Tree Inventory and Preservation Plan Report
13286 Nunnville Road
Bolton, Ontario

prepared for

Adel George
13286 Nunnville Road
Bolton, Ontario L7E 2Z9

prepared by

KUNTZ
FORESTRY
CONSULTING Inc.

PO Box 1267 Lakeshore W PO
146 Lakeshore Road West
Oakville ON L6K 0B3
289.837.1871
www.kuntzforestry.ca
consult@kuntzforestry.ca

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KUNTZ FORESTRY CONSULTING Inc. Project P4871

Introduction

Kuntz Forestry Consulting Inc. was retained by Adel George to complete a Tree Inventory and Preservation Plan Report in support of a development application for the property at 13286 Nunnville Road in the Town of Bolton, Ontario. The subject property is located on the north end of Nunnville Road, within a residential area.

The work plan for this study included the following:

- Prepare an inventory of tree resources over 10cm on and within six metres of the proposed development;
- Evaluate tree saving opportunities based on proposed site plans and grading; and,
- Document the findings in a Tree Inventory and Preservation Plan report.

Trees included were visually assessed for condition utilizing the following parameters:

Tree # - number assigned to trees that corresponds to Figure 1.
Species - common and botanical names provided in the inventory table.
DBH - diameter (centimeters) at breast height, measured at 1.4 m above the ground.
Condition - condition of tree considering trunk integrity (TI), crown structure (CS) and crown vigor (CV). Condition ratings include poor (P), fair (F), and good (G);
Crown Die Back – Percentage of dead branches within the crown.
Drip Line - Crown radius; and
Comments – Any other relevant tree condition information.

The results of the evaluation are provided below.

Methodology

The tree inventory was conducted on 25 November 2025. Trees greater than 10cm DBH on and within six metres of the proposed development were identified included in the tree inventory. Trees were located using topographic survey and estimated locations in the field. Trees that could be tagged were identified with the numbers 523 – 554. Trees located on the neighbouring properties and trees that could not be tagged were identified by the letters A – G. A polygon (group of trees) was identified with P1. Tree locations are shown on Figure 1. See Table 1 for the results of the inventory.

Existing Site Conditions

The subject property is currently occupied by one residential dwelling, a shed, and driveway. There is a woodlot on the west and east side of the subject property regulated by the Toronto and Region Conservation Authority (TRCA). Tree resources exist in the form of landscape trees and natural generations. Refer to Figure 1 for the existing site conditions.

Individual Tree Resources

The tree inventory documented 39 trees and one treed polygon on and within six metres of the proposed development. Refer to Table 1 for the full tree inventory and Figure 1 for the location of tree reported in the tree inventory. Refer to Appendix A for photographs of subject trees.

Tree resources were comprised of Red Oak (*Quercus rubra*), White Spruce (*Picea glauca*), Sugar Maple (*Acer saccharum*), Freeman Maple (*Acer x freemanii*), Red Maple (*Acer rubrum*), Red Pine (*Pinus resinosa*), White Elm (*Ulmus americana*), Apple Species (*Malus spp.*), Blue Spruce (*Picea pungens*), Black Walnut (*Juglans nigra*), Norway Maple (*Acer platanoides*), Crabapple (*Malus spp.*), Japanese Maple (*Acer palmatum*), Callery Pear (*Pyrus calleryana*), Cherry Species (*Prunus spp.*), Norway Spruce (*Picea abies*), Manitoba Maple (*Acer negundo*), White Pine (*Pinus strobus*), and Black Locust (*Robinia pseudoacacia*).

The woodlot located on the west side of the subject property is dominated by invasive European Buckthorn (*Rhamnus cathartica*) with scattered Hawthorns (*Crataegus spp.*). This woodlot can be a candidate for restoration opportunities.

Proposed Development

The proposed development includes the demolition of the existing dwelling and the construction of 22 townhouses and associated driveways. Refer to Figure 1 for the proposed development.

Discussion

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

Development Impacts/Tree Removals

The removal of 32 trees is required to accommodate the proposed development. Required tree removals include Trees 523 – 542, 544 – 554, and G. All trees are located within the subject property. Refer to Figure 1 for the location of the proposed tree removals.

During the construction and prior to the final approval by the Town of Caledon, KFCI staff along with appropriate Town staff shall inspect the entire site. Any noted hazardous trees must be identified and removed prior to final approval. No additional hazard tree monitoring will be required as all hazard trees should be removed prior to the proposed development. All tree removals must be conducted outside of the bird breeding season (April 1st – August 1st).

