



**Interim Arborist Report and Tree Inventory
and Preservation Plan**

TACC Mayfield Tullamore

Caledon, Ontario

Submitted to:

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00	May 13, 2026	Carrie McDonald & Alexander MacLeod	Interim Arborist Report and Tree Preservation Plan
01	May 29, 2026	Carrie McDonald & Alexander MacLeod	Interim Arborist Report and Tree Preservation Plan Update revised to address additional grading associated with the western watercourse crossing, as well as new a rip-rap storm outfall, rip-rap emergency spillway, and sediment drying area associated with the stormwater management pond block.



Standard Limitations and Disclaimer

This report was prepared exclusively for the use of TACC Developments Ltd. (the “Owner”). The findings and conclusions, if any provided by GEI in this report, are based solely on the information reported to GEI as of the date of this report. Future investigations or additional information not provided to GEI at the time of this report may result in modification of this report. GEI’s scope of work did not include verifying the completeness or accuracy of information provided by others. Accordingly, GEI shall not be liable for any damages, costs, or other consequences resulting from reliance on such information if it is later determined to be inaccurate or incomplete. GEI’s professional services for this project have been performed in a manner consistent with that degree of skill and care ordinarily exercised by members of the same profession currently practicing in the same locality, performing similar services under similar conditions. GEI makes no other representations and no warranties, express or implied.



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1. Introduction

1.1 Background and Purpose

GEI Consultants Canada Ltd. (GEI) was retained by TACC Developments (Armstrong) Ltd. (TACC) to provide an Interim Arborist Report and Tree Inventory and Preservation Plan (TIPP) for the proposed development located southeast of the intersection of Bramalea Road and Old School Road in Caledon, Ontario, herein referred to as the Project. The Project consists of proposed streets, a bridge, townhouses, park/walking spaces, a stormwater management pond (SWM), a school, a mixed-use retail section, and Natural Heritage System (NHS) blocks.

The purpose of this assignment is to complete a tree inventory to assess the general condition of trees, as well as quantify any impacts to trees that are associated with the Project within the Tree Inventory Area. The Tree Inventory Area for this assignment includes the Subject Lands (**Appendix A1**) within the larger MTLOG SWS Area that are under TACC ownership, plus a 6 m Buffer Area (**Appendix A1**). The Development Area within the Subject Lands represents the limits of disturbance, based on the Project's updated preliminary designs and grading limits (received May 19, 2026). This interim report presents the results of the tree inventory, identifies opportunities for tree preservation and protection, recommends tree protection measures, and proposes compensation for the recommended tree removals to facilitate the Project. The objective of the TIPP is to retain existing tree cover wherever feasible and to minimize the risk of injury to trees identified for protection. The preparation of this report and was guided by the Town of Caledon's *Landscape Guidelines* (2025a), *Terms of Reference: Tree Preservation* (2024), *Town Standards 606, 710, & 711* (2017), and the *Tree Preservation By-Law 2025-101* (2025b).

As shown in **Appendix A1**, 0.25 ha of non-significant woodland (Norway Spruce Cultural Plantation; CUP3-14) are proposed for removal as a result of the development. This 0.25 ha is planned to be compensated on an area basis and compensation for this feature removal has been incorporated into the Phase 2 SWS reporting. As such, this removal is not discussed in this Arborist Report and TIPP, which exclusively addresses individual tree removals and preservation. Refer to the 2nd submission EIS (under separate cover) for further information on CUP3-14 removal.

1.2 Limitations

1. As this is an interim report, figures shall be provided in GIS formats. A final arborist report and tree inventory and preservation plan with the corresponding CAD figures shall be provided as part of later submissions in accordance with Town requirements once development plans are finalized.
2. As this is an interim report and detailed designs have not been finalized, some linework will need to be refined as part of later submissions, which may impact individual tree recommendations. In particular, bridgework, open space, walkway, or grading buffer areas will require further specifications to determine if trees may be preserved in these areas.
3. Road widenings or other impacts from adjacent land developments cannot be accounted for within the scope of this project.



4. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, GEI can neither guarantee nor be responsible for the accuracy of the information provided by others.
5. Unless expressed otherwise:
 - a. the information contained in this report covers only those items at the time of inspection; and
 - b. the inspection is limited to visual examination of accessible items without dissection, excavation, probing or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.
6. The assessment of the subject trees, despite their rating, does not constitute a tree risk assessment.
7. The assessment presented in this report is valid at the time of inspection and no guarantee is made to the continued health or structural integrity of the subject tree(s).
8. Tree location, size, and condition were estimated for trees located on adjacent properties where permission to enter was not granted.
9. Tree ownership was estimated using tree geolocation and publicly available parcel fabric. Tree ownership can only be accurately determined by comparing a legally surveyed location of a tree's trunk to a legally surveyed property boundary.



2. Methods

2.1 Tree Inventory

GEI completed the tree inventory on May 31st and June 4th, 2024, and March 13th, 2025. Data were collected using the accepted standard arboricultural techniques as outlined in the Council of Tree & Landscape Appraisers' *Guide for Plant Appraisal* (2020), as well as Town of Caledon's *Landscape Guidelines* (2025a).

The diameter at breast height (DBH), which is defined as the diameter of a tree measured at 1.37 m above grade, of all inventoried trees was measured within the Tree Inventory Area. All trees with a DBH of 10 cm or more were inventoried within the Tree Inventory Area, with the exception of trees located in the CUP3-14, as noted in **Section 1.1**.

The locations of all identified trees were recorded using the ESRI ArcGIS Field Maps app on a tablet or smartphone. These devices were connected to a submetre-capable GPS unit (SX Blue II or an Arrow 4) for geolocation purposes. Where possible, trees were tagged within aluminum forestry tags. Trees that could not be accessed and tagged were designated with a "T" (live trees), while dead trees were denoted with a "D" prefix and provided with unique numerical identifiers in accordance with the Town of Caledon's *Landscape Guidelines* (2025a).

Tree condition was determined using a visual tree assessment and was qualitatively rated as good, fair, poor, very poor, or dead:

- Trees rated as "Good" had at least 80% live crown and showed no significant structural defects (e.g., weak limbs, girdling roots, stem lean) or evidence of biological damage (e.g., insect damage, fungal growth, leaf dieback);
- Tree rated "Fair" were those with 50% to 80% live crown and displayed no significant structural or biological defects, or the tree had over 80% live crown but did show some evidence of structural defects and/or biological damage;
- Trees rated as "Poor" were those that were unhealthy and declining with less than 50% live crown and/or had significant structural defects and/or biological damage;
- Trees rated as "Very Poor" had an overall condition of at least 15% rating, had poor vigour, were dying, had multiple severe defects and were visually unappealing; and
- Trees categorized as "Dead" were those with no live crown.

2.2 Tree Impact Analysis

Using data collected during the tree inventory and assessment, a desktop-based tree impact analysis was performed by GEI staff. Recommendations for each tree's proposed action (i.e., remove, injure, or preserve) were based on several factors including each tree's current condition, species specific sensitivity to construction, its location in proximity to the work, the proposed work impacting the tree, and the extent of encroachment into the tree's Tree Protection Zone (TPZ).



The TPZ is an area around each tree, typically established based on the size of the tree, intended to provide a buffer protecting the tree from potential impacts including root and soil compaction, as well as mechanical damage. In accordance with *Town Standard 606 – Tree Preservation* (2017), the TPZ for a tree found within the Tree Inventory Area was determined based on the tree's dripline. Additionally, the structural root zone (SRZ) of each tree was calculated, which is considered the minimum structural distance away from a tree for any type of encroachment under ideal conditions where encroachment could lead to tree failure due to structural root loss (Dunster, 2017; Coder, 2018).

