

STRYBOS BARRON KING
LANDSCAPE ARCHITECTURE

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TOWN OF CALEDON
PLANNING
RECEIVED

August 28, 2026

ARBORIST REPORT

**OAKBANK ESTATES INC .
PROPOSED RESIDENTIAL SUBDIVISION
14475 HIGHWAY 50,
VILLAGE OF BOLTON,
TOWN OF CALEDON, ONTARIO**

**PREPARED FOR:
ROYAL PINE HOMES.
3550 LANGSTAFF ROAD, SUITE 200
WOODBIDGE, ONTARIO
L4L 9G3**

**PREPARED BY:
STRYBOS BARRON KING LTD.
5770 HURONTARIO STREET
SUITE 320
MISSISSAUGA, ONTARIO
L5R 3G5**

**ISA CERTIFIED ARBORIST
MATTHEW C. GEHRES ON-1114A
OUR PROJECT NO:
26-6209**

August 14, 2026

TABLE OF CONTENTS

Introduction	1
Site Context	1
Plans Utilized.....	1
Tree Inventory	1
Inventory List.....	2
Inventory Summary	3
Discussion & Recommendations.....	4
Summary of Removals Subject to Town of Caledon Bylaw & Peel Region Requirements	3
Removal Compensation Ratio for Healthy Tableland Trees.....	4
Tree Protection Measures.....	5
Pre-Construction.....	6
During Construction.....	6
Conclusion	6
Appendix A – Draft Plan.....	7
Appendix B –Tree Inventory and Preservation Plan Figure (V100).....	8
Appendix C – Site Photographs	9-11
Appendix D - Tree Protection Hoarding Details & Notes.....	12-14

Enclosed: Full Size Tree Inventory and Preservation Plans (V100)

Introduction

Strybos Barron King Ltd. was retained by Oakbank Estates Inc. to prepare and Arborist Report for the subject property in accordance with the Town of Caledon and Peel Region requirements. The purpose of this study is to determine the species, composition, character and health of existing trees and assess opportunities for preservation in relation to the proposed Draft Plan of Subdivision. The subject property is located at 14475 Highway 50 in the Village of Bolton, Town of Caledon, Ontario.

The owner is filing a Draft Plan of Subdivision application in support of a residential development on the subject property. Based on the Draft Plan of Subdivision and anticipated construction, grading and servicing works, all trees within the development areas will require removal. A total of thirty-three (34) healthy trees, subject to the Private Tree Bylaw, require removal. Three (3) Peel Region owned trees, also subject to the Private Tree Bylaw, will require removal as well.

Site Context

The subject site is located at 14475 Highway 50, (east side of Hwy 50., north of Columbia Way) in the Village of Bolton, Town of Caledon. Currently, the subject property is composed of existing agricultural fields including a vacant residential lot fronting onto Hwy. 50. An existing commercial property, including gas station abuts the south limit of the residential lot. NHS lands have been identified along much of the east end of the property. The inventoried trees are mainly limited to naturalized hedgerows, thickets and stands along the site boundaries as well groupings of trees around the existing dwelling. A mature hedgerow and wooded edge flanks the east preparty limit within the NHS lands.

Plans Utilized

A Draft Plan prepared by KLM Planning and a Topographic Plan were used to determine the location of existing trees in relation to the proposed development works.

Tree Inventory

The site was visited by an ISA Certified Arborist on April 4, 2026. All trees and groupings within the subject site as well as within 6 metres of the subject site were inventoried as per Town of Caledon requirements. All individual trees inventoried were tagged with metal tree tags.

The trees are described in terms of species and diameter at breast height (DBH – measured at 1.4m from grade). They were assessed in terms of their general health from poor to good; **GOOD** – trees in good overall health and condition with desirable structure, **FAIR** – trees in moderate health and condition with less desirable structure, and **POOR** – trees displaying prominent health issues such as decay and disease and/or poor form and structure.

Refer to attached V100 - *Tree Inventory and Preservation Plan* for locations of, and details pertaining to specific trees.

