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ARBORIST REPORT

PROPOSED TOWN HOUSE DEVELOPMENT TOWN OF WHITCHURCH-STOUFFVILLE

SITE LOCATION:
**12811 TENTH LINE (MIDDLE PARCEL), LINCOLNVILLE LANDS
TOWN OF WHITCHURCH-STOUFFVILLE, ONTARIO**

PREPARED FOR:
**NORTHCAPE INVESTMENTS INC.
C/O TRINISON MANAGEMENT CORP.
8600 DUFFERIN STREET
VAUGHAN, ONTARIO
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OUR PROJECT NO:
6175**

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Enclosed: Full Size V100 – <i>Tree Inventory & Preservation Plan</i>	

Introduction

Strybos Barron King Ltd. was retained by Northcape Investments 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 characterized by a rural landscape with scattered mature and semi-mature trees in fair to good condition concentrated along the south boundary limit. Trees inventoried consist mainly of Maple and Malus species delineating the interface with the adjacent Agricultural field.

In addition, a woodlot is present along the eastern limit of the property, consisting predominantly of Eastern White Cedar (*Thuja occidentalis*). The cedar stand demonstrates a closed canopy, uniform age and structure, and healthy growth characteristics.

Plans Utilized

A Site Plan prepared by provided by Bousfields Inc., along with a topographical survey by Scheffer Czaldov 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	DSH (cm)	CROWN (m)	HEALTH G/F/P	STRUCTURE	COMMENTS	OWNERSHIP	PRESERVATION DIRECTION	MIN. TPZ (m)	KEY
326	Manitoba Maple	40	10	Fair	Multi-Stem	4 stems (4x15,18,21,24), Union at base, Branching to Grade, Crowded Branching	Neighbour	To be Removed by Others Under Separate Application	2.5	326
327	Buckhorn	18	4	Fair	Multi-Stem	2 Stems (2x12,13), crowded branching, Cross Branching, Union at Base	Neighbour	To be Removed by Others Under Separate Application	2.5	327
328	Sugar Maple	68	10	Poor	One-Sided	95% Dead, Declining, Major Deadwood, Existing Tag# 184	Neighbour	To be Removed by Others Under Separate Application	4.0	328
329	Malus Species	23	8	Fair	Multi-Stem	2 Stems (2x15x17) Existing Tag# 181, Union at Base, Cross Branching, Crowded Branching, Epicormic Growth	Neighbour	To be Removed by Others Under Separate Application	2.5	329
330	Manitoba Maple	28	8	Fair	Irregular	Cross Branching, Crowded Branching, Epicormic Growth	Private	Remove	2.5	330
331	Linden	39	12	Fair	Multi-Stem	2 Stems (2x27,28) Union at Base, Cross Branching, Crowded Branching, Included Bark	Neighbour	To be Removed by Others Under Separate Application	2.5	331
332	Red Maple	18	5	Fair	Irregular	Crowded Branching, Branching to Grade	Neighbour	To be Removed by Others Under Separate Application	2.5	332
333	Poplar	>25	Varies		Group	23 Stems 20-25 DSH, 92 Stems 10-20 DSH, 2 White Spruce stems >15	Neighbour	To be Removed by Others Under Separate Application	2.5	333
336	Sugar Maple	92	26	Fair	Mature	Existing Tag# 180, Minor Deadwood, Broken Branches	Private	Remove	5.5	336
