



STRYBOS BARRON KING
LANDSCAPE ARCHITECTURE

PARTNERS

BRYN BARRON, OALA, CSLA, ISA
ALISTAIR JOHNSTON, LOHTA, ISA, ASCA
MATHIEU STRYBOS, OALA, CSLA
SALVATORE VIOLA, OALA, CSLA
MATTHEW REGIMBAL, LOHTA, ISA
JOSHUA BEITZ, OALA, CSLA, ISA

ASSOCIATES

TOWN OF CALEDON
PLANNING
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Feb.24, 2022

ARBORIST REPORT

**PROPOSED MIXED USE DEVELOPMENT
12563 & 12599 HWY 50 AND 2 INDUSTRIAL RD., BOLTON
TOWN OF CALEDON, ONTARIO**

**PREPARED FOR:
12599 HWY 50 LTD.
91 PARR BOULEVARD
BOLTON, ONTARIO
L7E 4E3**

ATTENTION: MARK DI COSTANZO

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

**ISA CERTIFIED ARBORIST
MATTHEW GEHRES ON-1114A
OUR PROJECT NO:
21-5528**

March 3, 2021

Rezoning Resubmission – February 22, 2022

STRYBOS BARRON KING LTD.

5770 HURONTARIO STREET, SUITE 320, MISSISSAUGA, ONTARIO L5R 3G5 T: 416.695.4949 F: 905.712.3101 WWW.STRYBOS.COM

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Enclosed: Existing Tree Inventory & Preservation Plan	

Arborist Report

12563 & 12599 Hwy. 50 and 2 Industrial Rd., Bolton – Town of Caledon

February 22, 2022

Introduction

Strybos Barron King Ltd. was retained by 12599 Hwy. 50 Ltd. to prepare an Arborist Report for the subject property in accordance with Town of Caledon requirements. The purpose of this study is to determine the composition, character and health of existing trees and assess opportunities for preservation in relation to a proposed Mixed-use Development. The subject property is located at 12563 & 12599 Hwy. 50 and 2 Industrial Road in Bolton, Town of Caledon, Ontario. (See Appendix A - Key Map).

Site Context

12563 & 12599 Hwy. 50 are located on the east side of Hwy 50 and 2 Industrial Road fronts onto the north side of Industrial Road. 12599 currently contains a one building, commercial plaza with associated parking areas. 12563 currently contains an existing automotive garage as well as a construction office and storage yard. 2 Industrial Road currently contains an automotive dealership with existing storage yard. These properties abut existing industrial and/or commercial properties.

Plans Utilized

A topographic survey prepared by Ertl Surveyors along with a Site Plan prepared by A conceptual Site Plan prepared by SRN Architects were used to determine the location of existing trees in relation to the proposed future development works.

Tree Inventory

Trees were identified within and immediately adjacent to the subject property. The trees are described in terms of species and diameter at breast height (DBH – measured at 1.4m from grade). They have been 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.