STRYBOS BARRON KING LTD.
Arborist Report
Oakbank Estates – Town of Caledon

Page 2

EXISTING TREE INVENTORY											
KEY	SPECIES	DSH	CROWN	HEALTH	STRUCTURE	COMMENTS	OWNERSHIP	PRESERVATION	MIN. TPZ	KEY	
		(cm)	(m)	G/F/P				DIRECTION	(m)		
056	Buckthorn	<10	varies	Poor	Group		Shared	Preserve	1.2	056	
057	Birch	11	3	Fair	Leaning	Crowded by adjacent tree	Shared	To be removed by adjacent owner under separate application	1.8	057	
058	Birch	26	8	Fair	High-Crown	Crowded by adjacent tree, crowded branching, minor deadwood	Shared	To be removed by adjacent owner under separate application	1.8	058	
059	Birch	22	6	Poor	Narrow	Crowded by adjacent tree, %50 dead, leaning, declining	Shared	To be removed by adjacent owner under separate application	1.8	059	
060	Birch	26	6	Poor	Narrow	Crowded by adjacent tree, 50% dead, major deadwood	Shared	To be removed by adjacent owner under separate application	1.8	060	
061	Birch	12	3	Poor	One-sided	Crowded by adjacent tree, broken branches	Shared	To be removed by adjacent owner under separate application	1.8	061	
062	Birch	12	3	Poor	One-sided	Crowded by adjacent tree, dieback in crown, broken branches	Shared	To be removed by adjacent owner under separate application	1.8	062	
063	Birch	12	3	Poor	Leaning	Crowded by adjacent tree, irregular form, broken branches	Shared	To be removed by adjacent owner under separate application	1.8	063	
064	Buckthorn	<10	varies	Poor	Group	Row of Buckthorn shrubs along lot line	Shared	To be removed by adjacent owner under separate application	1.2	064	
065	Silver Maple	62	12	Poor	Multi-Leader	Broken leader, declining, major decay in trunk, epicormic growth, branching to grade	Shared	To be removed by adjacent owner under separate application	4.2	065	
066	Buckthorn	<10	varies	Poor	Group	Row of Buckthorn shrubs along lot line	Shared	To be removed by adjacent owner under separate application	1.8	066	
425	Russian Olive	<7	3	Poor	Multi-Stem	10 Stems, shrub form, branching to grade, cross branching	Peel Region	Remove	1.2	425	
426	Buckthorn	<7	3	Poor	Multi-Stem	9 Stems, cross branching, branching to grade, adjacent to fence	Peel Region	Remove	1.2	426	
427	Manitoba Maple	14	4	Poor	Irregular	Adjacent to boat, epicormic growth, branching to grade	Private	Remove	1.8	427	
428	Manitoba Maple	19	4	Poor	Leaning	Crowded by adjacent tree, epicormic growth, poor pruning	Private	Remove	1.8	428	
429	Manitoba Maple	(15) 9,12	4	Poor	Multi-Stem	2 stems (9,12), crowded by adjacent tree, epicormic growth, union at base	Private	Remove	1.8	429	
430	Manitoba Maple	(32) 6,11,15,16,20	6	Poor	Multi-Stem	6 stems(6,11,15,16,20), union at base, branching to grade, epicormic grow, poor pruning	Private	Remove	2.4	430	
431	Manitoba Maple	<10	Varies	Poor	Group	7 Stems, union at base, epicormic growth, branching to grade	Private	Remove	1.2	431	
432	Cottonwood	12	3	Fair	Symmetrical	Slight lean, epicormic growth, double leader	Private	Remove	1.8	432	
433	Manitoba Maple	(51) 36,36	10	Fair	Multi-Leader	2 stems (36,36), crowded by adjacent tree, union at 1m.ht., including bark, one sided, broken branches	Neighbouring	Preserve	3.6	433	
434	Manitoba Maple	36	10	Poor	Double Leader	Crowded by adjacent tree, one sided, broken branches, epicormic growth	Neighbouring	Preserve	2.4	434	
435	Manitoba Maple	40	10	Poor	Leaning	Crowded by adjacent tree, one sided, broken branches, epicormic growth, major deadwood	Neighbouring	Preserve	2.4	435	
436	Manitoba Maple	(43) 28,32	10	Poor	Multi-Leader	2 stems(28,32), crowded by adjacent tree., broken branches, poor pruning, union at 0.4m.ht, major deadwood, including bark	Neighbouring	Preserve	3.0	436	
437	Manitoba Maple	(48) 24,41	10	Poor	Multi-Leader	2 stems(24,41), crowded by adjacent tree, one sided, epicormic growth, union at 0.6m.ht., crowded branching	Neighbouring	Preserve	3.0	437	
438	Manitoba Maple	44	10	Poor	Multi-Leader	Crowded by adjacent tree, one sided, crowded branching, broken branches, major deadwood	Neighbouring	Preserve	3.0	438	
439	Manitoba Maple	31	8	Fair	One-sided	Crowded by adjacent tree, double leader, buck thorn hedge crowding base	Neighbouring	Preserve	2.4	439	
440	Scotts Pine	23	4	Poor	One-sided	Crowded by adjacent tree, narrow, broken branches, dieback in inner crown, slight lean	Neighbouring	Preserve	1.8	440	
441	Scotts Pine	78	16	Poor	Broad	Crowded by adjacent tree, epicormic growth, broken branches, broken branches, broken leader, major deadwood	Neighbouring	Preserve	4.8	441	
