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ARBORIST REPORT

PROPOSED RESIDENTIAL DEVELOPMENT
TOWN OF WHITCHURCH-STOUFFVILLE

SITE LOCATION:
12875 TENTH LINE (NORTH PARCEL), LINCOLNVILLE LANDS
TOWN OF WHITCHURCH-STOUFFVILLE, ONTARIO

PREPARED FOR:
ACORN NE STOUFFVILLE INC.
3500 PHARMACY AVENUE, UNIT 1
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OUR PROJECT NO:
6174

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Introduction

Strybos Barron King Ltd. was retained by Acorn NE Stouville Inc. to prepare an Arborist Report for the subject property in accordance with The Town of Whitchurch-Stouffville tree bylaw requirements. The owner is proposing a mix use residential development on the subject property. This report is to be read in conjunction with the *Tree Inventory & Preservation Plan* (*V100)* –also prepared by Strybos Barron King Ltd.

Site Context & Observations

The subject lands, located southeast of Tenth Line and Bethesda Side Road, are primarily composed of agricultural field. The majority of the development area is void of trees with the exception of naturalized rows, groupings and individual trees along and adjacent to the north and south property limits. The trees along and adjacent to the southern boundary are primarily composed of White Spruce, White Pine and Black Locust. These trees are generally in fair to good condition. Linear rows of Scots Pine trees occur along the northwest and southwest corner of the subject site. These trees are generally in good condition. Environmental Lands have been identified adjacent to the east limit of development.

Plans Utilized

A Draft Plan of Subdivision, prepared by provided by Bousfields Inc., along with a topographical survey by Scheffer Dzaldov Bennet Ltd., and on-site review were used to determine the location of existing trees in relation to the proposed development works.

Methodology

As per Town of Whitchurch-Stouffville requirements, the Diameter at Standard Height (DSH) for each of the trees, were measured by the arborist using a caliper tape at 1.3 metres from existing grade and recorded in centimetres. The trees were assessed using a health and condition rating of poor, fair or good, depending on overall vigour, presence of disease and structural integrity as recommended in the Guide for Plant Appraisal, 9th Edition, published by the International Society of Arboriculture.

Tree Inventory (See Appendix A – Contextual Tree Inventory Plan for *context* and refer to enclosed V100 – Tree Inventory & Preservation Plan)

Trees were identified both within and immediately adjacent to the subject property. The trees are described in terms of species and a diameter at breast height (DSH – 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.

Table 1 - Tree Inventory Descriptions

Key#	This number refers to the inventory number for the tree/grouping.
Species	The common names are provided for each tree.
DSH	This refers to Diameter (in centimetres) at Shoulder Height and is measured at 1.4m above the ground for each tree.
Crown	Estimated diameter of tree canopy (in metres), measured from dripline to dripline (varies in most cases considering the nature of tree groupings)
Health	An assessment of the general health and vigour of the tree, derived partly through a comparison of deadwood and live growth relative to a 100% healthy tree. The size and colour of foliage are also considered in this category. During the leaf-off season, the amount and distribution of buds is an important determinant of canopy vitality. This indicator is also measured on an ascending scale of poor-fair good.
Structure	A term describing key distinguishing structural character or defect.
Comments	Description of the trees and findings identifying potential concerns and details.
Preservation Direction	Identifies trees to be preserved, to be removed, and trees previously removed.