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EXISTING TREE INVENTORY											
KEY	SPECIES	CALIPER	CROWN	HEALTH	STRUCTURE	COMMENTS	PRESERVATION	MIN. TPZ	KEY		
		IN (cm)	IN (m)	G/F/P			DIRECTION				
1	HONEYLOCUST	15	4	FAIR	FAIR	XMAS LIGHTS IN CANOPY, WOUND AT BASE. BURIED ROOT FLARE. MINOR DEADWOOD	PRESERVE	1.8	1		
2	HONEYLOCUST	20	5	FAIR	FAIR	MINOR DEADWOOD. BURIED ROOT FLARE. RAISED CROWN. SUCKER GROWTH ON TRUNK	PRESERVE	1.8	2		
3	HONEYLOCUST	19	5	FAIR	FAIR	RAISED CROWN. MINOR DEADWOOD. BURIED ROOT FLARE.	PRESERVE	1.8	3		
4	HONEYLOCUST	21	5	FAIR	FAIR	RAISED CROWN. MINOR DEADWOOD. BURIED ROOT FLARE. XMAS LIGHTS IN CANOPY.	PRESERVE	1.8	4		
5	SILVER MAPLE	17	5	FAIR	FAIR	GIRDLED TRUNK FROM SUPPORT WIRE. BURIED ROOT FLARE. WITCHES BROOM. SUCKER GROWTH ON MAIN TRUNK.	PRESERVE	1.8	5		
6	POPLAR	12	3	POOR	POOR	TOPPED, SELF SEEDED.	REMOVE	1.8	6		
7	MANITOBA MAPLE	11-14	5	POOR	POOR	MULTI STEMMED. MINOR DEADWOOD. NATURALIZED. SUCKER GROWTH ON MAIN STEMS	REMOVE	1.8	7		
8	POPLAR	10	4	POOR	POOR	MAIN STEM DEAD. MULTI STEMMED. NATURALIZED	REMOVE	1.8	8		
9	POPLAR	18	5	FAIR	FAIR	NATURALIZED. MINOR DEADWOOD. DEBRIS AROUND BASE. BURIED ROOT FLARE	REMOVE	1.8	9		
10	MANITOBA MAPLE	10-15	4	POOR	POOR	GIRDLED BY SUPPORT WIRE. NATURALIZED. MINOR DEADWOOD.	REMOVE	1.8	10		
11	MANITOBA MAPLE	39	9	FAIR	FAIR	NATURALIZED. MINOR DEADWOOD. BURIED ROOT FLARE. GIRDLING ROOTS.	REMOVE	2.4	11		
12	MANITOBA MAPLE	16-22	6	POOR	POOR	NATURALIZED. MULTI STEMMED. MAJOR STEM FAILURE. MINOR DEADWOOD	REMOVE	1.8	12		
13	MANITOBA MAPLE	16	3	POOR	POOR	NATURALIZED. FAILED TOP. MINOR DEADWOOD. CROWDED BY ADJACENT TREE	REMOVE	1.8	13		
14	BLACK CHERRY	16	4	FAIR	FAIR	ONE SIDED FORM, POOR UNION. MINOR DEADWOOD. CROWDED BY ADJACENT TREE. BURIED ROOT FLARE	REMOVE	1.8	14		
15	BLACK CHERRY	16	3	FAIR	FAIR	MINOR DEADWOOD CBAT. BURIED ROOT FLARE	REMOVE	1.8	15		
16	MANITOBA MAPLE	20-21	6	FAIR	FAIR	VINE ENTANGLED, NATURALIZED. CO-DOMINANT STEM, MINOR DEADWOOD, FENCE INGROWN, ON ADJACENT PROPERTY	PRESERVE	1.8	16		
17	POPLAR	36-41	10	FAIR	FAIR	CO-DOMINANT LEADERS, NATURALIZED, MINOR DEADWOOD, ON ADJACENT PROPERTY	PRESERVE	3.0	17		
18	COLORADO SPRUCE	39	7	GOOD	GOOD	SLIGHT LEAN. MINOR INNER DEADWOOD. BURIED ROOT FLARE	PRESERVE	2.4	18		
19	GREEN ASH	32	0	DEAD		EAB.	REMOVE	NA	19		
20	POPLAR	23	4	FAIR	FAIR	NATURALIZED. MINOR DEADWOOD. DEBRIS AT BASE, ON ADJACENT PROPERTY	PRESERVE	1.8	20		
21	AUSTRIAN PINE	35	7	FAIR	FAIR	THIN CROWN. MINOR INNER DEADWOOD. BURIED ROOT FLARE. TOPPED DUE TO OVERHEAD WIRES.	PRESERVE	2.4	21		
22	NORWAY MAPLE	24	6	DEAD		ON ADJACENT PROPERTY	RECOMMENDED TO BE REMOVED BY ADJACENT OWNER	1.8	22		
23	AUSTRIAN PINE	24	6	DEAD		ON ADJACENT PROPERTY	RECOMMENDED TO BE REMOVED BY ADJACENT OWNER	1.8	23		
24	AUSTRIAN PINE	30	6	DEAD		ON ADJACENT PROPERTY	RECOMMENDED TO BE REMOVED BY ADJACENT OWNER	2.4	24		