442	Cottonwood	(26) 18,19	8	Fair	Multi-Stem	2 stems (18,19) crowded by adjacent tree, union at base, dieback in lower base	Neighbouring	Preserve	1.8	442	
443	Scotts Pine	16	4	Fair	Narrow	Crowded by adjacent tree, dieback in lower base, dead leader	Neighbouring	Preserve	1.8	443	
444	Scotts Pine	35	8	Fair	Irregular	Crowded by adjacent tree, dieback in lower base, broken branches	Neighbouring	Preserve	2.4	444	
445	Scotts Pine	18	8	Fair	One-sided	Crowded by adjacent tree, dieback in lower base, broken branches, high crown	Neighbouring	Preserve	1.8	445	
446	Scotts Pine	29	8	Dead		Crowded by adjacent tree, dieback in lower base	Neighbouring	Preserve	1.8	446	
447	Buckthorn	(20) 5,6,6,8,11,12	3	Poor	Multi-Stem	6 stems (5,6,6,8,11,12), crowded branching, cross branches	Neighbouring	Preserve	1.8	447	
448	Scotts Pine	27	8	Fair	Narrow	Crowded by adjacent tree, dieback in lower base, broken branches, high crown	Neighbouring	Preserve	1.8	448	
449	Scotts Pine	41	8	Fair	Columnar	Crowded by adjacent tree, dieback in lower base	Neighbouring	Preserve	3.0	449	
450	Scotts Pine	40	8	Fair	Columnar	Crowded by adjacent tree, dieback in lower base, crowded branches	Neighbouring	Preserve	2.4	450	
451	White Spruce	59	8	Good	Pyramidal	Slight lean, elevated crown	Private	Remove	3.6	451	
452	Malus Sp.	(57) 12,13,24,31,3	8	Poor	Multi-Stem	5 stems (12,13,24,31,38), major decay, broken branches, adjacent to overhead wire	Private	Remove	3.6	452	
453	White Cedar	29	8	Poor	Columnar	Crowded by adjacent tree, leaning	Private	Remove	1.8	453	
454	White Cedar	38	6	Poor	Columnar	Crowded by adjacent tree, broken leader,	Private	Remove	2.4	454	
455	White Cedar	(35) 18,30	6	Fair	Multi-Stem	2 stems (18,30), crowded by adjacent tree, union at base	Private	Remove	2.4	455	
456	Black Locust	(41) 25,33	6	Fair	Multi-Stem	2 stems (25,33), adjacent to overhead wire, union at base, included bark, crowded branching	Private	Remove	3.0	456	
457	Honey Locust	88	10	Fair	Multi-Leader	Crowded by adjacent tree, included bark, broken branches, minor deadwood	Private	Remove	5.4	457	
458	Black Locust	14-35	16	Fair	Group	20 Trees (33,16,22,26,29,28,26,15,24,21,23,18,15,24,14,20,18,23,27,18),hedge row along lot line	Private	Remove	2.4	458	
459	Ash	49	Varies	Dead	Multi-Leader		Private	Remove	3.0	459	
460	Black Locust	11	8	Fair	Irregular	Crowded by adjacent tree, branching to grade	Private	Remove	1.2	460	
461	Black Locust	10	4	Fair	Double Leader	Crowded by adjacent tree, branching to grade	Private	Remove	1.2	461	
462	Black Locust	(86) 31,34,38,41,4	4	Poor	Multi-Stem	5 stems (31,41,38,34,46), crowded branching, union at base, broken branches, major deadwood	Private	Remove	5.4	462	
463	Malus Sp.	64	14	Poor	Multi-Leader	Crowded by adjacent tree, major decay, broken branches, %50 dead	Private	Remove	4.2	463	
464	Manitoba Maple	(24) 13,13,16	12	Poor	Multi-Stem	3 stems (13,13,16), Crowded by adjacent tree, major decay declining, union at base	Private	Remove	1.8	464	
465	Black Locust	(30) 14,27	8	Fair	Multi-Stem	2 stems (14,27), Crowded by adjacent tree, included branching, broken branches	Private	Remove	2.4	465	
466	Manitoba Maple	(18) 7,8,14	12	Poor	Multi-Stem	3 stems (8,14,7), crowded branching, cross branching, broken branches	Private	Remove	1.8	466	
467	Manitoba Maple	18	6	Fair	One-sided	leaning, broken branches	Private	Remove	1.8	467	
468	Manitoba Maple	(78) 34,62	6	Poor	One-sided	2 stems(34,62), major epicormic growth, branching to grade	Private	Remove	4.8	468	
469	Hawthorn	(30) 8,9,12,14,21	12	Poor	Multi-Stem	5 stems (8,9,12,14,21), adjacent to overhead wire, crowded by adjacent tree, epicormic growth, broken branches	Peel Region	Remove	2.4	469	
470	Hawthorn	(13) 6,7,9	6	Poor	Multi-Stem	3 stems (6,7,9), branching to grade, cross branching	Peel Region	Remove	1.8	470	
471	Cottonwood	(14) 10,10	4	Poor	Multi-Stem	2 stems (10,10), broken branches, decay at base, cross branching	Peel Region	Remove	1.8	471	
472	Manitoba Maple	<10	3	Poor	Group	Group of immature saplings	Private	Remove	1.2	472	
473	Mix Vegetation	Varies	Varies	Fair	Group	Mix of Manitoba maple, Buckthorn and Sugar Maple	Private	Preserve	2.4	473	
474	Mix Vegetation	Varies	Varies	Fair	Group	Mix of Manitoba maple, Buckthorn and Sugar Maple	Private	Preserve	2.4	474	
475	Mix Vegetation	Varies	Varies	Fair	Group	Mix of Manitoba maple, Buckthorn and Sugar Maple	Private	Preserve	2.4	475	