The owner must retain the same Certified Arborist to carry out the recommendations in TIPP report to the satisfaction of the Town. A certification letter will be provided by a Certified Arborist that tree removals have been completed as per the approved TIPP report. An additional certification letter from the same Arborist that confirms any long-term requirements and recommendations in the report have been carried out.

The owner is solely responsible for ongoing maintenance and repairs to tree protection fencing throughout the proposed development.

Tree Preservation

The preservation of the remaining seven trees and one polygon will be possible with appropriate tree protection measures. Recommended tree preservation includes Trees A – F, and P1. Sediment and erosion control fencing should be sufficient as tree protection fencing. Refer to Figure 1 for the location of prescribed tree preservation fencing, further tree preservation plan notes and the tree protection fencing detail.

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 materials, 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 the 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 Compensation

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

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

The removal of 40 trees is proposed to accommodate the proposed site plan. The overall health condition of Tree 525 is poor and not applicable to compensation requirements. As such, a total of 63 replacement plantings is required on the subject property. Refer to Landscape Plan for the planting plan.

Summary and Recommendations

Kuntz Forestry Consulting Inc. was retained by Adel George to complete a Tree Inventory and Preservation Plan in support of a development application for the property located at 13286 Nunnville Road in Bolton, Ontario. A tree inventory was conducted and reviewed in the context of the proposed development plan.

The findings of the study indicate a total of 39 trees and one polygon on and within six metres of the proposed development. The removal of 32 trees is required to accommodate the proposed development. The preservation of the remaining seven trees and one polygon will be possible with appropriate tree protection measures.

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

- Tree protection barriers and fencing should be erected at locations as prescribed on Figure 1. All tree protection measures should follow the guidelines as set out in the tree preservation plan notes and the tree preservation fencing detail.

- No construction activity including surface treatments, excavations of any kind, storage of materials or vehicles, unless specifically outlined above, is permitted within the area identified on Figure 1 as a tree protection zone (TPZ) at any time during or after construction.

- Site visits, pre, during and post construction is recommended by either a certified consulting arborist (I.S.A.) or registered professional forester (R.P.F.) to ensure proper utilization of tree protection barriers. Trees should also be inspected for damage incurred during construction to ensure appropriate pruning or other measures are implemented.

Town of Caledon Tree Protection 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).

Respectfully Submitted,
Kuntz Forestry Consulting Inc.

Steven Ardron
Senior Consulting Arborist
ISA Certified Arborist #ON-1854A
Tree Risk Assessment Qualified
Soil Food Web Graduate and Compost Tea Brewer
Email: sardron@kuntzforestry.ca
Cell: 647-986-0554 Office: 289-837-1871 ext 104

Limitations of Assessment

Only the tree(s) identified in this report were included in the inventory. The assessment of the trees presented in this report has been made using accepted arboricultural techniques. These may include a visual examination taken from the ground of all the above-ground parts of the tree for structural defects, scars, external indications of decay such as fungal fruiting bodies, evidence of attack by insects, discoloured foliage, the condition of any visible root structures, the degree of lean (if any), the general condition of the trees and the identification of potentially hazardous trees or recommendations for removal (if applicable). Where trees could not be directly accessed (ie. due to obstructions, and/or on neighbouring properties), trees were assessed as accurately as possible from nearby vantage points.

Locations of trees provided in the report are determined as accurately as possible based on the best information available. If official survey information is not provided, tree location in the report may not be exact. In this case, if trees occur on or near property boundaries, an official site survey may be required to determine ownership utilizing specialized survey protocol to gain precise location.

Furthermore, recommendations made in this report are based on the site plans that have been provided at the time of reporting. These recommendations may no longer be applicable should changes be made to the site plan and/or grading, servicing, or landscaping plans following report submission.

Notwithstanding the recommendations and conclusions made in this report, it must be recognized that trees are living organisms, and their health and vigor constantly change over time. They are not immune to changes in site conditions or seasonal variations in the weather conditions. Any tree will fail if the forces applied to the tree exceed the strength of the tree or its parts.

Although every effort has been made to ensure that this assessment is reasonably accurate, the trees should be re-assessed periodically. The assessment presented in this report is valid at the time of inspection.