Generally, the following guidelines were followed in determining the recommended action for each tree:

- All trees, including dead trees, whose SRZ is impacted by the proposed works were recommended for **removal**;
- Trees with equal to or greater than 30% of their TPZ affected by proposed work activities were recommended for **removal** as the impacts are expected to lead to their decline;
- Trees with less than 30% of their TPZ affected by proposed work activities were recommended for preservation with **injury** and protection to mitigate further damage to the trees' below- and above-ground parts; and
- Where the proposed work is not expected to encroach into their TPZ based on the impact analysis described above, preservation with **no impact** is anticipated to the subject trees. Depending on the location of the trees in relation to the proposed work activities, including construction laydown and site access, tree protection may be proposed to prevent encroachment into their TPZ and to protect them from injury.

Tree recommendations were then reviewed manually by GEI's certified arborists and interdisciplinary teams to confirm their proposed actions, based on factors such as the position of the trees in relation to the work, required pruning, and the trees' overall conditions, species sensitivity, and age. Overall results of the tree impact analysis are summarized in **Section 3**. As a legal survey was not available for reference, tree ownership was estimated based on the geolocation of each tree compared to the publicly available property parcel data at the time of the desktop-based analysis.

2.3 Tree Compensation Calculations

The Town of Caledon requires compensation in the form of tree plantings for the removal of regulated trees (this excludes dead trees and trees in poor condition). Within the *Tree Preservation By-Law 2025-101* (2025b) private trees with a DBH of 30 cm or greater are regulated, however within the *Landscape Guidelines* (2025a) compensation ratios are outlined for Public and Private trees with a DBH of 10 cm or greater. For this interim report GEI has outlined compensation for all trees 10 cm DBH and greater to cover the greater range of trees. If there is insufficient space to plant the trees on the subject property, cash-in-lieu may be provided per replacement tree as determined by the Town. For multi-stemmed trees, the sum of squares of the DBH of up to five of the largest stems was calculated and used to determine compensation. **Tables 1 & 2** provide a summary of applicable tree replacement ratios for the relevant size and ownership categories.



Table 1: Private Tree Compensation Replacement Table

Tree Replacement Category (cm)	Replacement Tree Ratio
<10	N/A
10-20	1:1
21-35	2:1
36-50	3:1
51-65	4:1
65-80	5:1
>81	10:1

**Note:* cash-in-lieu is only to be used when there are insufficient replanting opportunities.

Table 2: Town Tree Compensation Replacement Table

Tree Replacement Category (cm)	Replacement Tree Ratio
<10	1:1
0-20	1:1
21-35	2:1
36-50	3:1
51-65	4:1
65-80	5:1
>81	10:1

**Note:* cash-in-lieu is only to be used when there are insufficient replanting opportunities.



3. Results

3.1 Tree Inventory

Within the Tree Inventory Area, a total of 459 trees were inventoried. In terms of tree ownership, 453 are located on private property, with 412 trees on client property and 41 trees on neighbouring property. Six (6) trees are located on public Town of Caledon property (**Table 3; Appendices A2 and B**).

Appendix A2 illustrates the locations of the trees within the inventory and **Appendix B** outlines the data and results of the tree inventory, including the tree identification number, species, DBH, overall condition (biological and structural), crown radius, and notes regarding the assigned overall condition category. **Appendix B** also provides each tree's TPZ, tree ownership and recommendations for tree preservation or removal, based on the tree impact analysis, as well as recommended compensation for tree removals.

3.2 Tree Impact Analysis

Based on the results of the tree impact analysis, construction activities within the Development Area would lead to the removal of 339 trees (including 43 dead trees and 9 trees in poor condition) and the injury of 17 trees. The remaining 103 trees are not anticipated to be impacted by the proposed work and are recommended to be preserved. **Table 3** below provides an overall summary of the recommended action for all inventoried trees based on the current Development Area, and **Appendix B** lists the recommended action for each tree.

Table 3: Summary of Tree Removal and Preservation

Tree Ownership	Remove	Preserve – Injure	Preserve – No Impact	Total
Private – Client	330	5	77	412
Private – Neighbour	3	12	26	41
Public – Town	6	0	0	6
Total	339	17	103	459

3.3 Tree Compensation

There are 287 non-exempted trees located within Tree Inventory Area that currently require removal, as per the Project's Development Area, and will require compensation based on the Town of Caledon *Landscape Guidelines* (2025a). Accordingly, a total of 806 replacement trees are proposed to be planted as compensation for the recommended removal of non-exempted trees to facilitate the project or, alternatively, cash-in-lieu as determined by the Town of Caledon. **Table 4** provides a summary of the recommended tree compensation for the Project.

