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ARBORIST REPORT

PROPOSED RESIDENTIAL SUBDIVISION
TOWN OF WHITCHURCH-STOUFFVILLE

SITE LOCATION:
12749 TENTH LINE (SOUTH PARCEL), LINCOLNVILLE LANDS
TOWN OF WHITCHURCH-STOUFFVILLE, ONTARIO

PREPARED FOR:
ACORN NE STOUFFVILLE INC.
3500 PHARMACY AVENUE, UNIT 1
TORONTO, ONTARIO
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OUR PROJECT NO:
6173

April 6, 2026

REVISED
April 20, 2026
Issued for Submission

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Introduction

Strybos Barron King Ltd. was retained by Acorn NE Stouffville 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 the majority of trees concentrated along the south and north boundary limits. A row of trees composed of Black Walnut, Manitoba Maple, and Malus species occurs along the southern property line. These trees are in fair to good condition. Mixed, intermittent rows of individual, mature Sugar Maple and Shagbark Hickory trees are situated along and/or adjacent to the north property limit. These trees are in generally fair to good condition. A small, naturalized stand of immature Poplar trees is located at the northwest corner of the site. These trees are in fair condition. An existing woodlot traverses the eastern end of the subject site. The woodlot edge is mainly composed of Eastern White Cedar.

