October 15, 2024. This report relates to the condition of the trees at those times.

PROCEDURE

The on-site inventory of existing trees was carried out using an EOS Arrow 100+ Submeter GNSS receiver unit along with the current survey of the properties and relies on the accuracy of this survey, and the GNSS receiver unit. The inventory includes all trees within the site boundary, all trees within 6.0 metres of the site boundary and all Town owned trees along the adjacent boulevards.

This inventory is summarized graphically in the Tree Inventory Plans TI-1 and TI-15, which shall always be read in conjunction with this report and shall form part of this report. For the purposes of this report, trees and groupings of trees are identified in terms of species, size, condition, and recommendations.

The following rating system was used in describing the general 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, bad form, or other more serious issues.
Dead: Indicates a dead tree that should be removed.

ASSUMPTIONS AND LIMITING CONDITIONS

- All data provided to MHBC has been verified insofar as possible and is assumed to be correct.
- It is assumed that the properties are not in violation of any applicable codes, ordinances, statutes, or other governmental regulations.
- Unless otherwise required by law, possession of this report or a copy thereof does not imply right of publication or use for any purpose in whole or in part by any other than the person or company by whom it was commissioned.
- The use of excerpts from this report or alterations to this report, without the authorization of MHBC Planning will invalidate the entire report. This report may not be used for any purpose other than its intended purpose as outlined.
- Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflect the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination or accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies in the plants inventoried may not arise in the future.
- The determination of ownership of any subject tree(s) is the responsibility of the owner and any civil or common-law issues, which may exist between property owners with respect to trees, must be resolved by the owner. The recommendation to remove or maintain any tree(s) does not grant authority to encroach in any manner onto adjacent private properties.

SUMMARY OF TREES INVENTORIED

Tree #	Ownership	Common Name	Botanical Name	Canopy (M)	DBH (CM)	Compensation Trees Required	Condition	Comments	Recommendation
101	Town	Honey Locust	Gleditsia triacanthos	7	60	4	F	Minor to moderate deadwood throughout	Retain
102	Town	Honey Locust	Gleditsia triacanthos	5	26	2	F/P	3 stem at 1.2 metres, cavity at main union, minor deadwood throughout	Retain
103	Town	Honey Locust	Gleditsia triacanthos	6	25	2	F	Multi-stem, some stems fused together, minor deadwood throughout	Retain
104	Town	Honey Locust	Gleditsia triacanthos	5.5	28	2	F	3 stem at 1.0 metre, cavity at union of 2 stems, minor deadwood throughout	Retain
105	Town	Honey Locust	Gleditsia triacanthos	4	19	1	F	Co-dominant at 0.2 metres	Retain
106	Private	Norway Maple	Acer platanoides	8	36	3	F		Retain
107	Private	Norway Maple	Acer platanoides	6	23	2	F		Retain
108	Private	Norway Maple	Acer platanoides	9	31	2	F		Retain
109	Private	Norway Maple	Acer platanoides	10	41	3	F		Retain
110	Private	Norway Maple	Acer platanoides	9	40	3	F		Retain
111	Private	Norway Maple	Acer platanoides	10	44	3	F	Minor deadwood throughout	Retain

112	Private	Norway Maple	Acer platanoides	-	~78	5	P/D	Tree is 90% dead and previously failed, water shoots throughout	Retain
113	Private	Norway Maple	Acer platanoides	11	44	3	F		Retain
114	Private	Norway Maple	Acer platanoides	3	15	1	F		Retain
115	Private	Norway Maple	Acer platanoides	5	19	1	F		Retain
116	Private	Norway Maple	Acer platanoides	3	12	1	F	Mild lean	Retain
117	Private	Norway Maple	Acer platanoides	6	21	2	F		Retain
118	Private	Norway Maple	Acer platanoides	4.5	18	1	F		Retain
119	Private	Norway Maple	Acer platanoides	10	41	3	F		Retain
120	Private	Norway Maple	Acer platanoides	9	35	2	F/P	Co-dominant at 0.8 metres, split at main union, preciously co-dominant at 1.5 metres	Retain
121	Private	Norway Maple	Acer platanoides	12	55	4	F		Retain
122	Private	Sugar Maple	Acer saccharum	6	24	2	F		Retain
123	Private	Norway Maple	Acer platanoides	11	51	4	F		Retain
124	Private	Norway Maple	Acer platanoides	12	53	4	F	Minor deadwood throughout	Retain