Table 4: Summary of Tree Compensation Requirements

Tree Ownership	Number of Regulated Removal Trees	Total Number Compensation Trees
Private - Client	285	800
Private - Neighbour	0	0
Public – Town of Caledon	2	6
Total	287	806



4. Tree Protection and Preservation

Tree preservation shall be achieved through avoidance and the use of appropriate tree protection measures. The proposed tree protection plan for these preservation trees is described in the following subsections, which are based on the *Town Standards 606, 710 & 711* (2017) and latest arboricultural standards.

4.1 Tree Protection Hoarding

Tree protection hoarding is to be installed around trees recommended for preservation within the Buffer Area in accordance with *Town Standards 606, 710 & 711* (2017). Tree protection hoarding may include tree protection fencing with signage, or horizontal hoarding and tree protection signage. Overall, the objective of installing tree protection hoarding will reduce the potential for negative impacts including soil and root compaction, as well as the potential for mechanical damage to trunks or branches, whilst maximizing a preservation tree's probability of long-term survival.

4.1.1 Tree Protection Fencing

Tree protection fencing shall be installed around the TPZ of trees recommended for preservation within the Buffer Area prior to any work activities taking place within the Tree Inventory Area. The TPZ is to be measured outward from the trunk, TPZ details are provided for each tree in **Appendix B**. Additionally, tree protection fencing is recommended to follow the delineations that are illustrated in **Appendix A2**. Tree protection fencing is to be installed as per the specifications detailed in **Appendix C**.

Within TPZs, there is to be no grade changes, storage of any material or equipment, dumping of debris, or washing of equipment. All tree protection fencing shall remain in place prior to any construction activity and must remain in good repair until construction is complete. It cannot be altered or removed in any way without written authorization from the Town of Caledon. Furthermore, TPZ signage shall be mounted on the tree protection fencing. Tree protection signage shall be installed by the contractor to clearly delineate tree protection zones. The TPZ sign shall be a minimum of 40 cm x 60 cm (16"x24"), made of white gator board or equivalent, and outline the following:

- That no grade change, dumping, storage of materials or equipment, or disturbance of any kind is permitted within the TPZ
- That the tree protection fencing shall not be damaged or moved

4.1.2 Trunk Protection

In addition to tree protection fencing, trunk protection may be introduced for trees adjacent to the proposed work where space is limited. Trunk protection typically includes battens strapped together around the trunk of the tree, with padding beneath, generally to a height of at least 2.4 m (8'). Tree limbs and scaffold branches can also be protected in this manner where applicable.

4.1.3 Horizontal Hoarding

Horizontal hoarding is recommended to be installed to supplement tree protection fencing to prevent compaction and root damage where encroachment into the TPZ, inclusive of regular movement of equipment, is required and authorized.

In conjunction with the tree protection fencing shown in **Appendix A2**, it is recommended that horizontal hoarding is installed wherever the full TPZ cannot be protected with tree protection fencing and where temporary disturbance is anticipated. At a minimum, the International Society of Arboriculture (ISA) the following horizontal tree hoarding guidelines:

- Place 300 mm (1 ft) of shredded mulch upon a permeable geotextile fabric, framed with 5 x 10 cm x 2.43 m (2"x4"x8') lumber, within the TPZ area that required horizontal hoarding;
- Atop of the shredded bark mulch, place 1.22 x 2.44 m (4 ft x 8 ft) plywood boards (minimum 0.75" [3/4"] thick) within the TPZ between the trunk or tree protection fencing and the limit of excavation. Steel plates as horizontal tree hoarding may also be acceptable; and
- Upon completion of required and authorized work within the TPZ, remove boards and spread mulch in a two-metre diameter around the trunk to a depth of 75 mm (3"), and reinstate tree protection fencing to protect the full extent of the minimum TPZ, where applicable.