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

Inventory Summary

The subject site is currently composed of commercial and industrial lots with office/commercial buildings, storage yards and parking areas. As such, there is very little existing, internal vegetation. The small number of existing trees mainly occur along the property limits in areas between fences and storage areas. Most of these trees are composed of naturalized, invasive and/or pioneer species typical found along unmaintained property limits. A small number of trees have been planted along the front and south limit of 12563 Hwy. 50 as well as 2 Industrial Road. Remnant coniferous buffer plantings occur on the adjacent property north of 2 Industrial Road. Generally, the species inventoried on and within close proximity to the subject site include: Manitoba Maple, Honeylocust, Silver Maple, Poplar, Black Cherry, Colorado Spruce, Norway Maple and Austrian Pine. Overall, due to their location and species, the condition of these trees mainly varies from poor to fair. Some trees are in a general state of decline or are dead.

Recommendations

Based on the conceptual Site Plan, all of the trees internal to the property will require removal including the one Colorado Spruce tree within the right of way in front of 2 Industrial Road. All existing trees adjacent to the subject site are to be preserved and protected.

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Town Requirements

- Compensation will be required for all tree removals at a rate determined in the Town's Tree Removal Compensation Chart. Tree compensation planting will be in addition to the standard required planting. In the event tree compensation cannot be accommodated for the planting design, financial compensation shall be collected at a rate (per tree) as determined by the Town. Based on the compensation ratio, three (3) 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 a n ecologist should occur prior to construction to ensure no loss of bird next, egg or unfledged young.
- Any trees located on the property line or on the adjacent property that are proposed to be removed or pruned, 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.
- 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 Measures *(Refer to Appendix D)*

The following tree protection measures should be undertaken by the owner.

Pre-Construction

- Prior to construction, tree protection hoarding is to be installed at the limits shown on the V100. 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 entire site. Any noted hazardous trees must be identified and removed prior to final approval. Any records of maintenance or removals are to be submitted to the Town of Caledon.

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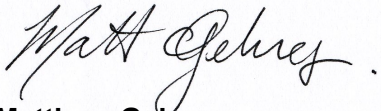
Conclusion

Strybos Barron King Ltd. was retained by 12599 Hwy. 50 Ltd. to prepare an Arborist Report for the subject property in accordance with Town of Caledon requirements.

The property is composed of existing commercial/industrial properties with little internal vegetation. Due to the construction constraints associated with the proposed site plan, all trees internal to the site require removal. All trees adjacent to the property limits can be preserved and protected accordingly. Based on the Town of Caledon's Tree Removal Compensation chart, three (3) compensation trees will be required.

Prepared By:

STRYBOS BARRON KING LTD.

A handwritten signature in black ink, reading "Matt Gehres", is written over a light blue rectangular background.