125	Private	Norway Maple	Acer platanoides	11	50	3	F	Minor deadwood throughout	Retain
126	Private	Norway Maple	Acer platanoides	12	48	3	F	Multiple limbs previously failed	Retain
127	Private	Norway Maple	Acer platanoides	12	53	4	F	Multiple limbs previously failed	Retain
128	Private	Norway Maple	Acer platanoides	12	46	3	F		Retain
129	Private	Norway Maple	Acer platanoides	13	53	4	F	Multiple limbs previously failed, minor deadwood in canopy	Retain
130	Private	Manitoba Maple	Acer negundo	3	17	1	F	Mild to moderate lean	Retain
131	Shared (Private and Town)	Willow Sp.	Salix Sp.	17	128	5	F	Typical issues for tree of this species and size, multiple limbs previously failed	Remove due to construction
132	Private	Cedar Sp.	Thuja Sp.	5	28	2	F	Mild lean	Remove due to construction
133	Town	Norway Maple	Acer platanoides	3	13	1	F		Remove due to construction
134	Town	Honey Locust	Gleditsia triacanthos	7	46	3	F/P	Moderate deadwood throughout, imbalanced canopy, multiple limbs previously failed, base of trunk is swallowing fence	Remove due to construction
135	Town	Ash Sp.	Fraxinus Sp.	3	12	1	D	Tree is 100% dead, signs of EAB	Retain
136	Private	Cedar Sp.	Thuja Sp.	5	31	2	F		Retain
137	Private	Cedar Sp.	Thuja Sp.	4	27	2	F		Retain

138	Private	Cedar Sp.	Thuja Sp.	5	27	2	F		Retain
139	Private	Cedar Sp.	Thuja Sp.	4.5	24	2	F		Retain
140	Private	Cedar Sp.	Thuja Sp.	5	35	2	F		Retain
141	Private	Cedar Sp.	Thuja Sp.	5	29	2	F	Minor deadwood throughout	Retain
142	Private	Cedar Sp.	Thuja Sp.	4	22	2	F	Minor deadwood throughout	Retain
143	Private	Cedar Sp.	Thuja Sp.	5	29	2	F	Minor deadwood throughout	Retain
144	Private	Cedar Sp.	Thuja Sp.	5	32	2	F		Retain
145	Neighbour	Norway Maple	Acer platanoides	10	33	2	F	3 stem at 0.5 metres	Retain
146	Neighbour	Norway Maple	Acer platanoides	8	36	3	F	Main leader previously topped	Retain
147	Neighbour	Norway Maple	Acer platanoides	6.5	27	2	F		Retain
148	Neighbour	Norway Maple	Acer platanoides	12	58	4	F	Multi-stem at 1.7 metres	Retain
149	Neighbour	Flowering Crabapple Tree	Malus Sp.	3	14	1	F/P	Minor deadwood in canopy, mild lean, cavity at base callousing over	Retain
150	Neighbour	Norway Maple	Acer platanoides	7.5	29	2	F	Cavity at base callousing over	Retain
151	Shared (Private and Neighbour)	Flowering Crabapple Tree	Malus Sp.	6	27	2	F	2 stem at 0.5 metres	Retain
152	Neighbour	Flowering Crabapple Tree	Malus Sp.	3	17	1	F/P	Contorted limbs, previous limb failures, irregular form, suspected internal rot	Retain

153	Neighbour	Flowering Crabapple Tree	Malus Sp.	5.5	17	1	F/P	Minor to moderate deadwood in canopy	Retain
154	Neighbour	Silver Maple	Acer saccharinum	7.5	28	2	F		Retain
155	Neighbour	Flowering Crabapple Tree	Malus Sp.	8	23	2	F/P	Moderate deadwood in canopy, mild lean, bow in trunk	Retain
156	Neighbour	Spruce Sp.	Picea Sp.	3.5	28	2	D	Tree is 100% dead	Retain
157	Neighbour	Spruce Sp.	Picea Sp.	5.5	29	2	D	Tree is 100% dead	Retain
158	Private	Willow Sp.	Salix Sp.	11	39	3	D	Tree is 100% dead	Retain
159	Private	Willow Sp.	Salix Sp.	8.5	35	2	P/D	3 stem at 0.4 metres, tree is 85% dead, tree is in severe decline, moderate to significant deadwood throughout, multiple limbs previously failed	Retain
160	Private	Willow Sp.	Salix Sp.	7	38	3	F	Co-dominant at 1.0 metre	Remove due to construction
161	Private	Manitoba Maple	Acer negundo	3	17	1	F	Within grouping of buckthorn, mild lean, bow in trunk	Remove due to construction
162	Private	Basswood	Tilia americana	7	28	2	F	Within grouping of buckthorn, 3 stem at 0.4 metres	Remove due to construction
163	Private	Basswood	Tilia americana	2.5	13	1	F	2 stem at base	Remove due to construction