Plans Utilized

A Draft Plan of Subdivision, prepared by provided by Bousfields Inc., along with a topographical survey by Genesis Land Surveying Inc., 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 (metres)	KEY
301	Black Walnut	15	4	Good	Symmetrical	Double Leader, Good Form	Private	Remove	2.5	301
302	Malus Species	31	8	Fair	Irregular	Included Bark, Epicormic Growth, Crowded Branching	Private	Remove	2.5	302
303	Black Walnut	27	10	Fair	Symmetrical	Crowded by Adjacent Tree, Minor Decay, Crowded Branching	Private	Remove	2.5	303
304	Manitoba Maple	20	6	Fair	One-Sided	Crowded Branching, Branching to Grade. Crowded by Adjacent Tree	Private	Remove	2.5	304
305	Black Cherry	42	10	Poor	Irregular	Crowded by Adjacent Tree, Major Deadwood, Broken Branches, Declining	Private	Remove	3.0	305
306	Manitoba Maple	19	6	Fair	One-Sided	Vine Entangled, Crowded by Adjacent Tree, Epicormic Growth, Crowded Branching	Private	Remove	2.5	306
307	Colorado Spruce	14	4	Fair	Irregular	Elevated Canopy, Minor Deadwood, Crowded by Adjacent Tree	Neighbour	To be Removed by Others Under Separate Application	2.5	307
308	Malus Species	29	10	Fair	Multi-Stem	3 Stems (12,18,19)Adjacent to Farm Fence, Crowded Branching, Included Bark, Union at Base	Private	Remove	2.5	308
309	Manitoba Maple	28	10	Fair	Irregular	Crowded by adjacent Tree, Minor Decay in Trunk, Crowded Branching	Private	Remove	2.5	309
310	Ash	26	4	Dead			Private	Remove	2.5	310
311	Malus Species	45	12	Poor	Multi-Stem	2 Stems (25,38) Hazardous Tree, Major Deacy, Declining	Private	Remove	3.0	311
312	Malus Species	37	10	Fair	Double Leader	Crowded Branching, Union at 1.6m, Included Bark, Crowded by Adjacent Tree	Private	Remove	2.5	312
313	Malus Species	32	10	Poor	Multi-Stem	5 Stems (10,12,14,17,18), Union at Bases, Crowded by Adjacent Tree, Crowded Branching, Broken Branches	Private	Remove	2.5	313
314	Ash	21	5	Dead			Private	Remove	2.5	314
315	American Beech	16	8	Good	One-Sided	Crowded by Adjacent Tree, Branching to Grade, Crowded Branching	Private	Remove	2.5	315
316	Manitoba Maple	26	10	Fair	Symmetrical	Epicormic Growth, Minor Deadwood, Crowded by Adjacent Tree	Private	Remove	2.5	316
317	Ash	> 20	Varies	Poor	Group	Ash Tree in poor health/condition or Dead	Neighbour	Preserve	2.5	317
318	Tree Group	> 25	Varies	Poor	Group	Group of Bitternut, Malus, and Ash, Ash Tree in poor health condition or Dead	Neighbour	Preserve	2.5	318
319	Sugar Maple	60	16	Good	Mature	Minor Deadwood, Frost Crack	Private	Remove	4.0	319
320	Basswood	43	18	Good	One-Sided	Crowded by Adjacent Tree, Minor Deadwood	Private	Remove	3.0	320
321	Basswood	48	18	Good	One-Sided	Crowded by Adjacent Tree, Minor Deadwood	Private	Remove	3.0	321
322	Crack Willow	132	24	Fair	Multi-Stem	10 Stems (18,21,24,31,32,33,34,41,55,56),, Union At Base, Crowded by Adjacent Tree, Included Bark, Minor Decay, Adjacent to Farm Fence	Private	Remove	7.5	322
323	Woodlot	>29	Varies	Good	Group	Manitoba Maple, White Cedar	Private	Preserve	2.5	323
324	Manitoba Maple	57	12	Fair	Leaning	Decay, Cross Branching, Branching to Grade, Epicormic Growth	Private	Remove	4.0	324
325	Manitoba Maple	43	10	Fair	Leaning	Branching to Grade, Decay, Epicormic Growth Cross Branching	Private	Remove	3.0	325
326	Manitoba Maple	40	10	Fair	Multi-Stem	4 stems(15,18, 21, 24), Union at base, Branching to Grade, Crowded Branching	Private	Remove	3.0	326
327	Buckhorn	18	4	Fair	Multi-Stem	2 Stems (12,13)Crowded branching, Cross Branching, Union at Base	Private	Remove	2.5	327
328	Sugar Maple	68	10	Poor	One-Sided	95% Dead, Declining, Major Deadwood, Existing Tag# 184	Private	Remove	4.0	328
329	Malus Species	23	8	Fair	Multi-Stem	2 Stems (15,17) Existing Tag# 181, Union at Base, Cross Branching, Crowded Branching, Epicormic Growth	Private	Remove	2.5	329
330	Manitoba Maple	28	8	Fair	Irregular	Cross Branching, Crowded Branching, Epicormic Growth	Neighbour	To be Removed by Others Under Separate Application	2.5	330
331	Linden	39	12	Fair	Multi-Stem	2 Stems (27,28) Union at Base, Cross Branching, Crowded Branching, Included Bark	Private	Remove	2.5	331
332	Red Maple	18	5	Fair	Irregular	Crowded Branching, Branching to Grade	Private	Remove	2.5	332
333	Poplar	>25	Varies	Fair	Group	20-25=23 stems, 10-20=92 stems, 2 White Spruce stems >15	Private	Remove	2.5	333
334	Black Walnut	14	4	Fair	Irregular	Double Leader, Crowded by Adjacent Tree, Adjacent to Farm Fence	Private	Remove	2.5	334
335	Manitoba Maple	16	3	Poor	Multi-Stem	2 Stems (11,12) Crowded by Adjacent Tree, Epicormic Growth, Growing Through Fram Fence, Crowded Branching	Private	Remove	2.5	335
336	Sugar Maple	92	26	Fair	Mature	Existing Tag# 180, Minor Deadwood, Broken Branches	Neighbour	To be Removed by Others Under Separate Application	5.5	336
337	Shagbark Hickory	12	4	Fair	Narrow	Minor Deadwood, Crowded Branching	Neighbour	To be Removed by Others Under Separate Application	2.5	337
338	Shagbark Hickory	17	4	Fair	Narrow	Minor Deadwood, Crowded Branching, Broken Branches	Neighbour	To be Removed by Others Under Separate Application	2.5	338
339	Sugar Maple	13	3	Fair	Columnar	Crowded Branching, Minor Deadwood	Neighbour	To be Removed by Others Under Separate Application	2.5	339
340	Sugar Maple	21	6	Good	One-Sided	Crowded Branching, Broken Branches, Epicormic Growth	Neighbour	To be Removed by Others Under Separate Application	2.5	340
341	Sugar Maple	15	3	Good	One-Sided	Multi-Leader, Epicormic Growth, Crowded Branching	Neighbour	To be Removed by Others Under Separate Application	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	Neighbour	To be Removed by Others Under Separate Application	6.0	342