337	Shagbark Hickory	12	4	Fair	Narrow	Minor Deadwood, Crowded Branching	Private	Remove	2.5	337
338	Shagbark Hickory	17	4	Fair	Narrow	Minor Deadwood, Crowded Branching, Broken Branches	Private	Remove	2.5	338
339	Sugar Maple	13	3	Fair	Columnar	Crowded Branching, Minor Deadwood	Private	Remove	2.5	339
340	Sugar Maple	21	6	Good	One-Sided	Crowded Branching, Broken Branches, Epicormic Growth	Private	Remove	2.5	340
341	Sugar Maple	15	3	Good	One-Sided	Multi-Leader, Epicormic Growth, Crowded Branching	Private	Remove	2.5	341
342	Silver Maple	106	24	Poor	One-Sided	Mature, Decay, Broken Branches, Major Decay in Trunk, Epicormic Growth, Existing Tag# 168, Declining	Private	Remove	5.5	342
343	Silver Maple	42	10	Good	Irregular	Epicormic Growth, Crowded by Adjacent Tree	Private	Remove	2.5	343
344	Malus Species	20	10	Poor	Broad	Major Decay, Major Deadwood, Epicormic Growth, Declining	Private	Remove	2.5	344
345	Sugar Maple	27	12	Fair	Multi-Stem	3 Stems(3x14,15,17) Union at Base, Crossing Branching, Minor Deadwood	Private	Remove	2.5	345
346	Malus Species	34	10	Poor	Broken	90% Dead, Major Decay, Declining, Hazardous	Private	Remove	2.5	346
347	Red Maple	47	16	Good	Broad	Crowded Branching, Crowded by Adjacent Tree, Minor Deadwood	Private	Remove	2.5	347
348	Manitoba Maple	32	12	Good	One-Sided	Epicormic Growth, Poor Pruning, Minor Deadwood, Crowded by Adjacent Tree	Private	Remove	2.5	348
349	Basswood	49	18	Good	Broad	Minor Deadwood, Branching to Grade, Exposed Roots, Existing Tag# 177	Private	Remove	2.5	349
350	Manitoba Maple	58	18	Poor	Broad	Epicormic Growth, Major Deadwood, Branching to Grade, Existing Tag# 183	Private	Remove	2.5	350
351	Woodlot	>30	Varies		Group	Manitoba Maple, White Cedar	Private	Remove	2.5	351
352	Shagbark Hickory	30	10	Fair	Multi-Stem	4 stems (4x13,14,16,17), Union at Base, Union at Base, Broken Branches, Crowded Branching, Poor Pruning, Crowded by Adjacent Tree	Private	Remove	2.5	352
353	Shagbark Hickory	16	8	Fair	One-Sided	Broken Branches, Poor Pruning, Crowded Branching, Crowded by Adjacent Tree	Private	Remove	2.5	353
383	Scots Pine	41	14	Good	Irregular	Minor Deadwood, Adjacent to Wood Fence	Neighbour	To be Removed by Others Under Separate Application	2.5	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	CALIPER(DSH)	HEALTH	COMPENSATION
330	Manitoba Maple	28	Fair	Exempt
336	Sugar Maple	92	Fair	10
337	Shagbark Hickory	12	Fair	Exempt
338	Shagbark Hickory	17	Fair	Exempt
339	Sugar Maple	13	Fair	Exempt
340	Sugar Maple	21	Good	Exempt
341	Sugar Maple	15	Good	Exempt
342	Silver Maple	106	Poor	11
343	Silver Maple	42	Good	3
344	Malus Species	20	Poor	Exempt
345	Sugar Maple	27	Fair	Exempt
346	Malus Species	34	Poor	3
347	Red Maple	47	Good	3
348	Manitoba Maple	32	Good	3
349	Basswood	49	Good	3
350	Manitoba Maple	58	Poor	5
352	Shagbark Hickory	30	Fair	3
353	Shagbark Hickory	16	Fair	Exempt
TOTAL REPLACEMENTS				44