Matthew Gehres

ISA Certified Arborist ISA ON-1114A

Senior Landscape Technologist

Ext: 228

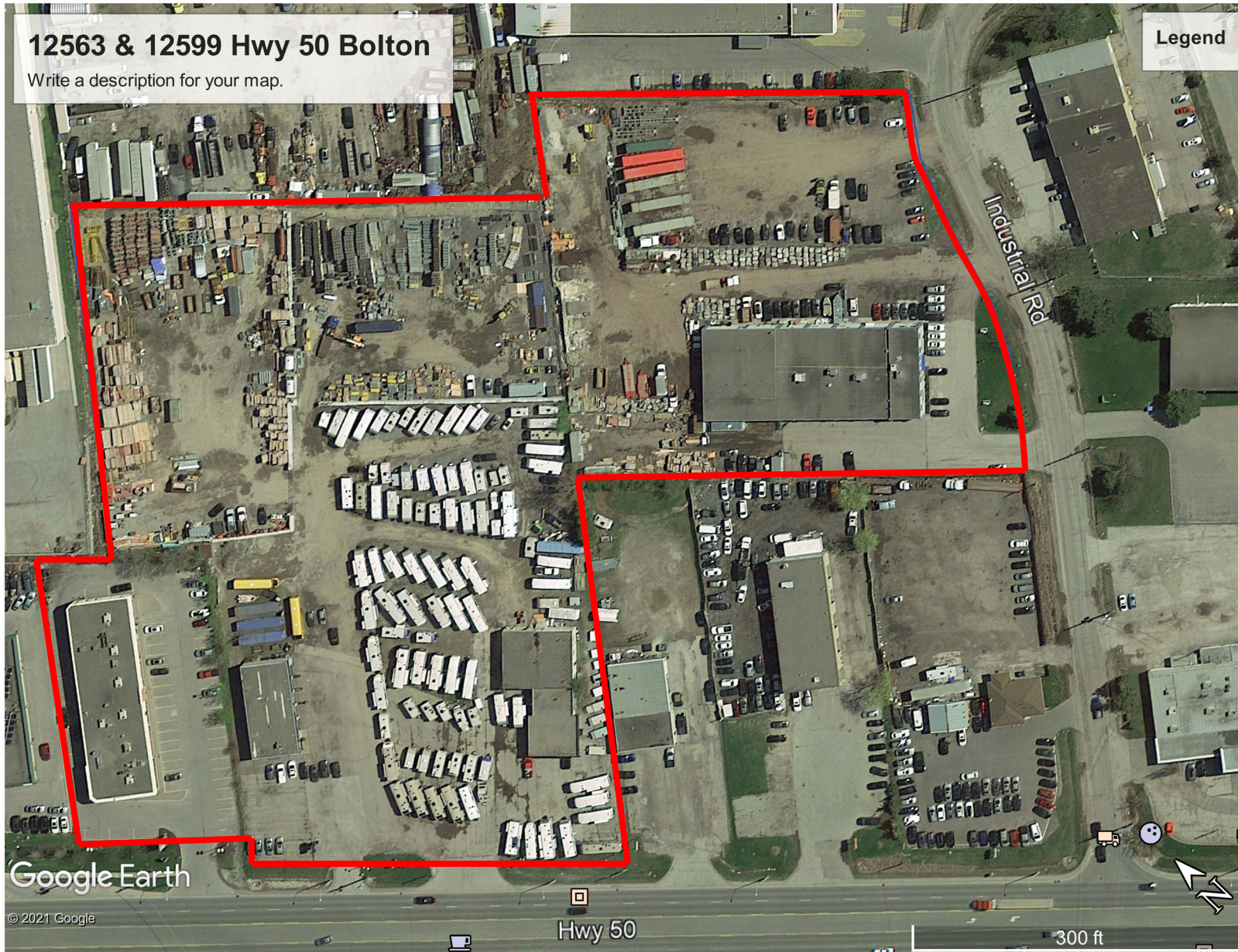
STRYBOS BARRON KING LTD.