TREE INVENTORY

EXISTING TREE INVENTORY

KEY	SPECIES	DBH (cm)	CROWN (m)	HEALTH G/F/P	STRUCTURE	COMMENTS	OWNERSHIP	PRESERVATION DIRECTION	MIN. TPZ (m)	KEY
352	Shagbark Hickory	30	10	Fair	Multi-Stem	4 stems (13,14,16,17), Union at Base, Union at Base, Broken Branches, Crowded Branching, Poor Pruning, Crowded by Adjacent Tree	Neighbour	To be Removed by Others Under Separate Application	2.5	352
353	Shagbark Hickory	16	8	Fair	One-Sided	Broken Branches, Poor Pruning, Crowded Branching, Crowded by Adjacent Tree	Neighbour	To be Removed by Others Under Separate Application	2.5	353
354	Siberian Elm	59	16	Fair	Irregular	Broken Branches, Hanging Branch, Minor Deadwood, Epicormic Growth, Existing Tag# 145	Neighbour	Preserve	3.5	354
355	Tree Group	>30	Varies		Group	Manitoba Maple, White Spruce	Neighbour	Preserve	2.5	355
356	Black Locust	38	16	Poor	Irregular	Existing Tag# 126, Major Decay, Declining, Crowded by Adjacent Tree,	Private	Remove	2.5	356
357	Black Locust	26	10	Fair	Narrow	Existing Tag# 124, Crowded by Adjacent Tree,	Private	Remove	2.5	357
358	Red Maple	52	20	Fair	Multi-Stem	2 Stems (32,41) Existing Tag# 123, Crowded by Adjacent Tree, Included Bark, Poor Pruning, Crowded Branching	Private	Remove	3.5	358
359	Black Locust	14	6	Fair	Narrow	Existing Tag# 121, Crowded by Adjacent Tree, Leaning, One-Sided, Broken Branches	Private	Remove	2.5	359
360	Black Locust	25	8	Poor	Multi-Stem	2 Stems (18,18)Existing Tag# 120, Crowded by Adjacent Tree, Major decay, Declining, 95% Dead	Private	Remove	2.5	360
361	Black Locust	39	14	Fair	Double Leader	Existing Tag# 119, Crowded by Adjacent Tree, Minor Deadwood, Broken Branches	Private	Remove	2.5	361
362	Black Locust	15	2	Dead		Existing Tag# 118	Private	Remove	N/A	362
363	Black Locust	21	4	Dead		Existing Tag# 117	Private	Remove	N/A	363
364	Black Locust	30	6	Poor	Double Leader	2 Stem (16,25) Existing Tag# 116, Crowded by Adjacent Tree, 95% Dead, Major Deadwood	Private	Remove	2.5	364
365	Black Locust	13	2	Dead		Existing Tag# 115	Private	Remove	N/A	365
366	Black Locust	14	2	Dead		2 Stems (9,11) Existing Tag# 114	Private	Remove	N/A	366
367	Black Locust	15	4	Dead		Existing Tag# 113	Private	Remove	N/A	367
368	Black Locust	36	14	Poor	Double Leader	Existing Tag# 112, Crowded by Adjacent Tree, Broken Branches, Declining	Private	Remove	2.5	368
369	Black Locust	29	12	Fair	Double Leader	Existing Tag# 111, Crowded by Adjacent Tree, Minor Deadwood, Broken Branches, Poor Pruning	Private	Remove	2.5	369
370	Black Locust	23	10	Fair	Narrow	Existing Tag# 110, Crowded by Adjacent Tree, High Crown	Private	Remove	2.5	370
371	Black Locust	21	10	Fair	Narrow	Existing Tag# 109, Crowded by Adjacent Tree, High Crown	Private	Remove	2.5	371
372	Black Locust	27	12	Fair	One-Sided	Existing Tag# 108, Crowded by Adjacent Tree, Die Back in Lower Branches, Broken Branches	Private	Remove	2.5	372
373	White Spruce	22	8	Fair	Pyramidal	Crowded by Adjacent Tree, Dieback in Lower Branches. Branching to Grade	Neighbour	To be Removed by Others Under Separate Application	2.5	373
374	White Spruce	36	10	Fair	Pyramidal	Crowded by Adjacent Tree, Dieback in Lower Branches. Branching to Grade	Neighbour	To be Removed by Others Under Separate Application	2.5	374
375	White Spruce	28	10	Fair	Pyramidal	Crowded by Adjacent Tree, Dieback in Lower Branches. Branching to Grade	Neighbour	To be Removed by Others Under Separate Application	2.5	375
376	Hedge Row	25-29			Grouping	35 White Pine and 19 White Spruce, 1 Manitoba Maple	Neighbour	To be Removed by Others Under Separate Application	2.5	376
377	Scots Pine	25	12	Good	Irregular	Adjacent to Wood Fence, Crowded by Adjacent Tree	Private	Remove	2.5	377
378	Scots Pine	35	12	Good	Irregular	Adjacent to Wood Fence, Crowded by Adjacent Tree	Private	Remove	2.5	378
379	Scots Pine	29	10	Good	Irregular	Adjacent to Wood Fence, Crowded by Adjacent Tree	Private	Remove	2.5	379
380	Scots Pine	23	8	Fair	Irregular	Adjacent to Wood Fence, Crowded by Adjacent Tree, Dieback in Crown	Private	Remove	2.5	380
381	Scots Pine	25	8	Good	Irregular	Adjacent to Wood Fence, Crowded by Adjacent Tree	Private	Remove	2.5	381
382	Scots Pine	32	12	Good	Irregular	Minor Deadwood, Adjacent to Wood Fence	Private	Remove	2.5	382
383	Scots Pine	41	14	Good	Irregular	Minor Deadwood, Adjacent to Wood Fence	Private	Remove	3.0	383