Total of 18 Private Trees to be removed, 9 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 44 replacement trees will be required.

It is noted that a portion of the 44 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

<i>Trunk Diameter (DSH)</i>	<i>Minimum Protection Zone</i>
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).

The majority of trees within the subject property will require removal to facilitate the proposed development. However, the proposed development plan allows for the protection of the woodlot east of the subject site.

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

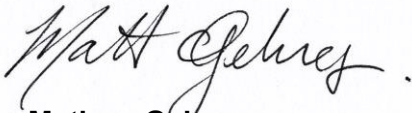
in the table above. Tree protection is to be installed along the limit of the minimum TPZ or as outlined on the V100 - Tree Inventory & Preservation Plan. Hoarding is to remain in place throughout the duration of construction and should be periodically reviewed by the Consulting Arborist to ensure that it remains in good working condition.

Conclusion

Strybos Barron King Ltd. was retained by Northcape Developments 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 Concept Draft Plan, all internal trees within the development area will require removal. The existing woodlot, east of the subject lands can be preserved and protected. Under this proposal, eighteen (18) trees are to be removed, nine (9) of which are considered mature and protected under the bylaw. Based on the bylaw's compensation requirements forty-four (44) 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 application. 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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Mathew Gehres

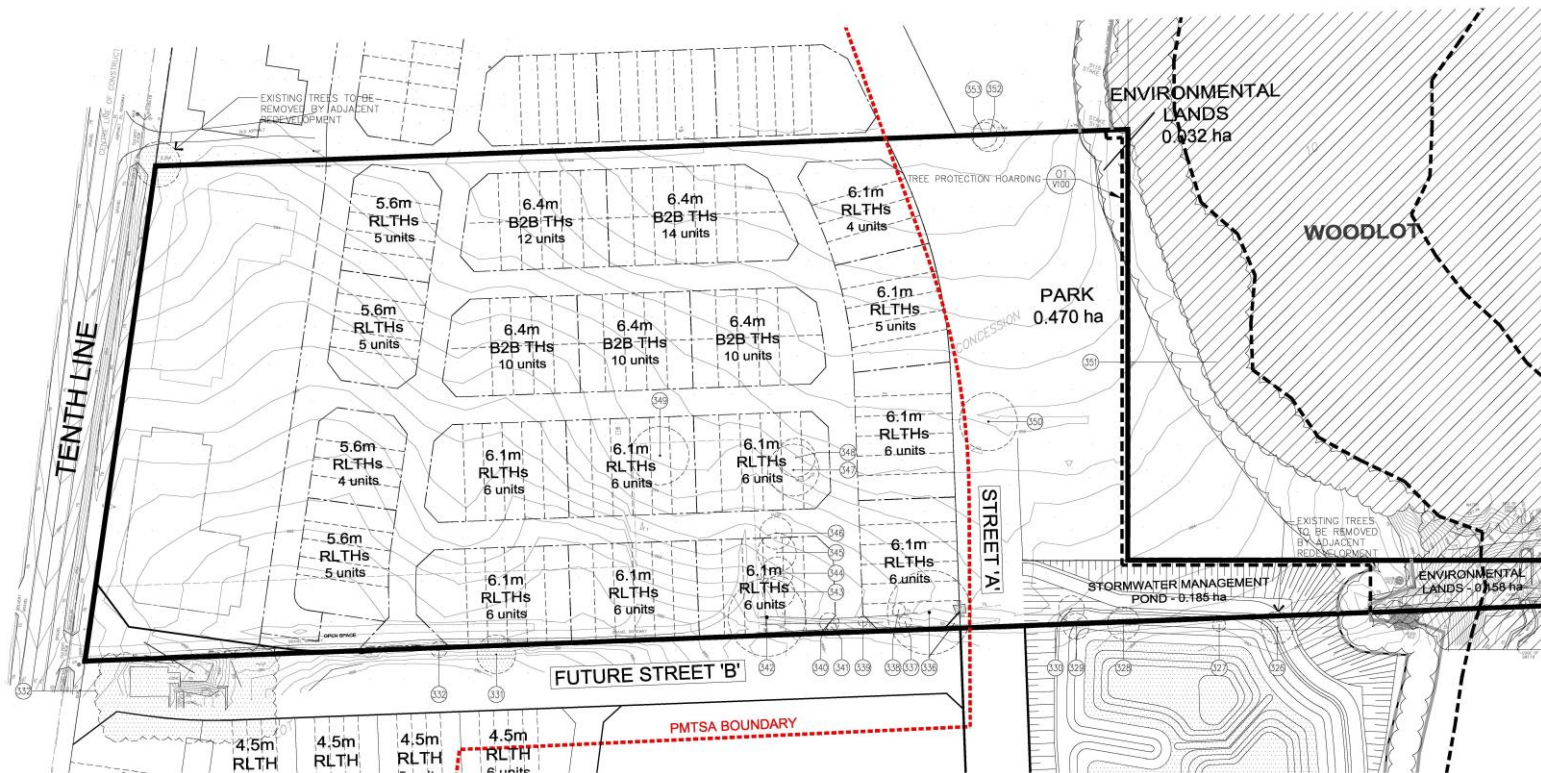
ISA Certified Arborist ON-1114A

Senior Landscape Technologist

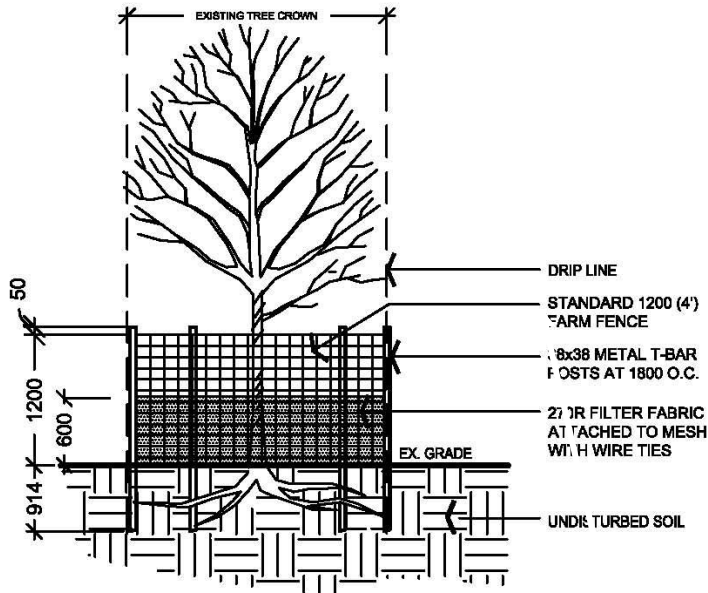
Arborist Report for 12811 Tenth Line (Middle Parcel)

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 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 # 331-333



Trees #326-330, 334-350



Trees 352-353



Tree 383