Arborist Report

Oakbank Estates – Town of Caledon

Inventory Summary

The subject site is mainly composed of existing agricultural fields. A commercial lot at the centre of the southwest limit of the site is currently occupied by a gas station. The majority of the trees inventoried, occur along the property boundaries and compose naturalized groupings, stands and thickets.

A naturalized row of relatively mature Manitoba Maple and Scots Pine trees occur adjacent to the property limit within the existing commercial/gas station lot. Many of these trees exhibit asymmetrical or one-sided forms and in generally poor condition. The southern limit is sparsely treed and is limited to intermittent rows of immature Birch trees and Buckthorn shrub thickets. One mature individual Silver Maple, in poor condition, occurs along the property limit.

Two wooded areas occur just beyond the east property limit. The edge of these wooded areas is generally composed of Buckthorn thicket, Manitoba Maple and Sugar Maple. These areas occur within identified NHS block. A stand of immature Manitoba Maple saplings occurs at the northwest corner of the property. A small number of naturalized Russian Olive, Hawthorn and Buckthorn individuals are located within the Peel Region right of way flanking Hwy. 50.

Discussion & Recommendations

To accommodate the proposed Draft Plan with associated servicing, grading and construction requirements, all trees within the development area will require removal. All trees located within the NHS lands and on adjacent properties are to be preserved and protected.

Summary of Removals Subject to Town of Caledon Bylaw & Peel Region Requirements**Summary of tree removals subject to Private Tree Bylaw**

KEY	SPECIES	DSH (cm)	HEALTH G/F/P	OWNERSHIP	ACTION
432	Cottonwood	12	Fair	Private	Remove
451	White Spruce	59	Good	Private	Remove
455	White Cedar	(35) 18,30	Fair	Private	Remove
456	Black Locust	(41) 25,33	Fair	Private	Remove
457	Honey Locust	88	Fair	Private	Remove
458	Black Locust	14, 15, 15, 16, 18, 18, 18, 20, 21, 22, 23, 23, 24, 24, 26, 26, 27, 28, 29, 33	Fair	Private	Remove
460	Black Locust	11	Fair	Private	Remove
461	Black Locust	10	Fair	Private	Remove
462	Black Locust	31, 34, 38 41, 46	Fair	Private	Remove
465	Black Locust	(30) 14, 27	Fair	Private	Remove
467	Manitoba Maple	18	Fair	Private	Remove

Total number of private tree removals – 34

Trees# 469 (30cm DBH Hawthorn), 470 (13cm DBH Hawthorn), 471 (14cm DBH Cottonwood), to be removed, are located within the Peel Region right-of-way. Although these trees are located on Region lands, Peel Region defers tree removals to the particular Municipality(s) tree bylaw and compensation requirements.

Removal Compensation Ratio for Healthy Tableland Trees

Compensation will be required for all healthy, privately owned tree removals at a rate as determined by the Town's Tableland Tree Removal Compensation guidelines. Tree compensation planting will be in addition to the standard required planting. Dead trees as well as invasive exotic trees, such as Buckthorn shrubs, are not included in the compensation calculations.

Tree Removal Compensation Ratio for Healthy Tableland Trees

DBH (cm)	Ratio
<10	N/A
10-20	1:1
21-35	2:1
36-50	3:1
51-65	4:1
>65	5:1

To reduce the impact of the removal of mature trees to the urban tree canopy, compensation trees will be 60mm DBH, unless otherwise approved by the Town.

Key	Species	DSH (cm)	Health G/F/P	Owner	Compensation	Totals
432	Cottonwood	12	Fair	Private	1:1	1
451	White Spruce	59	Good	Private	4:1	4
455	White Cedar	(35) 18,30	Fair	Private	2:1	2
456	Black Locust	(41) 25,33	Fair	Private	3:1	3
457	Honey Locust	88	Fair	Private	5:1	5
458	Black Locust	14-35	Fair	Private	1:1x8 2:1x12	36
460	Black Locust	11	Fair	Private	1:1	1
461	Black Locust	10	Fair	Private	1:1	1
462	Black Locust	31,34,38, 41,46	Fair	Private	2:1x2 3:1x3	13
465	Black Locust	(30) 14,27	Fair	Private	2:1	2
467	Manitoba Maple	18	Fair	Private	1:1	1

Based on the Tree Removal Compensation Ratio above, **Sixty nine (69)** trees are required for compensation.

Arborist Report

Oakbank Estates – Town of Caledon

Summary of tree removals within Peel Region ROW

KEY	SPECIES	DSH	HEALTH	OWNERSHIP	ACTION
		(cm)	G/F/P		
469	Hawthorn	(30) 8,9,12,14,21	Poor	Peel Region	Remove
470	Hawthorn	(13) 6,7,9	Poor	Peel Region	Remove
471	Cottonwood	(14) 10,10	Poor	Peel Region	Remove

As mentioned, Peel Region defers tree removals to Town of Caledon requirements. Based on the Town's tree replacement requirements, **Four (4)** trees are required for compensation for the removal of the Peel Region owned trees (Hawthorn, Cottonwood)

A total of **Seventy-three (73)** replacement trees are required.

Tree Protection Measures

The following tree protection measures are to be undertaken by the developer.