164	Private	Basswood	Tilia americana	3.5	24	2	F	3 stem at 0.1 metres	Remove due to construction
165	Private	Basswood	Tilia americana	6.5	29	2	F	Within grouping of buckthorn, multi-stem at base	Remove due to construction
166	Private	American Elm	Ulmus americana	1.5	9	-	F		Remove due to construction
167	Private	Manitoba Maple	Acer negundo	4	18	1	F	Within grouping of buckthorn, 2 stem at 0.3 metres, minor deadwood throughout	Remove due to construction
168	Private	Ash Sp.	Fraxinus Sp.	4	18	1	P	Within buckthorn grouping, signs of EAB	Remove due to construction
169	Private	Ash Sp.	Fraxinus Sp.	3	14	1	F	Within buckthorn grouping, mild signs of EAB	Remove due to construction
170	Private	Ash Sp.	Fraxinus Sp.	3	10	1	F	Within buckthorn grouping, mild signs of EAB	Remove due to construction
171	Private	Ash Sp.	Fraxinus Sp.	3.5	16	1	F/P	Within buckthorn grouping, signs of EAB	Remove due to construction
172	Private	Basswood	Tilia americana	3	10	1	F	Within buckthorn grouping, 3 stem at base	Remove due to construction
173	Private	Basswood	Tilia americana	3	9	-	F/P	Within buckthorn grouping, multi-stem at base	Remove due to construction
174	Private	Hawthorn Sp.	Crataegus Sp.	4	19	1	F/P	Within buckthorn grouping, moderate deadwood throughout	Remove due to construction
175	Private	Basswood	Tilia americana	5	17	1	F	Within buckthorn grouping, 4 stem at 0.2 metres	Remove due to construction

176	Private	Basswood	Tilia americana	2	10	1	F	Within buckthorn grouping	Remove due to construction
177	Private	Basswood	Tilia americana	6	17	1	F	Within buckthorn grouping, 4 stem at 0.1 metres	Remove due to construction
178	Private	Basswood	Tilia americana	5	15	1	F	Within buckthorn grouping, minor deadwood throughout, 3 stem at 0.3 metres	Remove due to construction
179	Private	Ash Sp.	Fraxinus Sp.	2	11	1	P	Within buckthorn grouping, mild lean, signs of EAB	Remove due to construction
180	Private	Basswood	Tilia americana	3	18	1	F	Within buckthorn grouping	Remove due to construction
181	Private	Ash Sp.	Fraxinus Sp.	2.5	10	1	P	Within buckthorn grouping, signs of EAB	Remove due to construction
182	Private	Basswood	Tilia americana	4	18	1	F	Within buckthorn grouping	Remove due to construction
183	Private	Basswood	Tilia americana	3	10	1	F	Within buckthorn grouping, 2 stem at base	Remove due to construction
184	Private	Basswood	Tilia americana	3.5	17	1	F	Within buckthorn grouping	Remove due to construction
185	Private	Basswood	Tilia americana	3.5	14	1	F	Within buckthorn grouping, multi-stem at base	Remove due to construction
186	Private	Basswood	Tilia americana	4.5	21	2	F	Within buckthorn grouping, 3 stem at 0.1 metres	Remove due to construction
187	Private	Ash Sp.	Fraxinus Sp.	5	19	1	P	Within buckthorn grouping, signs of EAB	Remove due to construction