4.2 Tree Mitigation Techniques and Best Practices

Encroachment into preservation tree TPZs may sometimes be necessary to facilitate construction, which generally needs to be authorized by the local authority. Protection and mitigation techniques are expected to prevent these activities from impacting the preservation trees and adjacent vegetation communities. Where construction activity is proposed and approved to occur within a TPZ, the TPZ must be properly prepared and protected. The Project Arborist should be on site during all site alteration activities within the TPZ of preservation trees, including tree removal, crown or root pruning, and soil stripping, to monitor these activities and propose site-specific mitigation, where appropriate. Moreover, the following tree protection and mitigation measures should be implemented in adherence to the latest arboricultural standards and best practices:

- The limit of disturbance or work areas should be delineated with tree protection fencing to prevent accidental encroachment into retained features, resulting in accidental harm or damage to trees. If a tree is accidentally damaged during construction, the Project Arborist should be contacted to review the damage and assess whether remediation measures are required;
- All relevant contractors should meet with the Project Arborist prior to the beginning of site alteration to review tree protection procedures;
- Low hanging branches that are likely to be damaged or restrict vehicular movement during construction may be pruned ahead of the work, pending approval by the relevant authorities. Pruning obstructing branches shall mitigate branches being broken off and bark being torn inadvertently. Any branches that overhang the work area and require pruning are to be pruned using clean tools as per the latest arboricultural practices (TCIA, 2008);
- All tree removals should comply with the timing restrictions with regards to the protection of nesting birds and species at risk bats, as detailed in **Section 4.2.1**;



- Trees to be removed should be felled in a manner that directs the tree removals away from adjacent preservation trees and their TPZs;
- Any brush clearing required within the TPZs should be completed using hand-operated equipment and should be lifted out manually and not skidded out;
- Roots encountered during excavation in or outside TPZs should be preserved wherever feasible. However, if it is determined that root pruning must occur to facilitate a grade change or other earthworks, where authorized by the applicable authorities, root pruning shall be conducted in accordance with acceptable arboricultural standards:
 - Methods of excavation within the TPZ of trees proposed for preservation shall include those which are less harmful to the tree, such as hand digging or excavation using a hydro-vac or air spade. Hydro-vac excavation is to be conducted at a low pressure of less than 100 psi and at the lowest temperature setting to ensure roots are not unnecessarily damaged;
 - Tree roots damaged during construction are to be exposed and cut neatly and cleanly, at the edge of disturbance, using sanitized, hand operated equipment such as a sharp saw or loppers to minimize decay and entry points for disease;
 - If excavation is to occur within a TPZ, fill within the TPZ shall not be permitted unless mitigated in a way that maintains air and water availability for roots. Any approved grade changes or earthworks within TPZs shall be undertaken in accordance with the previously specified tree protection guidelines (**Section 4.1.1**);
 - To prevent desiccation, exposed roots should be wrapped with dampened burlap so that the roots maintain optimum soil moisture during construction and backfilling operations. These affected trees should also be irrigated and have wood mulch applied to their respective TPZs at a depth of 5–10 cm to help maintain adequate soil moisture levels and moderate soil temperatures;
 - Where construction activity is proposed to occur within or near the TPZs, irrigation should be implemented during periods of drought, especially during the summer months. A slow soaking of the entire TPZ to a depth encompassing the root system is the preferred method of irrigation, but it may vary depending on the tree species and soil texture and porosity. Water should not be directed at or near the trunks. The frequency of irrigation will depend on air temperature and precipitation at the time of construction;
 - Upon completion of any works within the TPZ, the excavated area should be backfilled with the excavated material and reinstated to the original condition or better. Where needed, the use of clean, uncontaminated topsoil from an approved source may be used. It is recommended that the texture of backfill be coarser than existing soils, and that the backfill is applied directly onto existing soils (i.e., remove air pockets, sod, etc.); and
 - Upon completion of any works within the TPZ, tree protection hoarding should be reinstated to maximize protection of the minimum TPZ.
- Sediment control fencing should be installed to provide a protective barrier between areas intended for stockpiling of excavated soil and candidate preservation trees. The sediment control fencing should be installed to Ontario Provincial Standard 219.130 (Ontario Provincial Standards, 2021);
- If any accidental tree damage or encroachment into the TPZ occurs or is observed during the project, the Project Arborist should be notified immediately so that the damage can be assessed directly, and appropriate actions can be recommended; and
- All tree maintenance and pruning should be carried out by a qualified tree care specialist that is also an ISA Certified Arborist or under the supervision of an ISA Certified Arborist.