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)

KEY	SPECIES	CALIPER(DSH)	HEALTH	COMPENSATION
301	Black Walnut	15	Good	Exempt
302	Malus Species	31	Fair	3
303	Black Walnut	27	Fair	Exempt
304	Manitoba Maple	20	Fair	Exempt
305	Black Cherry	42	Poor	3
306	Manitoba Maple	19	Fair	Exempt
308	Malus Species	29	Fair	Exempt
309	Manitoba Maple	28	Fair	Exempt
310	Ash	26	Dead	Exempt
311	Malus Species	45	Poor	3
312	Malus Species	37	Fair	3
313	Malus Species	32	Poor	3
314	Ash	21	Dead	Exempt
315	American Beech	16	Good	Exempt
316	Manitoba Maple	26	Fair	Exempt
319	Sugar Maple	60	Good	6
320	Basswood	43	Good	3
321	Basswood	48	Good	3
322	Crack Willow	132	Fair	14
324	Manitoba Maple	57	Fair	6
325	Manitoba Maple	43	Fair	3
326	Manitoba Maple	40	Fair	3
327	Buckhorn	18	Fair	Exempt
328	Sugar Maple	68	Poor	7
329	Malus Species	23	Fair	Exempt
331	Linden	39	Fair	3
332	Red Maple	18	Fair	Exempt
333	Poplar	>25	Fair	Exempt
334	Black Walnut	14	Fair	Exempt
335	Manitoba Maple	16	Poor	Exempt
		TOTAL REPLACMENTS		63

Total of 30 Private Trees to be removed, 14 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 63 replacement trees will be required.

It is noted that a portion of the 63 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*).

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.

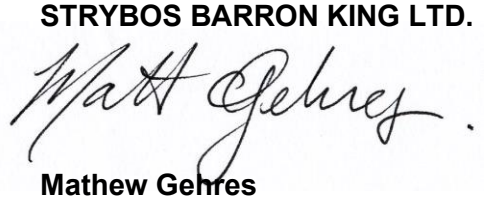
All trees eligible for preservation shall be protected in accordance with Town of Whitchurch-Stouffville tree protection standards and the tree protection setback as noted

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 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 Concept Draft Plan, all internal trees within the development area will require removal. The existing woodlot, which traverses the east side of the subject lands, as well as tree groupings along the southern site limit and groups along the south limit can be preserved and protected. Under this proposal, Thirty (30) trees are to be removed, fourteen (14) of which are considered mature and protected under the bylaw. Based on the bylaw's compensation requirements sixty-three (63) 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.