188	Private	Ash Sp.	Fraxinus Sp.	6	19	1	P	Within buckthorn grouping, signs of EAB	Remove due to construction
189	Private	Ash Sp.	Fraxinus Sp.	8	21	2	P	Within buckthorn grouping, signs of EAB, 2 stem at 0.4 metres	Remove due to construction
190	Private	Ash Sp.	Fraxinus Sp.	5	20	1	P	Within buckthorn grouping, signs of EAB	Remove due to construction
191	Shared (Private and Neighbour)	Manitoba Maple	Acer negundo	7	22	2	F	Minor deadwood throughout, multi-stem, potential boundary tree	Retain
192	Neighbour	Basswood	Tilia americana	6	17	1	F	Multi-stem	Retain
193	Neighbour	Basswood	Tilia americana	3	13	1	F	Multi-stem	Retain
194	Neighbour	Basswood	Tilia americana	4	13	1	F	Multi-stem	Retain
195	Neighbour	Basswood	Tilia americana	3	26	2	D	Tree is 100% dead, multiple limbs previously failed	Remove due to construction
196	Private	American Elm	Ulmus americana	11	75	5	F	Minor deadwood throughout, 3 stem at 1.9 metres, potential boundary tree	Retain
197	Neighbour	Manitoba Maple	Acer negundo	8	18	1	P	Partial failure at base of main trunk and union, water shoots at base, minor deadwood throughout	Retain
198	Neighbour	Basswood	Tilia americana	3	13	1	F	Mild lean	Retain
199	Neighbour	Basswood	Tilia americana	7	18	1	F	Multi-stem at base	Retain

200	Neighbour	Manitoba Maple	Acer negundo	4	12	1	F/P	2 stem at 0.3 metres, moderate lean, minor deadwood in canopy	Retain
201	Neighbour	Manitoba Maple	Acer negundo	3	13	1	P	2 stem at base, one stem is dead with cavity at base, moderate lean	Retain
202	Neighbour	Manitoba Maple	Acer negundo	4	19	1	P	Main leader is dead and previously failed	Retain
203	Neighbour	Manitoba Maple	Acer negundo	8	26	2	F/P	2 stem at 0.6 metres, one stem is in decline, water shoots throughout	Retain
204	Neighbour	Manitoba Maple	Acer negundo	8	17	1	F/P	2 stem at 0.6 metres, minor deadwood throughout, water shoots throughout	Retain
205	Neighbour	Manitoba Maple	Acer negundo	7	23	2	F/P	2 stem at 0.2 metres, cavity at base, water shoots throughout	Retain
206	Neighbour	Manitoba Maple	Acer negundo	7	16	1	F	Multi-stem, water shoots throughout, minor deadwood throughout	Retain
207	Neighbour	Manitoba Maple	Acer negundo	4	18	1	F	Mild lean	Retain
208	Neighbour	Manitoba Maple	Acer negundo	7	25	2	F	Multi-stem	Retain
209	Neighbour	Manitoba Maple	Acer negundo	8	29	2	F		Retain
210	Neighbour	Hawthorn Sp.	Crataegus Sp.	7	19	1	F	Multi-stem	Retain

211	Neighbour	Manitoba Maple	Acer negundo	8	29	2	F/P	Multi-stem, multiple limbs previously failed, moderate deadwood in canopy, water shoots throughout	Retain
212	Neighbour	Manitoba Maple	Acer negundo	3	17	1	F/P	Bow in trunk, cavity at 1.0 metre	Retain
213	Neighbour	Shagbark Hickory	Carya ovata	3.5	14	1	F		Retain
214	Neighbour	Flowering Crabapple Tree	Malus Sp.	9	28	2	F/P	Multi-stem at 0.4 metres, cavity at stem union, minor to moderate deadwood in canopy	Retain
215	Private	Flowering Crabapple Tree	Malus Sp.	6	26	2	F		Retain
216	Private	Flowering Crabapple Tree	Malus Sp.	5	20	1	F	Multi-stem at 0.8 metres	Retain
217	Private	Flowering Crabapple Tree	Malus Sp.	5	15	1	F	Multi-stem at base, cavity at base between all stems, main stem previously failed	Remove due to construction
218	Private	Flowering Crabapple Tree	Malus Sp.	7	29	2	F	2 stem at 0.6 metres	Remove due to construction
219	Town	Honey Locust	Gleditsia triacanthos	2.5	15	1	P	Cavity at base, bow in trunk	Remove due to construction
220	Town	Honey Locust	Gleditsia triacanthos	4	24	2	F		Remove due to construction