Private Tree By-Law

The Town of Whitchurch-Stouffville regulates the protection of Private Trees (any tree greater than 10cm DSH), Mature Trees (private trees 30cm DSH and greater), and Heritage trees, and requires compensation, relocation and/or removal of Mature trees through the approval of a Site plan, a Plan of Subdivision or a Consent Application. *(Refer to By-Law Number 2023-060-RE)*

Tree Removals

Trees inventoried on adjacent lands which require removal based on adjacent development proposals, are to be compensated for as part of adjacent development applications.

Table 4 – Tree Removals (Trees currently on site to be removed)
(Refer to Existing Tree Inventory List for details pertaining to specific trees)

TREE REMOVALS				
KEY	**SPECIES**	**ALIPER(DS**	**HEALTH**	**COMPENSATION**
356	Black Locust	38	Poor	3
357	Black Locust	26	Fair	Exempt
358	Red Maple	52	Fair	5
359	Black Locust	14	Fair	3
360	Black Locust	25	Poor	Exempt
361	Black Locust	39	Fair	3
362	Black Locust	15	Dead	Exempt
363	Black Locust	21	Dead	Exempt
364	Black Locust	30	Poor	3
365	Black Locust	13	Dead	Exempt
366	Black Locust	14	Dead	Exempt
367	Black Locust	15	Dead	Exempt
368	Black Locust	36	Poor	3
369	Black Locust	29	Fair	Exempt
370	Black Locust	23	Fair	Exempt
371	Black Locust	21	Fair	Exempt
372	Black Locust	27	Fair	Exempt
377	Scotts Pine	25	Good	Exempt
378	Scotts Pine	35	Good	3
379	Scotts Pine	29	Good	Exempt
380	Scotts Pine	23	Fair	Exempt
381	Scotts Pine	25	Good	Exempt
382	Scotts Pine	32	Good	Exempt
383	Scotts Pine	41	Good	3
	TOTAL REPLACMENTS			26

Total of 24 Private Trees to be removed, 8 of which are considered mature trees (30cm DSH or greater)

Compensation

As per the Town Bylaw, where tree removals will take place, replacement trees for each mature (Trees 30cm or greater) removed/cut is to be to be planted on the subject lands at the following rates:

3:1 for Matures Trees 30cm to 49cm DSH
5:1 for Mature Trees 50cm DSH
1 Replacement tree for every 10cm in DSH of mature Trees greater than 50cm.

If the above ratios are not deemed appropriate by the Director and/or designate for the site, tree replacement and compensation shall be determined through the planning act. 1990 Application review and approval process as approved by the Director and or designate.