Pre-Construction

- Prior to construction, tree protection hoarding is to be installed where indicated on the TIPP (V100's). The hoarding shall be maintained for the duration of site construction. It shall not be removed until authorized by the Consulting Arborist.
- The limits of protection hoarding shall be confirmed in the field by the Consulting Arborist and the Town of Caledon.

During Construction

- Areas within the protection hoarding shall remain undisturbed for the duration of site construction and shall not be used for the storage of excavated fill, building materials, structures, or equipment.
- Minor grading works will be permitted at the edge of the preservation zone as required to correct localized depressions adjacent to the new development. This work to be undertaken under the supervision of the Consulting Arborist.
- During construction and prior to Assumption of the Subdivision by the Town, the consulting Arborist along with appropriate Town staff shall inspect the site. Any noted hazardous trees are to be identified and removed prior to Assumption.
- Any records of maintenance or removals are to be submitted to the Town of Caledon.
- 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.
- 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.

Arborist Report

Oakbank Estates – Town of Caledon

- The limit of tree protection hoarding shall be confirmed in the field by the consulting arborist, Town/Region 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/Region and conservation authority (if applicable).

Conclusion

Oakbank Estates Inc. retained Strybos Barron King Ltd., to prepare and Arborist Report for the subject property in accordance with the Town of Caledon & Peel Region requirements.

Upon review of the proposed Draft Plan of Subdivision, anticipated grading and servicing requirements, it was determined that all trees within the development limits on the subject site, will require removal. A total of thirty-four (34) healthy trees, subject to the Private Tree Bylaw, require removal. Three (3) trees located within the Peel Region right of way, subject to the Private Tree Bylaw, will also require removal. All other trees are either exempt from the bylaw or are to be preserved. All trees to be preserved are to be protected as per Town of Caledon Requirements. A number of neighbouring trees require removal to facilitate the proposed development construction on the lands to the south. These trees are to be removed by the adjacent owner under a separate application. Based on the Town's compensation guidelines, including the Peel Region owned trees, seventy-three (73) trees will be required. Compensation trees shall be planted in accordance with the Town of Caledon's standard planting details.