If preservation trees cannot be adequately protected during construction or if they exhibit crown dieback post construction, they will be identified as removal trees and may require compensation as described in **Section 2**.

4.2.1 *Legislated Timing Windows*

The proponent shall ensure that all works for the project are in conformance with the *Migratory Birds Convention Act* (1994) and the *Species Conservation Act* (2025). Specifically, tree removals should comply with timing window restrictions with regards to the protection of nesting birds (April 1 to August 31) and Species at Risk bats (March 15 to November 30). Where these timing windows cannot be avoided, nest searches must be conducted, as well as bat habitat assessments (where applicable), by a qualified biologist for the purpose of providing approval for tree removals (Government of Canada, 2023).

4.3 Monitoring

It is recommended that a certified arborist is retained to regularly monitor the Project's construction activities to ensure all trees recommended for preservation are being maintained adequately, in relation to standard arboricultural practices and the tree protection protocols. Similarly, encroachment into the TPZ of trees permitted for injury should be conducted under the supervision of a certified arborist. Where a permit to injure or remove was not previously issued, no grading, excavation, construction access, or material storage shall occur within the TPZ of those trees.

It is also recommended that a certified arborist conducts a post-construction assessment to evaluate the health and structure of trees that were retained during construction and identify opportunities for mitigation should any trees display signs of stress (i.e., falling limbs, declining health, etc.). Additional mitigation measures may be prescribed following construction such as monitoring, mulching, vertical mulching, irrigation, fertilization, and pruning.

5. Summary

GEI inventoried a total of 459 trees within the Tree Inventory Area. Based on the results of the tree impact analysis, 339 trees will require removal, and 17 trees will require injury but can be preserved. The remaining 103 trees will not be impacted based on the proposed work provided the preservation recommendations are followed. Furthermore, a total of 806 replacement trees are anticipated to be required as compensation for the removal of 287 non-exempted trees or, alternatively, cash-in-lieu as determined by the Town. ***As this is an interim report, the recommended tree preservation, injury, removal, and compensation numbers are subject to change once detailed designs for the Project are finalized.***

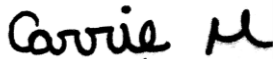
The proposed work should be reviewed alongside the results of the tree impact analysis to help ensure proposed impacts to trees are reduced wherever feasible. Should the limits or nature of the proposed work change, a certified arborist is recommended to be retained to review the additional impacts and determine if the recommended actions in this report are still applicable.

Tree protection hoarding must be installed prior to initiation of the work. It is recommended that any necessary pruning be conducted prior to commencement of construction work by a certified arborist or trained professional with adequate arboricultural experience to ensure trees for preservation do not experience unnecessary stress or damage.

Regarding trees that are identified for removal prior to construction operations commencing, it is recommended that a certified arborist be retained during tree removal operations to ensure proper arboricultural techniques are employed prior to and during proposed activities and to confirm the need to remove or preserve trees within proximity to Subject Lands. Additionally, it is recommended that a certified arborist return during and at the conclusion of construction to assess the health of preserved trees to report on and mitigate risks associated with projected construction impacts.

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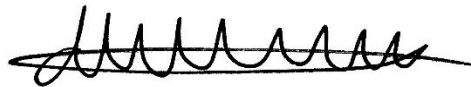
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APPENDIX A

Figures:

- A1: Location of Tree Inventory
- A2: Tree Inventory and Preservation Plan



A1: Location of Tree Inventory



A2: Tree Inventory and Preservation Plan



APPENDIX B

Tree Inventory and Analyses Table



APPENDIX C

Tree Protection Barrier Detail



APPENDIX D

Photographic Log