Table 1. Tree Inventory

Location: 13286 Nunnville Road, Caledon

Date: 25 November 2025
Surveyors: SA

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	DL	CDB	Comments	Action	Owner	Comp.
523	Red Oak	*Quercus rubra*	36.0	G	G	G	8.0			Remove	Private	3
524	White Spruce	*Picea glauca*	26.0	F-G	G	G	4.0		Pruning wounds (L), Lean (L), Sweep (L)	Remove	Private	2
525	White Spruce	*Picea glauca*	18.0	P	P	P	3.0	90	Deadwood (H), **Removal recommended**	Remove	Private	
526	White Spruce	*Picea glauca*	23.0	F-G	F-G	F-G	3.0		Pruning wounds (L), Lean (L), Exposed roots (L)	Remove	Private	2
527	Sugar Maple	*Acer saccharum*	31.0	F-G	F-G	F-G	5.0		Pruning wounds (L), Co-dominant at approximately 3m with 'V' union and included bark (L), Deadwood (L)	Remove	Private	2
528	Freeman Maple	*Acer x freemanii*	36.0	F-G	F-G	F-G	8.0		Pruning wounds (L), Deadwood (L), Co-dominant at approximately 4.5m	Remove	Private	3
529	Red Maple	*Acer rubrum*	21, 22	F-G	F-G	F-G	5.0		Co-dominant at approximately 0.9m, Deadwood (L), Pruning wounds (L)	Remove	Private	2
530	Red Pine	*Pinus resinosa*	27.5	F-G	F	F	4.0		Vine competition (H), Deadwood (M), **Recommend remove vines**	Remove	Private	2
531	Red Pine	*Pinus resinosa*	25.5	F-G	F-G	F-G	4.0		Lean (L), Sweep (L), Deadwood (L)	Remove	Private	2
532	White Elm	*Ulmus americana*	14.5	F-G	F-G	F-G	4.0		Crooked stem (L), Lean (L)	Remove	Private	1
533	White Elm	*Ulmus americana*	9, 10.5	F-G	F-G	F-G	4.0		Co-dominant at base, Crooked stems (L)	Remove	Private	1
534	White Elm	*Ulmus americana*	45.0	G	G	G	9.0		Co-odminant at approximately 5.0m, Deadwood (L)	Remove	Private	3
535	White Elm	*Ulmus americana*	32.0	F-G	F-G	F-G	5.0		Co-dominant at approximately 4.5m, Deadwood (L)	Remove	Private	2
536	White Elm	*Ulmus americana*	21.5	F-G	F	F-G	5.0		Bow (L), Asymmetric crown (M)	Remove	Private	2
537	Apple Species	*Malus spp.*	~17	F-G	F-G	F-G	4.0		Lean (M), Sweep (M), Deadwood (L), Vine competition (M)	Remove	Private	1
538	Blue Spruce	*Picea pungens*	32.0	F-G	F-G	F-G	2.5	10	Lean (M), Sweep (M), Deadwood (L)	Remove	Private	2
539	Blue Spruce	*Picea pungens*	49.0	F-G	F-G	F-G	4.0		Lean (L), Sweep (VL), Deadwood (L)	Remove	Private	3
540	Blue Spruce	*Picea pungens*	44.0	F-G	F	F-G	4.0		Lean (L), Lost leader	Remove	Private	3