If the trees are not able to be planted on the subject property, applicants must pay the cash in lieu Compensation fees for each replacement tree.

Based on the size, species, and quantity of trees to be removed per the list above, it is estimated that 26 replacement trees will be required.

It is noted that a portion of the 26 required compensation trees can be planted through the landscape planning for the proposed development.

Tree Preservation

In determining the tree preservation recommendations for the site, the criteria noted below were considered:

- Overall tree health, form, size, species and predicated longevity.
- Anticipated impact from construction of buildings and proposed landscape features, road works, site servicing and grading.

Each tree was assigned a minimum Tree Preservation Zone (TPZ) as outlined in the municipal bylaw*(Refer to Table 2-Tree Protection Zones).*

Table 2 - Tree Protection Zones

Trunk Diameter (DSH)	***Minimum Protection Zone***
1-39 cm	2.5 m
40-49 cm	3.0 m
50-59 cm	3.5 m
60-69 cm	4.0 m
70-79 cm	4.5 m
80-89 cm	5 m
+.5 increase per 10cm DSH for trees larger than 90cm.	

Tree Protection Hoarding (Refer to Appendix C – *Tree Protection Hoarding Detail*).

All of the trees within the development lands on the subject property will require removal to facilitate the proposed development. All trees within the Environmental Lands will be preserved and protected. Neighbouring trees adjacent to the northern site boundary will need to be removed to facilitate the future development works. These trees will be removed through a separate development application by the adjacent owners.

All trees eligible for preservation shall be protected in accordance with Town of Whitchurch-Stouffville tree protection standards and the tree protection setback as noted in the table above. Tree protection is to be installed along the limit of the minimum TPZ or as outlined on the V100 - Tree Inventory & Preservation Plan. Hoarding is to remain in place throughout the duration of construction and should be periodically reviewed by the Consulting Arborist to ensure that it remains in good working condition.

Conclusion

Strybos Barron King Ltd. was retained by Acorn NE Stouffville Inc. to prepare an Arborist Report and Tree Inventory and Preservation Plan for the proposed development lands. The report outlines the existing conditions within and immediately adjacent to the property and provides recommendations for the preservation of existing trees. Based on the current Draft Plan, all internal trees within the development area will require removal. Under this proposal, twenty-four (24) trees are to be removed, eight (8) of which are considered mature and protected under the bylaw. Based on the bylaw's compensation requirements twenty-six (26) compensation trees are required to be planted on the subject site. This should be achieved through the landscape planting as part of Draft Plan Approval. If the required planting can not be achieved on site, cash in lieu could be considered. All other trees located on adjacent properties that require removal for the proposed development are to be removed and compensated for as part of the adjacent development applications. Trees located within Environmental Lands are to be preserved and protected in accordance with Town of Whitchurch-Stouffville tree protection standards.