Prepared By:**STRYBOS BARRON KING LTD.****Matthew Gehres**

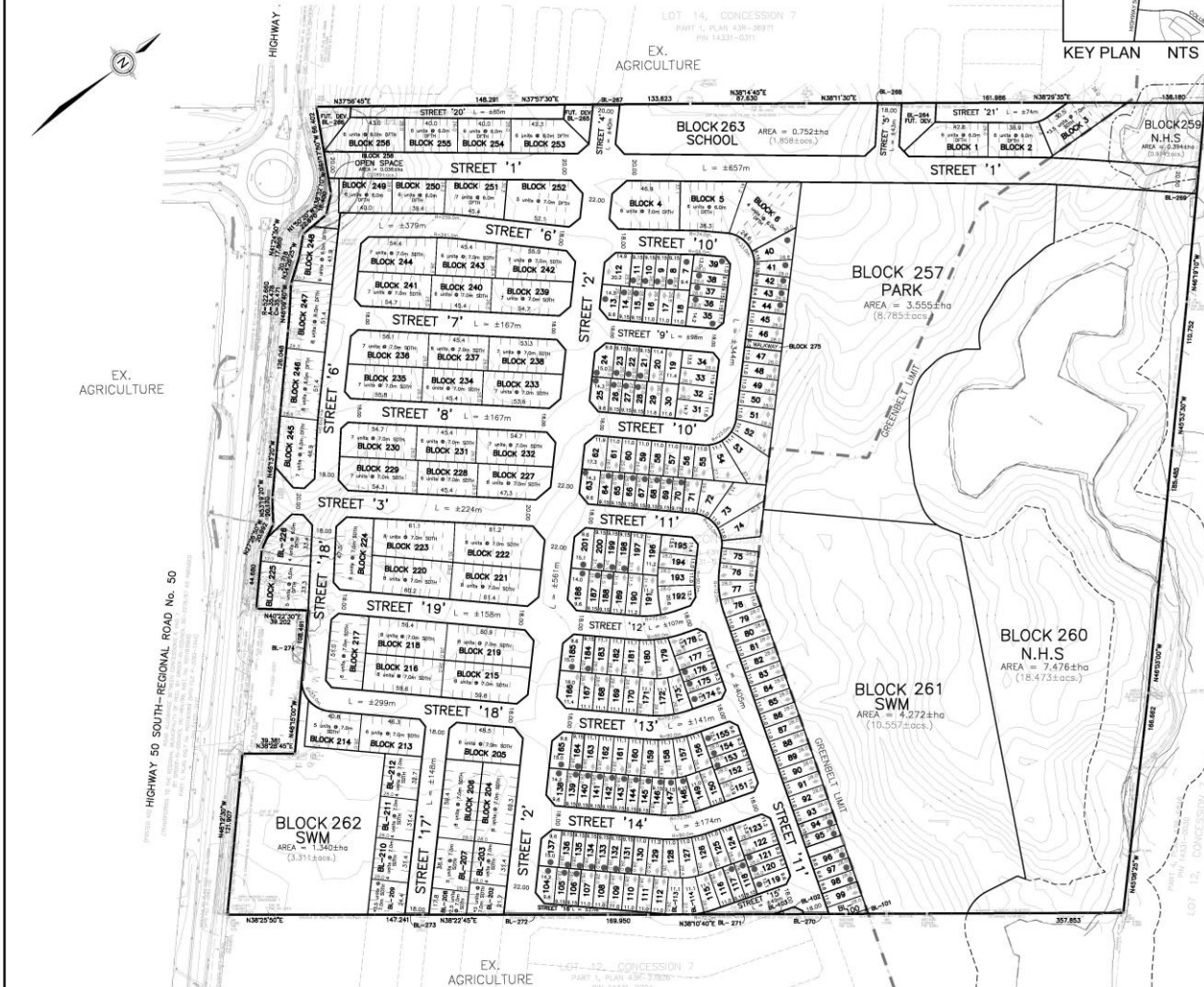
ISA Certified Arborist ISA ON-1114A

Senior Landscape Technologist

APPENDIX A – DRAFT PLAN

DRAFT PLAN OF SUBDIVISION PART LOT 13, CONCESSION 7 (GEOGRAPHIC TOWNSHIP OF ALBION) TOWN OF CALEDON REGIONAL MUNICIPALITY OF PEEL

SCALE: 1:1500



SECTION 51(17), PLANNING ACT, ADDITIONAL INFORMATION

- A. AS SHOWN ON DRAFT PLAN
- B. AS SHOWN ON DRAFT PLAN
- C. AS SHOWN ON DRAFT PLAN
- D. SEE SCHEDULE OF LAND USE
- E. AS SHOWN ON DRAFT PLAN
- F. AS SHOWN ON DRAFT PLAN
- G. AS SHOWN ON DRAFT PLAN
- H. AS SHOWN ON DRAFT PLAN
- I. CLAY LOAM
- J. AS SHOWN ON DRAFT PLAN
- K. SANITARY AND STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION
- L. AS SHOWN ON DRAFT PLAN

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LAND ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: 2026

Oghr N. Ozekbay 8-B-0-L-E, O.L.P.
 SCHAEFFER DONOVAN PIRCELL LTD.
 (416) 491-1001

OWNER'S CERTIFICATE

I AUTHORIZE KLM PLANNING PARTNERS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF CALEDON FOR APPROVAL.

OWNER:

OAKBANK ESTATES

OO ROYAL PINE HOMES
 3550 LANGSTAFF ROAD, SUITE 200
 WOODBRIDGE, ON
 L4L 9G3

Marco Marone: A.S.O.

SCHEDULE OF LAND USE

TOTAL AREA OF LAND TO BE SUBDIVIDED = 40.680 ± Ha. (100.522 ± Acs.)

	BLOCKS	LOTS	UNITS	# Ha.	# Acs.
SINGLE DETACHED DWELLING					
LOTS	12, 16, 22, 28, 34, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262	107	107	3.684	9.103
PLUS BLOCKS 100-103, 113 AND 114					
LOTS	7-11, 13-15, 17-19, 21-23, 25-27, 29-31, 33-35, 37-39, 41-43, 45-47, 49-51, 53-55, 57-59, 61-63, 65-67, 69-71, 73-75, 77-79, 81-83, 85-87, 89-91, 93-95, 97-99, 101-103, 105-107, 109-111, 113-115, 117-119, 121-123, 125-127, 129-131, 133-135, 137-139, 141-143, 145-147, 149-151, 153-155, 157-159, 161-163, 165-167, 169-171, 173-175, 177-179, 181-183, 185-187, 189-191, 193-195, 197-199, 201-203, 205-207, 209-211, 213-215, 217-219, 221-223, 225-227, 229-231, 233-235, 237-239, 241-243, 245-247, 249-251, 253-255, 257-259, 261-263	6	3	0.103	0.255
PLUS BLOCKS 100-103, 113 AND 114					
LOTS	104-106, 112-121, 123-148, 153-155, 164, 165, 174-176, 184-186 AND 198-201	82	82	2.306	5.703
STANDARD TOWNHOUSE DWELLING					
BLOCK 205-207, 210-214 AND 227-244	38	240	5.433	13.425	
PLUS BLOCKS 3, 202, 208 AND 209	4	12.5	0.313	0.773	
DUAL FRONTAGE TOWNHOUSE DWELLING					
BLOCK 4 AND 230	2	11	0.366	0.904	
BLOCK 1, 2, 5, 6, 225, 226, 245-251 AND 253-256	17	103	2.229	5.500	
SUBTOTAL					
BLOCK 257	67	169	567.5	14.436	35.671
BLOCK 258	1			3.056	7.655
BLOCK 259	1			0.056	0.139
BLOCK 258 & 260	2			7.870	19.447
BLOCK 261 & 262	2			5.612	13.866
BLOCK 260	1			0.752	1.859
BLOCK 264-266	3			0.164	0.409
BLOCK 267-274	8			0.010	0.025
BLOCK 275	1			0.017	0.042
STREET					
22.0m WIDE TOTAL LENGTH = 561m				8.226	20.332
20.0m WIDE TOTAL LENGTH = 921m					
18.0m WIDE TOTAL LENGTH = 2865m					
TOTAL					
	86	189	567.5	40.680	100.522