221	Town	Honey Locust	Gleditsia triacanthos	2.5	17	1	F/P		Remove due to construction
222	Town	Honey Locust	Gleditsia triacanthos	3	28	2	F	Bow in trunk	Remove due to construction
223	Town	Honey Locust	Gleditsia triacanthos	3.5	26	2	F		Remove due to construction
224	Town	Honey Locust	Gleditsia triacanthos	5	21	2	F/P	Significant lean	Remove due to construction
225	Town	Honey Locust	Gleditsia triacanthos	5.5	39	3	F	Minor deadwood throughout	Remove due to construction
226	Town	Honey Locust	Gleditsia triacanthos	6	30	2	P	Cavity in trunk	Remove due to construction
227	Shared (Private and Town)	Honey Locust	Gleditsia triacanthos	7	27	2	F	Three stem at 1.3 metres	Remove due to construction
228	Town	Honey Locust	Gleditsia triacanthos	3	12	1	P/D	Tree is 75% dead, 2 stem at 1.1 metre, 1 stem is 100% dead	Remove due to construction
229	Town	Honey Locust	Gleditsia triacanthos	6	26	2	F	2 stem at 1.3 metres	Remove due to construction
230	Town	Honey Locust	Gleditsia triacanthos	8	56	4	F	2 stem at 0.2 metres	Remove due to construction
231	Town	Honey Locust	Gleditsia triacanthos	5	32	2	F		Remove due to construction

232	Town	Honey Locust	Gleditsia triacanthos	8	28	2	F/P	3 stem at 1.3 metres, cavity at union, previous limb failures	Remove due to construction
233	Town	Honey Locust	Gleditsia triacanthos	3	13	1	F		Remove due to construction
234	Private	Flowering Crabapple Tree	Malus Sp.	8	24	2	F	Multi-stem	Retain
235	Private	Flowering Crabapple Tree	Malus Sp.	8	17	1	F	Multi-stem	Retain
236	Private	Flowering Crabapple Tree	Malus Sp.	6	11	1	F	Multi-stem	Retain
237	Private	Willow Sp.	Salix Sp.	4	31	2	F		Retain
238	Neigh bour	Colorado Blue Spruce	Picea pungens var. glauca	4.5	34	2	F/P	Minor deadwood in canopy, imbalanced canopy at one side to 4 metres above grade	Retain
239	Neigh bour	Colorado Spruce	Picea pungens	6	42	3	F	Mild lean	Retain
240	Neigh bour	Willow Sp.	Salix Sp.	15	97	5	F/G		Retain
369	Town	Honey Locust	Gleditsia triacanthos	3	17	1	P	Cavity in trunk, leader previously failed	Remove due to construction
370	Town	Honey Locust	Gleditsia triacanthos	5	29	2	F		Remove due to construction
371	Town	Honey Locust	Gleditsia triacanthos	7	38	3	F		Remove due to construction
372	Town	Honey Locust	Gleditsia triacanthos	12	48	3	F		Remove due to construction
373	Town	Honey Locust	Gleditsia triacanthos	2	13	1	P	Cavity in trunk, signs of internal rot	Remove due to construction
374	Town	Honey Locust	Gleditsia triacanthos	5	25	2	F		Remove due to construction
375	Town	Honey Locust	Gleditsia triacanthos	3	14	1	F/P		Remove due to construction

376	Town	Honey Locust	Gleditsia triacanthos	11	45	3	F		Remove due to construction
377	Town	Honey Locust	Gleditsia triacanthos	3	14	1	F		Remove due to construction
401	Town	Honey Locust	Gleditsia triacanthos	8	35	2	F		Retain
402	Town	Honey Locust	Gleditsia triacanthos	7	15	1	F/P	Hollow cavity in lower trunk, forked leaders	Retain
403	Town	Honey Locust	Gleditsia triacanthos	10	28	2	F	2 stem at 1.1 metres	Retain
404	Town	Honey Locust	Gleditsia triacanthos	8	42	3	F/P	Hollow cavity in lower trunk, multi-stem	Retain
405	Town	Honey Locust	Gleditsia triacanthos	2	15	1	P	Moderate to significant deadwood in canopy, one stem previously failed	Retain
406	Town	Honey Locust	Gleditsia triacanthos	-	10	1	D	Tree is 100% dead	Retain
407	Town	Honey Locust	Gleditsia triacanthos	12	~52	4	F	Minor deadwood throughout	Retain
408	Town	Honey Locust	Gleditsia triacanthos	7	45	3	F/P	Cavity at stem union	Retain
409	Town	Cedar Sp.	Thuja Sp.	2	11	1	F		Retain