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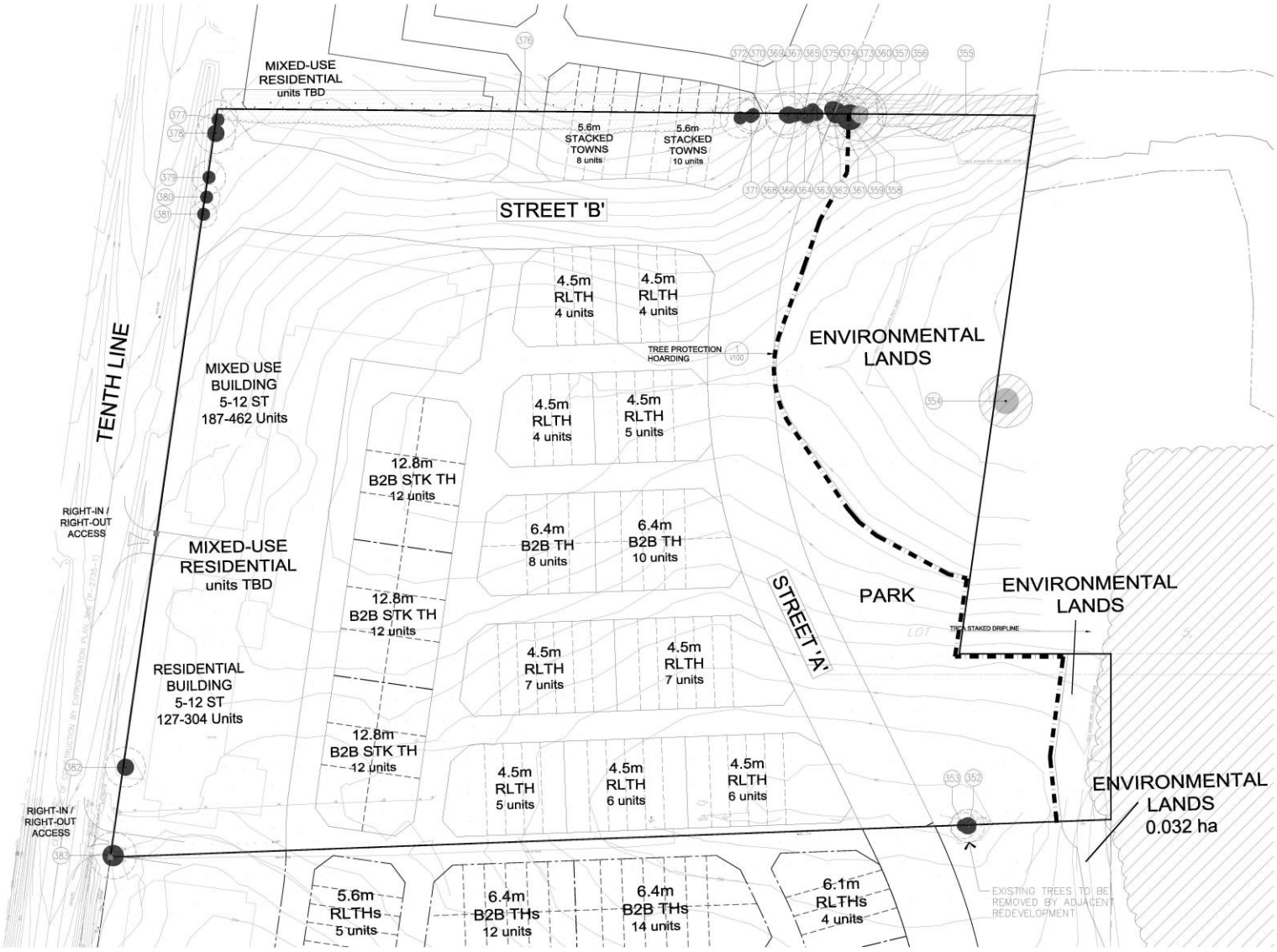
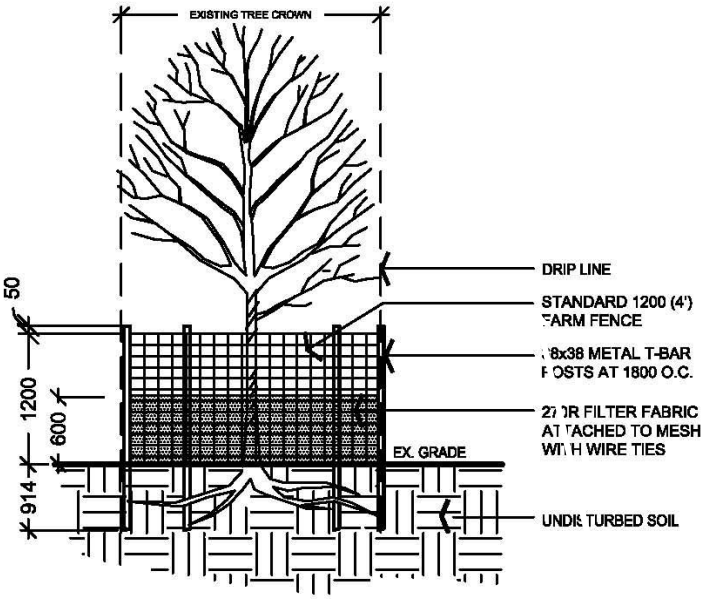
Appendix A – COTEXTUAL TREE INVENTORY & PRESERVATION PLAN