Arborist Report

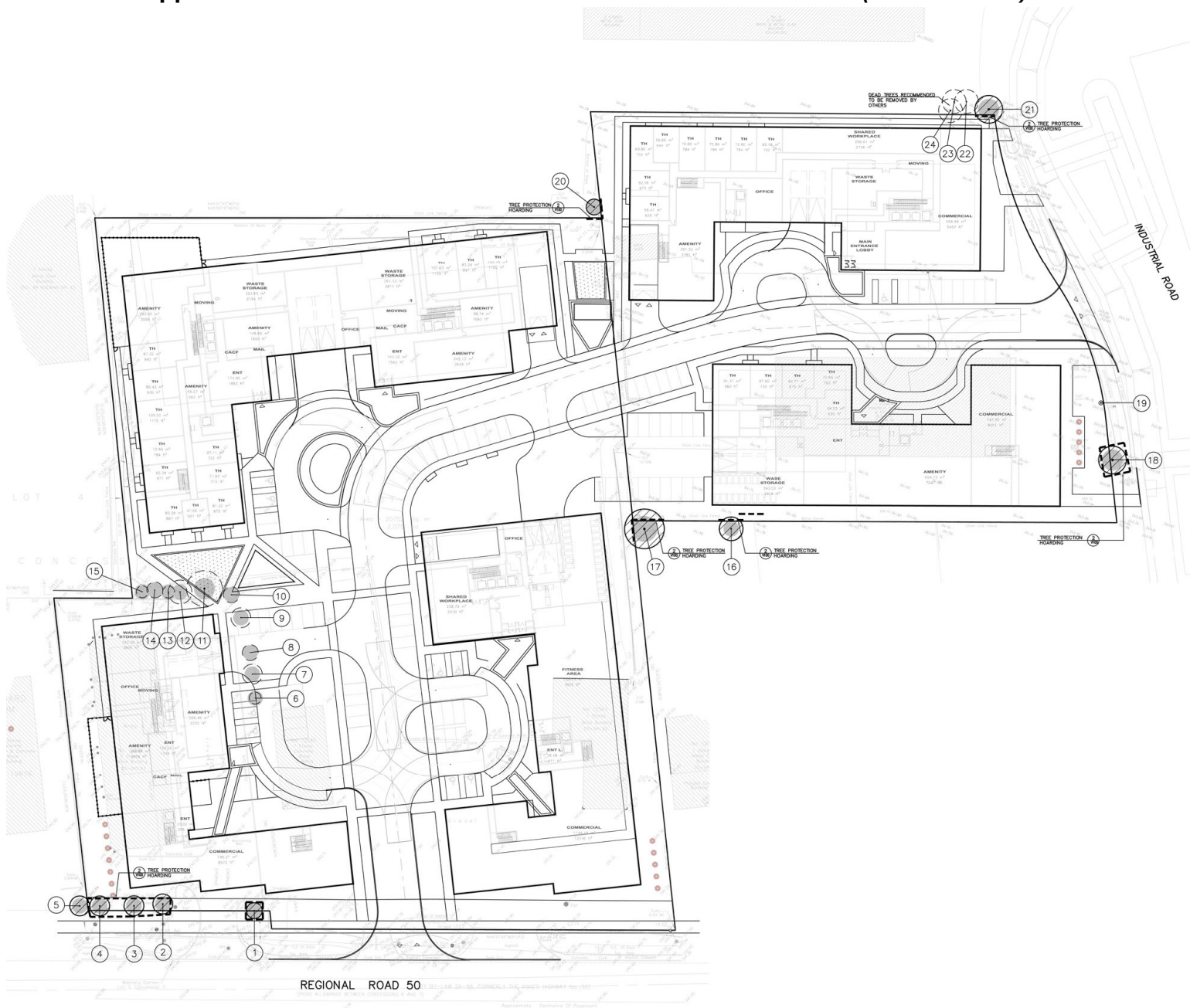
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February 22, 2022

Appendix A –KEY MAP



Appendix B - TREE INVENTORY AND PRESERVATION PLAN (Context Plan)



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Appendix C – SITE PHOTOS



Tree# 1-5



Tree# 6-9



Tree# 10-15



Tree# 16



Tree# 17



Tree# 18

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Tree# 20



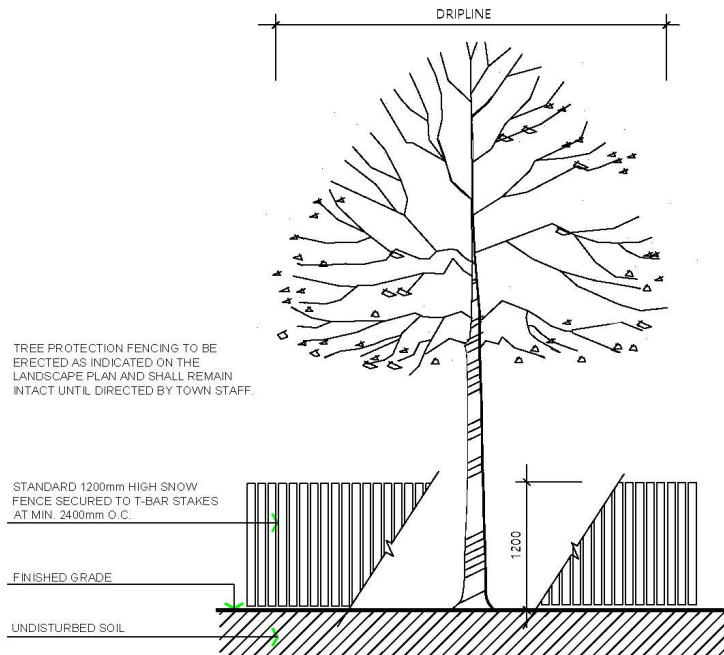
Tree# 21-24

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Appendix D – TREE PROTECTION HOARDING DETAIL