410	Town	Honey Locust	Gleditsia triacanthos	4	17	1	F	Mild lean, minor deadwood in canopy	Retain
411	Town	Honey Locust	Gleditsia triacanthos	11	40	3	F		Retain
412	Town	Honey Locust	Gleditsia triacanthos	14	50	3	F	2 stem at 0.7 metres	Retain
413	Town	Honey Locust	Gleditsia triacanthos	10	43	3	F		Retain
414	Town	Honey Locust	Gleditsia triacanthos	12	32	2	F/P		Retain
415	Town	Honey Locust	Gleditsia triacanthos	9	32	2	F		Retain
416	Town	Honey Locust	Gleditsia triacanthos	9	38	3	F		Retain
417	Town	Honey Locust	Gleditsia triacanthos	-	25	2	D	Tree is 100% dead	Retain
418	Town	Honey Locust	Gleditsia triacanthos	14	53	4	F	Minor deadwood throughout	Retain
419	Town	Honey Locust	Gleditsia triacanthos	17	58	4	F	Co-dominant at base	Retain
420	Town	Honey Locust	Gleditsia triacanthos	5	27	2	F		Retain

421	Town	Honey Locust	Gleditsia triacanthos	8	53	4	F		Retain
422	Town	Honey Locust	Gleditsia triacanthos	7	30	2	F		Retain
423	Town	Honey Locust	Gleditsia triacanthos	6	31	2	F		Retain
424	Town	Honey Locust	Gleditsia triacanthos	5	22	2	F/P	Moderate deadwood throughout	Retain
425	Town	Honey Locust	Gleditsia triacanthos	7	34	2	F		Retain
426	Town	Honey Locust	Gleditsia triacanthos	7	42	3	F	Minor deadwood throughout	Retain
427	Town	Honey Locust	Gleditsia triacanthos	5	16	1	F/P	Hollow cavity at forked union	Retain
428	Town	Honey Locust	Gleditsia triacanthos	2	16	1	F/P	Multiple stems previously failed	Retain
429	Town	Honey Locust	Gleditsia triacanthos	21	77	5	F	Minor deadwood throughout	Retain
430	Town	Honey Locust	Gleditsia triacanthos	6	38	3	F	Mild lean	Retain
431	Town	Honey Locust	Gleditsia triacanthos	12	27	2	F	2 stem at base	Retain

432	Town	Honey Locust	Gleditsia triacanthos	14	33	2	F	Forked leaders	Retain
433	Private	Flowering Crabapple Tree	Malus Sp.	4	17	1	F	Mild lean	Retain
434	Private	Linden Sp.	Tilia Sp.	3	22	2	F/P	Moderate lean, moderate deadwood throughout	Retain
435	Private	Poplar Sp.	Populus Sp.	3	11	1	F	Mild lean	Retain
436	Private	Norway Maple	Acer platanoides	7	20	1	F		Retain
437	Private	Manitoba Maple	Acer negundo	8	23	2	F/P	Minor to moderate deadwood throughout, previous limb failure	Retain
438	Private	Norway Maple	Acer platanoides	14	51	4	F		Retain
439	Private	Poplar Sp.	Populus Sp.	6	18	1	F	Mild to moderate lean	Retain
440	Private	Poplar Sp.	Populus Sp.	9	57	4	P	Multiple past failures, major structural issues, mild lean, significant deadwood throughout	Retain
441	Private	Ash Sp.	Fraxinus Sp.	-	18	1	D	Tree is 100 dead, signs of EAB	Retain
442	Private	Manitoba Maple	Acer negundo	10	39	3	F		Retain
443	Private	Poplar Sp.	Populus Sp.	11	36	3	F		Retain
444	Private	Poplar Sp.	Populus Sp.	6	20	1	F		Retain

445	Private	Poplar Sp.	Populus Sp.	5	17	1	F		Retain
446	Private	Poplar Sp.	Populus Sp.	6	19	1	F		Retain
447	Private	Manitoba Maple	Acer negundo	6	20	1	F/P	Significant deadwood throughout	Retain
448	Private	Norway Maple	Acer platanoides	10	15	1	F		Retain
449	Private	Manitoba Maple	Acer negundo	8	24	2	F/P	Moderate deadwood throughout	Retain
450	Private	Manitoba Maple	Acer negundo	9	27	2	F	Minor deadwood throughout	Retain
451	Private	Manitoba Maple	Acer negundo	4	30	2	F/P	Moderate to significant deadwood throughout	Retain
452	Private	Manitoba Maple	Acer negundo	8	22	2	F/P	Moderate to significant deadwood throughout	Retain
453	Private	Manitoba Maple	Acer negundo	8	20	1	F	Minor deadwood throughout	Retain
454	Private	Manitoba Maple	Acer negundo	9	22	2	F/P	Significant deadwood throughout	Retain
455	Private	Manitoba Maple	Acer negundo	5	18	1	F/P	Moderate to significant deadwood throughout, one stem dead	Remove due to construction
456	Private	Manitoba Maple	Acer negundo	6	25	2	F	Minor deadwood throughout	Remove due to construction
457	Private	Manitoba Maple	Acer negundo	6	26	2	F	Minor deadwood throughout	Retain