(for context only – refer to full size V100 Tree Inventory, Preservation and Removals Plan for details)



Appendix B - TREE PROTECTION HOARDING DETAIL



1.2m HT FARM FENCE HOARDING N.T.S.

PLANTING/TPH.DWG

TREE PRESERVATION NOTES:

A) ALL EXISTING TREES TO REMAIN ON SITE, OR ON ADJACENT PROPERTIES WHICH MAY BE AFFECTED, SHALL BE PROTECTED WITH HOARDING, I.E. PROTECTIVE FENCING, ERECTED BEYOND THEIR 'DRIP LINE' OR OTHERWISE SPECIFIED, PRIOR TO THE COMMENCEMENT OF SITE CLEARING AND STRIPPING, TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND THE LOCAL AUTHORITY. GROUPS OF TREES AND OTHER EXISTING PLANTINGS TO BE PROTECTED SHALL BE TREATED IN A LIKE MANNER WITH HOARDING AROUND THE ENTIRE CLUMP(S). AREAS WITHIN THE PROTECTIVE FENCING SHALL REMAIN UNDISTURBED AND SHALL NOT BE USED FOR THE STORAGE OF BUILDING MATERIALS, STRUCTURES OR EQUIPMENT. THIS SHALL BE COMPLETED PRIOR TO THE THE COMMENCEMENT OF SITE CLEARANCE, DEMOLITION, OR ANY TYPE OF CONSTRUCTION.

B) NO CABLES OF ANY TYPE SHALL BE WRAPPED AROUND OR INSTALLED IN TREES. SURPLUS SOIL, EQUIPMENT, VEHICLES, DEBRIS OR MATERIALS SHALL NOT BE PLACED OVER ROOT SYSTEMS OF THE TREES WITHIN THE PROTECTIVE FENCING . NO CONTAMINANTS WILL BE DUMPED OR FLUSHED WHERE FEEDER ROOTS OF TREES EXIST.

C) THE DEVELOPER OR THEIR AGENTS SHALL TAKE EVERY PRECAUTION NECESSARY TO PREVENT DAMAGE TO TREES OR SHRUBS TO BE RETAINED

D) WHERE LIMBS OR PORTIONS OF TREES ARE REMOVED TO ACCOMMODATE CONSTRUCTION WORK, THEY WILL BE REMOVED CAREFULLY BY A CERTIFIED ARBORIST IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICE. MEASURES SHALL BE TAKEN TO PREVENT ANY FURTHER DAMAGE.

E) WHERE ROOT SYSTEMS OF PROTECTED TREES ARE EXPOSED OR DAMAGED BY CONSTRUCTION WORK, THEY SHALL BE TRIMMED NEATLY AND THE AREA BACKFILLED WITH APPROPRIATE MATERIAL TO PREVENT DESICCATION.

F) WHERE NECESSARY, THE TREES WILL BE GIVEN AN OVERALL PRUNING TO RESTORE THE BALANCE BETWEEN ROOTS AND TOP GROWTH OR TO RESTORE THE APPEARANCE OF THE TREES.

G) IF GRADES AROUND TREES TO BE PROTECTED ARE LIKELY TO CHANGE, THE OWNER SHALL BE REQUIRED TO TAKE SUCH PRECAUTIONS AS DRY WELLING, RETAINING WALLS AND ROOT FEEDING TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND THE LOCAL AUTHORITY.

Appendix C – SITE PHOTOGRAPHS

Tree # 377-381

Trees #355-376

Trees 352-353

Tree 383