541	Apple Species	*Malus spp.*	21, 21, 21	F	F	F-G	6.0		Co-dominant at ground, Lean (M), Crooked stems (H), Bow (M), Deadwood (L)	Remove	Private	3
542	Red Maple	*Acer rubrum*	24.0	F-G	F-G	F-G	5.0		Stem wounds (L), Pruning wounds (L), Crooked stems (L)	Remove	Private	2
543	Sugar Maple	*Acer saccharum*	23.5	F-G	G	G	4.0		Stem wound at base	Retain	Private	
544	Black Walnut	*Juglans nigra*	20.5	G	G	G	5.0		Co-dominant at approximately 3.0m	Remove	Private	2
545	Sugar Maple	*Acer saccharum*	9, 10	F-G	G	G	3.0		Co-dominant at approximately 0.6m	Remove	Private	1
546	Blue Spruce	*Picea pungens*	44.0	G	G	F-G	4.0		Deadwood (L)	Remove	Private	3
547	Blue Spruce	*Picea pungens*	39.0	F-G	F-G	F-G	4.5	10	Lean (L), Deadwood (L)	Remove	Private	3
548	Norway Maple	*Acer platanoides*	23.0	F-G	P-F	F-G	3.0		Girdling root (L), Pollarded	Remove	Private	2
549	Blue Spruce	*Picea pungens*	18.0	G	G	G	2.5		Pruning wounds (L)	Remove	Private	1
550	Crabapple	*Malus spp.*	14.5	F	F	F-G	3.0		Pruning wounds (M), Crooked stem (H), Epicormic branching (H), Deadwood (L)	Remove	Private	1
551	Crabapple	*Malus spp.*	25.0	F-G	F-G	F-G	5.0		Co-dominant at approximately 1.5m, Epicormic branching (H), Pruning wounds (M), Deadwood (L)	Remove	Private	2
552	Japanese Maple	*Acer palmatum*	12.5	F	F-G	F-G	4.5		Crooked stem (H), Pruning wounds (L), Co-dominant at approximately 1.8m, Lean (M)	Remove	Private	1
553	Blue Spruce	*Picea pungens*	24.0	F-G	G	G	2.5		Pruning wounds (L), Crooked stem (L)	Remove	Private	2
554	Norway Maple	*Acer platanoides*	36.0	F-G	F-G	F-G	6.0		Pruning wounds (L), Co-dominant at approximately 2.5m, Deadwood (L), Growth deficit (L), Broken branches (L)	Remove	Private	3
A	Callery Pear	*Pyrus calleryana*	18.5	G	G	G	2.5		Co-dominant at approximately 1.5m	Retain	Municipality	
B	Red Oak	*Quercus rubra*	~12	F-G	G	G	3.0		Lean (L)	Retain	Neighbour	
C	Red Oak	*Quercus rubra*	~15	F-G	G	G	3.0		Crook at approximately 1.8m	Retain	Neighbour	
D	Red Oak	*Quercus rubra*	~17	G	G	G	4.0		Crooked stem (L)	Retain	Neighbour	
E	Red Oak	*Quercus rubra*	~15	F-G	G	G	4.0		Lean (L), Bow (L)	Retain	Neighbour	
F	Cherry Species	*Prunus spp.*	~15	F-G	G	G	2.5		Lean (L)	Retain	Neighbour	
G	Black Walnut	*Juglans nigra*	~10	P-F	G	G	2.0		Stem wound at ~2.3m (H), Rock inclusion at base	Remove	Private	1

P1	*See Table 2*	Retain	Private	
			Total	63

Codes		
DBH	Diameter at Breast	(cm)
TI	Trunk Integrity	(G, F, P)
CS	Crown Structure	(G, F, P)
CV	Crown Vigor	(G, F, P)
CDB	Crown Die Back	(%)
DL	Dripline in radius	(m)
~ = estimate; (VL) - very light; (L) = light; (M) = moderate; (H) = heavy		

Table 2. Polygon 1 Stand Analysis Tally (by Species, Size, and Quality Class)

Tree Size Class >>>>	**0 - <10**		**Sawtimber Size**							
			10-20cm		**21-30cm**		**31-40cm**		**41cm+**	
Species	***AGS***	***UGS***	***AGS***	***UGS***	***AGS***	***UGS***	***AGS***	***UGS***	***AGS***	***UGS***
Apple Species (*Malus spp.*)						2				
Norway Spruce (*Picea abies*)									1	
White Elm (*Ulmus americana*)	1		1		5		1			
Manitoba Maple (*Acer negundo*)				5		6				
White Pine (*Pinus strobus*)					1					
Black Locust (*Robinia pseudoacacia*)			2							
Total Number of Trees	***1***	***0***	***3***	***5***	***6***	***8***	***1***	***0***	***1***	***0***

Appendix A. Photographs of Trees and Property


Image 1. Tree 523


Image 2. Tree 524


Image 3. Trees 525 and 526 (right to left)


Image 4. Tree 527


Image 5. Tree 528


Image 6. Trees 529 and A (centre to left)


Image 7. Trees B, C, and D (left to right)


Image 8. Trees E, 530 (left to centre-back)

Image 9. Trees 530, 531 (left to right)

Image 10. Trees 534, G, 535, 536 (left to right)

Image 11. Trees 534, G, 535, 536 (left to right)

Image 12. Tree 537

Image 13. Tree 538

Image 14. Trees 539, 540 (left to right)

Image 15. Tree 541

Image 16. Tree 542

Image 17. Trees of P1 and 542

Image 18. Trees of P1 and 542


Image 19. Tree 543


Image 20. Tree 544 (centre)


Image 21. Tree 545


Image 22. Trees 546, 547 (left to right)


Image 23. Trees 548 and 549 (right to left)


Image 24. Tree 550


Image 25. Tree 551


Image 26. Trees 552, 553 (centre to left)

Image 27. Trees 553, 554 (right to centre)