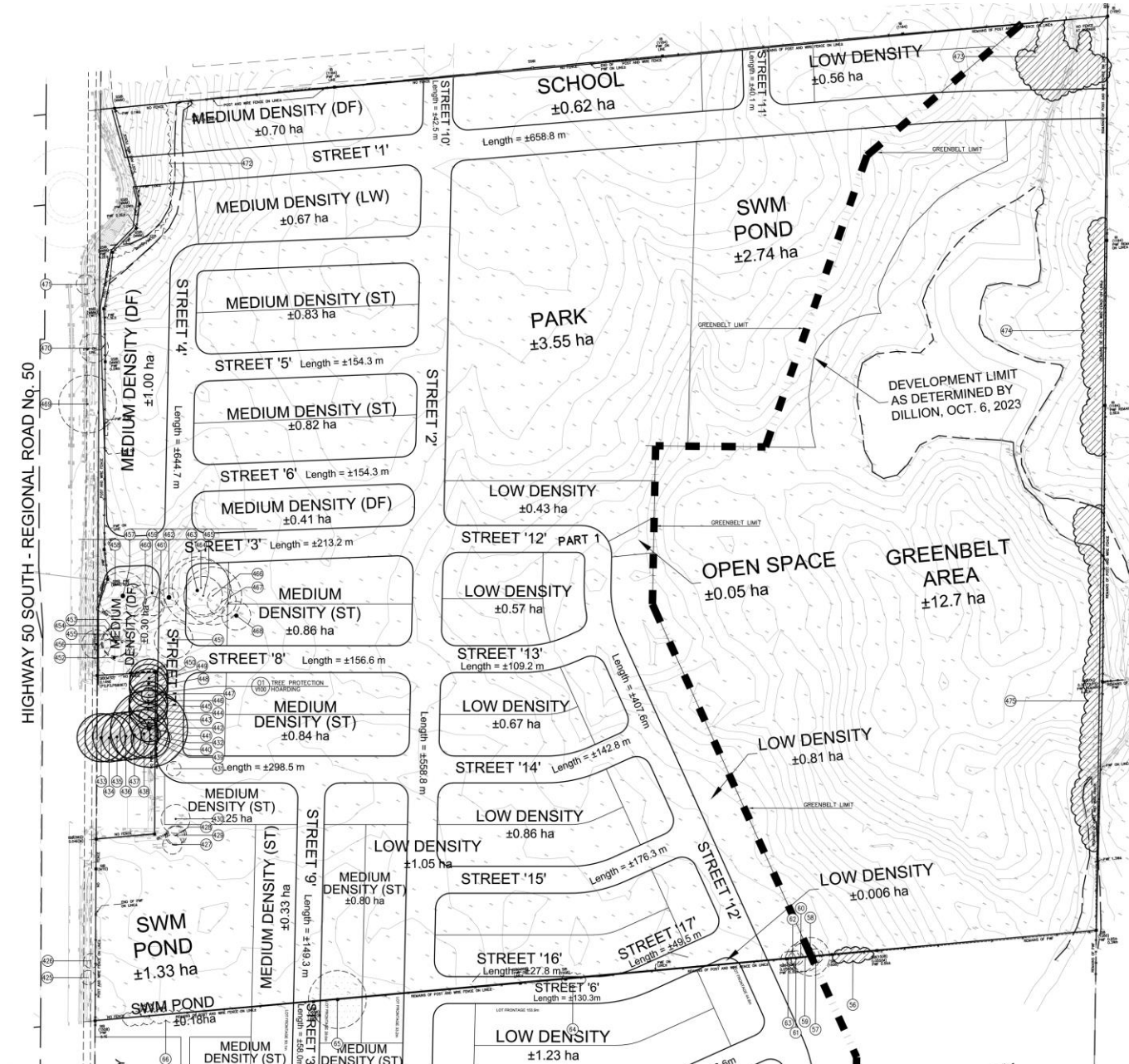
RESTRAINTS & LIMITATIONS LEGEND

- STAKED DOWNS
- STAKED DOWNS 10m SETBACK
- STAKED DOWNS 10m SETBACK
- STAKED DOWNS 10m SETBACK
- GREENBELT LIMIT

NOTES

- ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM
- 0.3M RESERVES HAVE BEEN EXAGGERATED TO 1.0M FOR VISUAL PURPOSES
- (*) UNITS SUBJECT TO FINAL CALCULATION

APPENDIX B – TREE INVENTORY AND PRESERVATION PLAN FIGURE (V100 – NTS for context only)