458	Private	Manitoba Maple	Acer negundo	6	20	1	F	Minor deadwood throughout	Retain
459	Private	Manitoba Maple	Acer negundo	6	20	1	F	Significant lean and bow in structure	Retain
460	Private	Manitoba Maple	Acer negundo	3	19	1	F	Minor deadwood throughout	Remove due to construction
461	Private	Silver Maple	Acer saccharinum	18	42	3	F	Multi-stem at 0.6 metres	Retain
462	Private	Silver Maple	Acer saccharinum	18	37	3	F	Multi-stem at 0.9 metres	Retain
463	Private	Norway Maple	Acer platanoides	7	30	2	F	Previous limb failures	Remove due to construction
464	Private	Norway Maple	Acer platanoides	6	27	2	F		Remove due to construction
465	Private	Norway Maple	Acer platanoides	7	25	2	F	Mild lean	Retain
466	Private	Norway Maple	Acer platanoides	8	29	2	F		Retain
467	Private	Norway Maple	Acer platanoides	10	39	3	F	Signs of internal rot	Retain
468	Private	Manitoba Maple	Acer negundo	11	54	4	P	Severe cavity at base resulting in poor structural integrity	Remove due to construction
469	Private	Silver Maple	Acer saccharinum	17	63	4	F		Retain

470	Private	Manitoba Maple	Acer negundo	18	69	5	F/P	Suckers at base, minor to moderate deadwood throughout	Remove due to construction
471	Private	Black Walnut	Juglans nigra	21	56	4	F		Retain
472	Private	Silver Maple	Acer saccharinum	17	71	5	F	Minor deadwood throughout, suckers at base	Retain
473	Private	Manitoba Maple	Acer negundo	15	34	2	F	Multi-stem, multiple previous limb failures, minor deadwood throughout	Retain
474	Private	Poplar Sp.	Populus Sp.	7	33	2	F		Retain
475	Private	Poplar Sp.	Populus Sp.	5	21	2	F	Mild to moderate lean	Retain
476	Private	Poplar Sp.	Populus Sp.	11	35	2	F		Retain
477	Private	Poplar Sp.	Populus Sp.	6	25	2	F		Retain
478	Private	Poplar Sp.	Populus Sp.	5	30	2	F	Bow in upper structure	Retain
479	Private	Poplar Sp.	Populus Sp.	5	21	2	F	Mild lean	Retain
480	Private	Poplar Sp.	Populus Sp.	2	17	1	P	Significant deadwood throughout	Retain
481	Private	Norway Maple	Acer platanoides	12	52	4	F	Minor deadwood throughout	Retain
A	Private	Poplar Sp.	Populus Sp.	-	-	-	F	Poplar grouping, ~47 stems at 4-8cm DBH	Retain

The above table summarizes the on-site trees. The trees shown with a tone are recommended for removal. The remaining trees will be subject to tree protection per Town of Caledon standards as outlined on drawing 1-TI-15. It is noted that not all trees marked for retention require tree protection hoarding. Refer to TI-1 – TI-13 for size and layout of tree protection hoarding.

TREE COMPENSATION

As compensation for the removal of 69 trees, 113 conifers and 338 deciduous are proposed. In addition, there are 752 whips proposed in the restoration and channel re alignment areas.

AERIAL SITE PHOTO

PHOTO RECORD

Trees 101 – 105

Trees 106 – 109

Trees 110 – 113

Trees 114 – 118

Trees 119 – 122

Trees 123 – 125

Trees 126 – 128, 130

Trees 129, 131

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Tree 215

Tree 216

Trees 217, 218

Trees 219 – 228

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Tree 235

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Trees 238, 239

Tree 240

Trees 369 – 377

Trees 401 – 429

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Trees 441, 442

Trees 443 – 453

Trees 454 – 460

Trees 461, 462

Trees 463, 464

Trees 465, 466

Trees 467 – 473

Trees 474 – 480, A

Tree 481

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 (April 1- August 1). If this is not possible, clearance with an ecologist should occur prior to construction to ensure no loss of bird nest, egg or unfledged young.
- Any trees located on the property line 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 preservation 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).