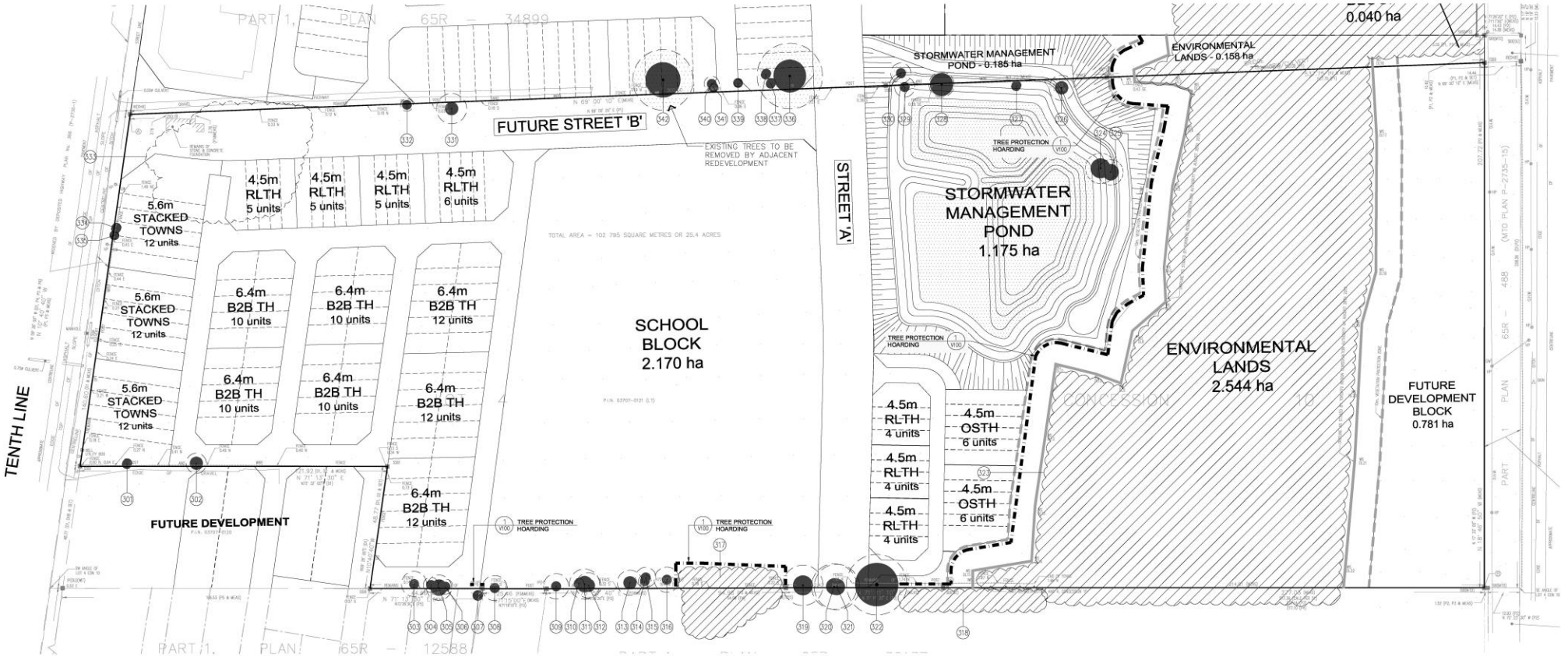
Prepared By:
STRYBOS BARRON KING LTD.



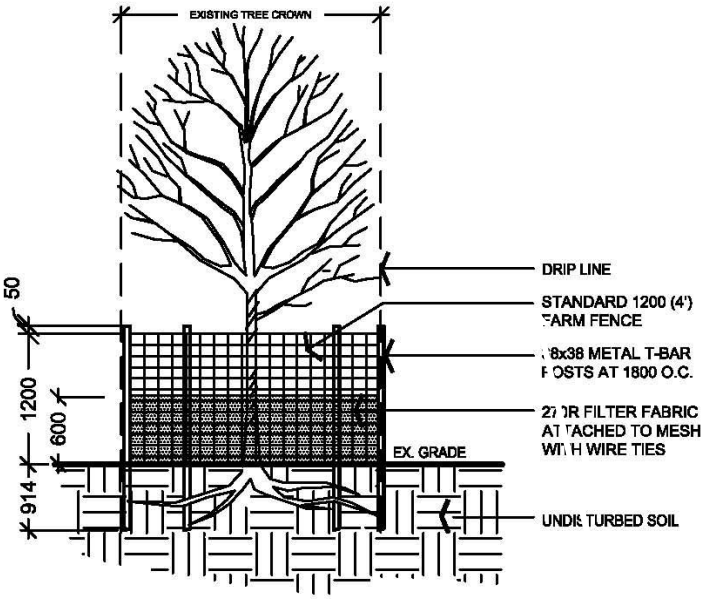
Mathew Gehres
ISA Certified Arborist ON-1114A
Senior Landscape Technologist

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 # 301-302


Trees #303-306


Trees 306-318


Group# 323


Trees 324-330, 336-342


Tree 331-332


Trees 335-336