Appendix C – SITE PHOTOGRAPHS

	
Group #056	Trees #057-63
	
Group #064	Trees #065
	
Group #066	Trees #425, 426
	
Group #427-430	Trees # 431-439



Trees# 440-450



Trees#451



Trees# 452-455



Trees# 456



Trees# 458-462



Group #463-468



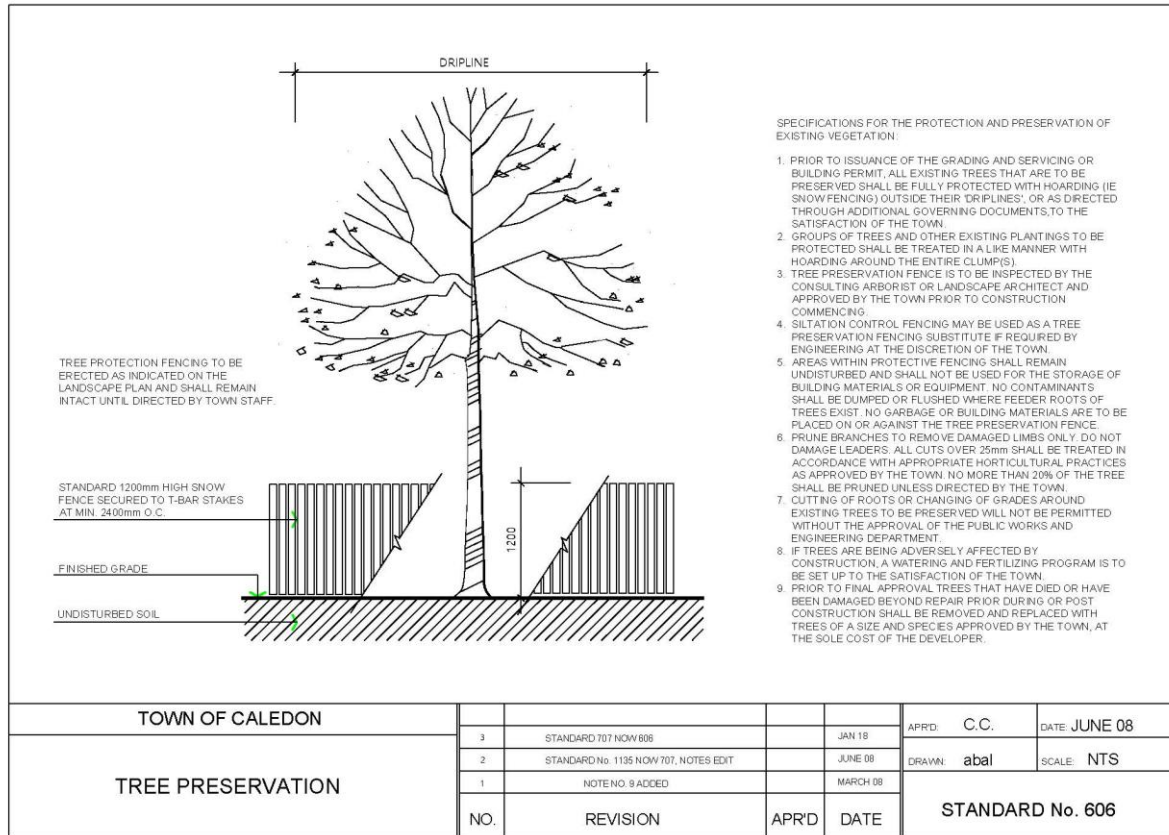
Group #469



Tree#470

	
Group #471	Group #472
	
Group #473	Group #474-475

Appendix D – TREE PROTECTION HOARDING



SPECIFICATIONS

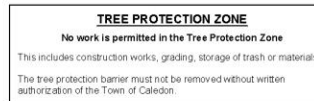
A. General

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

1. 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).
2. 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 OPSD-219.110, and be installed to the satisfaction of the Town of Caledon.
3. 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.
4. 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.
5. 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.

6. Where fill or excavated material must be temporarily located near a TPZ, a wooden barrier must be used to ensure no material enters the TPZ.
7. Remove any garbage and foreign debris from the tree protection zones, daily.
8. For the trees that were recommended for removal and/or crown pruning that are within the TPZ limits, these activities are to be performed by a qualified ISA certified arborist prior to the installation of the Tree Protection Zone barriers and prior to the commencement of any construction activities. Install the Tree Protection Zone barrier as per Tree Preservation Fencing, STD 606 at the limits shown on the tree inventory and protection plan after the tree removal, whichever is greater, and crown pruning activities are completed.
9. A **Tree Protection Zone** sign must be mounted on all sides of the tree protection barrier for the duration of site construction. The sign should be a minimum of 40cm x 60cm and made of white gator board or equivalent material.
10. The sign must be similar to the illustration shown below, or as directed by the Town of Caledon.



11. All contractors and site visitors should be informed of the tree preservation and protection measures at a pre-construction meeting.

specifications continued on next panel...

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

SPECIFICATIONS continued from previous panel

C. During Construction Phase

1. 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.
2. 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.
3. A certified ISA arborist will undertake proper root pruning in accordance with acceptable arboriculture practices when and if roots of retained 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.
4. 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.
5. No cables, wire or ropes of any kind shall be wrapped around or installed in trees to be preserved.
6. No contaminants will be dumped or flushed in the TPZ areas or where feeder roots of trees exist (generally beyond the TPZ areas).
7. Irrigate tree protection zones during drought conditions, June to September to reduce drought stress.
8. Inspect the site daily to ensure hoarding is in place and in good condition. Inspect trees to monitor condition.

D. Post Construction Phase

1. 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.
2. 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	APR'D	DATE	STANDARD No. 711