TREE PROTECTION RECOMMENDATIONS

The following standards shall apply to any trees that are identified to be retained. Where the municipality enforces its own standards, those of the governing municipality shall supersede the recommendations contained herein. In all other instances, the following recommendations shall be treated as minimum standards for tree protection and retention.

1.0 ESTABLISH A TREE PROTECTION ZONE

The purpose of the tree protection zone is to prevent root damage, soil compaction and soil contamination during construction activities. Workers and machinery shall not disturb the tree protection zone in any way. In order to prevent access, the following recommendations are offered.

- Install tree protection hoarding as per Town of Caledon detail 1-TI-15.
- Allow no fill, equipment, supplies, or waste within the tree protection zone.
- Maintain the tree protection hoarding in good condition for the duration of construction.
- Tree protection hoarding is not to be removed until all construction activities have been completed.

2.0 ROOT PRUNING

Where possible, hand dig areas closest to each tree to prevent any unnecessary tearing or pulling of roots. Removal of roots that are greater than 2.5 centimeters in diameter or roots that are injured or diseased should be performed as follows:

- Preserve the root bark ridge (similar in structure to the branch bark ridge). Directional Root Pruning (DRP) is the recommended technique and should be employed during hand excavation around tree roots. Roots are similar to branches in their response to pruning practices. With DRP, objectionable and severely injured roots are properly cut to a lateral root that is growing downward or in a favorable direction.
- All roots needing to be pruned or removed shall be cut cleanly with sharp hand tools, by a Certified Arborist.
- No wound dressings or pruning paint shall be used to cover the ends of each cut.
- All roots requiring pruning shall be cut using any of the following tools:
  Large or small loppers, Hand pruners, Small hand saws, Wound scribers
- Avoid prolonged exposure of tree roots during construction - keep exposed roots moist and dampened with mulching materials, irrigation or wrap in burlap if exposed for longer than 4 hours.

3.0 FERTILIZATION AND IRRIGATION

The following measures are recommended:

- Aeration and deep root fertilize to ensure that all trees receive the appropriate nutrients for healthy growth.
- Fertilizer must be a low nitrogen formula such as *5-30-30* to promote root growth rather than shoot growth.
- If construction occurs during July and / or August, roots must be irrigated during conditions of drought.

4.0 ESTABLISH MAINTENANCE PROGRAM

Pre-Construction:

- Prune all trees to remove any deadwood and obstruction prune as required.

During Construction:

- Irrigate tree preservation zones during drought conditions (June through September), in an attempt to reduce the effects of drought stress.
- Inspect the site every month to ensure that all tree protection fence / hoarding is in place and in good condition, inspect the trees to monitor condition.

Post-Construction:

- Prune crowns to remove any newly developed deadwood only. Do not remove any live growth.
- Inspect the trees three times per year (May, July, and September) to monitor condition for a minimum period of 2 additional years.

5.0 LANDSCAPING

Any landscaping completed within the tree preservation zones, after construction is completed and tree protection fencing / hoarding has been removed, is to be carried out in such a way that it will not cause damage to any of the trees or their roots. The trees must be protected to the same standards listed earlier in this report, but without the use of tree protection fence or hoarding.

The following guidelines are recommended:

- **No grade changes** are permitted which include adding and/or removing soil.
- **No excavation** is permitted that can cause damage to the roots of the tree.
- **No heavy equipment** can be used to compact the soil within the tree preservation zone.
- Where possible, hard surface paving around trees to be protected should be constructed using permeable products such as interlocking stone. Areas to be paved must be hand dug when encroaching within the tree protection zone.

CONCLUSIONS

Based on our investigations, we are of the opinion that sixty-nine (69) trees will require removal to accommodate the proposed construction. The remaining trees can be successfully retained if the recommendations within this report are followed. No tree shall be harmed or removed prior to applying for and receiving the requisite permits from the Town of Caledon.

Trees which are to remain shall be protected according to the tree protection details and the required protection hoarding shall be installed, inspected and approved prior to the commencement of any construction activities.

Should you have any questions regarding this report, please contact the undersigned directly.

Respectfully submitted,
MHBC Planning, Urban Design & Landscape Architecture

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