SPECIFICATIONS FOR THE PROTECTION AND PRESERVATION OF EXISTING VEGETATION:

1. PRIOR TO ISSUANCE OF THE GRADING AND SERVICING OR BUILDING PERMIT, ALL EXISTING TREES THAT ARE TO BE PRESERVED SHALL BE FULLY PROTECTED WITH HOARDING (IE SNOW FENCING) OUTSIDE THEIR 'DRIPLINES', OR AS DIRECTED THROUGH ADDITIONAL GOVERNING DOCUMENTS, TO THE SATISFACTION OF THE TOWN.
2. GROUPS OF TREES AND OTHER EXISTING PLANTINGS TO BE PROTECTED SHALL BE TREATED IN A LIKE MANNER WITH HOARDING AROUND THE ENTIRE CLUMP(S).
3. TREE PRESERVATION FENCE IS TO BE INSPECTED BY THE CONSULTING ARBORIST OR LANDSCAPE ARCHITECT AND APPROVED BY THE TOWN PRIOR TO CONSTRUCTION COMMENCING.
4. SILTATION CONTROL FENCING MAY BE USED AS A TREE PRESERVATION FENCING SUBSTITUTE IF REQUIRED BY ENGINEERING AT THE DISCRETION OF THE TOWN.
5. AREAS WITHIN PROTECTIVE FENCING SHALL REMAIN UNDISTURBED AND SHALL NOT BE USED FOR THE STORAGE OF BUILDING MATERIALS OR EQUIPMENT. NO CONTAMINANTS SHALL BE DUMPED OR FLUSHED WHERE FEEDER ROOTS OF TREES EXIST. NO GARBAGE OR BUILDING MATERIALS ARE TO BE PLACED ON OR AGAINST THE TREE PRESERVATION FENCE.
6. PRUNE BRANCHES TO REMOVE DAMAGED LIMBS ONLY. DO NOT DAMAGE LEADERS. ALL CUTS OVER 25mm SHALL BE TREATED IN ACCORDANCE WITH APPROPRIATE HORTICULTURAL PRACTICES AS APPROVED BY THE TOWN. NO MORE THAN 20% OF THE TREE SHALL BE PRUNED UNLESS DIRECTED BY THE TOWN.
7. CUTTING OF ROOTS OR CHANGING OF GRADES AROUND EXISTING TREES TO BE PRESERVED WILL NOT BE PERMITTED WITHOUT THE APPROVAL OF THE PUBLIC WORKS AND ENGINEERING DEPARTMENT.
8. IF TREES ARE BEING ADVERSELY AFFECTED BY CONSTRUCTION, A WATERING AND FERTILIZING PROGRAM IS TO BE SET UP TO THE SATISFACTION OF THE TOWN.
9. PRIOR TO FINAL APPROVAL TREES THAT HAVE DIED OR HAVE BEEN DAMAGED BEYOND REPAIR PRIOR DURING OR POST CONSTRUCTION SHALL BE REMOVED AND REPLACED WITH TREES OF A SIZE AND SPECIES APPROVED BY THE TOWN, AT THE SOLE COST OF THE DEVELOPER.

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

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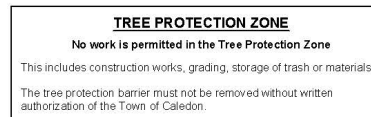
February 22, 2022

Appendix E – TREE PROTECTION NOTES (PART 1)**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
						STANDARD No. 710	
		NO.	REVISION	APR'D	DATE		

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Appendix F – TREE PROTECTION NOTES (PART 2)

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	APRD	DATE	STANDARD No. 711	